

2040

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# Local Strategic Planning Statement



**NARRABRI SHIRE**  
DISCOVER THE POTENTIAL

# Acknowledgement of Country

**“Narrabri Shire Council acknowledges and pays respect to the Kamilaroi people and their Elders, both past and present, as Traditional custodians of the land which Narrabri Shire Council operations are conducted.**

The Narrabri Shire has a rich history of culture and Council is stepping toward endeavours to unite the Community in preserving the unique heritage and celebrating our community diversities.

Council recognises the valuable contribution to the Narrabri Shire made by Aboriginal and Torres Strait Islander peoples and looks forward to a future of mutual respect and harmony.”

*Adopted by Narrabri Shire Council in July 2016.*





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# A NOTE FROM THE Mayor

As Mayor of Narrabri Shire Council, I am proud to present the Narrabri 2040, the Narrabri Local Strategic Planning Statement, otherwise known as Narrabri 2040, which sets out a 20 year land use vision for the Narrabri Shire.

This Planning Statement embodies the community's ideas and aspirations for the future of this amazing place in which we live. Council has placed great importance on encouraging development, growth and innovation in many areas of the Shire both socially and within local infrastructure as well.

Narrabri 2040 outlines how we will optimise the opportunities while preserving the features that make our area unique and strengthening the character of our towns and villages.


As we plan for the future, we will aim to:

- better understand housing needs and help to make life more affordable for residents
- increase the number of local jobs
- advocate for better infrastructure and services
- support the growth of agricultural businesses and tourism across the Shire.

Within the creation of the Narrabri 2040 concept, it has been developed to provide an overarching plan for Narrabri Shire. It will inform the way the Shire evolves, helping to align our local planning strategies, and determining the steps we need to take to achieve our vision.

Cr Cathy Redding

MAYOR OF NARRABRI SHIRE



# A NOTE FROM THE *General* *Manager*

The Local Strategic Planning Statement is an important document that will help Council plan more effectively for our communities, now and in the future.

As we continue to seek to grow the population and economy Narrabri 2040 will provide us with the road map to manage growth while continuing to provide our communities with the services and facilities they need and deserve. Narrabri 2040 provides a clear vision, a firm set of priorities and actions to deliver them.

Narrabri 2040 provides the framework we need, but it doesn't stand alone. This document is a vital bridge between our Community Plan and Narrabri's Local Environmental Plan (LEP). Together they create a solid foundation on which to build our future.

Council has worked hard to ensure Narrabri 2040 focuses on what matters most to our residents including protecting our environment, employment opportunities and diversification, and better transport options. It also outlines how we will plan collaboratively and in a coordinated way, working with all levels of government to deliver vibrant and connected communities.

We recognise that, like all our planning documents, Narrabri 2040 must be flexible. Council has defined plans for the future of our Shire, but there will always be factors beyond our control. Because of this, our organisation, and our strategies, must be agile and resilient so that we can be prepared for, and react appropriately to, change.

This resilience is more important than ever before. Narrabri is experiencing a period of unprecedented change. Our Shire and our region are being transformed by changing climate, game changing developments and infrastructure, including the Inland Rail and resource developments.

Narrabri 2040 shows how we can harness the myriad of opportunities these developments represent, including greater job diversity and improved connectivity, and how we can grow without losing what we love most about our Shire.

Stewart Todd

GENERAL MANAGER







About the  
*Plan*



# 1 ABOUT THE PLAN

## 1.1 Introduction

The purpose of the Local Strategic Planning Statement (LSPS) is to outline the Narrabri Local Government Area's (LGA) economic, social and environmental land use needs over the next 20 years. It highlights those characteristics that make our area special and outlines how growth and change will be managed into the future.

The LSPS identifies the strategic planning work, in the form of studies and strategies, that we need to do. This will help inform a review of our planning controls to ensure they protect and enhance the values and characteristics that matter most to our community.

It sets clear planning priorities about what will be needed, such as jobs, homes, services and parks, where these should be best located and when they will be delivered. The LSPS sets short, medium, and long-term actions to deliver the priorities for the community's future vision.

CONTEXT  
PLAN-  
NING  
PRIORI-  
TIES  
ACTIONS  
IMPLE-  
MENTA-  
TION

## 1.2 Legislative Requirements

This LSPS has been prepared in accordance with Section 3.9 of the *Environmental Planning and Assessment Act 1979* (the **EP&A Act**). Council is required to prepare the LSPS and review it at least every seven years.

The LSPS must include or identify the following:

- **CONTEXT** - the basis for strategic planning in the area, having regard to economic, social and environmental matters
- **PLANNING PRIORITIES** - the planning priorities for the area that are consistent with any strategic plan applying to the area and (subject to any such strategic plan) any applicable community strategic plan under Section 402 of the Local Government Act
- **ACTIONS** - the actions required to achieve those planning priorities
- **IMPLEMENTATION** - the basis for which Council will monitor and report on the implementation of the actions.

### 1.3 Relationship to Strategic Planning Framework

The LSPS gives effect to the New England North West Regional Plan 2036 (**NENWRP**), implementing the directions and actions at a local level (**Figure 1**). It is also informed by other state- wide and regional policies including Future Transport Plan 2056 and the State Infrastructure Strategy. The LSPS outlines how these plans will result in changes at the local level, such as new

or improved transport connections.

The LSPS works with Council’s Community Strategic Plan (**CSP**), which has a similar but broader purpose on how Council will work to meet on the community’s needs. The LSPS’s planning priorities, strategic directions and actions provide the rationale for decisions about how we will use our land to achieve the community’s broader goals.



Figure 1: Relationship to Strategic Planning Framework

### 1.4 Consultation

To understand the Community’s aspirations to for the future and to determine the main priorities for the future, Council undertook community engagement as part of the CSP process. This was undertaken through community surveys, school activities, community, stakeholder and

focus group workshops, information stall, and online conversation hours.

The CSP was developed based on this consultation. The LSPS has been derived from the community strategic visioning process that was conducted as part of the CSP.



# Context



## 2 CONTEXT

### 2.1 Our Place in the North West Region

Narrabri Shire Council covers a large area of over 13,000km<sup>2</sup> in North West, New South Wales. The population in 2016 was estimated to be 13,084 with 12.2% being Aboriginal and/or Torres Strait Islander. Most of the Narrabri Shire population is centralised in the towns of Narrabri, Wee Waa and Boggabri, and around the villages of Bellata, Edgeroi, Maules Creek, Baan Baa, Gwabegar and Pilliga. Narrabri Shire is an exciting area of New England North West regional NSW (Figure 2) with residents enjoying a

vibrant and busy country lifestyle complimented by the expansive blue sky, stunning mountain ranges, scenic water ways all within the heart of the Namoi Valley renowned by its rich fertile soils producing some of the world's highest quality wheat, cotton, lamb and beef.

Adjoining Local Government Areas are Walgett, Moree Plains, Gwydir, Tamworth Regional area, Gunnedah, Warrumbungle and Coonamble, shown in Figure 3.



Figure 2: Narrabri Shire Location

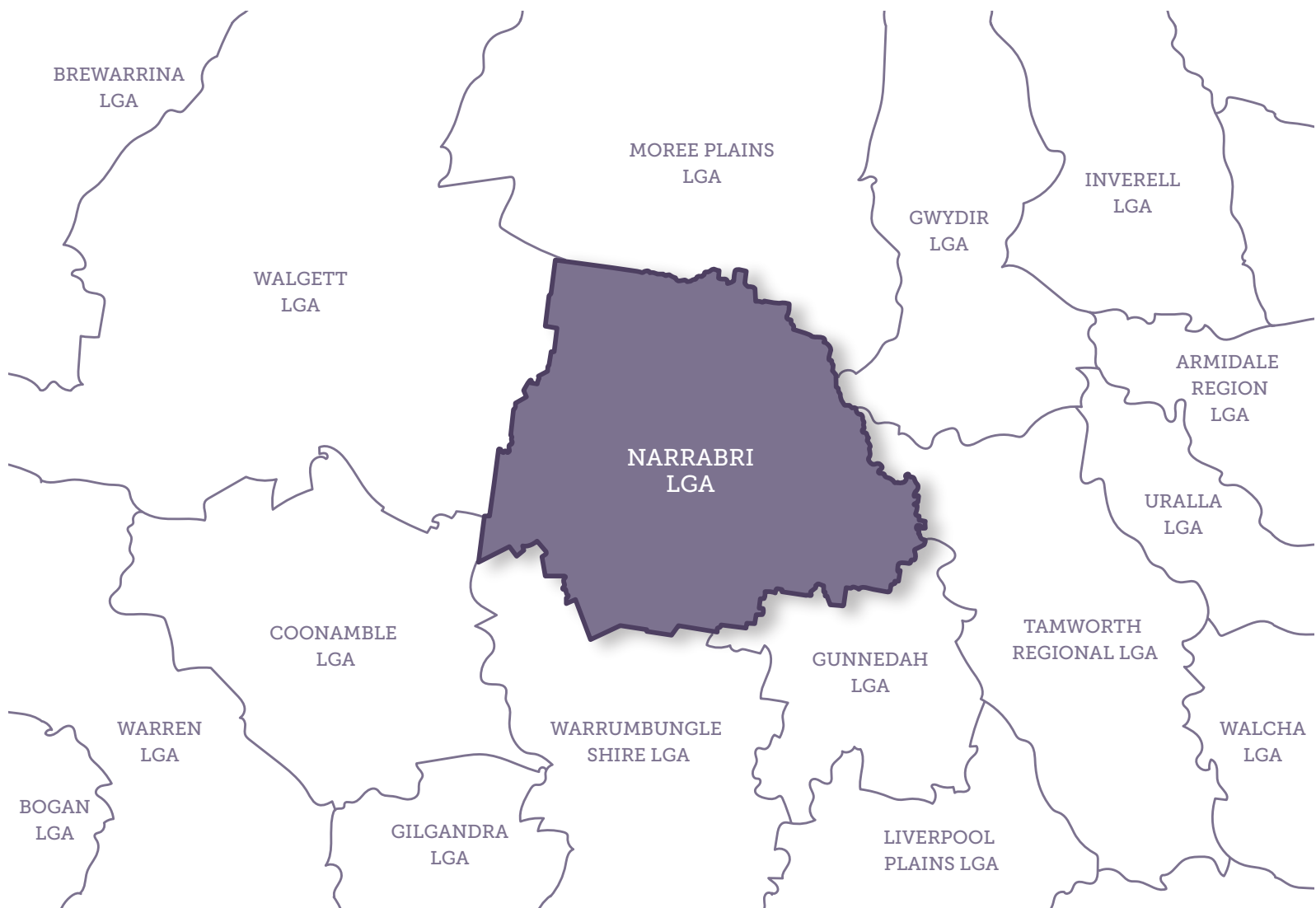


Figure 3: Narrabri and neighbouring LGAs

Narrabri Shire is strategically positioned at the crossroads of two major arterial roads, the Newell and Kamilaroi Highways, midway between Sydney and Brisbane (Figure 4). It is also considered the main freight hub in the Northern Inland Region of NSW with two of the 13 projects that complete the Inland Rail, being Narramine to Narrabri and Narrabri to North Star traversing the Shire. This offers Narrabri Shire a unique opportunity to grow its strategic position not only for containerised agricultural commodities but to further its economic diversification in the growing coal mining and natural gas industries.

## 2.2 Our Shire

### 2.2.1 Introduction

The main town in Narrabri Shire is Narrabri. There are two other large towns within the shire being Boggabri and Wee Waa. A number of other villages are found within the shire, being Baan Baa, Bellata, Edgeroi, Gwabegar and Pilliga. A description of the character for each is provided below with the location of each shown in Figure 4.

Narrabri provides essential retail, commercial and community services to a range of local communities with a strong and growing economy centred on agricultural production, agribusiness and mineral resources production and includes several research institutions.

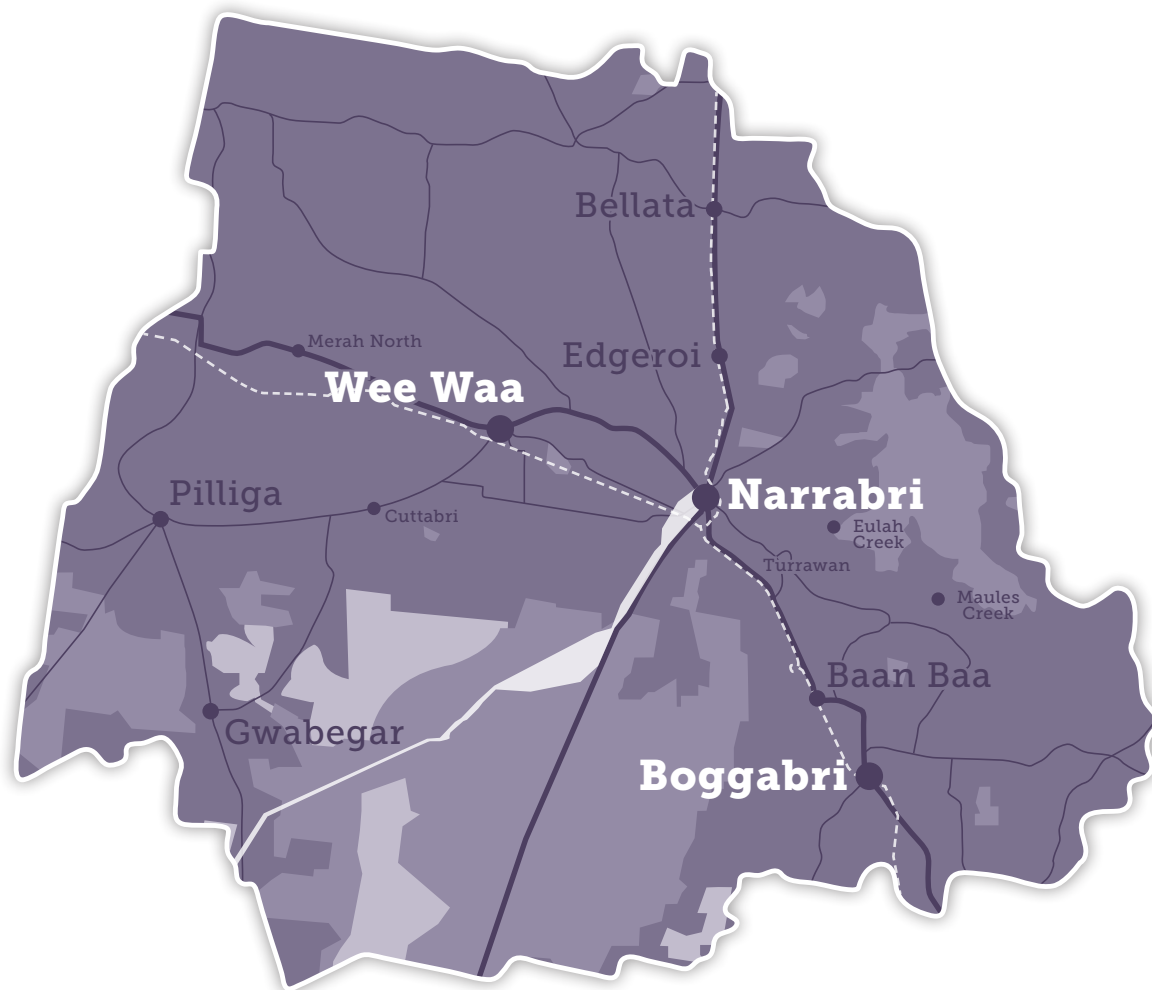


Figure 4: Map of the Narrabri LGA





### 2.2.2 Boggabri

You won't find a more-friendly town than Boggabri. This vibrant and positive community has a great heritage. The town catchphrase "The little town with the big heart" is a true representation of this progressive and positive community.

Strategically positioned to take full advantage of the resource industry, Boggabri is located close to coal operations. The town is experiencing growth and development with an ever-growing demand on services and housing. A strong business community is developing to support and take advantage of this new industry.

Boggabri has two primary schools, both with great facilities and matching reputations. A Development approval has also been granted for a childcare centre within the Boggabri township.

The town is situated on the southern edge of the Nandewar Ranges and the scenery in this part of the Shire is breathtaking. Amazing rock formations such as Gin's Leap and the spectacular Dripping Rock are only a short drive from the town centre.



### 2.2.3 Narrabri

This bustling town is the largest in the Shire and the focal point for business, shopping, sports and entertainment. Narrabri projects an outstanding beauty with the Namoi River flowing through the town centre and residents enjoying spectacular views of the Nandewar Ranges. Narrabri is set within stunning natural and rural scenery and is amongst the most fertile agricultural land in the North-West Slopes and Plains. Bustling Maitland Street caters for all tastes. Stage one of the Maitland Street Upgrade is complete and shoppers can enjoy a newly refreshed shopping environment. Residents

are spoilt for choice with the range of shopping and services available in Narrabri. Major national retailers share the busy CBD with family-owned stores and tempting eateries. The main street offers a scrumptious selection of dining options from cafés, restaurants, pubs, clubs and take-away shops so you have many options for a delicious coffee or a gourmet meal. There is a growing influx of service-based stores taking advantage of the growth of the local economy. Coles and Woolworths supermarkets make access to a wide variety of groceries simple. Bakeries, butcheries

and markets specialise in locally grown produce and make shopping a more enjoyable experience. As the centre of Narrabri Shire, the town of Narrabri has an amazing array of leisure activities and facilities for the whole family to enjoy. From The Crossing Theatre to the Pirate Park and beautifully maintained sporting fields, there are always plenty of events and activities for residents to participate in and enjoy. Renowned for its safe and friendly atmosphere, new residents will soon be engrossed in the lifestyle and feel at home as part of the Narrabri community.

# AUS- TRALIA'S COTTON CAPITAL OLDEST TOWN IN THE NAMOI VALLEY

## 2.2.4 Wee Waa

Wee Waa is Australia's Cotton Capital – the very birthplace of Australia's modern cotton industry. This richly fertile area is well suited to agricultural pursuits and offers a quality way of life. But, there is more to Wee Waa than just cotton!

