
STATEMENT OF ENVIRONMENTAL EFFECTS FOR

CONSTRUCTION AND USE OF A CULTURAL CENTRE / COMMUNITY FACILITY BUILDING | 6-10
SARINA STREET NARRABRI | LOT 228 IN DP822968 AND LOT 153 IN DP757093

PARISH OF COOMA | COUNTY OF WHITE | LOCAL GOVERNMENT AREA | NARRABRI | OWNER:
NARRABRI LOCAL ABORIGINAL LAND COUNCIL

Prepared for Narrabri Local Aboriginal Land Council

Prepared by Fyfe Pty Ltd

ABN 57 008 116 130

Address 30 Balonne Street
Narrabri NSW 2390

Date 11/08/2026

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Reference 95667-3-SoEE-r0



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Document Information

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Approved by: Brian Hammonds	Registered Land Surveyor, Fyfe Pty Ltd	Date: 11/08/2026
Client acceptance by:	Behalf of Narrabri Local Aboriginal Land Council.	Date: 11/08/2026

Revision History

Revision	Revision Status	Date	Prepared	Reviewed	Approved
0	Issued for review				
	Approved by Client				

SUBMISSION OF STATEMENT OF ENVIRONMENTAL EFFECTS (SOEE)

Prepared under the Environmental Planning and Assessment Act 1979

SoEE prepared by:

Name: Brian Hammonds
Qualifications: Registered Land Surveyor
Address: Fyfe Pty Ltd
PO Box 1
Narrabri NSW 2390

In respect of:

Proponent name: Narrabri Local Aboriginal Land Council C/- Fyfe Pty Ltd per Brian Hammonds
Site address: 6-10 Sarina St Narrabri NSW 2390
Narrabri NSW 2390
Subject land: Lot 228 IN DP822968 and Lot 153 In DP757093

Declaration:

Certificate: I hereby certify that I have prepared the contents of this statement and to the best of my knowledge it is true in all material particulars and does not, by its presentation or omission of information, materially mislead.

Signature:

Name: Brian Hammonds
Registered Land Surveyor
Fyfe Pty Ltd

Date:

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Appendix A Plan of Proposed Subdivision
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1. DEVELOPMENT APPLICATION OUTLINE

Proposed Development:	Construction and use of a cultural centre / community facility building, with associated access, car parking, servicing, drainage and flood planning works as required by Council.
Subject Land:	6-10 Sarina Street Narrabri 2390 Lot 228 in DP822968 and Lot 153 in DP757093 LOCAL GOVERNMENT AREA NARRABRI PARISH OF COOMA COUNTY OF WHITE
Classification:	Local Development
Proponent:	<u>Applicant:</u> The applicant for the development is Narrabri Local Aboriginal Land Council. submitted online and managed by Fyfe Pty Ltd. Fyfe Pty Ltd has been engaged by Narrabri Local Aboriginal Land Council to prepare a Statement of Environmental Effects to accompany a Development Application to Narrabri Shire Council, seeking consent for the proposed development as outlined above.

2. EXECUTIVE SUMMARY

2.1 Background

Fyfe Pty Ltd has been engaged by Narrabri Local Aboriginal Land Council to prepare this Statement of Environmental Effects to accompany a Development Application to Narrabri Shire Council. The application seeks consent for the construction and use of a cultural centre / community facility building at 6-10 Sarina Street, Narrabri, being Lot 228 in DP822968 and Lot 153 in DP757093.

For the relevant matters contained within Section 4.15 of the *Environmental Planning & Assessment Act 1979*, this statement provides:

- a description of the subject site and surrounds
- a description of the characteristics of the proposed development; and
- an assessment of the perceived impacts of the proposal.

2.2 Proposal

The subject application seeks Council consent for construction and use of a cultural centre / community facility building on the subject land, including associated access, car parking, servicing, stormwater management and flood planning measures. The proposal is to be assessed as a building-based community facility use rather than as a subdivision.

The proposed development is detailed on the plan attached in **Appendix A** to this statement.

For planning purposes, the proposed cultural centre is appropriately characterised as a community facility where it is owned or controlled by a public authority or non-profit community organisation and used for the physical, social, cultural or intellectual development or welfare of the community. The final land-use description should be confirmed by Council as part of the development assessment.

2.3 Permissibility

The subject land is identified as being within Zone RU1 Primary Production under the Narrabri Local Environmental Plan 2012. The development is to be assessed against the RU1 land-use table, the objectives of the zone, the relevant LEP definitions and the applicable provisions of the NLEP 2012. On the basis that the proposal is for a cultural centre / community facility building, permissibility must be confirmed by reference to the applicable land-use term in the RU1 land-use table and any relevant additional permitted use provisions.

This statement has been prepared in support of the accompanying development application.

3. SUBJECT SITE AND LOCALITY

3.1 Land Titles

The subject site is being Lot 228 in DP822968 and Lot 153 in DP757093 described as 6-10 Sarina Street, Narrabri NSW. The site is situated approximately 4km Southwest of the Narrabri Post Office and 11.7km Southwest of the Narrabri airport. The subject site is currently a large vacant block. The deposited plan and land title documents for the subject land are attached as **Appendix B**, which detail the dimensions of the land and various interests recorded against the titles.

3.2 Site Details and Existing Development

The subject site consists of 1 lot approximately 1.205 ha in total area by title and 1 Lot unknown that is a vacant block of land.

The details of the subject lot are as follows:

Lot	Deposited Plan	Title Diagram	Area fromTitle Diagrams
228	822968	DP822968	1.205ha
153	757093	DP757093	
3			

Schedule 5 and the planning maps of the NLEP 2012 indicate that the subject site does not have any identified heritage items located upon it.

The allotment is identified as flood prone land in the certificate; however, is not deemed to lie within a designated bush fire prone area.

3.3 Land Use Context

The subject land is situated within an area zoned for – RU1 – *Primary production with a specified* minimum lot size of 40ha

The land surrounding the property is a mixture of zones being RU1 – *Primary Production*, IN1 *General Industrial* and R1 *General residential*.

The proposal relates to building works and associated site works. Any new or modified vehicular access from Sarina Street or Saleyards Road is to be designed to Council requirements and addressed as part of the civil design, access and parking assessment. No subdivision is proposed by this application unless separately identified on the submitted plans.

The site and its locality are shown in Figure 3.1 below in an aerial image of the subject land from nearmaps Aug 2026 with cadastral boundaries. Excerpts from the relevant Land Zoning Map (LZN) and Minimum Lot Size Map (MLS) are included as Figures 3.3 and 3.4.

