

CRAIGIE LEA LANE INDUSTRIAL PRECINCT SUMMARY DOCUMENT



CRAIGIE LEA LANE

INDUSTRIAL PRECINCT

PROPOSAL

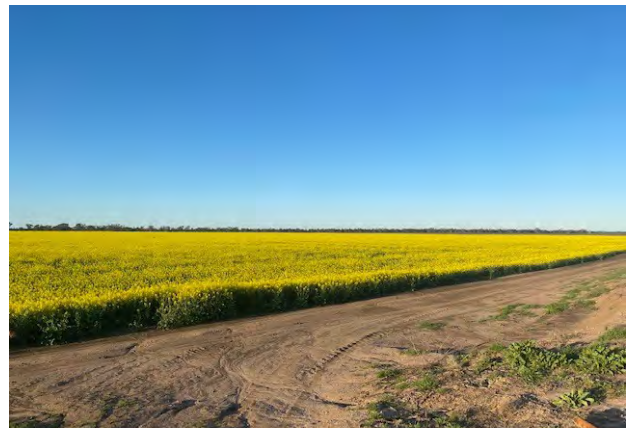
- 29 lot industrial subdivision across 100 HA of land at Craigie Lea Lane.
- Lots range in size from 5,000 M² to 20 Ha.
- Access via Tomingley Road and Craigie Lea Lane.
- Adjacent to future Inland Rail.
- A planning proposal has been prepared to change the zoning of the land from RU1 to Heavy Industrial E5.
- Large lots available for Industrial Development approximately 6 kms south of Narromine

ZONE OBJECTIVES

- To provide for industries that need to be separated from other land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To provide opportunities for intermodal freight exchange and related industries.

HOW THE PRECINCT WILL BE SERVICED

- Upgraded intersection at Craigie Lea Lane.
- Sealed access from the Tomingley Road along Craigie Lea Lane.
- Internal roads AB triple access.
- Industrial power supply to each lot.
- General industrial water supply from Narromine via pipeline.
- On site sewer.



	MATERIALS DISTRIBUTION CENTRE
	INDUSTRIAL SITE
	INLAND RAIL PROJECT
	NARROMINE SHIRE COUNCIL
	EXISTING RAIL LINE

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STRATEGIC NEED IDENTIFIED

Increased large lot industrial land development is supported in a number of Strategic documents.

These include:

- Central West Orana Regional Plan 2041
- Narromine Shire Council's 2018 Employment Lands Focus and Strategy
- Narromine Shire Council's Economic Development Strategy

The proposal is for a 40+ year development consisting of an Industrial Precinct and Freight Exchange with infrastructure such as roads, hardstand, rail sidings and utilities developed as part of an overall master plan.

Enhancing intermodal connections to rail freight infrastructure, including exploring options to leverage the new opportunities associated with the Inland Rail project can also help facilitate further growth in the road transport sector.

Reviews such as TfNSW and Golden Highway transport study suggest that freight volumes will triple to and from the Orana region to the Coast over the next 10 years due to;

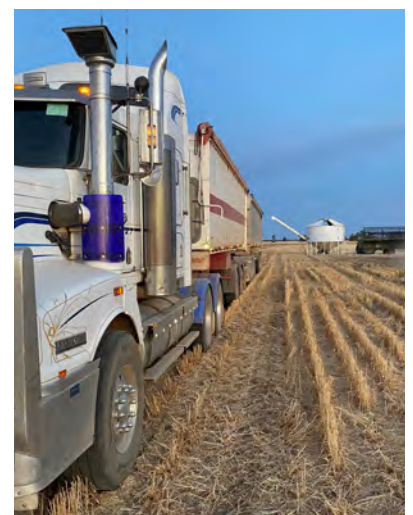
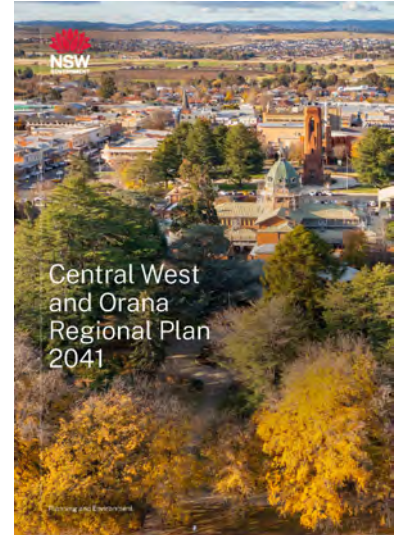
- New mining projects being developed
- Renewable Energy Zone
- Large projects such as Inland Rail
- Growth in Agricultural exports

MAKING THE MOST OF THE OPPORTUNITY

- Government support available via Growing Local Economies Fund \$9M.
- Land availability adjacent to Tomingely Road and rail.
- Legacy of Inland Rail Materials Distribution Centre.
- Limited large lot opportunities currently in existing industrial area.
- Ensure Industrial opportunity remains competitive with neighbouring towns including: Forbes, Parkes, Dubbo and Gilgandra

E5 ZONING

- There are existing E4 zones in the Narromine Shire, the use of an E5 zone with one additional objective provides a clear distinction between this industrial estate and other E4 zones, i.e- 'to provide opportunities for intermodal freight exchange and related industries'.
- Encourages 'Heavy Industry' to a more appropriate area away from other land use conflict.
- 'Heavy Industry' is a permitted use in E4, E5 and RU1 zones
- The 'Heavy Industry' E5 zone is to provide for industries that need to be separated from other land uses. These may include heavy and large scale industrial activities such as manufacturing, processing, bulk storage, intensive operations.
- Businesses that develop within the precinct will require development approval.



CRAIGIE LEA LANE INDUSTRIAL PRECINCT

INDUSTRY OPPORTUNITY

- Transport and Agriculture value adding businesses are expected to be first movers into the subdivision.
- Large storage facilities for Agriculture and Mining.
- Manufacturing development.
- Large machinery repair and refurbishment including farm equipment.
- Distribution and logistics
- Transport depots.
- Warehousing and packaging,
- Data centres and innovative businesses.
- Industrial training.



Detailed information is available by contacting Council and within the Planning Proposal document.

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