Wee Waa has a busy and beautifully landscaped main street with unique boutique shops to interest all tastes. Being the oldest town in the Namoi Valley it features many historic sites and points of interest for visitors.

Wee Waa has three reputable primary schools and one high school all boasting excellent facilities and academic results.

Wee Waa is not alone in being a strong, sport-oriented town which has an excellent golf course, swimming pool, indoor multi-purpose courts and numerous walking tracks around the town.

New residents will find Wee Waa a very welcoming, close knit and supportive community.



## 2.2.5 Other Villages

### 2.2.5.1 Baan Baa

The village of Baan Baa is situated in an attractive area featuring undulating country and magnificent views of the mountain ranges. Baan Baa has a major grain silo which services a mixed farming area of wheat, cotton, lamb and cattle.

The Baan Baa village is in close proximity to the rich coal deposits of the new underground mine between Boggabri and Narrabri giving this small village the advantage to thrive. A popular pub provides a meeting spot for this friendly community. A major project providing Baan Baa with potable water was completed in 2017.

### 2.2.5.2 Bellata

Bellata is a welcoming town in the centre of a rich agricultural area. The town boasts a primary school and preschool for local families. There is a combined service station, roadhouse and gift shop on the Newell Highway which serves as a popular truck stop and meeting point. Bellata has a nine-hole golf course with sand "greens".

### 2.2.5.3 Edgeroi

Edgeroi is 25km north of Narrabri on the Newell Highway and is a well-known locality within the region. Very productive farmland and excellent views of the Nandewar ranges make Edgeroi an attractive place to reside.

### 2.2.5.4 Gwabegar

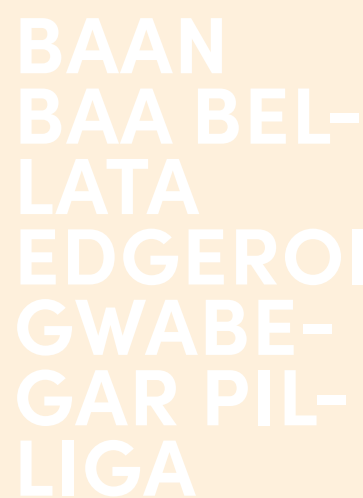
Gwabegar is located in the middle of the largest naturally formed cypress pine forest in the southern hemisphere, the Pilliga State Forest covering an area of 3000 square kilometres. The village is a quiet and secluded locality.

Gwabegar has a primary school, modern and well-resourced community centre, a multipurpose sports court, general store and post office.

### 2.2.5.5 Pilliga

Pilliga is a small country village located on the edge of the Pilliga State Forest in an area abounding with wildlife and natural beauty. One of Pilliga's main features are the hot artesian bore baths with its therapeutic mineral waters and new amenities block. The lagoon on the edge of the town is a popular spot for canoeing and birdwatching and attracts a high diversity of bird species including coastal migratory birds.

Pilliga has a small primary school, café, pub, community link and rural transaction centre with attached multipurpose courts.



BAAN  
BAA BEL-  
LATA  
EDGEROI  
GWABE-  
GAR PIL-  
LIGA

## 2.3 Demographic Trends

The Growth Management Strategy 2020 has identified the following demographic trends being experienced by the Narrabri LGA:

- The population for the Narrabri LGA as at the 2016 Census shows both a younger and ageing population compared to NSW and Australia. This trend is expected to continue in the years leading up to 2036.
- The demographic trends from the DPIE projections illustrate that couples and lone person households will form a significant proportion of households as the population ages over time. This will create a demand for a range of 180 to 330 new dwellings to 2036, and potentially 400 to 2040.
- The employment base is declining gradually although the average age of employed persons is static at 39 years.
- Mining development in Narrabri LGA (and adjoining Gunnedah LGA) has likely had an impact on the demographic profile in recent years, with a slight population increase between 2011 and 2018 in the workforce age groups. Employment in mining is strong, however only 6% of all employed people live in Narrabri LGA and work in mining, compared to the 16% employed in agriculture (4% work in other LGAs). This trend is projected to continue; and it should be noted that empirical and anecdotal evidence shows that mining has not delivered the expected population and economic growth outcomes.
- The impact of future mining activities in the Narrabri and Gunnedah LGAs will be difficult to predict; and care must be taken in assumptions about mining related workforce and dwelling demand required over the next 20 years. However, it is possible that other major projects will have a positive impact on population growth, as opportunities arise in renewables and agribusiness.

Council has an aspirational population target of over 14,000 for the LGA by 2040.

## 2.4 Our Local Advantages

Agriculture remains Narrabri Shire’s most important industry. The fertile black soil plains are highly sought after and grow world class product including cotton, wheat and other grains such as pulses and oilseeds followed by livestock production of sheep and beef cattle.

According to the ABS, Narrabri’s agricultural production accounts for 4.8% of the State’s gross agricultural value<sup>1</sup>. The strength of the sector relies upon favourable climate and soils, access to national and international markets, strong broadacre cropping and grazing sectors and irrigated crops.

<sup>1</sup> ABS Value of Agricultural Commodities Produced, NSW and Local Government Areas 2015-16

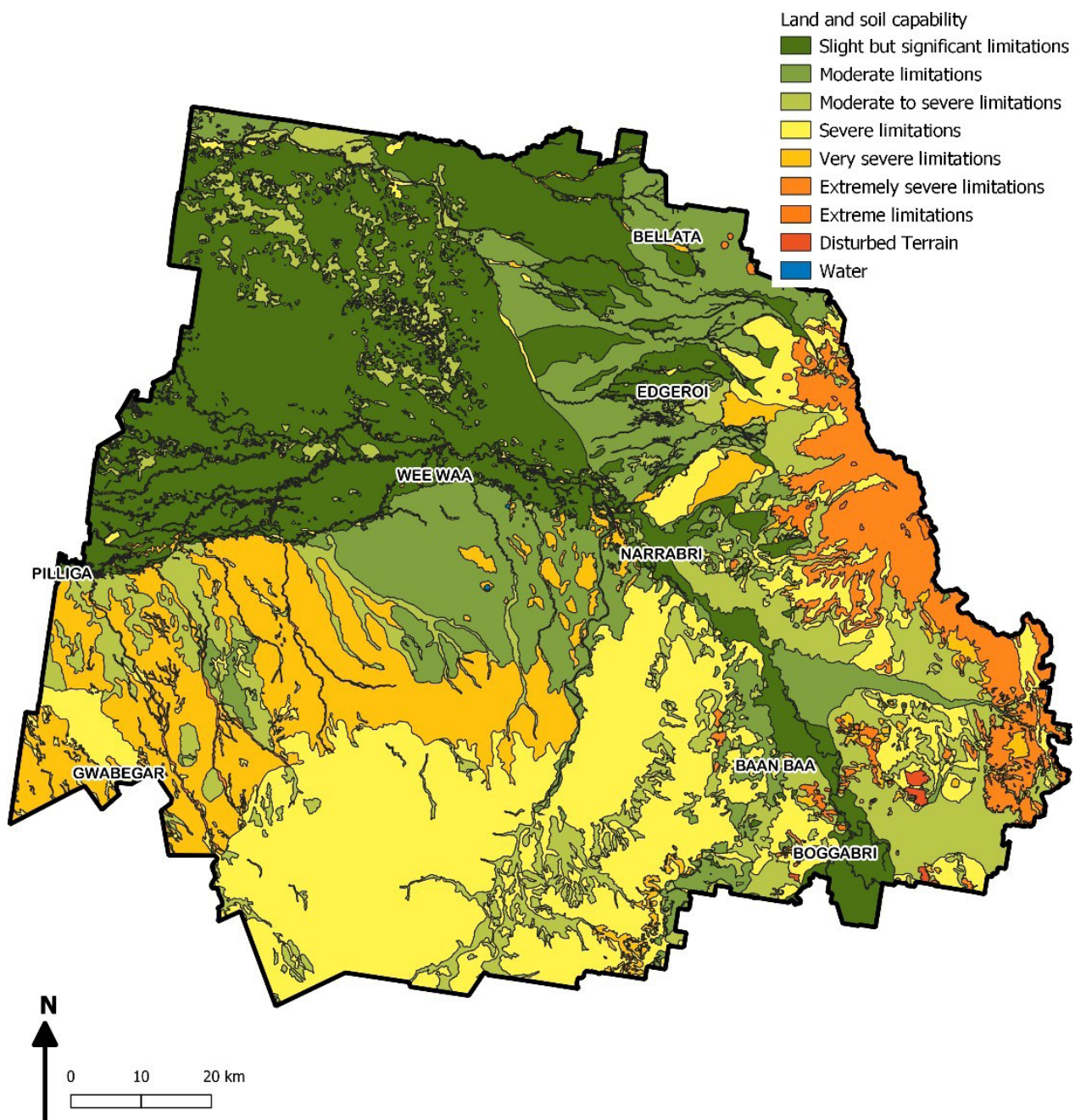


Figure 5: Agricultural Land and Soil Capability in Narrabri LGA

Agricultural processing and handling is a vital industry, value adding and exporting Narrabri Shire goods to the world. With three government research centres, Narrabri Shire is internationally recognised as an innovative centre for **agricultural research** and **astronomy**.

Broadacre crops and livestock are the most valuable agricultural commodities for the Narrabri LGA. Cotton has the highest gross value, followed by wheat, chickpeas, livestock and barley. However, it should be noted that there is a wide range of agricultural commodities that contribute to agricultural output in the Narrabri LGA.

The New England North West Region (NENW) of NSW includes some of Australia’s most productive agricultural land, with Narrabri and Moree LGAs combined producing over 50% of the region’s gross regional product<sup>2</sup>. The region is home to some of Australia’s

largest, most efficient and productive farmers and graziers, utilising and diversifying on superior soils, good rainfall and a temperate climate. The NENW region produced \$2.13 billion Gross Value of Agricultural Production

In 2017-18<sup>3</sup> or 23% of total NSW output. The region produces a greater value of irrigated agricultural production per ML of irrigation water applied than any other area in the state.

Over the past 30 years, opportunities to increase production and productivity have been seized in the NENW as agricultural production has diversified from agriculture dominated by grazing, to grazing and cropping and then further to include both intensive summer and winter cropping (including irrigation).

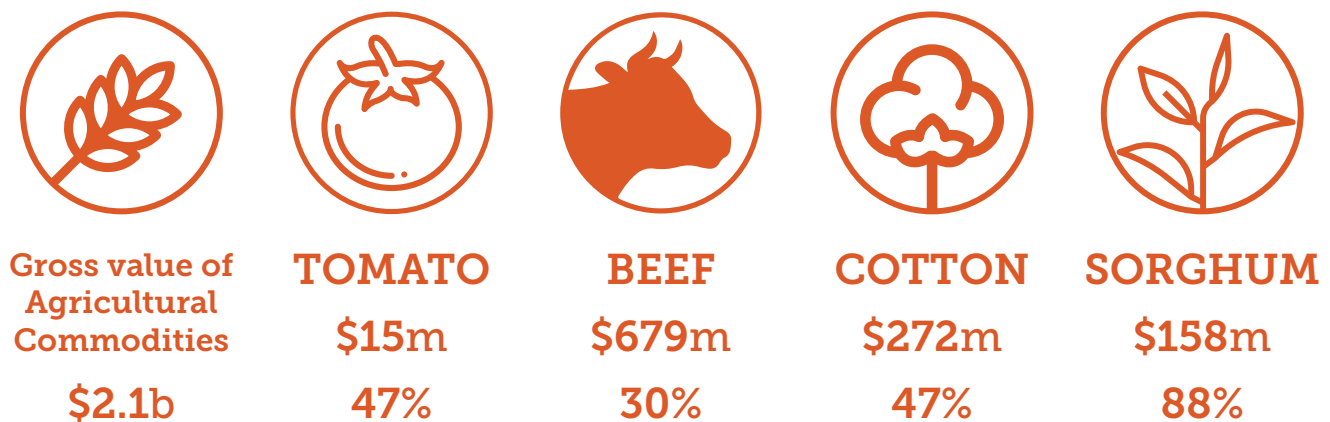


Figure 6: New England North West Region Agriculture Production  
Source: (NSW Government Planning & Environment, 2017)

<sup>2</sup> RMCG, 2015, Agricultural Expansion Analysis: New England North West NSW Final Report, [rmcg.com.au](http://rmcg.com.au)

<sup>3</sup> ABARES, 2019, About my Region – New England and North West NSW, <https://www.agriculture.gov.au/abares/research-topics/aboutmyregion/nsw-new-england>

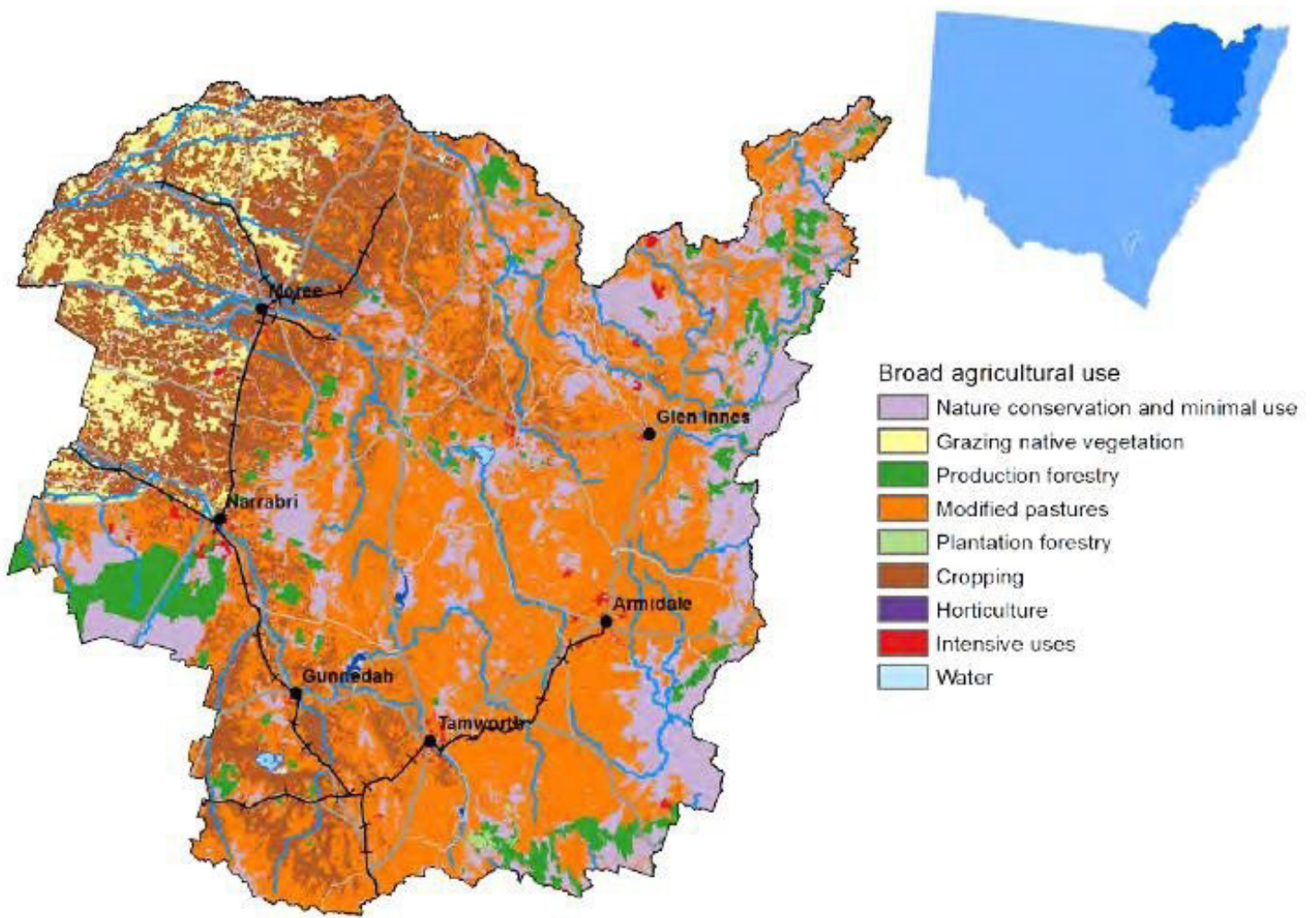


Figure 7: Broad agricultural use in New England and North West Region  
 Source: ABRES 2015



The key underlying trends and emerging agricultural industries include:

- Growth in cotton production
- Steady cereal and grain production
- A move to increasing meat production
- New industries such as vertically integrated poultry processing
- Local high performers such as hydroponic fruit and vegetable growing<sup>4</sup>.

The region is well endowed with extensive **coal** and **natural gas** deposits, with the Pilliga gas field stated to potentially be able to supply 50% of NSW gas needs. This intensification of coal mining and emergence of gas interests, has challenged the traditional agricultural basis of the community, creating key changes in attitudes to land use and several new opportunities for employment and economic growth, but also some community debate as typically associated with change.

**Inland Rail** will remove any constraints historically applied to regional centres such as Narrabri by providing the transport network “spine” to efficiently reach major ports and economic centres. It will build upon the strategic

location of the crossroads of two major arterial roads, the Newell and Kamilaroi Highways, midway between Sydney and Brisbane and offer a superior location for the **Northern NSW Inland Port**.

The Shire is well serviced by numerous primary and secondary schools along with the Narrabri TAFE forming an integral part of the community. With the **education and training sector** continuing to grow, attract and retain younger residents it is important to partner with agencies and service providers to develop such things as the **Country Universities Centre** to service the North-West Region.

## 2.5 Our Local Opportunities

The Narrabri Shire boasts extensive infrastructure required to facilitate business and investment opportunities. This infrastructure offers the potential for new opportunities such as **renewable energies** to capture a greater share of the electricity generating market whilst taking advantage of our existing infrastructure, climate and topography. A strategic and integrated approach to renewable energy projects will leverage new opportunities and help meet the NSW Government's goal of a carbon neutral NSW by 2050 whilst ensuring they will have least impact on productive agricultural land and any visual impacts can be managed appropriately.