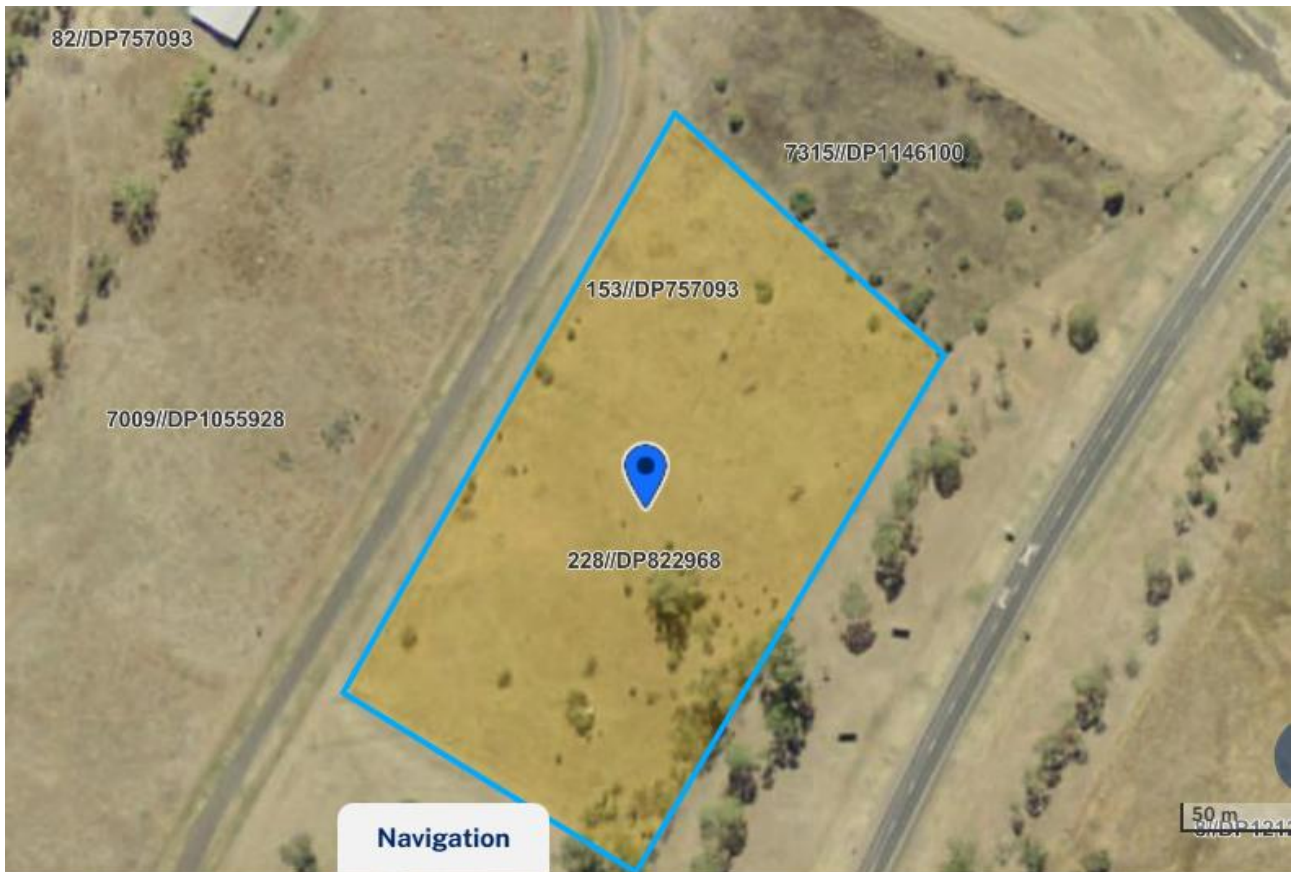


Figure 3.1 Aerial imagery of the subject land Lot 228 in DP822968 and Lot 153 in DP757093

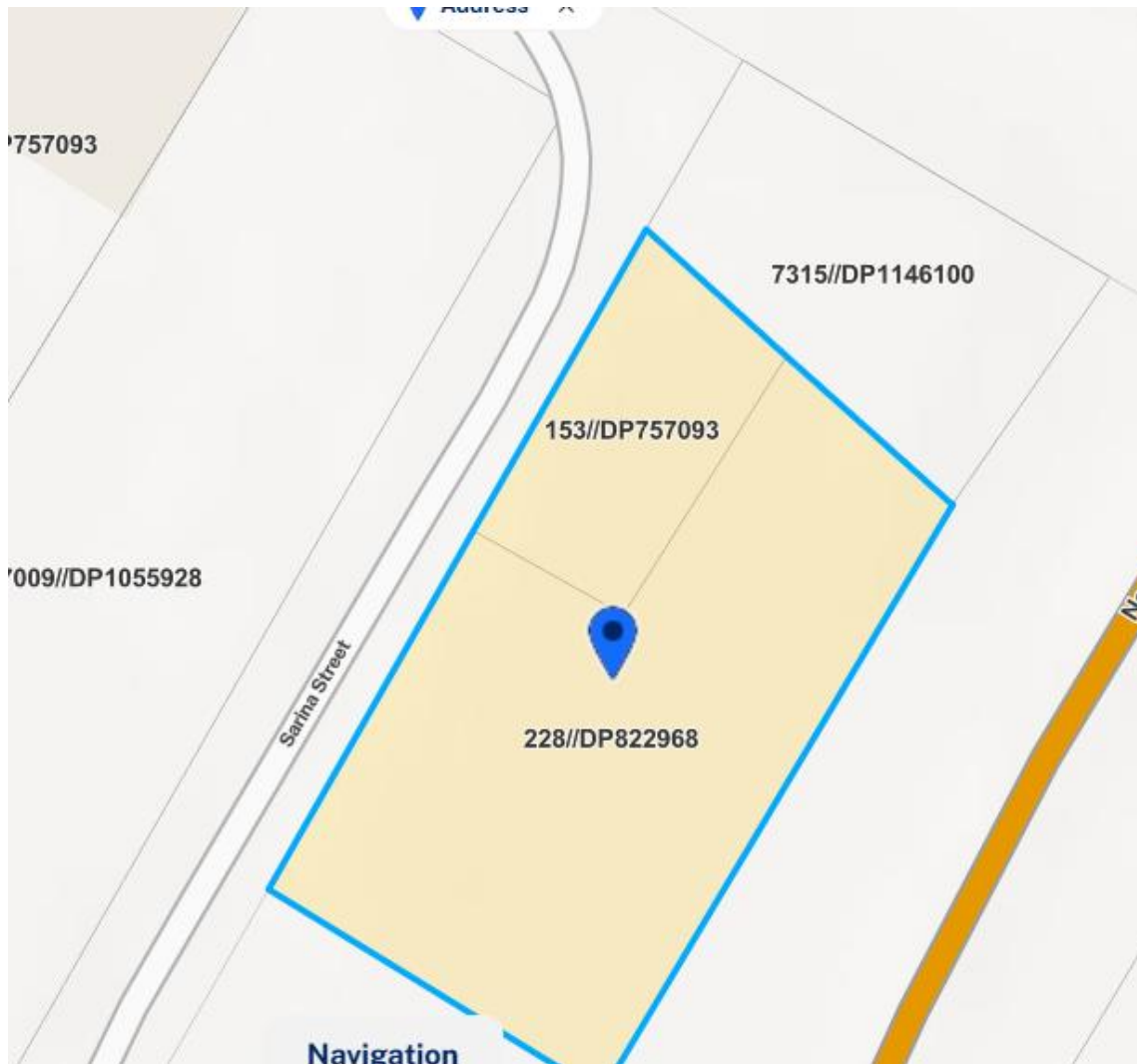


Figure 3.2 SDT Explorer topographic imagery of the subject land indicated by the bold blue outline.

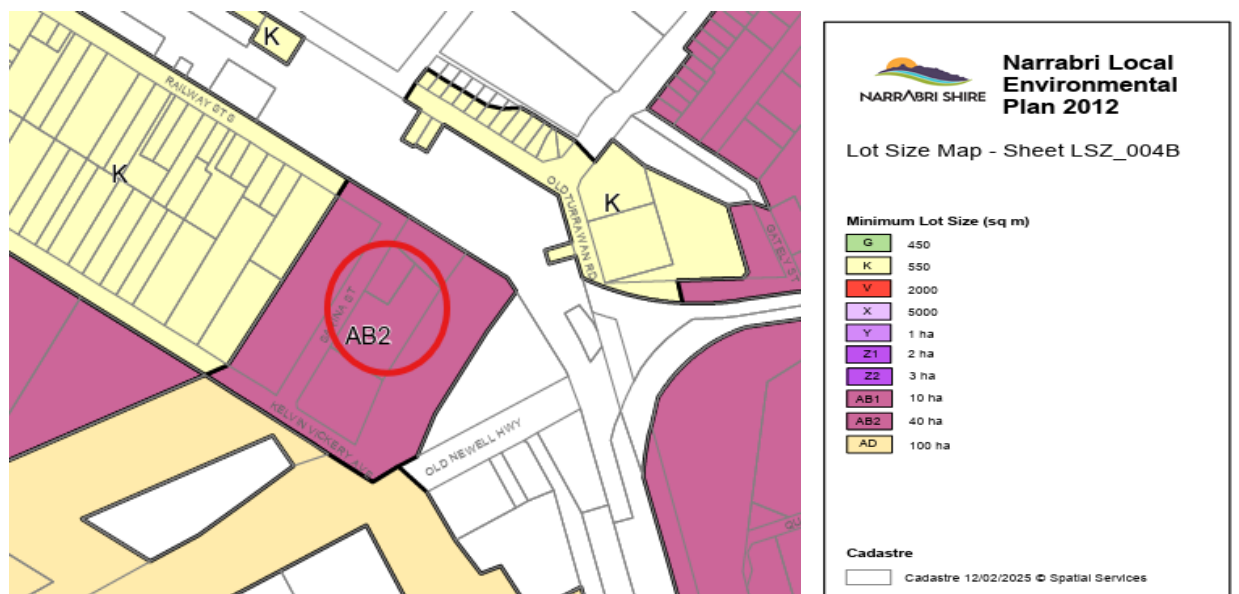


Figure 3.3 Existing Lot Size Map, NLEP 2012 of the subject land (Red)