The Inland Rail project has the potential to have a significant positive impact on the Narrabri LGA. It will provide vastly improved connectivity to the ports of Brisbane and Melbourne and other destinations in between for the movement of freight including the shire's natural resources. Furthermore, the Inland Rail will provide the opportunity to expand on the existing confluences of major transport arteries through new and existing logistics and intermodal facilities.

Narrabri has a strong **commercial centre** anchored by major retailers and employers including Coles, Woolworths, Target Country and Narrabri Shire Council. Narrabri is identified as a strategic centre within the NENW Regional Plan 2036 and offers the opportunity to grow and support diverse industries.

The Narrabri Shire region's strong agriculture and mining sectors create opportunities for **value adding manufacturing operations**. Investigations into flood resilient industrial land in Narrabri, Wee Waa and Boggabri will provide opportunities for value adding manufacturing operations to leverage off the strong agriculture and mining sector, whilst also taking advantage of our strategic location and significantly improving transport and logistics infrastructure.

Diversification in agricultural output will help to mitigate the effects of market fluctuations and supply of water. It should be noted that climate change is likely to have an impact on agricultural production over the next 20 years. This may have an impact on water-intensive broadacre crops such as cotton, which currently contributes to a substantial proportion of agricultural production in the region.

The Shire boasts several **tourism** attractions including Yarrie Lake, Mount Kaputar National Park, Australian Telescope, Swan Rocks, Pilliga Artesian Bore Baths and the Pilliga Forest. Narrabri is one of the only towns in regional NSW with a major modern entertainment and conference venue, the Crossing Theatre. The enhancement of existing attractions and creation of new attractions to leverage from the tourism strengths in the region will create opportunities to attract investment, create employment and diversify the economic base of the Shire.

The aging population will increase the demand for **health** care and social assistance. The Narrabri Shire has adequate provision of health infrastructure including a number of public hospitals located in the towns of Narrabri, Wee Waa and Boggabri. This infrastructure can support and offers opportunities to accommodate options for our aging population including retirement villages and nursing homes.

One of the key constraints of Narrabri Shire's development is the flooding of the Naomi River. Significant areas of land are flood prone which contains their potential to be developed for residential and employment generating uses such as industrial land. Council will continue to focus on ensuring that **suitable and appropriate land** is identified for **future development** whilst protecting existing assets.

To cater for an ageing population and smaller households, planning provisions in the short term will need to be tailored to provide increased housing choice in Narrabri LGA, to increase the proportion of smaller dwellings, semi-detached or unit/apartments

RENEWABLE  
ENERGIES  
STRONG  
COMMERCIAL CENTRE  
OPPORTUNITIES FOR  
MANUFACTURING OPERATIONS  
STRONG AGRICULTURAL  
AND MINING SECTOR  
SUITABLE  
AND APPROPRIATE LAND  
FOR FUTURE DEVELOPMENT



# Vision



## 3 VISION

The CSP has been used to guide the preparation of the LSPS. The vision set by the CSP for the Narrabri LGA is:

**“Narrabri Shire will be a strong and vibrant regional growth centre providing a quality living environment for the entire Shire community”.**

Narrabri is a connected and thriving Shire located in the heart of the highly productive Namoi Valley. Supported by a diverse economy, distinctive natural setting and strong connection to heritage and community, Narrabri is a destination of choice.

Narrabri Shire has leveraged its location at the cross roads of key road and rail infrastructure providing key accessibility for export of its vast primary production resources. Value adding of the agricultural industry continues to evolve as a core part of the local economy, complimented by a dynamic tourism industry, local services, mineral resources and renewable energy industries.

Agriculture is an intrinsic part of the local identity and heritage and emerging sustainable agriculture practices are acknowledged.

The Shire has continued to diversify and is an iconic and popular tourist destination with the Mount Kaputar

National Park and Pilliga Forest. Visitors are drawn to opportunities presented by the Namoi River corridor and private property around the base of the Mt Kaputar National Park, to provide a diverse range of quality / unique adventure and nature-based tourism products and experiences.

Narrabri recognises the importance of protecting and enhancing its natural attributes. These attributes are critical to the ongoing sustainability of the environment in which they live and rely upon for their existence.

There is pride in the lifestyle and character of Narrabri's towns. This needs to be acknowledged and respected in future planning for the Shire.

Our community is inclusive and resilient. We are proud to acknowledge, respect and celebrate our Aboriginal cultural heritage. Narrabri's pioneering heritage enriches local character and sense of place. Narrabri's history is celebrated as part of its future.

A Structure Plan has been prepared as part of the Growth Management Strategy 2020 to guide future development of the Narrabri Shire, integrating with the Vision of the LSPS as shown in **Figure 8** and **Figure 9**.

- |   |                  |   |   |
|---|------------------|---|---|
|  | SOLAR FARMS      |  | INLAND RAIL CORRIDOR                        |
|  | TOWNS / VILLAGES |  | NATIONAL PARKS AND STATE CONSERVATION AREAS |
|  | COTTON GIN       |  | STATE FOREST                                |
|  | MINE             |  | URBAN AREA                                  |
|  | RAILWAY          |  | REVIEW R5 AND RU4 ZONES                     |



Figure 8: Structure Plan for Narrabri Shire LGA












- |   |   |   |   |   |                               |
|---|---|---|---|---|-------------------------------|
|  | INLAND RAIL PROPOSED                    | <b>GENERAL LAND USE</b>   |  | INDUSTRIAL AREA   |                               |
|  | FLOOD PLANNING AREA                     |  | URBAN AREA  |  | INVESTIGATION INDUSTRIAL AREA |
|  | INTERMODAL TERMINAL                     |  | TOWN CENTRE   |   |                               |
|  | REVIEW FUTURE LAND USE                  |  | OPEN SPACE  |   |                               |
|  | FREIGHT AND LOGISTICS PROPOSED PRECINCT |  | MANAGE INTERFACE WITH MAJOR TRANSPORT ROUTES AND DEVELOPMENT                        |   |                               |



Figure 9: Structure Plan for Narrabri Area of LGA





4

Our themes  
*AND* Planning  
Priorities

## 4.1 Introduction

OUR  
ECONO-  
MY  
OUR  
PLACES  
OUR IN-  
FRA-  
STRUC-  
TURE  
OUR EN-  
VIRON-  
MENT

Four related themes make up the community's vision for Narrabri:

- OUR ECONOMY
- OUR PLACES
- OUR INFRASTRUCTURE
- OUR ENVIRONMENT

These four themes will be monitored against identified measures and implemented through 11 planning priorities. Actions under each Planning Priority are either short (0-5 years), medium (5-10 years), or long term (10+ years). They combine current, committed and non-funded work.

Narrabri LSPS will inform our land use and development decisions. Relevant planning priorities will need to be addressed when evaluating growth or changes to land uses in Narrabri.

## OUR PLANNING PRIORITIES

OUR ECONOMY	OUR PLACES	OUR INFRASTRUCTURE	OUR ENVIRONMENT
<b>Planning Priority 1</b>	<b>Planning Priority 7</b>	<b>Planning Priority 13</b>	<b>Planning Priority 16</b>
Promote agriculture, grow the agri-business sector, encourage diversification in the agricultural sector and harness domestic and international opportunities	Provide new space to grow and deliver greater housing diversity to suit changing needs	Support the emerging N2IP	Protect areas of high environmental value and significance
<b>Planning Priority 2</b>	<b>Planning Priority 8</b>	<b>Planning Priority 14</b>	<b>Planning Priority 17</b>
Protect primary production and employment lands	Provide for healthy communities	Facilitate and enhance transport and infrastructure networks	Adapt hazards change to and natural climate
<b>Planning Priority 3</b>	<b>Planning Priority 9</b>	<b>Planning Priority 15</b>	<b>Planning Priority 18</b>
Build strong economic centres	Manage and enhance the distinctive character of towns	Coordinate local infrastructure delivery with planned growth	Sustainably Manage and Conserve Water Resources
<b>Planning Priority 4</b>	<b>Planning Priority 10</b>		
Manage and support the transition to renewable energy	Protect Aboriginal culture and heritage		
<b>Planning Priority 5</b>	<b>Planning Priority 11</b>		
Promote tourism	Protect Non-Aboriginal heritage		
<b>Planning Priority 6</b>	<b>Planning Priority 12</b>		
Sustainably Mineral Areas Manage	Education and research		

## 4.2 Our Economy

### 4.2.1 Overview

For many years, agriculture has provided the economic base supporting the communities in our region. However, overall employment figures in the agricultural sector are declining as the sector becomes more efficient and highly specialised with advances in agricultural technology. More recently, increases in tourism, mining and service industries have supported stable employment figures in the Shire and resulted in a more diversified and resilient economy.

A number of large extractive industry projects and the Inland Rail (Narrabri sits on the interface between the Narromine to Narrabri and Narrabri to North Star sections of the Inland Rail) means new opportunities to strengthen the economic foundations of the Shire. The Inland Rail will see the LGA more connected to the rest of Australia, and the world.

The LSPS recognises that these recent economic shifts are sowing the seeds for a flourishing new economy which will support our community to grow in the future. We will harness our strengths and embrace new opportunities to ensure the benefits of growth are shared equitably across the LGA. Enabling our Aboriginal communities to secure better economic outcomes is one of our key strategies for equitable opportunities.

The Upper North West Regional Economic Development Strategy 2018–2022 (REDS) sets out a long term economic vision and associated core strategies for the functional economic region, which includes Narrabri LGA. It identifies the core strategies and immediate actions needed to pursue this vision.

The objectives of the REDS are to:

- build on existing strengths in the Region and enhance these;
- identify new opportunities to enhance the development, performance and competitiveness of the Region; and
- facilitate and support sustainable growth (NSW Department of Premier and Cabinet, 2018).

Four core strategies have been identified to capture the opportunities, manage risks and deliver on the vision for the Region:

- Improve freight efficiency in the engine industries of Agriculture and Mining;
- Encourage investment, increased productivity and value adding;
- Invest in people, skills, community and lifestyle to address the Region's skills gap; and
- Diversify the economy through emerging industry sectors (NSW Department of Premier and Cabinet, 2018).

The LSPS provides for alignment with the REDS strategies.

The following planning priorities will allow us to capitalise on new opportunities, while protecting the foundational elements of Narrabri Shire's economy:

<b>Planning Priority 1</b>	Promote agriculture, grow the agri-business sector, encourage diversification in the agricultural sector and harness domestic and international opportunities
<b>Planning Priority 2</b>	Protect primary production and employment lands
<b>Planning Priority 3</b>	Build strong economic centres
<b>Planning Priority 4</b>	Manage and support the transition to renewable energy
<b>Planning Priority 5</b>	Promote tourism
<b>Planning Priority 6</b>	Sustainably Manage Mineral Areas

## 4.2.2 Planning Priority 1

Promote agriculture, grow the agri-business sector, encourage diversification in the agricultural sector and harness domestic and international opportunities.

### 4.2.2.1 Rational

According to the ABS, Narrabri's agricultural production accounts for 4.8% of the State's gross agricultural value. The strength of the sector relies upon favourable climate and soils, access to national and international markets, strong broadacre cropping and grazing sectors and irrigated crops.

This industry will evolve and grow over time, increasing jobs and production.

With a predicted need for 70% more food globally, the agriculture sector is continuing to evolve and become more specialised in response to the pressure to produce more from less. The future focus for agriculture is on faster delivery and hi-tech, requiring new skills and infrastructure. With the University of Sydney I.A Watson Grains Research Centre Narrabri at the forefront of world plant breeding research, Cotton Seeds Distribution Wee Waa supplying cotton seed for up to one million hectares of irrigated and dryland cotton in any one season and the Australian Cotton Research Institute (between Narrabri and Wee Waa) the Shire is well equipped to become a world-leading centre for Agri-knowledge.

There are several major companies and research institutions located in the Narrabri LGA, supporting the agricultural sector including storage, process, transporting and wholesaling operations. These include Cotton Research and Development Corporation, I.A. Watson Grain Institute (operated by Sydney University), Australia Cotton Research Institute and Cotton Catchment Communities Cooperative Research Centre, shown on Figure 10. These could support the commercialisation of new agricultural and business technologies.

The Western Enabling Regional Adaptation New England North West Region report (2017) prepared by the Department of Planning, Industry and Environment provides an evidence base for potential vulnerability to the impacts of projected climate change for the New England North West region. Consideration is to be given to the 'Agricultural production', 'Grazing', 'Human services' and 'Water' transition models to increase climate readiness.



Source: (Elton Consulting, 2020)  
 Figure 10: Location of Research centres

Residential development will be restricted near research centres as well as other Biophysical Strategic Agricultural Land (BSAL), to support future expansion of research centres and recognise the primacy of the agriculture sector to Narrabri Shire.

The Inland Rail project has the potential to have a significant positive impact for agriculture in the Narrabri Region. By providing rail connections to Brisbane and

Melbourne, it will improve access to both domestic and international markets for local producers. By switching from road to rail, it will improve the efficiency of freight transportation and reduce freight costs.

It is important for the land use planning framework to provide for flexibility to respond to the evolving agricultural industries.



#### 4.2.2.2 Council Will

- Support the development of an Agri-knowledge Precinct.
- Encourage knowledge, high-technology, advanced manufacturing and related employment uses in the Agri-knowledge Precinct.
- Provide enhancement of important agricultural land and research centres

#### 4.2.2.3 Actions

- 1.1 Review minimum lot sizes for rural lands mapped as BSAL and update LEP if required.
- 1.2 Review RU1 zoning permissible land uses to enable complementary uses that support a stronger agricultural sector.
- 1.3 Partner with the University of Sydney to investigate the development of the Agri-knowledge Precinct at the I.A Watson Grains Research Centre, Cotton Seeds Distribution and the Australian Cotton Research Institute.
- 1.4 Prepare a Rural Lands Study and review every four years to ensure that land use standards enable a productive agricultural sector
- 1.5 Review planning controls in the LEP and DCP to accommodate agribusiness and to encourage intensive food production and more intensive agribusiness.

## 4.2.3 Planning Priority 2

### Protect Primary Production and Employment Lands

#### 4.2.3.1 Rationale

The Namoi Valley renowned by its rich fertile soils producing some of the world's highest quality wheat, cotton, lamb and beef. Agriculture provides employment on farm, in agribusiness and processing and manufacturing. The Narrabri LGA has a strong and growing economy centred on agricultural production, agribusiness and mineral resource production and includes several research institutions.

In rural areas land use conflicts commonly occur between agricultural and residential uses. However, land use conflicts can also occur between different agricultural enterprises and other primary industries including mining, forestry, aquaculture and fishing enterprises.

Rural amenity issues are the most common land use conflict issues, followed by environmental protection issues. Rural amenity issues include impacts to

- air quality due to agricultural and rural industry (odour, pesticides, dust, smoke and particulates)
- use and enjoyment of neighbouring land e.g. noise from machinery, and
- visual amenity associated with rural industry e.g. the use of netting, planting of monocultures and impacts on views.

Environmental protection issues include:

- soil erosion leading to land and water pollution
- clearing of native vegetation, and
- stock access to waterways

Direct impacts from neighbouring land uses on farming operations can also cause conflict, such as:

- harassment of livestock from straying domestic animals
- trespass
- changes to storm water flows or water availability
- poor management of pest animals and weeds

Likewise, employment lands (such lands supporting industrial activities, freight and logistics activities or other and uses that generate employment) can also suffer from land use conflict as a result of adverse impacts of the employment land uses and either being located initially in an inappropriate location or encroachment from incompatible land uses.

Land use conflict is best avoided by ensuring appropriate land uses are situated next to each other. Provisions are therefore required in order to ensure consideration of land use conflict is paramount in planning decisions.

Council needs to protect agriculture and employment lands from potential land use conflicts. Subdivision needs to be avoided on productive agricultural lands to ensure existing and future consolidated lots are of a size that accommodates financially viable farming.

The Western Enabling Regional Adaptation New England North West Region report (2017) prepared by the Department of Planning, Industry and Environment provides an evidence base for potential vulnerability to the impacts of projected climate change for the New England North West region. Consideration is to be given to the 'Agricultural production', 'Grazing', 'Human services' and 'Water' transition models to increase climate readiness.

### 4.2.3.2 Council Will

- Protect productive agricultural lands across the LGA from land uses that may lead to land use conflict or fragmentation of property.
- Protect employment lands across the LGA from land uses that may lead to land use conflict.
- Ensure new land uses in the vicinity of existing primary production or employment lands are appropriately assessed to avoid land use conflict.

### 4.2.3.3 Actions

2.1 Review controls within LEP and DCP to provide identification and protection of important agricultural lands

2.2 Review controls within LEP and DCP to manage the interface between other land uses and important agricultural lands, intensive agriculture, and employment lands, to manage compatibility between land uses including requirements for land use conflict risk assessments

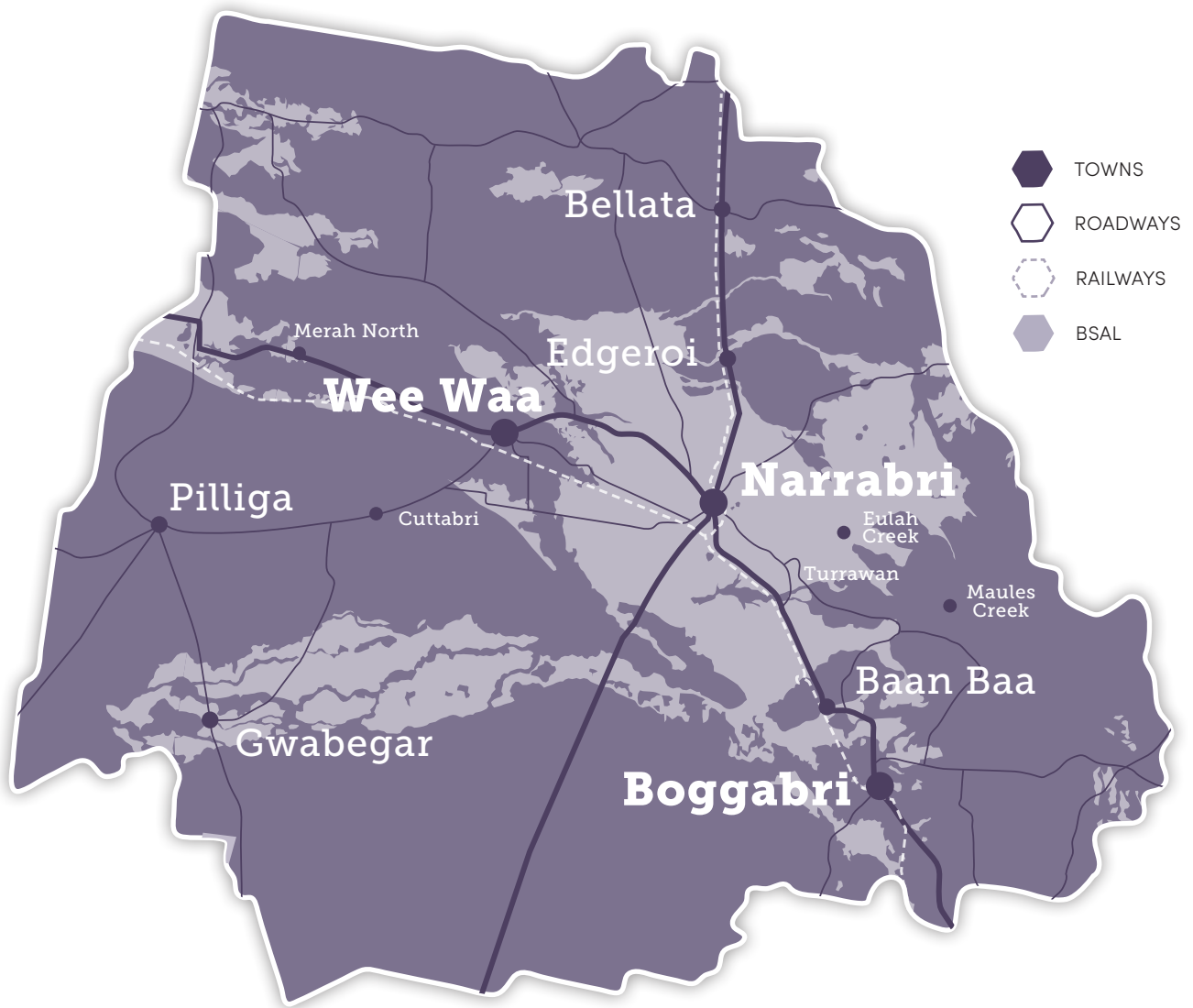


Figure 11: Narrabri LGA Biophysical Strategic Agricultural Land

## 4.2.4 Planning Priority 3

### Build Strong Economic Centres

#### 4.2.4.1 Rationale

Growing centres as places of commerce, retail and social activity will support tourism, foster a strong sense of place, and enable services to be efficiently delivered for residents and adjoining communities.

Narrabri is the primary employment, service, retail and amenity centre of the LGA and the region. The B2 Local Centre zone within Narrabri covers a large area. The zoning does not reflect the current land use and has not seen any expansion of the non-residential type land uses out of the commercial core. Investigations are to be undertaken to look at consolidating the CBD to strengthen the core and providing complementary higher density residential development to complement instead of the current land use arrangements.

An area within Narrabri has developed to contain a number of education facilities including the Country University Centre, Narrabri Library, Narrabri Public School and Narrabri TAFE College. Investigation are to be undertaken to consider this as a more formal educational hub precinct. Likewise, the University of Sydney and Australian Grain Technology's I.A. Watson

Grains Research Centre and the Australian Cotton Research Institute are located in Narrabri. Consideration is to be given to establishing an agri knowledge precinct to support these facilities.

In other villages, development is expected to be of a scale that reflects the role and function of the settlement. Retail, commercial and community facilities are encouraged where it meets the needs of rural communities and visitor populations.

Another important component of a successful centre is having sufficient land for freight and logistics, industry, warehousing and similar uses. These require large operational footprints and separation due to noise, dust, traffic or other amenity impacts. These uses can locate in existing employment lands or identified future growth precincts where impact is limited through appropriate planning controls.

It is important that future land use planning for economic centres is based on local investigations and provides for a suitable options for growth in response to the local needs.

#### 4.2.4.2 Council Will

- Ensure regionally significant services and commercial land uses locate in Narrabri to maximise accessibility to customers, workers and transport network.
- Reinforce existing employment lands for freight and logistics, industry, warehousing and similar activities that require separation from sensitive land uses to avoid amenity impacts.
- Facilitate other economic development opportunities where they are consistent with the vision and strategic outcomes of this statement.

#### 4.2.4.3 Actions

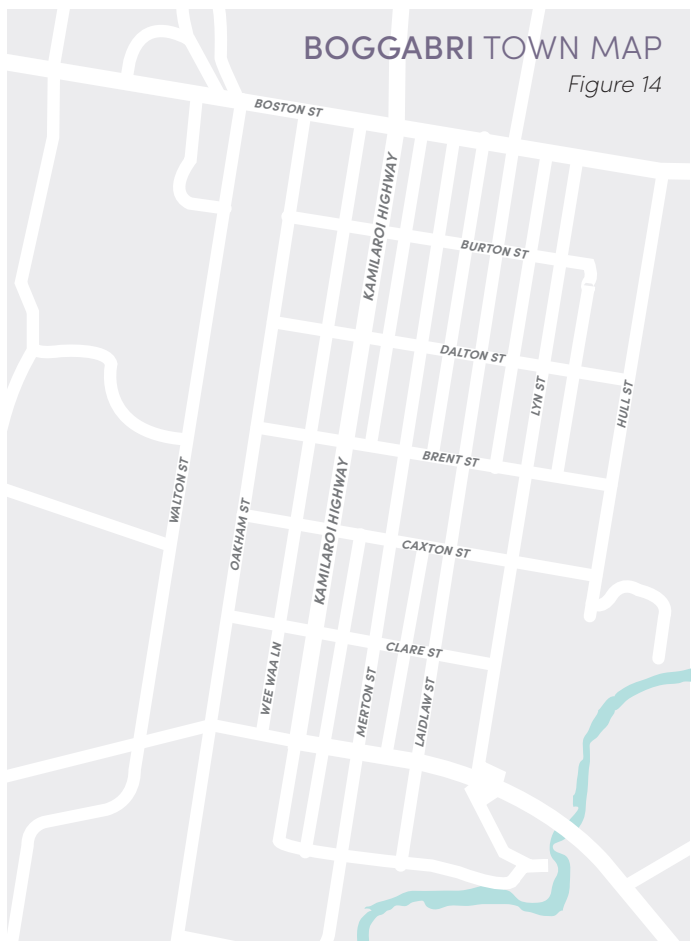
- |  |  |
|--|--|
| 3.1 Identify and develop a Precinct Plan for an integrated manufacturing, freight and logistics precinct.  | sector   |
| 3.2 Complete an employment lands study.  | 3.4 Review of industrial lands in Narrabri, Boggabri and Wee Waa to consider constraints, opportunities, and demand. |
| 3.3 Review and implement the Economic Development Strategy with a focus on innovative and knowledge jobs, and leveraging the agriculture and tourism | 3.5 Identify and development a Precinct Plan for the CBD based on constraints and opportunities                      |



Figure 12  
NARRABRI TOWN MAP



WEE WAA TOWN MAP  
Figure 13



BOGGABRI TOWN MAP  
Figure 14

## 4.2.5 Planning Priority 4

### Manage and support the transition to renewable energy

#### 4.2.5.1 Rationale

Narrabri Shire can be a leader in renewable energy, thanks to potential sources of solar and wind. It receives 19 to 20 megajoules daily of solar exposure, making it the second highest solar penetration region in NSW.

The NSW Government has set the goal of carbon-neutral NSW by 2050 and supports the national target of 20% renewable energy by 2020. Large scale electricity generating works and solar energy systems are projects determined by the IPC as State Significant development under the SEPP State and Regional Development; the SEPP Infrastructure 2007 also provides for the delivery of critical infrastructure across the State. Both SEPPs prevail over LEPs to the extent of any inconsistency.

There are three solar farms proposed in Narrabri LGA, the Narrabri South Solar Farm (60MW), Silverleaf (120MW) and the Wee Waa Solar Farm (55MW) as shown in Figure 15.

The Upper North West REDS<sup>5</sup> notes that development of a large solar farm (100MW) typically employs several hundred people. The key limiting factor for growth of large-scale renewables (wind and solar) is the capacity of the electricity grid. The Australian Energy Market Operator has identified (2018<sup>6</sup>) the need for immediate (2020) upgrade to interconnecting grids between Northern NSW and Queensland to facilitate increased mix of renewables in the electricity grid. Other factors are a lack of certainty around State and Federal government

energy policy and attracting a labour force, particularly if construction coincides with construction of a major mining project in the area. Council's Community Strategic Plan 2018-19 refers to encouraging the establishment of a commercial solar power industry in the LGA<sup>7</sup>.

Wind generated energy appears to be feasible on the Nandewar Ranges foot slopes and not the wider area of the LGA as with solar generated energy. The AEMO Integrated System Plan for renewables identifies at least two wind projects between the LGAs of Narrabri and Moree Plains.

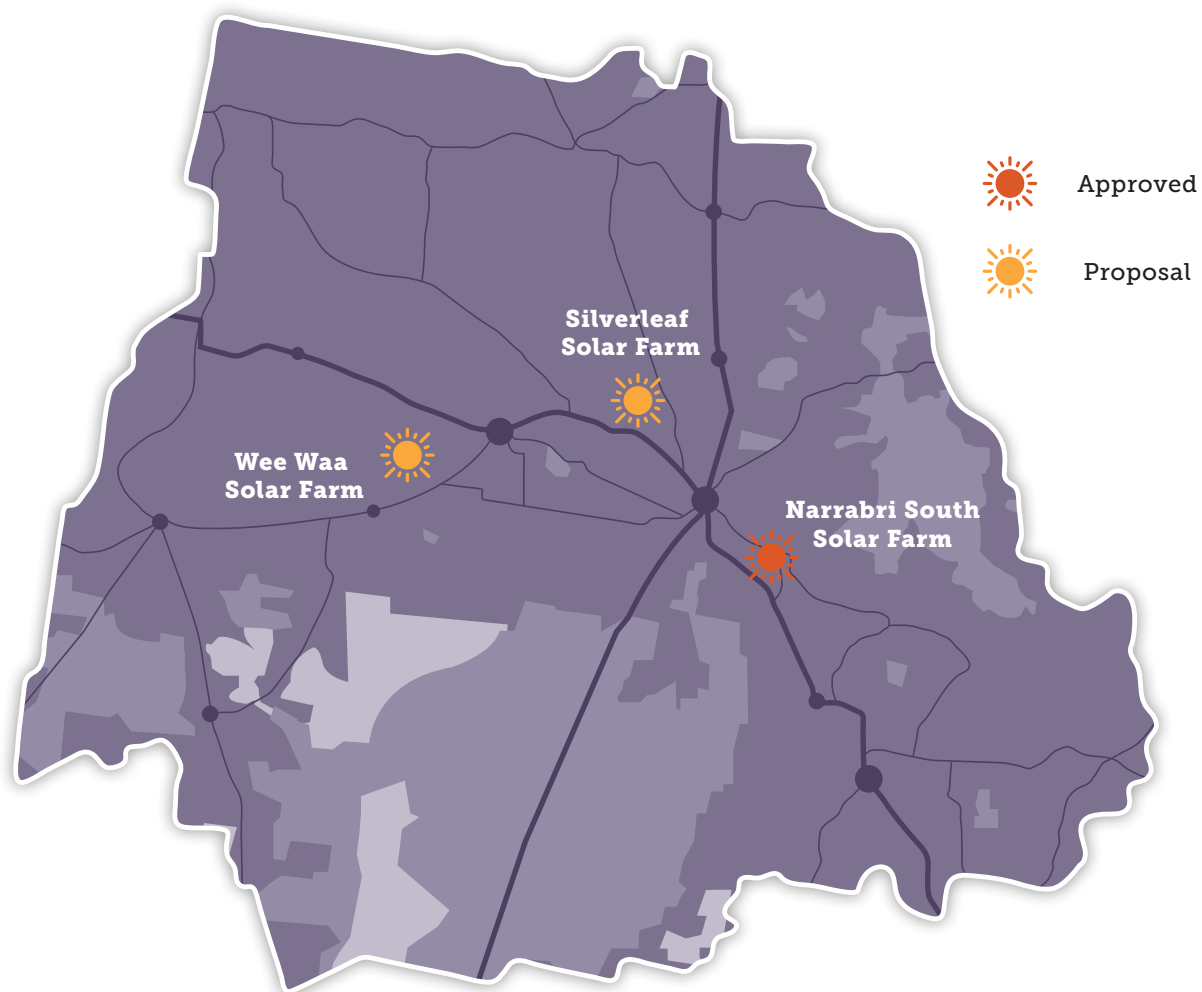
Narrabri Shire is strategically located to attract investment in renewable energy development, including wind farms, solar energy and battery systems.

Community consultation as part of the Community Strategic Plan identified widespread support for solar or wind renewable energy developments in the Shire and a desire to be involved.

The New England North West Regional Plan 2036 identified the New England North West as the renewable energy hub of NSW. Narrabri Shire can build on this strategy by undertaking a Solar Feasibility Study in collaboration with the university sector. This study would identify preferred locations best suited for solar energy development.

Council will encourage renewable energy and associated infrastructure in the in the Precinct Plan for an integrated





Source: NSW DPIE Major Projects  
Figure 15: Location of solar farms

manufacturing, freight and logistics precinct. Council will also proactively manage any potential impacts on productive agricultural land and the scenic landscape that is highly valued by the community and by visitors.

The Newell Highway is identified as being a key regional route for the provision of infrastructure for fast chargers for EVs. If fast charger infrastructure could be located

in Narrabri LGA there could be benefits for residents and businesses, improved access to regional NSW by E vehicle owners including freight operators, and reinforces the regional tourism economy.

It is imperative that the local land use planning framework provide a response to and facilitate the transition to renewable energy.

5 NSW Department of Premier and Cabinet, 2018, Upper North West REDS, p51  
6 AEMO, 2018, Integrated System Plan, p83  
7 Narrabri Shire Council 2018-19 Community Strategic Plan, p44

#### 4.2.5.2 Council will

- Encourage and facilitate development of solar farms and EV charging sites in identified areas.
- Ensure the community is part of the transition to renewable energy
- Avoid and manage impacts on the scenic rural landscape and visitor attractions from renewable energy development and associated infrastructure.

#### 4.2.5.3 Actions

- 4.1 Complete a Solar Feasibility Study to identify preferred locations best suited for solar energy development in Narrabri, Wee Waa and Boggabri.
- 4.2 Identify locations for EV charging sites within Narrabri including Tourism Precinct and ensure statutory planning documents facilitate EV charging infrastructure to be located in appropriate zones.
- 4.3 Identify a renewable energy sub-precinct in the Precinct Plan for an integrated manufacturing, freight and logistics precinct.

## 4.2.6 Planning Priority 5

### Promote Tourism

#### 4.2.6.1 Rationale

Tourism contributes approximately \$50 million to the Narrabri region economy each year. Visitors are attracted to Narrabri Shire for the:

- Land – agricultural landscapes, landforms, National Parks and Forests.
- Water – the healing artesian waters and the lakes and river systems that are the lifeblood of the area.
- Stories – the ancient culture of the Kamilaroi people, heritage, the characters that have forged the area.
- Way of life- country hospitality – delivering simple sophistication, as well as the opportunity to relax, reconnect and rejuvenate.

Popular tourist destinations include Mt Kaputar National Park, Sawn Rocks, War Gorge, CSIRO Australia Telescope,

Yarrie Lake, Pilliga Forest.

These destinations will drive tourist numbers over the next 20 years and must be preserved and promoted.

One of the core directions is recognising that the Mt Kaputar National Park has capacity constraints and endeavouring to shift the product development focus to the Pilliga Forest, the Namoi River corridor and private property around the base of the Mt Kaputar National Park, to provide a diverse range of quality / unique adventure and nature-based tourism products and experiences.

It is important that the local land use planning framework assists with the promotion and protection of tourism for the LGA.

#### 4.2.6.2 Council will

- Grow the tourism industry across the Shire.
- Continue to build the strategic alliances and partnerships needed to take the tourism industry forward.
- Upgrade and expand the attraction and activity base of the LGA.
- Ensure that information services meet the needs of key stakeholders.
- Ensure that the infrastructure, facilities and services are in place to support the growth of the tourism sector.
- Encourage business and skills development within the tourism sector.
- Increase visitation by strengthening and diversifying the market base of the LGA.
- Support the establishment of public events and festivals in the LGA.