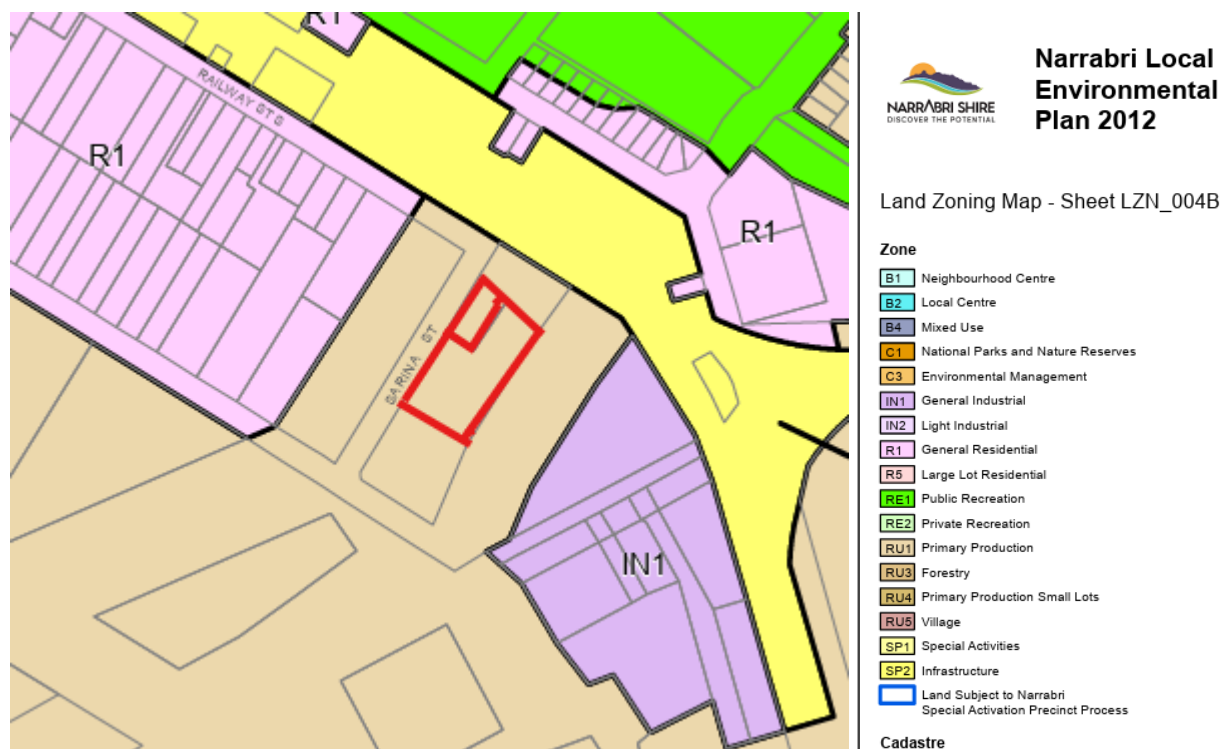


Figure 3.4 Existing Land Zone Map RU1 Primary production NLEP 2012 of the subject land (Red)

4. THE PROPOSAL

4.1 Subject Development Application

The proposed development is detailed on the plans attached in Appendix A to this Statement. The application is for construction and use of a cultural centre / community facility building and associated ancillary works. It does not rely on creation of new allotments or a boundary adjustment unless separately included in the submitted architectural or survey plans.

The intention of this application is to obtain development consent for a cultural centre / community facility building on the subject land. Any car parking area, manoeuvring area, driveway upgrade, stormwater works, utility connections and flood mitigation requirements are to be addressed as ancillary components of the development.

4.2 Site Evaluation

Figure 3.1 of this has been captured by SDT Explorer demonstrates the current use of the subject land, being a vacant block of land zoned RU1- Primary Production.

4.2.1 Threatened Species, Populations or Ecological Communities

The subject land has no known residual value as habitat for any threatened species, populations or ecological communities, or their habitats for the purposes of section 1.7 of the *Environmental Planning and Assessment Act 1979* with the site presently being used for residential purposes.

4.2.2 Culturally Significant Sites

The proposal is for a cultural centre associated with Narrabri Local Aboriginal Land Council. Aboriginal cultural heritage matters should be addressed through an appropriate due diligence process, including an AHIMS search and confirmation of whether any further assessment or consultation is required. This Statement does not assume the absence of Aboriginal objects or places without that due diligence being completed.

The site was one of the first sites which were granted to NLALC in the region and as such holds significance with the local communities – it is also situated between the two develop sites of Yarrie Lake Road and Old Turrawan Road where the NLALC are cultivating the native grasses, trees and fruits to share with the public and community.

4.2.3 Service Utilities

As stated in Section 3.2 of this statement the proposed development site is a vacant block of land. The subject site consists of 2 individual titles and is in the surrounding area of Narrabri CBD.

4.2.4 Public Roads

While the site fronts a number of roads the main road being the highway will not be accessed with site to be accessed via the roundabout at the 4 way intersection of Newell, Kamilaroi highways with Kelvin Vickery Avenue then via Sarina Street to the site – removing the need for access to the major highway. This is considered a major safety concern and will be removed by accessing via Sarina street, which is suitable for cars, trucks, buses, etc.

4.3 Servicing Strategy

Connection to Narrabri's potable water supply will be required for the proposed development. Existing infrastructure is available within the subject area. Consultation with Narrabri Shire Council will be required.

Connection to Council's sewerage system, or another lawful wastewater management arrangement approved by Council, will be required for the proposed building where sanitary fixtures are provided. Any building location near a sewer or stormwater main must maintain appropriate clearance from Council infrastructure or otherwise be supported by Council approval and any protective works required to maintain access, loading protection and serviceability.

It is planned to install a 10,000L septic tank with enviro-cycle / pump out capabilities which will be managed by NLALC as there is no sewer connection available at this time.

Telecommunications and electricity services are available in the locality and are to be connected or augmented subject to the requirements of the relevant service providers.

4.4 Flood Hazard Considerations

Council's flood planning information indicates that the subject land is affected by flood planning controls. The application should address flood level information, finished floor level, flood-compatible materials, emergency access and egress, evacuation arrangements, potential loss of flood storage, any filling or regrading, and the ability of the proposed cultural centre / community facility to operate safely during flood events. A flood impact statement or equivalent advice may be required by Council if the works are located within a medium risk flood storage area or otherwise affected by adopted flood planning controls.



Bushfire Hazard Considerations

The subject land is not identified as being affected by bushfire hazards in the NSW Bushfire Prone Land Map maintained by the NSW Rural Fire Service, accessed on 06/06/2026. Figure 4.2 below shows the subject land is not affected by bush fire hazards.