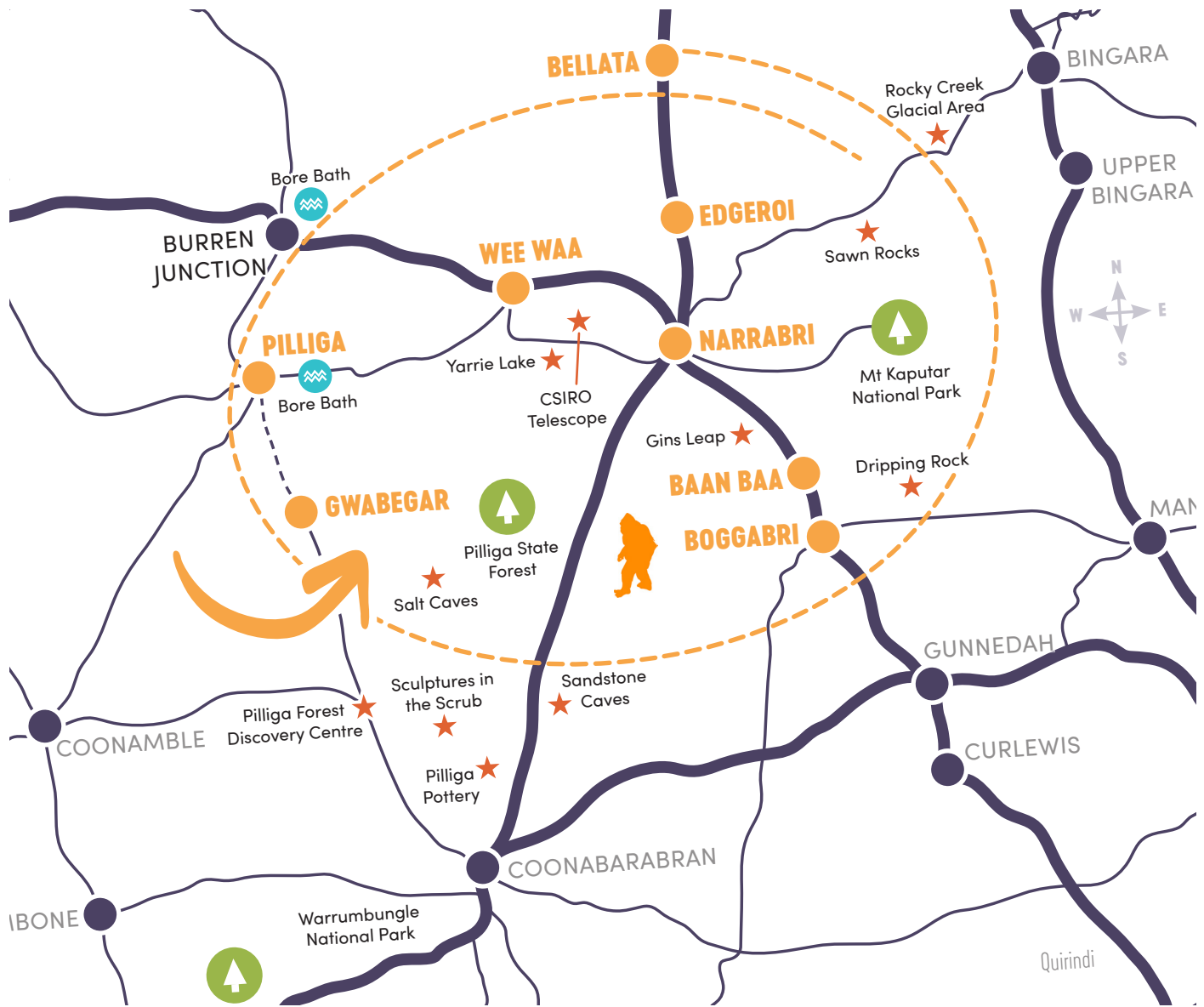
#### 4.2.6.3 Actions

5.1 Amend the LEP to permit the temporary use of Council owned land for community/public events and festivals.

5.2 Identify and develop a Precinct Plan for a tourism precinct in Narrabri.

5.3 Expand nature-based adventure and cultural tourism places.

5.4 Monitor, update and implement the Destination Management Plan.



**NARRABRI SHIRE TOURISM**

Figure 16

## 4.2.7 Planning Priority 6

### Sustainably Manage Mineral Areas

#### 4.2.7.1 Rationale

The Narrabri region's diverse geology has potential for mineral and energy exploration and production. The Gunnedah coal basin contains the State's third largest coal reserves and coal seam gas potential. The region also contains deposits of gemstones, industrial minerals and extractive materials, with many small-scale mines in operation.

The region also has important farmlands. Therefore, mining activities need to be undertaken sensitively to minimise negative impacts on the environment, important agricultural land, neighbouring businesses

and the community.

Mineral resource extraction can benefit and affect communities in different ways during the mining lifecycle. The sustainable management of mineral resources must consider and balance varying impacts to produce sustainable economic, social and environmental outcomes.

It is important that the local planning framework provides for appropriate information in order to enable informed decisions to be made regarding sustainable management of mineral areas.

#### 4.2.7.2 Council will

- Provide strategic guidance for mineral areas within the LGA to ensure all resources can be managed sustainably within the LGA.

#### 4.2.7.3 Actions

- 6.1 Prepare a Mining Areas Land Use Strategy

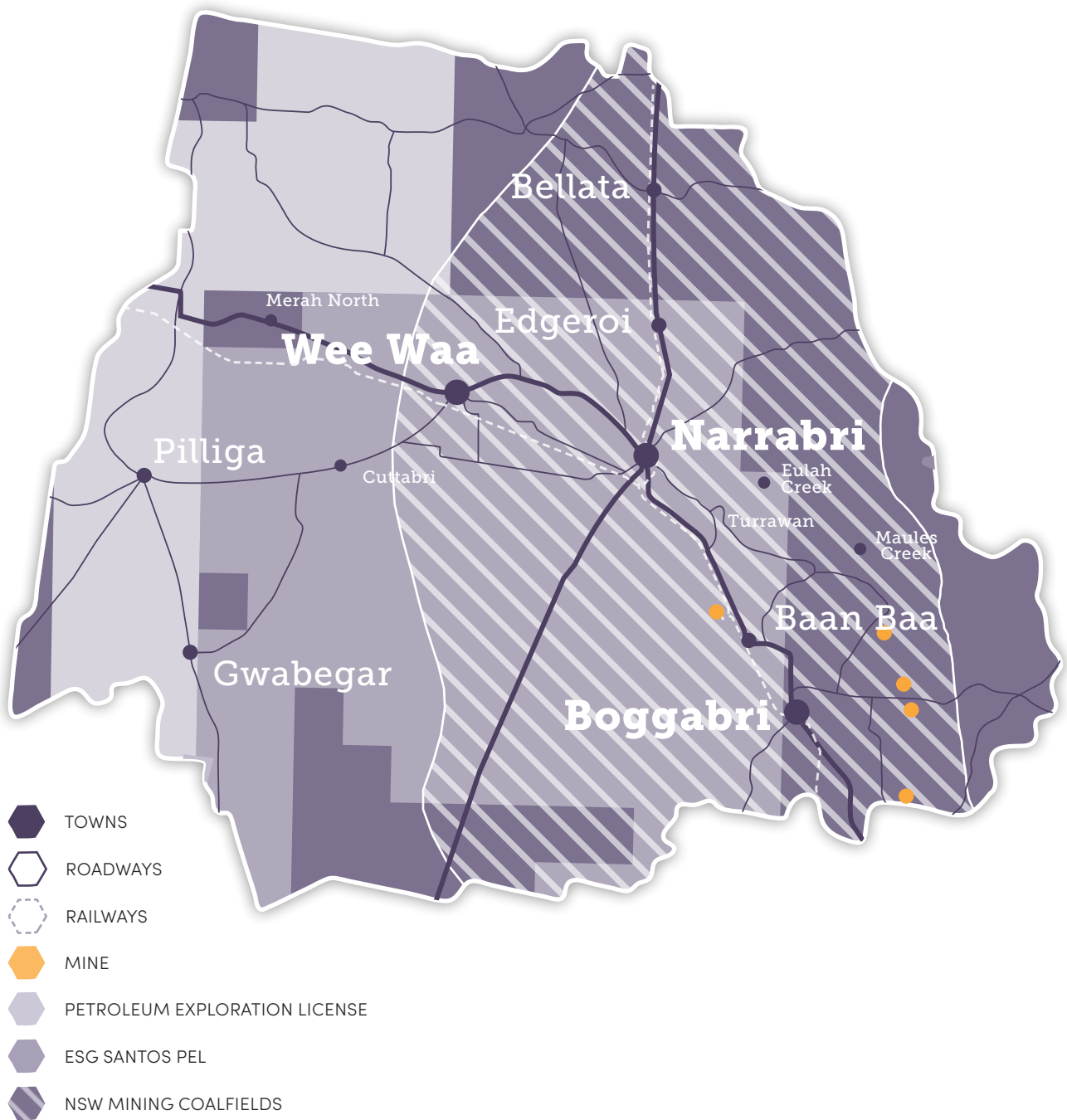


Figure 17: Narrabri LGA Mining Projects

## 4.3 Our Places

### 4.3.1 Overview

Narrabri Shire's population has fluctuated in recent times as evidenced by Census results with a slight decline between 2006 and 2011 of 1.4% and an increase between 2011 and 2016 of 1.2%.

Population projections include consideration of different scenarios through variations in inputs. The scenarios used by the DPIE include main series projections, and high and low growth projections. The high growth projection series results in the highest population projection of all scenarios considered. It is considered "worst case" in terms of catering for growth.

The high growth series 2019 population projections have been utilised for the purpose of strategic planning in this document. This scenario shows minor declines ranging

from -0.1% to -0.7%. It is also considered that strategic planning needs to consider higher growth to ensure that sufficient land is available in all scenarios. Council has an aspirational population target of over 14,000 for the LGA by 2040.

Of interest in the projections is the expected significant increase in the 75+ age group by 2041 for the Narrabri LGA and an evening up of age distribution within the population.

In terms of household composition, there is an expected increase in couples only and lone person households whilst family with children will decrease.

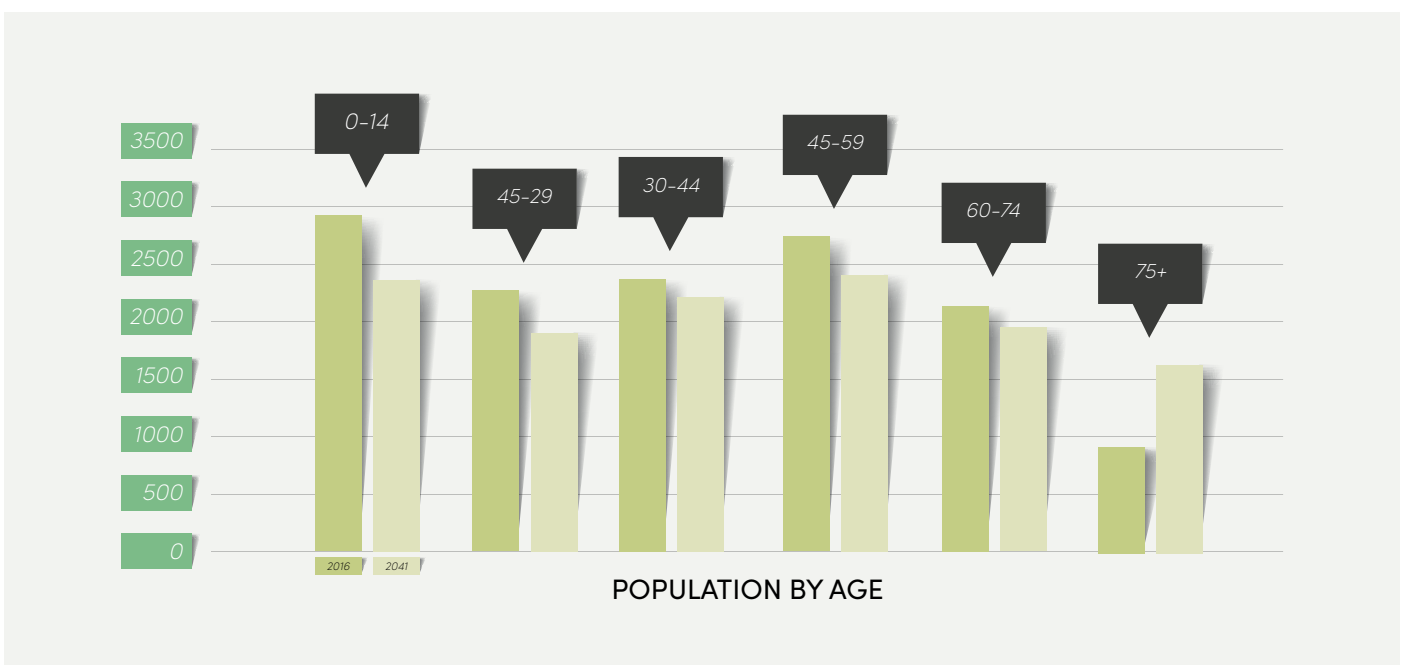


Figure 18: LGA Population by Age

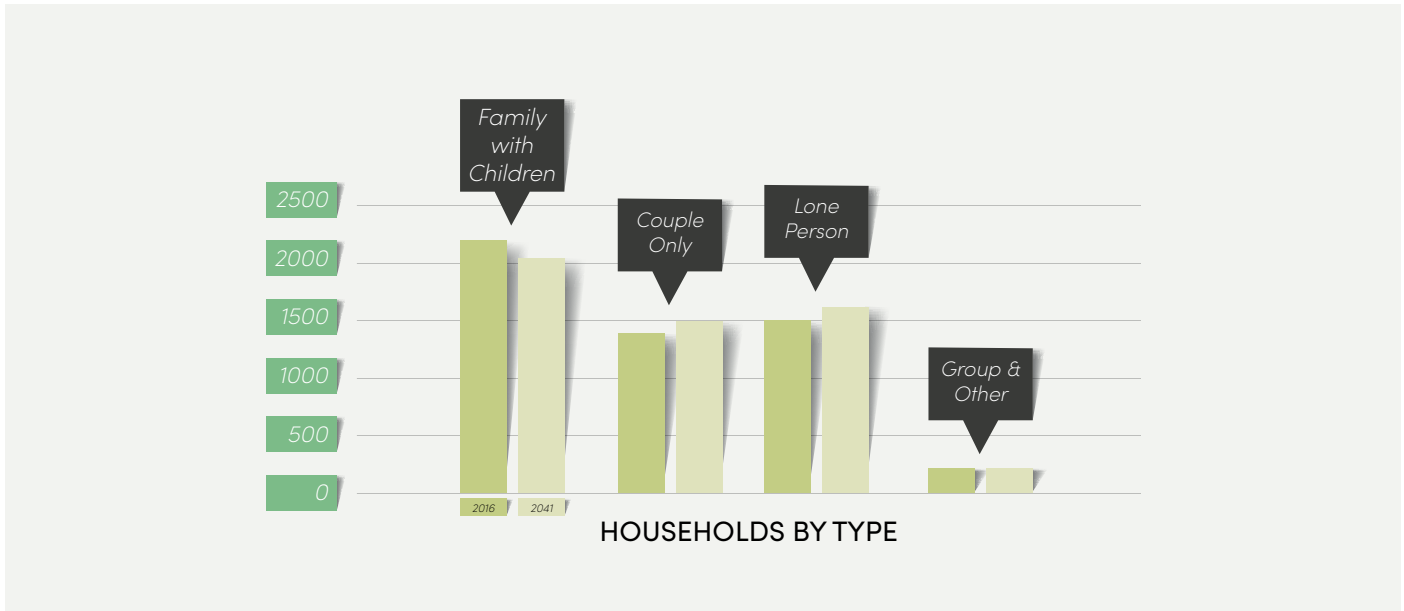


Figure 19: LGA Households by Type

By providing greater housing choice for our community, we can meet the housing needs of increasingly diverse residents and families (such as young families, lone person households and retirees) throughout their life. Housing diversity also encourages active lifestyles, increases the number of people living and working close to jobs, services and amenities as well as managing greenfield growth pressures. Council will develop a Housing Strategy which will outline

where future growth will occur and in what form. Narrabri is expected to see most of this growth, given the availability of services and potential for new manufacturing jobs. While providing a sufficient supply and diversity of housing is critical, Council is committed to preserving and enhancing the distinctive character of our city and towns. This commitment is particularly important for the smaller villages of Wee Waa, Bellata, Edgeroi, Gwabegar, Pilliga where populations are unlikely to increase.

The following planning priorities outline our model for sustainable growth:

- |                             |  |
|-----------------------------|--|
| <b>Planning Priority 7</b>  | Provide new space to grow and deliver greater housing diversity to suit changing needs |
| <b>Planning Priority 8</b>  | Provide for healthy communities  |
| <b>Planning Priority 9</b>  | Manage and enhance the distinctive character of towns                                  |
| <b>Planning Priority 10</b> | Protect Aboriginal culture and heritage  |
| <b>Planning Priority 11</b> | Protect Non-Aboriginal heritage  |
| <b>Planning Priority 12</b> | Education and research   |



## 4.3.2 Planning Priority 7

Provide new space to grow and deliver greater housing diversity to suit changing needs

### 4.3.2.1 Rationale

Council must accommodate the demographic changes while preserving what makes it such an attractive place to live and visit – our environment and the distinct local character of our towns and villages. Council has an aspirational population target of over 14,000 for the LGA by 2040.

Ensuring there is a sufficient supply of well-located land and diverse housing choices for residential development will deliver a range of benefits, including creating more walkable and accessible places, protecting environmentally sensitive areas and rural landscapes, and providing new housing in close proximity to services and employment.

A Housing Strategy is to be developed which will address matters such as capacity for residential development in the CBD, building heights and densities, changing demand for housing due to an ageing population.

New housing areas to adjoin the existing urban boundaries subject to appropriate constraints consideration and infrastructure provision in order to meet the demands arising from future development. All residential development should be high-quality and deliver a range of housing types to suit the needs of the community in accordance with the Housing Strategy.

While it is important to provide additional homes for our population, it is equally important to deliver the right mix

of housing types and lot sizes to cater for our changing demographics. Providing housing diversity and choice will improve affordability, help meet the needs of an ageing population and create more walkable, vibrant and accessible places.

New higher density housing in Narrabri will be achieved by encouraging different types of homes within the existing urban area.

There is an opportunity to encourage townhouses, villas and dual occupancy in residential areas close to the Central Business District as well as in areas where commercial zoning has not aligned with market led development forces.

Townhouses, villas and dual occupancy development will be encouraged next to public transport, services and amenities and to respect local character in accordance with Council's DCP.

An ageing population requires targeted housing supply, including independent living units and residential aged care facilities. The Housing Strategy will identify demand for residential aged care and Retirement living in Wee Waa, Narrabri and Boggabri.

It is important that the land use planning framework be updated to reflect current and emerging trends to appropriately cater for accommodation of the Shire's residents.

#### 4.3.2.2 Council will

- Consider greenfield residential development subject to appropriate constraints mapping and assessment, and subject to demonstrated demand.
- Deliver a range of high-quality housing types in new Greenfield Development Areas and existing residential zones (by reviewing the zones).
- Deliver medium density housing in areas identified in the Housing Strategy and includes housing types required by demographic projections.
- Encourage townhouses, villas and dual occupancy in close proximity to CBDs.
- Encourage new residential development to respect the character and amenity of existing areas through siting, design and layout of building forms.
- Promote housing for older people across the LGA including Independent Living Units and residential aged care facilities.
- Council will seek to optimise the use of existing infrastructure when planning for the delivery of new housing.

#### 4.3.2.3 Actions

- |  |   |
|--|---|
| 7.1 Revise the Growth Management Strategy to reflect the current trends.                                     | 7.3 Review the LEP and update planning controls to implement the recommendations and directions made in the Housing Strategy. |
| 7.2 Prepare a Housing Strategy to ensure sufficient housing is delivered to meet community needs and demand. | 7.4 Review areas in close proximity to the Narrabri CBD for opportunities to provide higher density residential development.  |

## 4.3.3 Planning Priority 8

### Provide for healthy communities

#### 4.3.3.1 Rationale

Public Spaces are defined as all places publicly owned or of public use, accessible and enjoyable by all for free and without a profit motive, including:

- Public open spaces: active and passive (including parks, gardens, playgrounds, public beaches, riverbanks and waterfronts, and publicly accessible bushland)
- Public urban facilities: public libraries, museums, galleries, civic/community centres and public sports facilities
- Streets: streets, avenues, boulevards, squares and plazas, pavements, passages and galleries and bicycle paths.

Planning decisions can contribute to the health and wellbeing of the community and the liveability of places. Health, referring to an overall state of wellbeing rather than just the absence of disease or injury, is dependent on factors influenced by the planning system, such as:

- social connectedness, particularly opportunities for unplanned social interaction

- employment and income
- education
- transport, particularly active and public transport
- access to healthy food
- access to nature and open space
- access to health care
- safety, security and crime prevention.

Narrabri Shire Council's Sport, Recreation and Open Space Plan 2017-2032 provides a clear statement of Council's commitment to the management, provision and development of recreation and open space in the Shire. Additionally, the Plan addresses recent trends and reflects changing community needs and demographics. The Plan provides realistic actions and solutions that reflect Council and community resources, will avoid ad hoc decision-making and will, ultimately, contribute to increased sport and recreation participation (and community health and well-being). The LSPS is to assist in the implementation of the plan from a land use planning perspective.

### 4.3.3.2 Council Will

- Empower staff to prioritise health and wellbeing in planning decisions;
- Deliver sufficient open space to meet the active and passive recreation needs of the community at LGA, district and neighbourhood scales;
- Ensure public spaces and places are accessible, attractive and safe;
- Recognise public space outcomes as essential elements of development, promote physical and mental wellbeing through green places;
- Continue to document public space, cultural and green assets and build on existing strategies to protect and enhance them; and
- Articulate the social, environmental, cultural and economic benefits of Public Space activity and infrastructure within the LGA.
- Council will consider the role of Movement & Place in contributing to healthy communities to ensure that the needs of movement and place are both met.

### 4.3.3.3 Actions

8.1 Assist with implementation the Sport, Recreation and Open Space Plan 2017-2032 from a land use planning perspective, through including relevant considerations in the DCP.

## 4.3.4 Planning Priority 9

### Manage and enhance the distinctive character of towns

#### 4.3.4.1 Rationale

The Narrabri LGA features historic settlements in scenic landscapes with natural beauty. A wealth of distinctive local character born from the early sheep stations and cattle pastures to new industry and agriculture, make Narrabri an attractive locality.

The urban settlement in Narrabri is characterised by its natural setting due to its proximity to the surrounding Namoi River, Narrabri Creek and Mt Kaputar National Park. Heritage buildings along Maitland Street were constructed during the mid to late 1800s.

However, the demographics of the Narrabri LGA is changing; the population is aging, and it is increasingly socially, culturally and economically diverse. Concurrently occurring is new infrastructure and investment, new business and job opportunities, changing household structures, technological innovation and disruption, and a changing natural and built environment. These different

facets of change all have an impact on the character of a place and require a strategic planning focus.

Ultimately, this strategic focus will help us to work with our communities to create places that people are proud to live in, where the community collaborates with local and state governments to plan how and where we are going to accommodate the growing population, while maintaining the essence of what it is that the community values about their places.

If we understand what it is about a place that people cherish, identify with and relate to, then architects, urban designers, planners and place-makers have the context and direction to manage change that meets community aspirations: we refer to this as exploring local character and place.

It is important that the local character of our places is embedded into our local planning framework.

#### 4.3.4.2 Council will:

- Encourage sympathetic development in areas subject to local character statements in
- Council's Housing Strategy in accordance with the DPIE Local Character and Place Guideline.
- Enhance the streetscape and public realm in local centres by preparing precinct plans for the CBD of Wee Waa, Narrabri and Boggabri.
- Support the health and wellbeing of the community through good urban design, particularly for seniors and people with a disability.
- Council will consider the role of Movement & Place in contributing to the enhancing of the distinctive character of towns.

#### 4.3.4.3 Actions

9.1 Update the DCP to include locality statements and tailored development controls for identified character areas.

9.2 Deliver a town centre precinct plan for Wee Waa, Narrabri and Boggabri.

## 4.3.5 Planning Priority 10

### Protect Aboriginal culture and heritage

#### 4.3.5.1 Rationale

Narrabri Shire Council recognises Aboriginal people as custodians of the land and recognises the significance of their spiritual and cultural connection to the land. This connection with the land long pre-dates European settlement, with evidence of Aboriginal occupation area dating back thousands of years. Despite physical modification of the land, many places of significance to the unique spiritual and cultural connection to the land remain.

To better manage protection of sites with known, or

potential Aboriginal cultural significance Narrabri Shire Council has consulted with relevant Aboriginal persons with interests in the Narrabri LGA. Council will continue to engage with Aboriginal communities to ensure future development in the area respects the cultural significance of landscapes and individual sites of significance within them.

It is important that the places of Aboriginal cultural heritage significance are provided with protection through the local planning framework.

#### 4.3.5.2 Council will

- Identify and protect areas of high environmental or cultural value.
- Protect, manage and respect Aboriginal cultural heritage
- Avoid impacts to Aboriginal cultural heritage
- Ensure Aboriginal people are engaged during the planning process
- Develop local heritage studies with the local Aboriginal community
- Adopt appropriate measures in planning strategies and local plans to protect Aboriginal heritage and recognise the contribution of cultural heritage values to the character and landscape of the region.
- Consider relevant Heritage NSW and Government Architect NSW's publications as part of carrying out the actions associated with this Planning Priority.

#### 4.3.5.3 Actions

10.1 Complete an Aboriginal Heritage Study.  
10.2 Support and drive LALC application for State Heritage Listing of Waterloo Creek Massacre site.

10.3 Review and update LEP and DCP requirements for Aboriginal heritage protection considerations, including the existing recorded Aboriginal sites.

## 4.3.6 Planning Priority 11

### Protect Non-Aboriginal heritage

#### 4.3.6.1 Rationale

European settlement of the town of Narrabri began at the site of a road junction to the south and the west. It was recommended as a town site in 1848. The first hotel was licensed in 1858 and in 1860 it was proclaimed a township. A post office and police station followed. Court services were transferred to Narrabri from Wee Waa in 1864-65 when a courthouse was built. The first public school was opened in 1868.

In 20 years from 1871 to 1891, the population of Narrabri increased from 313 to 1977 following the Robertson Land Act 1861 which opened the land up to smaller selectors and the commencement of wheat growing.

Wee Waa is the oldest town in the Namoi Valley. It was proclaimed in 1847. It initially had the police station and court of petty session, which were established in 1847, and was the centre for justice in the region. In 1849 a post office was built in Wee Waa. Development of the Wee Waa

area was aided by the extension of rail services in 1901. It is known as the birthplace of the commercial cotton industry in Australia. Two Californian families moved to the area in the 1960s bringing with them knowledge and technology for the cotton industry, thus beginning the cotton industry.

Boggabri was proclaimed as a township in 1860. It was established based on the agricultural assets and thrived once the railway opened in the early 1880s. Boggabri's central business area has been located in three different streets over the years, creating an interesting mix of architecture.

As a result of the history of the area, the LGA contains a number of items of heritage significance including those already listed on the national, state and local heritage registers. A review of the listings and items of significance in the LGA is required to ensure it is relevant.

#### 4.3.6.2 Council will

- Identify, protect and maintain items and areas of Non-Aboriginal heritage significance.
- Manage built heritage in accordance with the Burra Charter's (1999) best practice conservation principles and NSW Office of Environment and Heritage's guidelines.
- Manage development near heritage items to ensure it is respectful and sympathetic of surrounding items and conservation areas.
- Preserve areas of identified heritage significance and carefully manage their interface with the urban environment.
- Consider relevant Heritage NSW and Government Architect NSW's publications as part of carrying out the actions associated with this Planning Priority

#### 4.3.6.3 Actions

11.1 Carry out a Non-Aboriginal heritage study.

11.2 Review and update LEP following completion of Non-Aboriginal heritage study.

## 4.3.7 Planning Priority 12

### Education and research

#### 4.3.7.1 Rationale

There are opportunities to build upon the existing research centres within Narrabri and enhance stronger partnerships between the NSW Department of Education and the research sector.

With a predicted need for 70% more food globally, the agriculture sector is continuing to evolve and become more specialised in response to the pressure to produce more from less. The future focus for agriculture is on faster delivery and hi-tech, requiring new skills and infrastructure. With the University of Sydney I.A Watson Grains Research Centre Narrabri at the forefront of world plant breeding research, Cotton Seeds Distribution Wee Waa supplying cotton seed for up to one million hectares of irrigated and dryland cotton in any one season and the Australian Cotton Research Institute (between Narrabri and Wee Waa) the Shire is well equipped to become a world-leading centre for Agri-knowledge.

There are several major companies and research institutions located in the Narrabri LGA, supporting the agricultural sector including storage, process,

transporting and wholesaling operations. These include Cotton Research and Development Corporation, I.A. Watson Grain Institute (operated by Sydney University), Australia Cotton Research Institute and Cotton Catchment Communities Cooperative Research Centre, shown on Figure 10. These could support the commercialisation of new agricultural and business technologies.

Residential development will be restricted near research centres as well as other Biophysical Strategic Agricultural Land (BSAL), to support future expansion of research centres and recognise the primacy of the agriculture sector to Narrabri Shire.

It is intended to build on the current work undertaken by the University of Sydney at the I.A Watson Grains Research Centre and work with the local Aboriginal sector to ensure that Narrabri is at the forefront of world-class plant breeding research.

Being important to the local community and economy, it is important that education and research facilities are appropriate planned for in the local planning framework.

#### 4.3.7.2 Council will

- Advocate for secondary and tertiary education facilities
- Advocate and collaborate with education and research partners to facilitate the country education hub
- Protect and plan for future growth of existing research centres.

#### 4.3.7.3 Actions

12.1 Prepare a Precinct Plan in consultation with Federal and State Government representatives to develop a Country Education Hub in Narrabri to service the North-West Region.

12.2 Identify land-use potential for a new high school.

12.3 Review the LEP for opportunities to enable future growth of the research centres and to provide protection from impact on functionality and capacity.



The following planning priorities outline our model for sustainable growth:

**Planning Priority 13**

Support the emerging N2IP

**Planning Priority 14**

Facilitate & Enhance transport and infrastructure networks

**Planning Priority 15**

Coordinate local infrastructure delivery with planned growth



## 4.4 Our Infrastructure

### 4.4.1 Overview

Infrastructure capacity is an essential building block to support our communities forecast growth. Over the next 20-years the delivery of physical and social infrastructure will be vitally important for community well-being and supporting changes to our economy.

The delivery of major transformative infrastructure, such as the inland rail project, will serve as a critical component of the new economy, boosted by increased connectivity. New and upgraded essential services such as water, sewerage, drainage, telecommunications and energy facilities also need to be delivered to support our growing population.

As we grow and change, the efficient use of infrastructure will be critical to retaining the quality of life enjoyed by residents. As a result, our strategy promotes the sustainable use of infrastructure by targeting housing and employment growth in locations already well-served by existing infrastructure.

Council also needs to support the infrastructure delivery of the state government as outlined in

Future Transport 2056. The initiatives included in Future Transport 2056 for the LGA include:

- Newell Highway Overtaking Lanes (Multi-region)
- Newell Highway Heavy Vehicle Pavement Upgrades - Narrabri-Moree, North of Moree (Planning)
- Inland Rail (Federal Funded)
- Newell Highway Improvements (in addition to those

committed)

- Kamilaroi Highway Improvements
- New England North West Regional Transport Plan
- Support the delivery of Inland Rail

Council is also a member of Namoi Unlimited (NU), which is a Joint Organisation of Councils in the New England North West region of NSW. The group collaborates to develop regional opportunities to challenges that inhibit the growth of the economies in the Namoi region. NU has prepared the Namoi Region Road Network Strategy, the vision of the Strategy is to ensure roads are enabling the movement of commodities and goods safely and efficiently, to capitalise on economic and social opportunities, and available funding. Council infrastructure priorities would consider the outcomes of the Strategy.

Infrastructure considerations need to be cognisant of the NSW Road Safety Plan 2021. In terms of road safety, areas with identified high risk of run-off-road and fatigue related crashes on the high speed local road and regional road network need to consider key treatments such as centre and road side flexible safety barrier, audio-tactile line marking (rumble strips), wide centre line and curve improvements in accordance with the Saving Lives on Country Roads initiative of NSW Road Safety Plan 2021.

## 4.4.2 Planning Priority 13

### Support the emerging N2IP

#### 4.4.2.1 Rationale

Narrabri sits at the intersection of a number of rail and road infrastructure intersections. The Werris Creek Mungindi Railway Line intersects with the Narrabri West Walgett Railway line in Narrabri West, both lines providing freight access to Newcastle Port and Port Botab. The Inland Rail Project will be located to the west of Narrabri, providing further rail connection between Brisbane and Melbourne.

Similarly, Narrabri is located at the intersection of the Newell and Kamilaroi Highways. The Newell Highway is the main inland road between Queensland and Victoria, whilst the Kamilaroi is the main road between Bourke and the New England Highway in the upper Hunter at Willow Tree. Narrabri is well located in terms of multi modal infrastructure connections in order to provide transport from the agricultural areas of NSW to various cities and ports for distribution, intrastate, interstate and internationally.

Narrabri is endowed with energy resources in the form of renewables such as solar and alternatives such as gas. This makes Narrabri an attractive location for industrial investment and freight and logistics

operations.

Council is intending to capitalise on these opportunities and will develop an industrial and logistics Hub, to be known as the Northern NSW Inland Port (N2IP). The N2IP will be located to the west of Narrabri as shown in Figure 20.

The Strategic Business Case for the N2IP project indicated that development of the site would be likely to directly result in up to 900 full time jobs. Flow on effects for the economy of Narrabri Shire are estimated that a further 450 jobs could also be generated in the wider economy (Arcadis, 2019).

As a result of the increased employment and attraction of new tenants to town, based on 2.5 people per family, it is estimated that with 1,350 new jobs up to 3,375 people could move to the Narrabri Shire. This represents a 26% increase in the 2016 census population for the LGA.

It is important that the local planning framework appropriately facilitates and protects the N2IP Precinct.

#### 4.4.2.2 Council Will

- Prepare a masterplan to guide the development of the N2IP
- Amend the LEP to facilitate the delivery of the N2IP precinct
- Support the construction of the rail spur to the N2IP precinct
- Provide new serviced land for freight and logistics and related activities within the N2IP precinct
- Protect the N2IP precinct and key freight routes from sensitive land uses that may affect the efficiency and operation of the precinct and moving products to market.



Figure 20: Northern NSW Inland Port Precinct Location

#### 4.4.2.3 Actions

13.1 Amend the LEP to facilitate the delivery of N2IP master plan.

## 4.4.3 Planning Priority 14

### Facilitate & Enhance transport and infrastructure networks

#### 4.4.3.1 Rationale

Narrabri LGA is at the intersection of a number of existing inter and intra state arterial road and rail networks. This connectivity will be further enhanced with the implementation on the Inland Rail Project.

Road and rail transport networks are integral to the current and future economy of the region. As net exporters of primary products and with the increasing importance of export of such products internationally, the provision and protection of infrastructure routes is of utmost importance for the Shire.

Narrabri Shire contains significant reserves of coal and gas, which is resulting in emerging resources industries. This expansion along with general demographic changes is expected to see the demand for both public and chartered air services from the region, to Sydney, Brisbane and other major population centres. Based on this the capacity of the Narrabri Airport is expected to be exceeded in the near future. Consequentially, the Narrabri Airport Masterplan 2014-2034 has been prepared to enable a staged expansion of the airport.

Limiting inappropriate development along existing and proposed transport corridors will protect productivity

and safety. The location of existing and proposed utility or other infrastructure, including pipeline infrastructure, should be considered in relation to sites proposed for urban land release to avoid any conflict or encroachment that would compromise distribution networks.

It is important that the local planning framework facilitates and protects existing and planned transport and infrastructure networks.

Walking and cycling connections are to be prioritised and supported by safe facilities aligned with Safe System principles as per the Liveable and Safe Urban Communities initiative of NSW Road Safety Plan 2021. Consideration of Austroads Research Report (AP-R611-20) 'Integrating Safe System with Movement and Place for Vulnerable Road Users' is to be used for the application of Safe System thinking to a Movement and Place context.