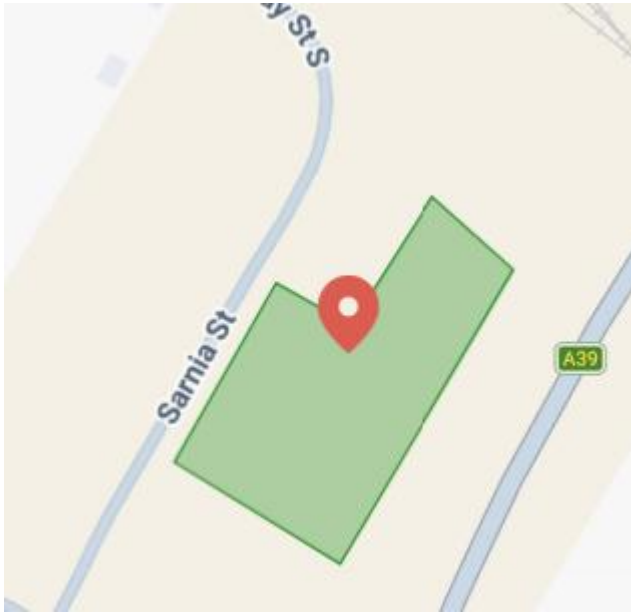


Figure 4.1 Bushfire Prone Mapping of the subject land (not affected land)

5. DEVELOPMENT STANDARDS

This SoEE has been prepared with consideration of the relevant criteria listed in Section 4.15(1) of the *Environmental Planning and Assessment Act 1979*, as amended.

The following planning considerations have been reviewed in relation to the proposed development and included in this statement to aid Council in determining consent for the DA.

5.1 Section 4.15(1)(a)(i) The provisions of any environmental planning instrument

5.1.1 Local Environmental Plans

The NLEP 2012 applies to the subject site. A review of the planning maps does not reveal any information further to the land zoning information and the MLS information already referred to in this statement. The heritage map and Schedule 5 of the LEP, indicate that the subject site does not have any identified heritage items located upon it.

A review of the proposed development against the relevant provisions of the LEP is provided as follows:

Clause	Subject	Comments
1.2 (2)	Aims	Relevant aims of the LEP considered in this statement include: <i>(aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,</i> <i>(c) to facilitate development for a range of business enterprise and employment opportunities,</i> <i>(d) to ensure that development is sensitive to both the economic and social needs of the community, including the provision of community facilities and land for public purposes.</i> The proposed development is consistent with these aims. Relevant issues have been considered and are addressed where appropriate in this statement.
2.1	Land use zones	The subject land is zoned RU -1 Primary Production
2.3	Zone objectives Land use table	<i>The consent authority must have regard to the relevant zone objectives in determining a DA (see Land Use Table provisions, below):</i> <i>In the LEP's Land Use Table, the objectives for the RU1- Primary production are:</i> - <i>To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.</i> - <i>To encourage diversity in primary industry enterprises and systems appropriate for the area.</i> - <i>To minimise the fragmentation and alienation of resource lands.</i> - <i>To minimise conflict between land uses within this zone and land uses within adjoining zones.</i> - <i>To allow for non-agricultural land uses that will not restrict the use of other land for agricultural purposes.</i>
6.5	Essential services	This clause requires the consent authority to be satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required: (a) the supply of water, (b) the supply of electricity, (c) the disposal and management of sewage, (d) stormwater drainage or on-site conservation,

Clause	Subject	Comments
		(e) suitable vehicular access.

5.2 Section 4.15(1)(a)(ii) The provisions of any proposed environmental planning instrument

At the time of preparing this statement (June 2026), no relevant proposed planning instruments that had been the subject of public consultation were detailed on the Narrabri Shire Council website.

5.3 Section 4.15(1)(a)(iii) The provisions of any development control plan

Narrabri Shire Council's current Development Control Plans include separate controls for Building Line, Building Near Sewer and Stormwater Mains, Drainage to Buildings, Encroachment Into Public Roads, Parking Code, Water Supply to Buildings and other development-specific matters. The Subdivision Code is not the primary DCP for this application unless subdivision is also proposed. The relevant DCP assessment for this DA is therefore focused on building siting, servicing, stormwater, access, parking and flood-related constraints.

The following DCP matters have been considered for the proposed cultural centre / community facility building:

DCP / matter	Subject	Assessment comment
Parking Code	On-site parking and access	The application should include a parking demand assessment based on the proposed floor area, expected occupancy, staff numbers, visitor numbers, hours of operation and any event use. Any parking area and manoeuvring area must be designed to allow safe entry, exit and circulation.
Building Near Sewer & Stormwater Mains	Infrastructure clearance	The building, footings and hardstand areas must be located so they do not impose unacceptable loading on Council sewer or stormwater infrastructure and so Council can access infrastructure for maintenance or replacement.
Drainage to Buildings	Stormwater and roofwater disposal	Roofwater and paved-area runoff must be collected and discharged to an approved legal point of discharge or otherwise managed in accordance with Council requirements. Any detention, absorption or overland flow requirements should be confirmed during detailed design.
Water Supply to Buildings	Water service	The proposed building will require a lawful potable water connection or other Council-approved arrangement. Fire service requirements should be confirmed with the building certifier and Council.
Building Line / Encroachment into Public Roads	Siting, setbacks and road reserve works	The building footprint, any awnings, signage, driveway works and service connections must avoid unauthorised encroachment into the road reserve and must comply with any applicable building line or approval requirements.

Flood planning	Flood risk and site suitability	Because the land is affected by flood planning controls, the design should address finished floor level, flood-compatible materials, safe access and egress, evacuation, earthworks, stormwater behaviour and any effect on flood storage or flood conveyance.
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5.4 Section 4.15(1)(a)(iia) The provisions of any planning agreement

Not applicable.

5.5 Section 4.15(1)(a)(iv) The provisions of the regulations

The development is not listed in Schedule 3 of the *Environment Planning and Assessment regulation 2021*. Therefore, development is not deemed to require, with the exception of Narrabri Shire Council, development consent by any state agency or governing body.

5.6 Section 4.15(1)(b) The likely impacts of the development

5.6.1 Impacts on the natural environment

As mentioned in Section 0 the site is in an established area, Zoned RU1-Primary Production, with adjoining properties being used for similar and residential purposes and has no known residual value as habitat for any threatened species, populations or ecological communities, or their habitats for the purposes of section 1.7 of the *Environmental Planning and Assessment Act 1979*.

It is considered that the land is being developed to its highest and best use for which it is presently zoned.

5.6.2 Impacts on the built environment

The development will introduce a new building, associated hardstand areas, access arrangements and servicing infrastructure. The built environment impacts are acceptable where the building is appropriately sited, serviced, drained, flood-compatible and supported by adequate parking and safe access.

5.6.3 Context and setting

As described in Section 0 of this statement the subject land is situated in an urban setting upon RU1- Primary Production *zoned* land and in our view is aligned with the objectives of the zone.

There is no evidence to suggest that the proposed development will result in any significant land use conflict issues which will affect the amenity of the area.

5.6.4 Natural Hazards

The subject site, and the proposed development is considered to be impacted by flooding as outlined in this document in other areas. The subject site is not identified as being affected by bushfire hazards in the NSW Bushfire Prone Land Map maintained by the NSW Rural Fire Service, accessed on 06/06/2026.

5.6.5 Heritage Significance

There is no record of any items of heritage significance being located upon the development site, see Section 4.2.2 and Section 5.1.2 of this statement.

5.6.6 Utility / infrastructure impacts

The proposal does require the extension of existing utility and infrastructure networks in the area as mentioned previously in this statement. Any augmentation of these assets will require the sign off and approval of the organisations responsible for the management of the asset networks being altered. In this case Council, Essential Energy and the relevant Telecommunications Authority for the alteration of water, electricity and telecommunication services.

However – NLALC is in discussions with NSC for provision of additional potable water to a connection nearby so as to maintain a minimum water level in the rainwater tanks which will suffice for toilet flushing, etc during dry times.

5.6.7 Traffic impacts

The proposed cultural centre / community facility may generate traffic associated with staff, visitors, community programs and occasional events. The traffic assessment should be based on the proposed floor area, expected occupancy, parking provision, operating hours, access location and road frontage design. The proposal should not be described as having negligible traffic impact unless this is supported by the submitted plans and parking/access assessment.