Consideration should be given to the following documents in carrying out the actions:

- the Austroads Local Government Road Safety Management Guidance.
- NSW Freight and Ports Plan and Heavy Vehicle Access Policy Framework

#### 4.4.3.2 Council will

- Deliver the airport upgrade project to expand the capacity for expected demand.
- Promote opportunities to collaborate with stakeholders to deliver new and upgrades of existing infrastructure.
- Consider and facilitate protection of infrastructure.
- Council will work with Transport for NSW to consider how Transport for NSW owned land in the Shire can be utilised to support placemaking outcomes, enhance transport outcomes and contribute to economic development and sustainable land use planning outcomes including when preparing its Economic Development Strategy and Housing Strategy and through the LEP review process.

#### 4.4.3.3 Actions

14.1 Deliver the airport upgrade master plan project.

14.2 Review the LEP for opportunities to protect land necessary to support the operation of the airport in accordance with the masterplan.

14.3 Develop a Long-term Transport Strategy to align with State Government priorities and documents.

14.4 Work with the Transport for NSW to ensure transport decisions promote the best outcome for Narrabri communities.

14.5 Review the LEP for opportunities to enable future growth of transport infrastructure and to provide protection from impact on functionality and capacity.

## 4.4.4 Planning Priority 15

### Coordinate infrastructure delivery

#### 4.4.4.1 Rationale

As Narrabri grows and accommodates change, we must ensure that this growth is supported by the necessary infrastructure. Narrabri Shire Council recognises the need to work with industry, State agencies and other partners to deliver infrastructure aligned to growth.

The existing development contributions framework needs to be reviewed and revised to ensure it is reflecting current and future development growth and trends. A contributions framework needs to be established to facilitate the emerging N2IP precinct to ensure

the required infrastructure is delivered and costs are appropriately apportioned.

It is important for the continued growth of Narrabri LGA that the local planning framework best coordinates and facilitates infrastructure delivery.

Consistent with the New England North West Regional Plan 2036, rezoning will only occur when proposals for land release or development demonstrate that servicing can occur from existing infrastructure or that new infrastructure can be properly funded.

#### 4.4.4.2 Council Will

- Manage growth to support service provision in Narrabri LGA's city, towns and villages.
- Require all new development to align with planned infrastructure delivery and appropriate capacity
- Promote opportunities to collaborate with stakeholders to deliver new infrastructure.

#### 4.4.4.3 Actions

15.1 Review the Development Contributions Plan to determine gaps and update where necessary.

15.2 Consider and provide contributions framework required to deliver N2IP precinct.

# 4.5 Our Environment

## 4.5.1 Overview

Narrabri Shire LGA is home to a wealth of natural settings including the Nandewar Ranges and Mount Kaputar National Park, fertile plains, the Pilliga National Park and State Conservation Areas, and Narrabri Lake and the Namoi River catchment.

As well as providing critical habitat for a range of native flora and fauna, the land is the lifeblood of our community. The fertile agricultural land is the basis for our economic prosperity and enviable lifestyle.

Our environment is also changing due to a variable climate, and the way in which we position ourselves to respond is a priority consideration for Council.

The natural environment is a key part of Narrabri's identity and it is incumbent on Council, in partnership with the community, to manage our environment for future generations.

The following planning priorities outline our model for sustainable growth:

- |                             |  |
|-----------------------------|--|
| <b>Planning Priority 16</b> | Protect areas of high environmental value and significance |
| <b>Planning Priority 17</b> | Protect areas of high environmental value and significance |
| <b>Planning Priority 18</b> | Sustainably manage and conserve water resources            |



## 4.5.2 Planning Priority 16

### Protect areas of high environmental value and significance

#### 4.5.2.1 Rationale

Situated between two national parks, Pilliga to the south west and the Mount Kaputar National Park running along the eastern boundary, Narrabri Shire LGA is framed by environmental assets. The diverse environment of the LGA provides residents and visitors with unique scenic views.

Pilliga State Forest or Pilliga Scrub, which is the largest semi-arid woodland in the state. This rare forest type supports approximately 900 native plants and over 100 native animal species. The southern part of the Shire in particular provides important habitat for the koala population.

Narrabri Shire's natural places are already feeling the effects of climate change and human activity. Maintaining their natural state is paramount to protect the ecology and biodiversity.

Community consultation as part of the Community Strategic Plan identified support for protection and rehabilitation of degraded and fragmented areas and enhance corridors that connect remnant bushland.

It is important to have strategic direction for the appropriate location of biodiversity offset sites to ensure

it is achieving appropriate biodiversity outcomes but also ensuring bushfire risk is considered and important economic lands are not adversely affected or lost.

The waterways of the Shire provide habitat for the aquatic biodiversity. This includes a diverse range of habitats like floodplain areas, riparian vegetation, instream aquatic vegetation, snags and floodways. There are also some threatened species in these habitats. Freshwater rivers, creeks and streams are just as much "wildlife corridors" as are linear strips of terrestrial vegetation and in conjunction with riparian buffer zones sustain high biodiversity.

The NSW Planning Industry and Environment has prepared mapping of areas of high environmental value (HEV) for the New England and North West region. The HEV shows areas of potential high environmental values that will inform the GMS and new planning instruments. Figure 21 shows the HEV area for Narrabri LGA.

It is important that the local planning framework best protect areas of high environmental value and significance.

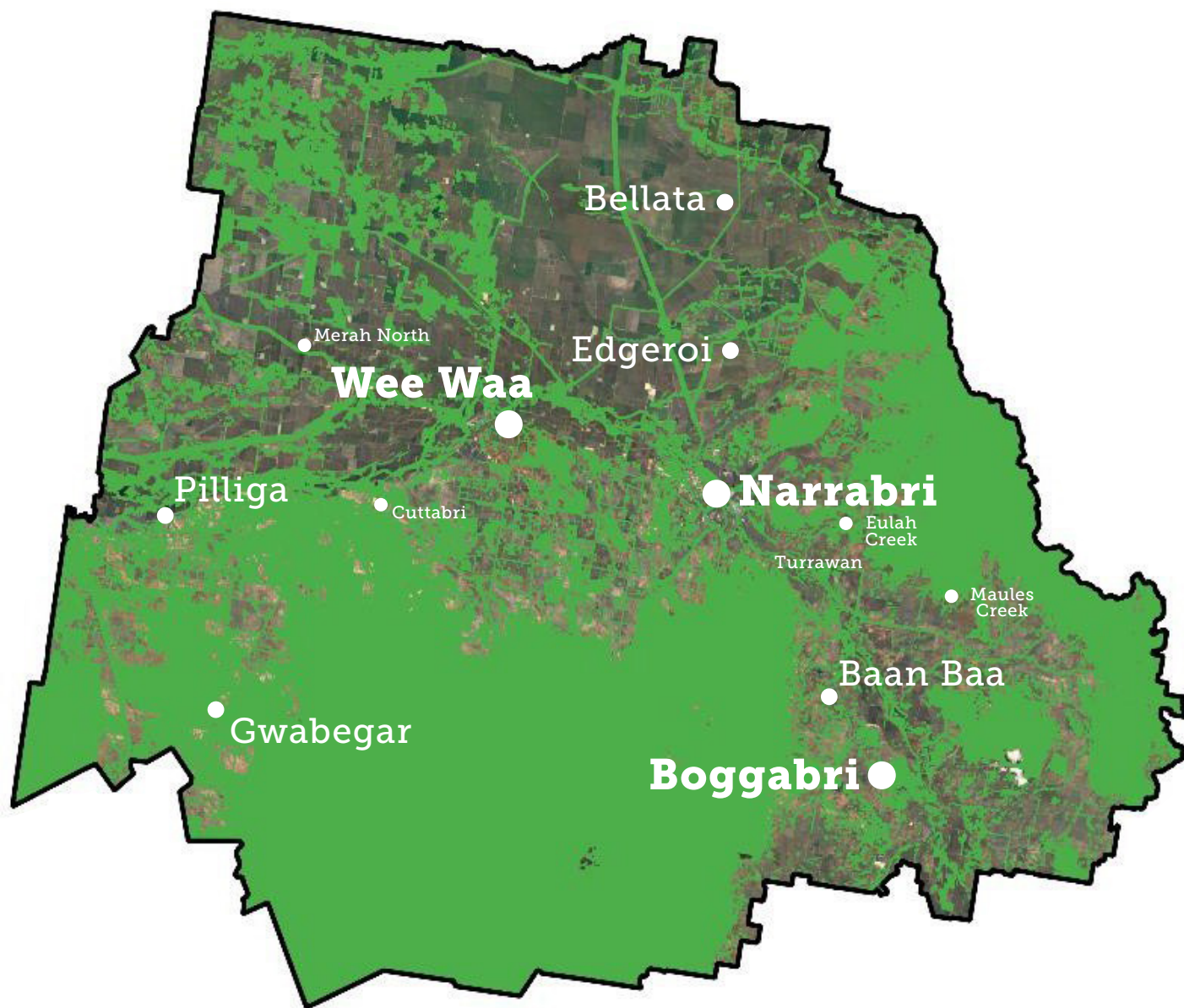


Figure 21: Potential High Environmental Value Map for Narrabri LGA

#### 4.5.2.2 Council Will

- Work with relevant stakeholders to retain wildlife corridor connectivity and biodiversity outcomes
- Raise awareness on the multiple values of biodiversity in Narrabri LGA
- Collaborate with the NSW Government to ensure a consistent approach to mapping biodiversity
- Protect natural assets and ensure the biodiversity of the LGA is identified and preserved for future generations
- Ensure development at the interface of State Forests and National Parks has a minimal environmental impact.
- Maintain environmentally sensitive places in their natural condition through protection from encroachment by inappropriate land uses.
- Retain and enhance vegetated riparian corridors, bird habitats, and wildlife corridors across the area to support biodiversity and water quality outcomes.
- Protect, enhance and increase natural and green spaces by considering ecosystem change and species shift from climate change, and applying ecosystem adaptation into strategic planning and land protection.

#### 4.5.2.3 Actions

- |   |   |
|---|---|
| 16.1 Prepare an Environmental Lands Study identifying areas of biodiversity significance, wildlife corridors and high environmental value to guide strategic decisions. | 16.4 Investigate mechanisms that support native vegetation retention.       |
| 16.2 Prepare a comprehensive koala plan of management.  | 16.5 Consider terrestrial biodiversity mapping and provisions in LEP.       |
| 16.3 Investigate opportunities to protect high priority biodiversity areas including koala habitat corridors.   | 16.6 Consider riparian land and watercourses mapping and provisions in LEP. |

## 4.5.3 Planning Priority 17

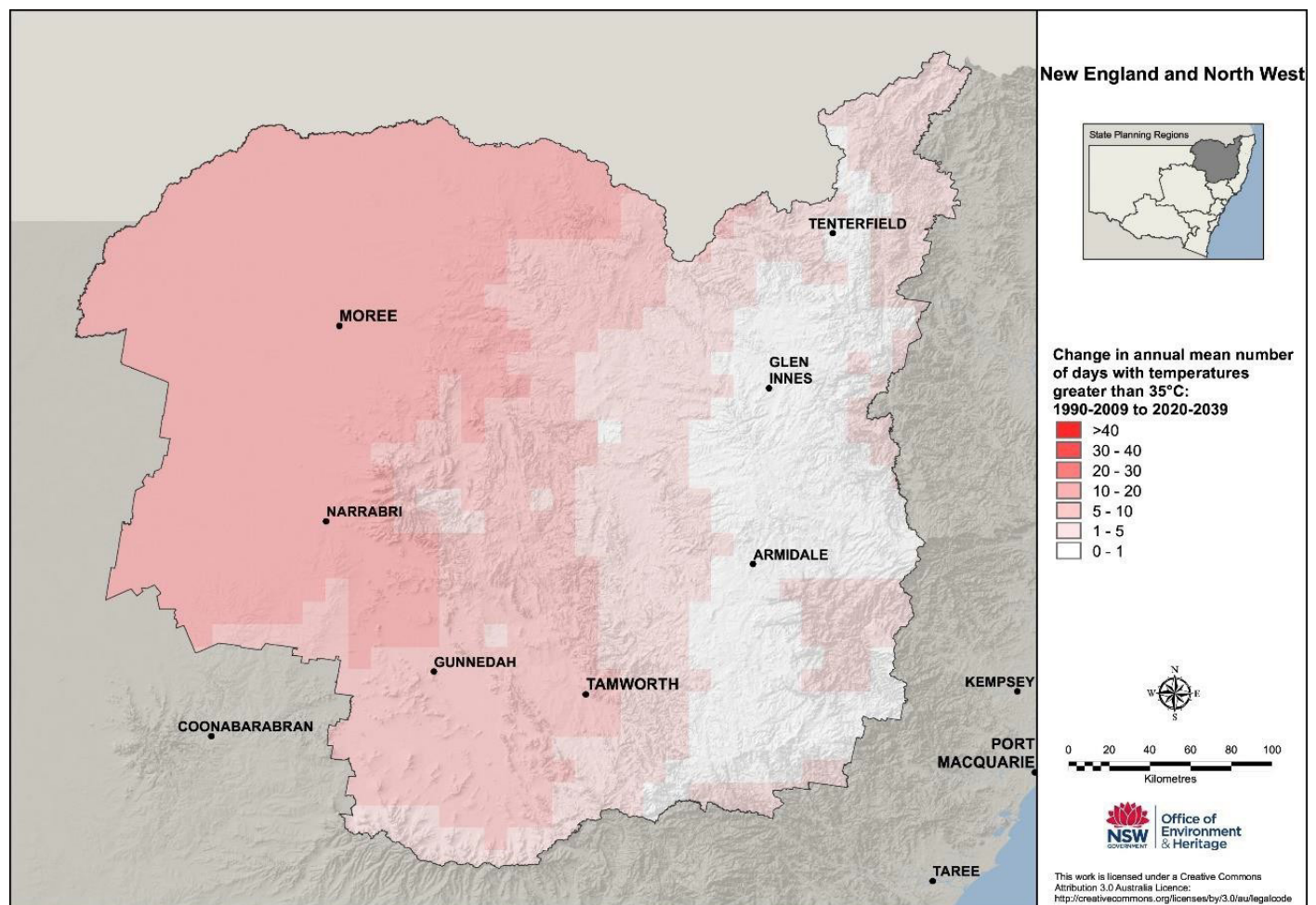
### Adapt to natural hazards and climate change

#### 4.5.3.1 Rationale

In accordance with the NSW Government's Climate Change Policy for NSW, Council is planning for greater resilience to a variable climate.

Temperatures have been increasing in the region since

the 1970's, with this trend set to continue. The number of hot days is projected to increase (refer Figure 22) with the impact of temperature extremes likely to impact health, infrastructure and our environment.



Source: (NSW Government, 2020)

Figure 22: NENW Change in Annual Mean Number of Days with Temperatures greater than 35°C: 1990-2009 to 2020-2039

Urban environments that have been cleared of vegetation are particularly vulnerable to the urban heat island effect. Built up areas that are mostly paved, concrete or roofs, experience temperatures many degrees higher than areas cooled by tree canopy and vegetation. Council will develop an urban greening strategy to combat the urban heat island effect. This will increase tree planting in public open space and providing shade to pedestrian routes. New development will also be expected to contribute to urban greening by complying with landscape controls in Council's DCP.

A variable climate is also forecast to increase periods of drought and periods of high rainfall leading to flooding. New development will be discouraged in areas vulnerable to natural hazards, particularly where the risk to life is high.

Mean precipitation over the seasons is likely to change. This includes general decreases in Summer and Winter, increases in Autumn, and both increases and decreases in the Shire during Spring. It is important that the local planning framework best provides for adaptation to natural hazards and climate change.

#### 4.5.3.2 Council Will

- Ensure that developments are not located in areas identified as high flooding or bushfire risk to protect lives and property.
- Encourage the built form to respond to risks of heat stress and drought by minimising reliance on mechanical heating and cooling through tree planting, landscaping improvements and green roofs, and sustainable urban design principles.

#### 4.5.3.3 Actions

17.1 Complete Flood Studies for Wee Waa, Narrabri, Boggabri.

17.2 Complete Flood Risk Management Plans for Wee Waa, Narrabri, Boggabri.

17.3 Amend the LEP zones to restrict development in high flood-risk constrained areas.

17.4 Review and update the Bush Fire Prone Lands map.

17.5 Develop an urban greening strategy to combat the urban heat island effect.

17.6 Assess and manage the impacts of climate change (such as heat, floods, storms and drought) on Council's assets and services. Enable communities and individuals to be better prepared and more resilient.

17.7 Continue to consider updated climate change information and monitor and report to the community on progress against climate resilience

17.8 Consider and implement a range of urban design and land use planning strategies to minimise heat in local government areas described in Minimising the Impacts of Extreme Heat: A guide for Local Government.

## 4.5.4 Planning Priority 18

### Sustainably Manage and Conserve Water Resources

#### 4.5.4.1 Rationale

Water availability and water quality are key issues within the Narrabri LGA.

Water availability is variable due to the effects of floods and droughts. This is being exacerbated by the effects of climate change which for the region is resulting in less reliable water supplies in the catchment as a result of higher temperatures, variable rainfall and higher evaporation rates. There are also risks of more intense storms and flooding between protracted droughts. Tensions are present within the LGA for limited water supply between traditional farming activities and newer mining activities.

Water quality within surface and groundwater systems is being impacted by:

- stormwater pollutants from development including sediment, nutrients and litter
- increased weed and algal growth from sediment and pollutant load in stormwater
- invasive species such as European carp
- increased hard surfaces from development increasing volume and velocity of stormwater runoff causing erosion
- wastewater discharge impacts on the natural environment as well as waterways
- onsite wastewater system overflows

- industry discharges
- impacts of mining on surface and groundwater including fracturing bedrock
- historical agricultural practices
- increased pressure on water supplies

Water sensitive urban design can limit water loss from buildings and extend the life and reliability of water supplies. Councils can improve water efficiency through building design; planning controls that avoid or mitigate impacts of development on drinking water catchments; and using wastewater for council parks or in agriculture.