With substantial room available to enable parking adjacent to the site which can sustain a substantial amount of parking for buses, car / caravans with a one-way in and one way out direction so as that there will be no reversing onto the adjoining Sarina street from the driveways as proposed.

5.6.8 Social and Economic Impacts

Neither the social nor economic fabric of the locality will be adversely impacted due to the proposed development. Furthermore, there is no evidence to suggest that the proposal will detrimentally affect the amenity or utilisation of lands within the surrounding locality.

5.6.9 Cumulative impacts

The subject site is considered appropriately located for the proposed development and is compatible with surrounding land tenure and utilisation. The use is not expected to result in any unacceptable land use conflicts with surrounding properties or the environment.

5.7 Section 4.15(1)(c) The suitability of the site for the development

The subject site is considered suitable for the proposed development. Other than those already mentioned there are no known environmental hazards or constraints associated with the subject land (heritage significance, threatened species etc.) as documented in the NLEP 2012 that affect permissibility of the proposed development. There are no threat of bushfires as stated in 4.5 as per the NSW Bushfire Prone Land Map maintained by the NSW Rural Fire Service.

5.8 Section 4.15(1)(d) Any submissions made in accordance with the Act or the Regulations

This issue can only be fully considered after submission of a DA, when submissions are sought from the community and relevant agencies.

5.9 Section 4.15(1)(e) The public interest

The proposal is in the public interest where it provides a culturally and socially beneficial community facility, is permissible with consent under the applicable planning controls, and can be designed to address flooding, servicing, access, parking, stormwater and infrastructure constraints without unacceptable impacts on surrounding land uses.

6. CONCLUSION

This application seeks Council consent for construction and use of a cultural centre / community facility building at 6-10 Sarina Street, Narrabri. This Statement has considered the relevant planning controls and identifies that:

- The proposed development meets the aims and objectives of the Narrabri Local Environmental Plan 2012.
- The proposed Construction of the Community Building can be appropriately linked to the existing road network.
- The proposed building can be suitably connected to nearby utility services, subject to Council and service authority requirements.
- Parking, access and traffic impacts must be supported by the submitted site layout, expected occupancy and operating details.
- Flood planning, stormwater, infrastructure clearance and site servicing matters require detailed design and Council review before final determination.
- To our knowledge there are no hazardous land uses or activities in the vicinity of the subject land.

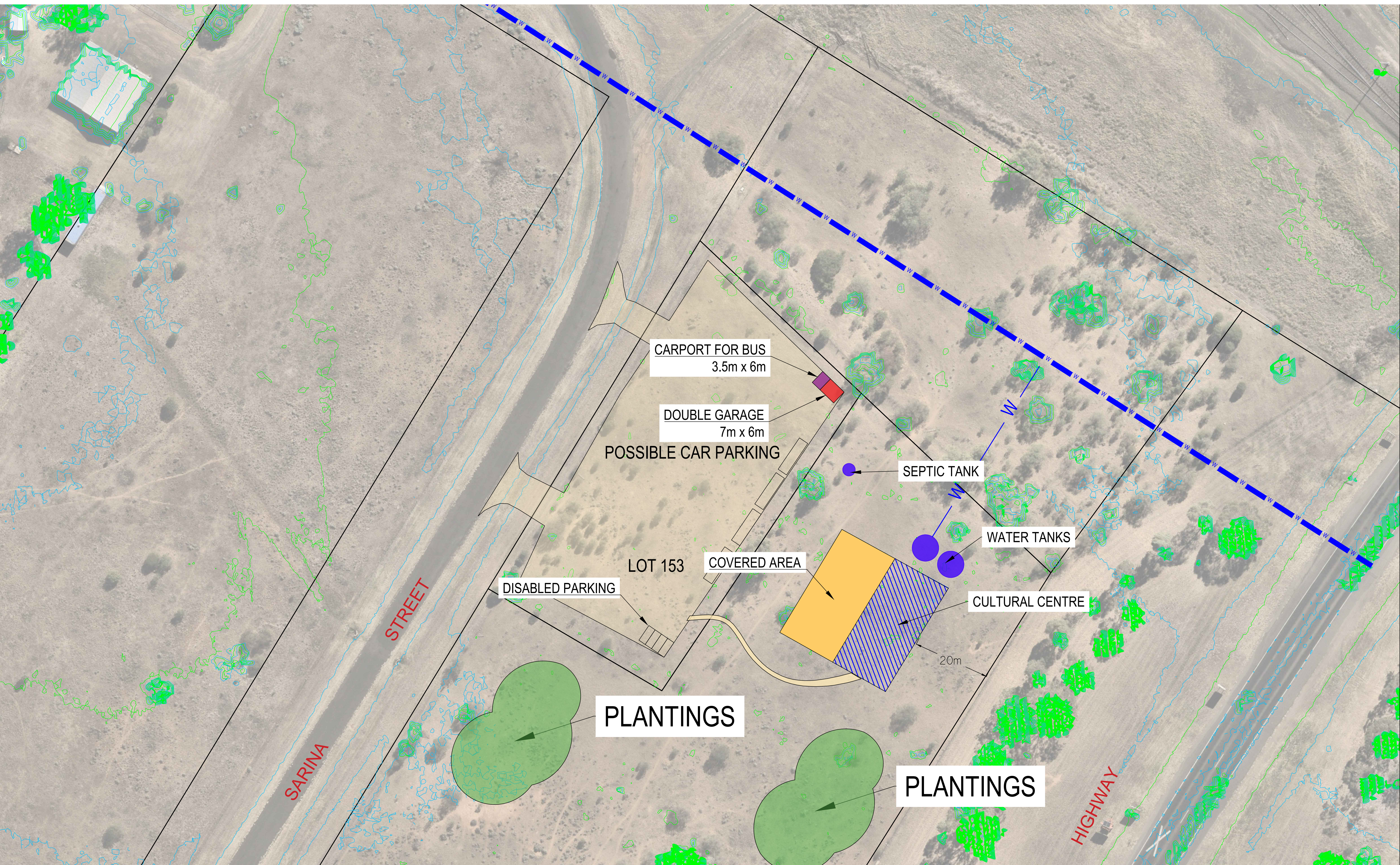
The proposed development is permissible with consent pursuant to the Narrabri Local Environmental Plan 2012.

On this basis, development consent is sought for the project as detailed within this Statement of Environmental Effects and attached appendices, subject to Council confirming permissibility, applicable DCP requirements, flood planning controls, parking demand and servicing requirements.

APPENDIX A
ARCHITECTURAL / SITE PLANS FOR PROPOSED CULTURAL

CENTRE





CARPORT FOR BUS
3.5m x 6m

DOUBLE GARAGE
7m x 6m

POSSIBLE CAR PARKING

SEPTIC TANK

WATER TANKS

CULTURAL CENTRE

20m

LOT 153

COVERED AREA

DISABLED PARKING

PLANTINGS

PLANTINGS

STREET

SARINA

HIGHWAY

APPENDIX A
CERTIFICATE OF TITLE AND TITLE DIAGRAM





NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 228/822968

SEARCH DATE	TIME	EDITION NO	DATE
4/6/2026	11:43 AM	3	18/3/2010

LAND

LOT 228 IN DEPOSITED PLAN 822968
AT NARRABRI WEST
LOCAL GOVERNMENT AREA NARRABRI
PARISH OF COOMA COUNTY OF WHITE
TITLE DIAGRAM DP822968

FIRST SCHEDULE

NARRABRI LOCAL ABORIGINAL LAND COUNCIL (AP 0522578)
SECOND SCHEDULE (1 NOTIFICATION)

1 0522578 SUBJECT TO CONDITIONS IN MEMORANDUM AI55778.
RESTRICTIONS ON DEALINGS AND PLANS - SEE PART 2,
DIVISION 4 ABORIGINAL LAND RIGHTS ACT 1983 (THIS IS
NOT AFFECTED BY SECTION 42). ANY DEALING OR PLAN MUST
BE ACCOMPANIED BY A REGISTRATION APPROVAL CERTIFICATE
OR A STATEMENT OF NON REQUIREMENT.

NOTATIONS

REFER ALL DEALINGS AND PLANS TO INDIGENOUS TITLE AND LEGAL DIVISION
UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Fyfe Pty Ltd (NSW)

PRINTED ON 4/6/2026

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NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 153/757093

SEARCH DATE	TIME	EDITION NO	DATE
4/6/2026	12:28 PM	2	5/4/1993

LAND

LOT 153 IN DEPOSITED PLAN 757093
AT NARRABRI WEST
LOCAL GOVERNMENT AREA NARRABRI
PARISH OF COOMA COUNTY OF WHITE
(FORMERLY KNOWN AS PORTION 153)
TITLE DIAGRAM CROWN PLAN 1268.1767

FIRST SCHEDULE

NARRABRI LOCAL ABORIGINAL LAND COUNCIL (TN I236578)
SECOND SCHEDULE (1 NOTIFICATION)

1 SUBJECT TO CONDITIONS IN MEMORANDUM AI55778. RESTRICTIONS ON
DEALINGS AND PLANS - SEE PART 2, DIVISION 4 ABORIGINAL LAND
RIGHTS ACT 1983 (THIS IS NOT AFFECTED BY SECTION 42). ANY
DEALING OR PLAN MUST BE ACCOMPANIED BY A REGISTRATION APPROVAL
CERTIFICATE OR A STATEMENT OF NON REQUIREMENT.

NOTATIONS

REFER ALL DEALINGS AND PLANS TO INDIGENOUS TITLE AND LEGAL DIVISION
UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Fyfe Pty Ltd (NSW)

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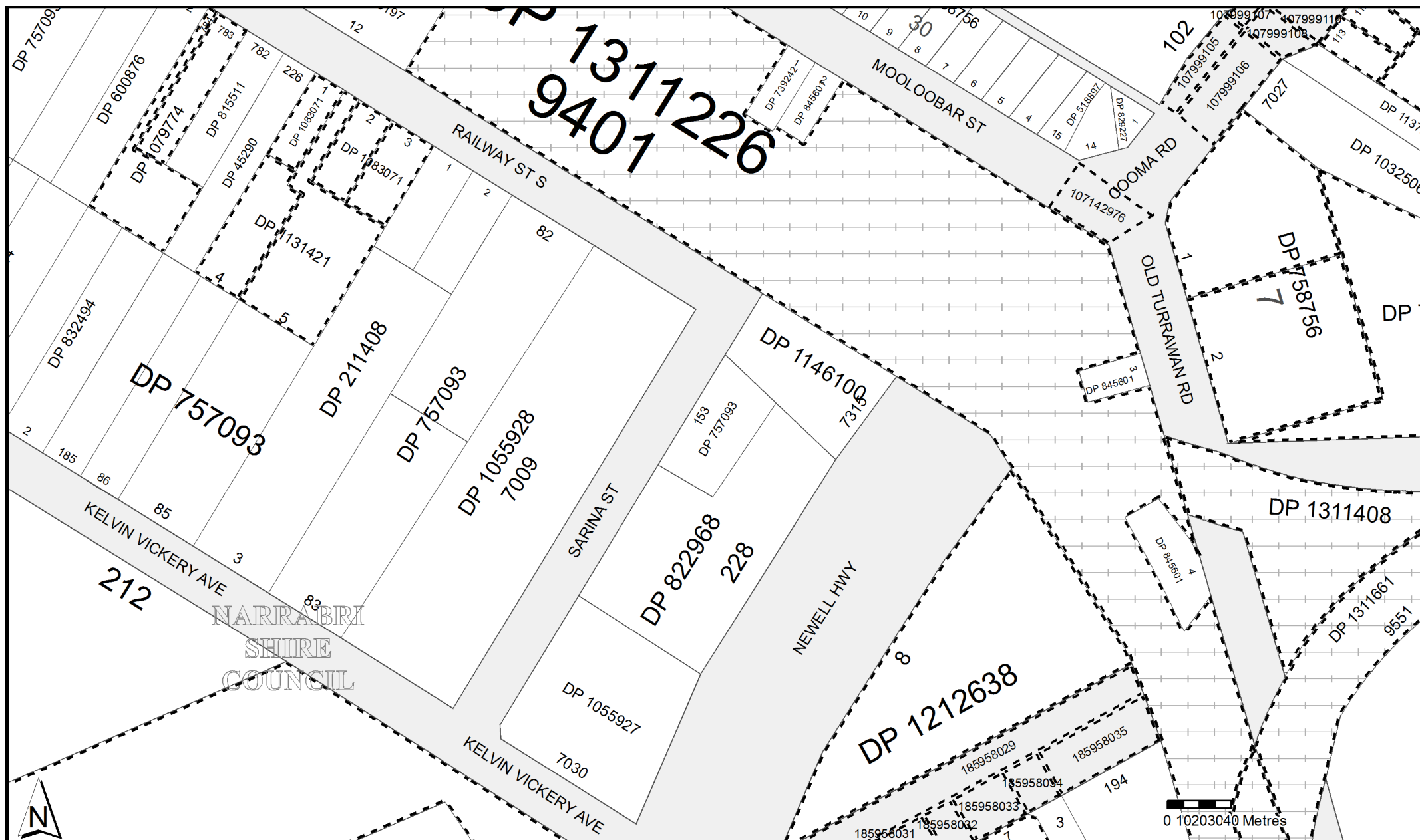
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Locality : NARRABRI

Parish : COOMA

LGA : NARRABRI

County : WHITE



	Status	Surv/Comp	Purpose
DP236642 Lot(s): 104, 111, 112, 113  DP1329253	PRE-ALLOCATED	UNAVAILABLE	SUBDIVISION
DP757093 Lot(s): 146  PA81747 - LOT 1 SECTION 49 DP758468, LOT 146 DP757093 AND LOTS 1-2 SECTION 7 DP758756			
DP758756 Lot(s): 1, 2 Section : 7  PA81747 - LOT 1 SECTION 49 DP758468, LOT 146 DP757093 AND LOTS 1-2 SECTION 7 DP758756			
DP1079774 Lot(s): 783, 784  DP815511	HISTORICAL	SURVEY	SUBDIVISION
DP1083071 Lot(s): 2, 3  DP834519	HISTORICAL	SURVEY	SUBDIVISION
Lot(s): 1  DP45290	HISTORICAL	SURVEY	CROWN FOLIO CREATION
DP1131421 Lot(s): 4, 5  DP45290	HISTORICAL	SURVEY	CROWN FOLIO CREATION
 DP834519	HISTORICAL	SURVEY	SUBDIVISION
 DP1083071	HISTORICAL	SURVEY	SUBDIVISION
DP1212638 Lot(s): 7, 8  DP1055927	HISTORICAL	COMPILATION	DEPARTMENTAL
Lot(s): 8  NSW GAZ. 25-10-2019 ACQUIRED FOR THE PURPOSES OF THE ROADS ACT, 1993 LOT 8 DP1212638			Folio : 4582
DP1221459 Lot(s): 1  DP1147165	HISTORICAL	COMPILATION	CROWN LAND CONVERSION
 DP1294370	PRE-ALLOCATED	UNAVAILABLE	RESUMPTION OR ACQUISITION
DP1311226 Lot(s): 9401  CA177348 - LOT 9401 DP1311226			
DP1311407 Lot(s): 9419  CA177354 - LOT 9419 DP1311407			
DP1311408 Lot(s): 9501  CA177366 - LOT 9501 DP1311408			
DP1311661 Lot(s): 9551  CA177373 - LOT 9551 DP1311661			
Road Polygon Id(s): 185958029  NSW GAZ. 31-01-2025 DEDICATED PUBLIC ROAD LOT 1 DP1212638 VIDE (NSWGG-2025-33-1)			
Polygon Id(s): 185958031  NSW GAZ. 31-01-2025 DEDICATED PUBLIC ROAD LOT 2 DP1212638 VIDE (NSWGG-2025-33-1)			
Polygon Id(s): 185958032  NSW GAZ. 31-01-2025 DEDICATED PUBLIC ROAD LOT 3 DP1212638 VIDE (NSWGG-2025-33-1)			
Polygon Id(s): 185958033  NSW GAZ. 31-01-2025 DEDICATED PUBLIC ROAD LOT 4 DP1212638 VIDE (NSWGG-2025-33-1)			