Protecting water quality and maintaining water flows sustains healthy aquatic ecosystems. To support ecosystem health, water quality should be managed to meet the objectives of the Water Management Act 2000.

The fragility of the landscape means that water resources are more vulnerable to individual and cumulative impacts. New development should be located to minimise impacts on aquatic habitats such as waterways and wetlands, including downstream impacts. There are many vegetated areas that help to protect waterways and aquatic environments.

It is important that the local planning framework provides for sustainable management and conservation of water resources.

#### 4.5.4.2 Council Will

- Work towards reducing impact on local waterways from development.
- Use water to support sustainable development including community liveability, green neighbourhoods, enhancing biodiversity and climate resilience.
- Ensure future modifications of waterway catchments do not negatively impact waterways including preserving adequate riparian buffers and implementing smarter water management in new development sites.
- Continue to engage with other stakeholders including other councils, NSW Environment Protection Authority and the Department of Planning, Industry and Environment to achieve better environmental outcomes.
- Build on educational programs and create community awareness

#### 4.5.4.3 Actions

- |  |   |
|--|---|
| 18.1 Develop an Integrated Water Cycle Management Strategy   | 18.3 Consider requirement for Water Sensitive Urban Design in DCP   |
| 18.2 Implement the integrated water management policy and strategy through a review of the LEP and DCP provisions. | 18.4 Consider wetlands, water catchment areas and groundwater sensitive areas mapping and provisions in LEP |





Implementation  
Monitoring  
*AND*  
Reporting

# 5 IMPLEMENTATION, MONITORING & REPORTING

## 5.1 Overview

### 5.1.1 Implementation

Council will monitor, review and report on the LSPS to ensure its implementation.

The LSPS will be implemented through the Integrated Planning and Reporting (IP&R) framework in accordance with the Local Government Act 1993. Under the IP&R framework, Council is required to prepare a number of plans including:

- The Community Strategic Plan,
- a Delivery Program; and
- an Operational Plan

to outline planned work and track our progress on the commitments we made to achieve our community's vision for Narrabri.

All of the actions within the LSPS will be incorporated into the relevant Delivery Program activities and Operational Plan actions. We can't achieve all the actions at once, due to resourcing and financial limitations, so we plan to implement them in stages. The

following timeframes are proposed for implementation of the actions:

- Short Term – These actions are to be addressed within 0-5 years. These actions address some of our community's greatest priorities and establish some significant strategic work to be completed to guide our future LGA.
- Medium Term – These actions are to be addressed within 5-10 years. Some of the actions can only be implemented once we have completed some of the immediate actions, but also require more time to complete.
- Long Term – These actions are to be addressed within 10-20 years.
- Ongoing – These actions do not have a specified timeframe as we will be working to achieve them over the long term, and they do not have a set 'end date'.

### 5.1.2 Monitoring & Review

Council will monitor, review and report on its Local Strategic Planning Statement to ensure that its planning priorities are being achieved.

Council will commence its first full review of the LSPS in 2024 and again every four years to align the review period with Council's overarching community strategic

planning and IP&R under the LG Act.

Regular reviews will ensure that the LSPS reflects the vision the community has for future of Narrabri and is aligned to the latest trends and information available about the environment and the community's social and economic needs.

### 5.1.3 Funding & Investment

The LSPS will play an important role in Council's resourcing strategy, with preparation of strategies

and studies required by this plan funded in the 4-year delivery program and annual operational plans.

### 5.1.4 Existing Governance Arrangements & Partnerships

The LSPS also provides a framework for the coordinated action of many other partners in delivery. Council will continue to work hard to establish effective partnerships with State government agencies and other organisations to support the realisation of the plan.

The New England Joint Organisation of Councils will be utilised to support effective approaches to cross boundary and regionally significant issues.

Council will partner with the NSW Government to deliver its part of the New England North West Regional Plan.

## 5.2 Implementation for Our Economy

PLANNING PRIORITY	ACTION	TIME FRAME	RELATIONSHIP TO OTHER PLANS AND POLICIES	
			Planning Priority is consistent with Council's CSP Themes	Planning Policy gives effect to the New England North West Regional Plan 2036 Directions
1. Promote agriculture, grow the agri-business sector, encourage diversification in the agricultural sector and harness domestic and international opportunities	1.1 Review minimum lot sizes for rural lands mapped as BSAL	Short term	1. Our Society 3. Our Economy	1. Expand agribusiness and food processing sectors 2. Build agricultural productivity 3. Protect and enhance productive agricultural lands 6. Delivery new industries of the future 13. Expand emerging industries through freight and logistics connectivity 14. Enhance transport and infrastructure networks
	1.2 Review RU1 zoning permissible land uses to enable complementary uses that support a stronger agricultural sector.	Short term		
	1.3 Partner with the University of Sydney to investigate the development of the Agri-knowledge Precinct at the I.A Watson Grains Research Centre, Cotton Seeds Distribution and the Australian Cotton Research Institute	Medium term		
	1.4 Prepare a Rural Lands Study and review every four years to ensure that land use standards enable a productive agricultural sector	Medium term		
	1.5 Review planning controls in the LEP and DCP to accommodate agribusiness and to encourage intensive food production and more intensive agribusiness.	Short term		

PLANNING PRIORITY	ACTION	TIME FRAME	RELATIONSHIP TO OTHER PLANS AND POLICIES	
			Planning Priority is consistent with Council's CSP Themes	Planning Policy gives effect to the New England North West Regional Plan 2036 Directions
2. Protect primary production and employment lands	2.1 Review controls within LEP and DCP to provide identification of and protection to important agricultural lands	Short term	2. Our Environment 3. Our Economy	3. Protect and enhance productive agricultural lands 13. Expand emerging industries through freight and logistics connectivity
	2.2 Review controls within LEP and DCP to manage the interface between other land uses and important agricultural lands, intensive agriculture, and employment lands, to manage compatibility between land uses including requirements for land use conflict risk assessments	Short term		
3. Build strong economic centres	3.1 Identify and develop a Precinct Plan for an integrated manufacturing, freight and logistics precinct.	Short term	3. Our Economy	7. Build strong economic centres 6. Deliver new industries of the future 8. Expand tourism and visitor opportunities
	3.2 Complete an employment lands study	Medium Term		
	3.3 Review and implement the Economic Development Strategy with a focus on innovative and knowledge jobs, and leveraging the agriculture and tourism sector	Medium Term		
	3.4 Review of industrial lands in Narrabri, Boggabri and Wee Waa to consider constraints, opportunities, and demand	Medium Term		
	3.5 Identify and development a Precinct Plan for the CBD based on constraints and opportunities	Medium Term		

PLANNING PRIORITY	ACTION	TIME FRAME	RELATIONSHIP TO OTHER PLANS AND POLICIES	
			Planning Priority is consistent with Council's CSP Themes	Planning Policy gives effect to the New England North West Regional Plan 2036 Directions
4. Manage and support the transition to renewable energy	4.1 Complete a Solar Feasibility Study to identify preferred locations best suited for solar energy development in Narrabri, Wee Waa and Boggabri	Medium term	2. Our Environment 3. Our Economy	5. Grow New England North West as the renewable energy hub of NSW 6. Delivery new industries of the future
	4.2 Identify locations for EV charging sites within Narrabri including Tourism Precinct and ensure statutory planning documents facilitate EV charging infrastructure to be located in appropriate zones	Medium term		
	4.3 Identify a renewable energy sub-precinct in the Precinct Plan for an integrated manufacturing, freight and logistics precinct.	Medium term		
5. Promote tourism	5.1 Amend the LEP to permit the temporary use of Council owned land for community/public events and festivals	Short term	3. Our Economy	7. Build strong economic centres 8. Expand tourism and visitor opportunities 11. Protect areas of potential high environmental value
	5.2 Identify and development Precinct Plan for a tourism precinct in Narrabri	Medium term		
	5.3 Expand nature-based adventure and cultural tourism places	Medium term		
	5.4 Monitor, update and implement the Destination Management Plan	On-going		
6. Sustainably Manage Mineral Areas	Prepare a Mining Areas Land Use Strategy	Short Term	2. Our Environment	4. Sustainably manage mineral resources

## 5.3 Implementation of Our Places

PLANNING PRIORITY	ACTION	TIME FRAME	RELATIONSHIP TO OTHER PLANS AND POLICIES	
			Planning Priority is consistent with Council's CSP Themes	Planning Policy gives effect to the New England North West Regional Plan 2036 Directions
<b>7.</b> Provide new space to grow and deliver greater housing diversity to suit changing needs	<b>7.1</b> Revise the Growth Management Strategy to reflect the current trends.	Short term	<b>3.</b> Our Economy	<b>17.</b> Strengthen community resilience <b>18.</b> Provide great places to live <b>20.</b> Deliver greater housing diversity to suit changing needs <b>21.</b> Deliver well planned rural residential housing
	<b>7.2</b> Prepare a Housing Strategy to ensure sufficient housing is delivered to meet community needs and demand	Medium term		
	<b>7.3</b> Review the LEP and update planning controls to implement the recommendations and directions made in the Housing Strategy.	Medium term		
	<b>7.4</b> Review areas in close proximity to the Narrabri CBD for opportunities to provide higher density residential development	Medium term		
<b>8.</b> Provide for healthy communities	<b>8.1</b> Assist with implementation of the Sport, Recreation and Open Space Plan 2017-2032 from a land use planning perspective through including relevant considerations in the DCP.	Short Term	<b>1.</b> Our Society	<b>18.</b> Provide great places to live <b>19.</b> Support healthy, safe, socially engaged and well-connected communities.
<b>9.</b> Manage and enhance the distinctive character of towns	<b>9.1</b> Update the DCP to include locality statements and tailored development controls for identified character areas	Short term	<b>1.</b> Our Society <b>3.</b> Our Economy	<b>17.</b> Strengthen community resilience <b>18.</b> Provide great places to live <b>9.</b> Manage and enhance the distinctive character of towns <b>24.</b> Protect the regions historic heritage assets
	<b>9.2</b> Deliver a town centre precinct plan for Wee Waa, Narrabri and Boggabri	Medium term		

PLANNING PRIORITY	ACTION	TIME FRAME	RELATIONSHIP TO OTHER PLANS AND POLICIES	
			Planning Priority is consistent with Council's CSP Themes	Planning Policy gives effect to the New England North West Regional Plan 2036 Directions
10. Protect Aboriginal culture and heritage	10.1 Complete an Aboriginal Heritage Study	Short Term	2. Our Environment	22. Increase the economic self-determination of Aboriginal communities 23. Collaborate with Aboriginal communities to respect and protect Aboriginal culture and heritage 24. Protect the region's historic heritage assets
	10.2 Support and drive LALC application for State Heritage Listing of Waterloo Creek Massacre site	ongoing		
	10.3 Review and update LEP and DCP requirements for Aboriginal heritage protection considerations	Short Term		
11. Protect Non-Aboriginal heritage	11.1 Carry out a Non-Aboriginal heritage study	Medium Term	2. Our Environment	24. Protect the region's historic heritage assets
	11.2 Review and update LEP following completion of Non-Aboriginal heritage study	Medium Term		
12. Education and research	12.1 Prepare a Precinct Plan in consultation with Federal and State Government representatives to develop a Country Education Hub in Narrabri to service the North-West Region	Medium Term	1. Our Society	7. Build strong economic centres
	12.2 Identify land-use for a potential new high school and special needs school.	Medium Term		
	12.3 Review the LEP for opportunities to enable future growth of the research centres and to provide protection from impact on functionality and capacity.	Medium Term		



## 5.4 Implementing Our Infrastructure

PLANNING PRIORITY	ACTION	TIME FRAME	RELATIONSHIP TO OTHER PLANS AND POLICIES	
			Planning Priority is consistent with Council's CSP Themes	Planning Policy gives effect to the New England North West Regional Plan 2036 Directions
13. Support the emerging N2IP	13.1 Amend the LEP to facilitate the delivery of N2IP master plan.	Short Term	3. Our Economy	3. Our Economy 2. Build agricultural productivity 6. Deliver new industries of the future 7. Build strong economic centres 13. Expand emerging industries through freight and logistics connectivity 14. Enhance transport and infrastructure networks 16. Coordinate infrastructure delivery

PLANNING PRIORITY	ACTION	TIME FRAME	RELATIONSHIP TO OTHER PLANS AND POLICIES	
			Planning Priority is consistent with Council's CSP Themes	Planning Policy gives effect to the New England North West Regional Plan 2036 Directions
14. Facilitate and enhance transport and infrastructure networks	14.1 Deliver the airport upgrade master plan project	Short Term & ongoing	1. Our Society 3. Our Economy 4. Our Civic Leadership	13. Expand emerging industries through freight and logistics connectivity 14. Enhance transport and infrastructure networks 15. Facilitate air and public transport infrastructure
	14.2 Review the LEP for opportunities to protect land necessary to support the operation of the airport in accordance with the masterplan	Short Term		
	14.3 Develop a Long-term Transport Strategy to align with State Government priorities and documents	Medium Term		
	14.4 Work with the Transport for NSW to ensure transport decisions promote the best outcome for Narrabri communities.	Ongoing		
	14.5 Review the LEP for opportunities to enable future growth of transport infrastructure and to provide protection from impact on functionality and capacity	Short Term		
15. Coordinate infrastructure delivery	15.1 Review the Development Contributions Plan to determine gaps and update where necessary	Short Term	3. Our Economy 4. Our Civic Leadership	13. Expand emerging industries through freight and logistics connectivity 14. Enhance transport and infrastructure networks 15. Coordinate air and public transport infrastructure 16. Coordinate infrastructure delivery
	15.2 Consider and provide contributions framework required to deliver N2IP precinct	Short Term		

## 5.5 Implementing Our Environment

PLANNING PRIORITY	ACTION	TIME FRAME	RELATIONSHIP TO OTHER PLANS AND POLICIES	
			Planning Priority is consistent with Council's CSP Themes	Planning Policy gives effect to the New England North West Regional Plan 2036 Directions
<b>16.</b> Protect areas of high environmental value and significance	<b>16.1</b> Prepare an Environmental Lands Study identifying areas of biodiversity significance, wildlife corridors and high environmental value to guide strategic decisions.	Long term	<b>2.</b> Our Environment	<b>10.</b> Sustainable manage and conserve water resources <b>11.</b> Protect areas of potential high environmental value
	<b>16.2</b> Prepare a comprehensive koala plan of management	Long term		
	<b>16.3</b> Investigate opportunities to protect high priority biodiversity areas including koala habitat corridors.	Long term		
	<b>16.4</b> Investigate mechanisms that support native vegetation retention	Long term		
	<b>16.5</b> Consider terrestrial biodiversity mapping and provisions in LEP	Long term		
	<b>16.6</b> Consider riparian land and watercourses mapping and provisions in LEP	Long term		
<b>17.</b> Adapt to natural hazards and climate change	<b>17.1</b> Council will complete Flood Studies for Wee Waa, Narrabri, Boggabri	Short term & Medium Term	<b>2.</b> Our Environment	<b>12.</b> Adapt to natural hazards and climate change
	<b>17.2</b> Council will complete Flood Risk Management Plans for Wee Waa, Narrabri, Boggabri	Short term & Medium Term		

PLANNING PRIORITY	ACTION	TIME FRAME	RELATIONSHIP TO OTHER PLANS AND POLICIES	
			Planning Priority is consistent with Council's CSP Themes	Planning Policy gives effect to the New England North West Regional Plan 2036 Directions
17. Adapt to natural hazards and climate change	17.3 Council will amend the LEP zones to restrict development in high flood-risk constrained areas	Short term & Medium Term		
	17.4 Review and update the Bush Fire Prone Lands map	Short term		
	17.5 Develop an urban greening strategy to combat the urban heat island effect	Medium term		
	17.6 Assess and manage the impacts of climate change (such as heat, floods, storms and drought) on Council's assets and services. Enable communities and individuals to be better prepared and more resilient.	Long term		
	17.7 Continue to consider updated climate change information and monitor and report to the community on progress against climate resilience	Long term		
	17.8 Consider and implement a range of urban design and land use planning strategies to minimise heat in local government areas described in Minimising the Impacts of Extreme Heat: A guide for Local Government.	Long term		

PLANNING PRIORITY	ACTION	TIME FRAME	RELATIONSHIP TO OTHER PLANS AND POLICIES	
			Planning Priority is consistent with Council's CSP Themes	Planning Policy gives effect to the New England North West Regional Plan 2036 Directions
18. Sustainably manage and conserve water resources	18.1 Council will develop an Integrated Water Cycle Management Strategy	Short term	2. Our Environment	10. Sustainable manage and conserve water resources 11. Protect areas of potential high environmental value
	18.2 Implement the integrated water management policy and strategy through a review of the LEP and DCP provisions.	Short term		
	18.3 Consider requirement for Water Sensitive Urban Design in DCP	Short term		
	18.4 Consider wetlands, water catchment areas and groundwater sensitive areas mapping and provisions in LEP	Short term		

## 6 ACRONYMS

<b>CP</b>	Contributions Plan
<b>CPP</b>	Community Participation Plan
<b>CSP</b>	Community Strategic Plan
<b>DCP</b>	Development Control Plan
<b>DPIE</b>	Department of Planning, Industry and Environment
<b>EP&amp;A Act</b>	Environmental Planning & Assessment Act 1979
<b>IP&amp;R</b>	Integrated Planning and Reporting
<b>LALC</b>	Local Aboriginal Land Council
<b>LEP</b>	Local Environmental Plan
<b>LGA</b>	Local Government Area
<b>LG Act</b>	Local Government Act 1993
<b>LSPS</b>	Local Strategic Planning Statement
<b>LSPS</b>	Local Strategic Planning Statement
<b>NENWRP</b>	New England North Regional Plan 2036
<b>NSC</b>	Narrabri Shire Council
<b>NSW</b>	New South Wales
<b>RMS</b>	Roads and Maritime Services
<b>TAFE</b>	Technical and Further Education NSW
<b>TfNSW</b>	Transport for NSW



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