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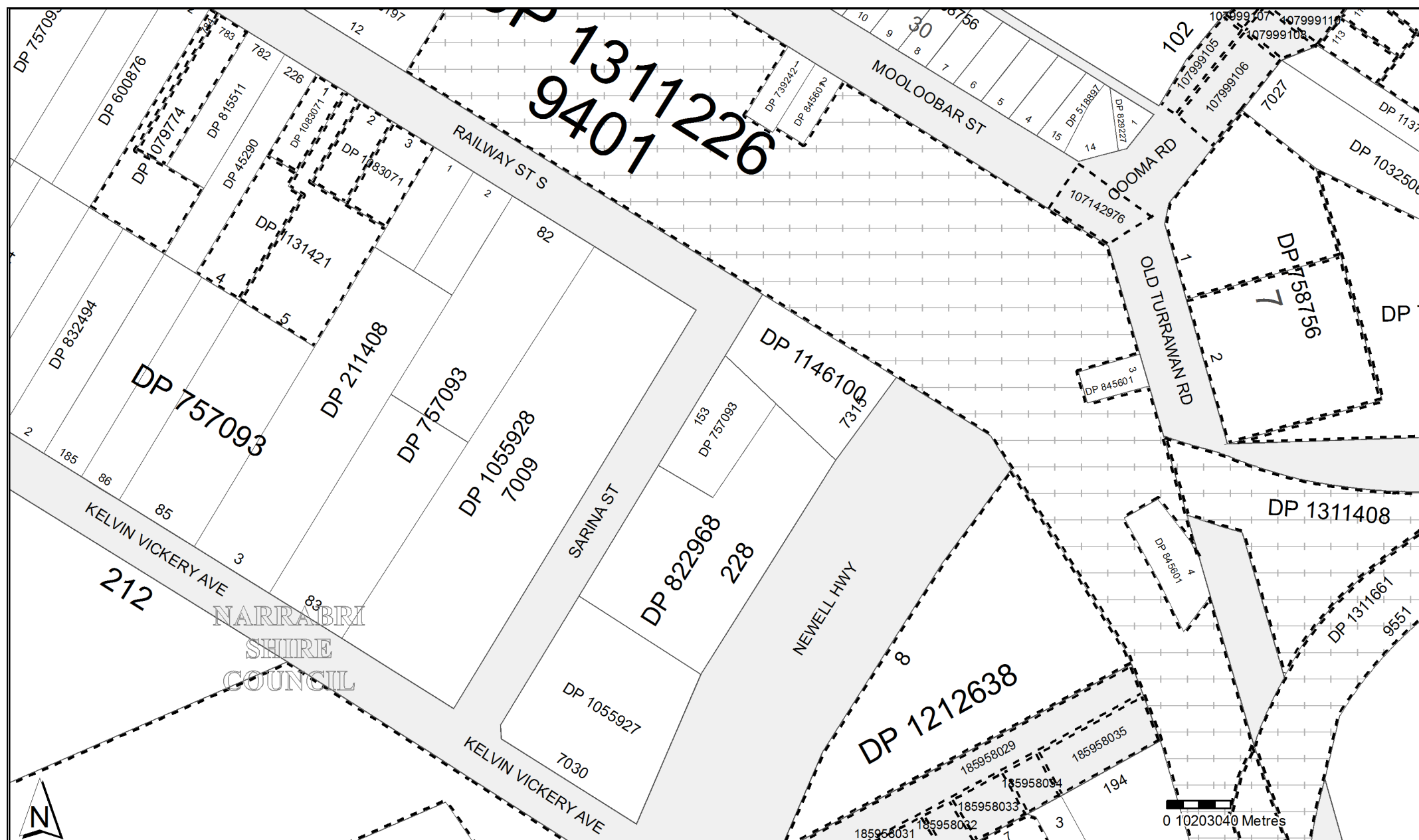
	Status	Surv/Comp	Purpose
Polygon Id(s): 185958034			
 NSW GAZ.		31-01-2025	
DEDICATED PUBLIC ROAD			
LOT 5 DP1212638 VIDE (NSWGG-2025-33-1)			
Polygon Id(s): 185958035			
 NSW GAZ.		31-01-2025	
DEDICATED PUBLIC ROAD			
LOT 6 DP1212638 VIDE (NSWGG-2025-33-1)			
Polygon Id(s): 107142976			
 DP1095857	REGISTERED	SURVEY	SURVEY INFORMATION ONLY
Polygon Id(s): 107999110			
 NSW GAZ.		17-01-2003	Folio : 377
ACQUIRED AND DEDICATED PUBLIC ROAD			
LOTS 103 AND 104 DP869963			
Polygon Id(s): 107999105, 107999106			
 NSW GAZ.		17-01-2003	Folio : 377
ACQUIRED AND DEDICATED PUBLIC ROAD			
LOT 105 DP869963			
Polygon Id(s): 107999107, 107999108			
 NSW GAZ.		17-01-2003	Folio : 377
ACQUIRED AND DEDICATED PUBLIC ROAD			
LOTS 104 AND 105 DP869963			
Polygon Id(s): 107999105, 107999106, 107999107, 107999108, 107999110			
 PA81225 - LOTS 103-105 DP869963			

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Plan	Surv/Comp	Purpose
DP41546	SURVEY	CROWN FOLIO CREATION
DP45290	SURVEY	CROWN FOLIO CREATION
DP211408	COMPILATION	SUBDIVISION
DP236642	SURVEY	SUBDIVISION
DP518897	SURVEY	SUBDIVISION
DP593366	SURVEY	RESUMPTION OR ACQUISITION
DP600876	SURVEY	SUBDIVISION
DP739242	SURVEY	RESUMPTION OR ACQUISITION
DP757093	COMPILATION	CROWN ADMIN NO.
DP758756	COMPILATION	CROWN ADMIN NO.
DP808744	SURVEY	SUBDIVISION
DP815511	SURVEY	SUBDIVISION
DP819714	SURVEY	SUBDIVISION
DP822968	COMPILATION	CROWN FOLIO CREATION
DP829227	SURVEY	RESUMPTION OR ACQUISITION
DP832494	SURVEY	SUBDIVISION
DP845601	SURVEY	SUBDIVISION
DP869963	SURVEY	ROADS ACT, 1993
DP1006197	SURVEY	REDEFINITION
DP1032506	COMPILATION	DEPARTMENTAL
DP1055927	COMPILATION	DEPARTMENTAL
DP1055928	COMPILATION	DEPARTMENTAL
DP1079774	SURVEY	SUBDIVISION
DP1083071	SURVEY	SUBDIVISION
DP1131421	SURVEY	SUBDIVISION
DP1137061	COMPILATION	CROWN LAND CONVERSION
DP1146100	COMPILATION	CROWN LAND CONVERSION
DP1212638	SURVEY	SUBDIVISION
DP1221459	UNRESEARCHED	ROADS ACT, 1993
DP1221459	COMPILATION	ROADS ACT, 1993
DP1311226	COMPILATION	RESUMPTION OR ACQUISITION
DP1311226	UNRESEARCHED	RESUMPTION OR ACQUISITION
DP1311407	COMPILATION	RESUMPTION OR ACQUISITION
DP1311407	UNRESEARCHED	RESUMPTION OR ACQUISITION
DP1311408	COMPILATION	RESUMPTION OR ACQUISITION
DP1311408	UNRESEARCHED	RESUMPTION OR ACQUISITION
DP1311661	COMPILATION	RESUMPTION OR ACQUISITION
DP1311661	UNRESEARCHED	RESUMPTION OR ACQUISITION

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ACTIVITY PRIOR TO SEPTEMBER 2002 you must refer to the RGs Charting and Reference Maps.



	Status	Surv/Comp	Purpose
DP236642 Lot(s): 104, 111, 112, 113  DP1329253	PRE-ALLOCATED	UNAVAILABLE	SUBDIVISION
DP757093 Lot(s): 146  PA81747 - LOT 1 SECTION 49 DP758468, LOT 146 DP757093 AND LOTS 1-2 SECTION 7 DP758756			
DP758756 Lot(s): 1, 2 Section : 7  PA81747 - LOT 1 SECTION 49 DP758468, LOT 146 DP757093 AND LOTS 1-2 SECTION 7 DP758756			
DP1079774 Lot(s): 783, 784  DP815511	HISTORICAL	SURVEY	SUBDIVISION
DP1083071 Lot(s): 2, 3  DP834519	HISTORICAL	SURVEY	SUBDIVISION
Lot(s): 1  DP45290	HISTORICAL	SURVEY	CROWN FOLIO CREATION
DP1131421 Lot(s): 4, 5  DP45290	HISTORICAL	SURVEY	CROWN FOLIO CREATION
 DP834519	HISTORICAL	SURVEY	SUBDIVISION
 DP1083071	HISTORICAL	SURVEY	SUBDIVISION
DP1212638 Lot(s): 7, 8  DP1055927	HISTORICAL	COMPILATION	DEPARTMENTAL
Lot(s): 8  NSW GAZ. 25-10-2019 ACQUIRED FOR THE PURPOSES OF THE ROADS ACT, 1993 LOT 8 DP1212638			Folio : 4582
DP1221459 Lot(s): 1  DP1147165	HISTORICAL	COMPILATION	CROWN LAND CONVERSION
 DP1294370	PRE-ALLOCATED	UNAVAILABLE	RESUMPTION OR ACQUISITION
DP1311226 Lot(s): 9401  CA177348 - LOT 9401 DP1311226			
DP1311407 Lot(s): 9419  CA177354 - LOT 9419 DP1311407			
DP1311408 Lot(s): 9501  CA177366 - LOT 9501 DP1311408			
DP1311661 Lot(s): 9551  CA177373 - LOT 9551 DP1311661			
Road Polygon Id(s): 185958029  NSW GAZ. 31-01-2025 DEDICATED PUBLIC ROAD LOT 1 DP1212638 VIDE (NSWGG-2025-33-1)			
Polygon Id(s): 185958031  NSW GAZ. 31-01-2025 DEDICATED PUBLIC ROAD LOT 2 DP1212638 VIDE (NSWGG-2025-33-1)			
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Polygon Id(s): 185958033  NSW GAZ. 31-01-2025 DEDICATED PUBLIC ROAD LOT 4 DP1212638 VIDE (NSWGG-2025-33-1)			

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	Status	Surv/Comp	Purpose
Polygon Id(s): 185958034  NSW GAZ. 31-01-2025 DEDICATED PUBLIC ROAD LOT 5 DP1212638 VIDE (NSWGG-2025-33-1)			
Polygon Id(s): 185958035  NSW GAZ. 31-01-2025 DEDICATED PUBLIC ROAD LOT 6 DP1212638 VIDE (NSWGG-2025-33-1)			
Polygon Id(s): 107142976  DP1095857 REGISTERED SURVEY SURVEY INFORMATION ONLY			
Polygon Id(s): 107999110  NSW GAZ. 17-01-2003 Folio : 377 ACQUIRED AND DEDICATED PUBLIC ROAD LOTS 103 AND 104 DP869963			
Polygon Id(s): 107999105, 107999106  NSW GAZ. 17-01-2003 Folio : 377 ACQUIRED AND DEDICATED PUBLIC ROAD LOT 105 DP869963			
Polygon Id(s): 107999107, 107999108  NSW GAZ. 17-01-2003 Folio : 377 ACQUIRED AND DEDICATED PUBLIC ROAD LOTS 104 AND 105 DP869963			
Polygon Id(s): 107999105, 107999106, 107999107, 107999108, 107999110  PA81225 - LOTS 103-105 DP869963			

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Plan	Surv/Comp	Purpose
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DP211408	COMPILATION	SUBDIVISION
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DP518897	SURVEY	SUBDIVISION
DP593366	SURVEY	RESUMPTION OR ACQUISITION
DP600876	SURVEY	SUBDIVISION
DP739242	SURVEY	RESUMPTION OR ACQUISITION
DP757093	COMPILATION	CROWN ADMIN NO.
DP758756	COMPILATION	CROWN ADMIN NO.
DP808744	SURVEY	SUBDIVISION
DP815511	SURVEY	SUBDIVISION
DP819714	SURVEY	SUBDIVISION
DP822968	COMPILATION	CROWN FOLIO CREATION
DP829227	SURVEY	RESUMPTION OR ACQUISITION
DP832494	SURVEY	SUBDIVISION
DP845601	SURVEY	SUBDIVISION
DP869963	SURVEY	ROADS ACT, 1993
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DP1032506	COMPILATION	DEPARTMENTAL
DP1055927	COMPILATION	DEPARTMENTAL
DP1055928	COMPILATION	DEPARTMENTAL
DP1079774	SURVEY	SUBDIVISION
DP1083071	SURVEY	SUBDIVISION
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DP1146100	COMPILATION	CROWN LAND CONVERSION
DP1212638	SURVEY	SUBDIVISION
DP1221459	UNRESEARCHED	ROADS ACT, 1993
DP1221459	COMPILATION	ROADS ACT, 1993
DP1311226	COMPILATION	RESUMPTION OR ACQUISITION
DP1311226	UNRESEARCHED	RESUMPTION OR ACQUISITION
DP1311407	COMPILATION	RESUMPTION OR ACQUISITION
DP1311407	UNRESEARCHED	RESUMPTION OR ACQUISITION
DP1311408	COMPILATION	RESUMPTION OR ACQUISITION
DP1311408	UNRESEARCHED	RESUMPTION OR ACQUISITION
DP1311661	COMPILATION	RESUMPTION OR ACQUISITION
DP1311661	UNRESEARCHED	RESUMPTION OR ACQUISITION

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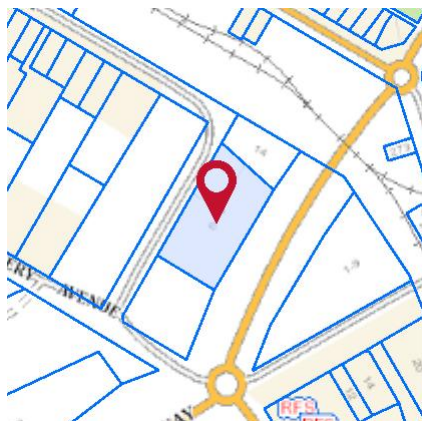
APPENDIX B
SECTION 10.7 PLANNING CERTIFICATE





Property Report

6-10 SARINA STREET NARRABRI 2390



Property Details

Address: 6-10 SARINA STREET NARRABRI 2390
Lot/Section 153/-/DP757093 228/-/DP822968
/Plan No:
Council: NARRABRI SHIRE COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Narrabri Local Environmental Plan 2012 (pub. 21-12-2012)
Land Zoning	RU1 - Primary Production: (pub. 3-10-2025)
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	40 ha
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Mineral and Resource Land	Subject Land

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)



Property Report

6-10 SARINA STREET NARRABRI 2390

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Allowable Clearing Area (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Sustainable Buildings) 2022: Land Application (pub. 29-8-2022)
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021)

Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

1.5 m Buffer around Classified Roads	Classified Road Adjacent
Local Aboriginal Land Council	NARRABRI
Regional Plan Boundary	New England North West

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