

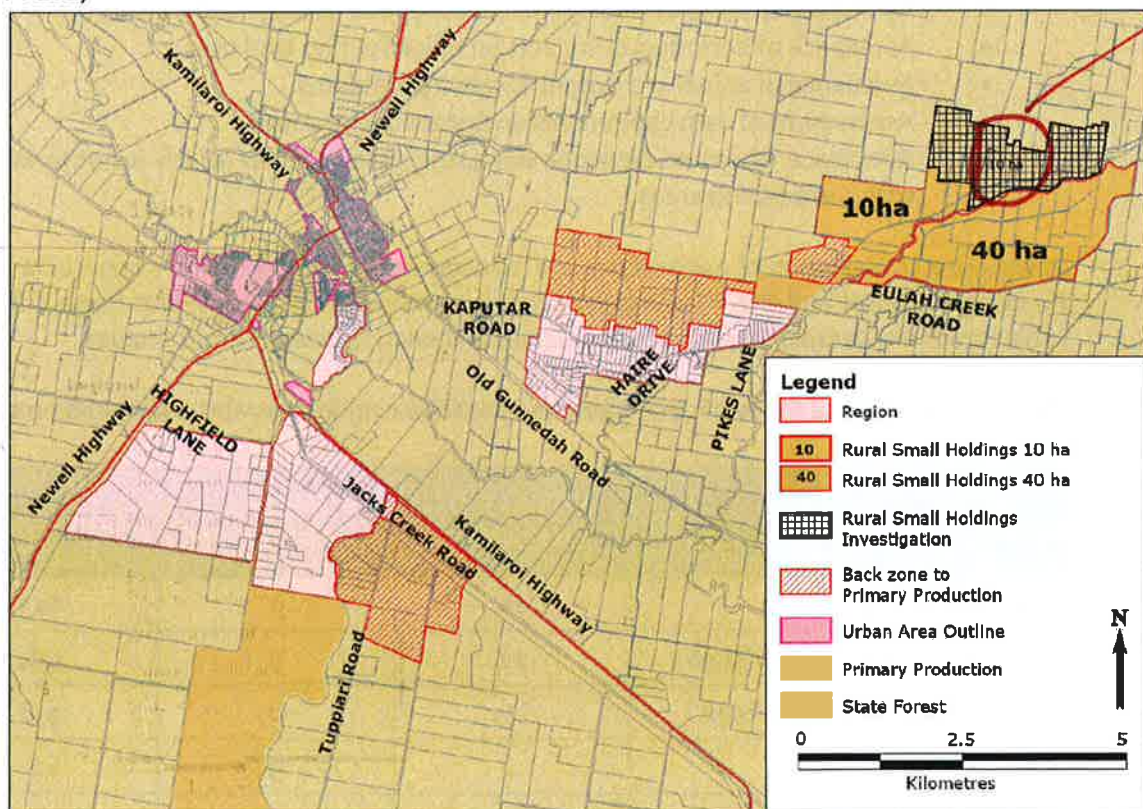
3. JUSTIFICATION

Section A – Need for the Proposal

Strategic Study or Report

This planning proposal is supported by the Narrabri Growth Management Strategy 2008. Lots 1, 4, 58, 39 & 47 DP 754930 were identified within the Rural Small Holdings Investigation Area by this study, see Fig2. below.

Fig2. Proposed Rural Residential Zoning – Narrabri (Narrabri Growth Management Strategy – PP182)



In addition to identifying the subject land within a Rural Small Holdings Investigation Area the Narrabri Growth Management Strategy of 2008 encourages the growth of rural residential development within proximity of the Shire's townships.

In December 2006 a Narrabri Rural Residential Study was completed by Edge Land Planning for the Department of Planning and Narrabri Shire Council. This rural residential study followed the Council's preparation in 2001 of a settlement (rural small holdings) strategy. In combination, the Council's applicable criteria for rural residential development can be interpreted as being as follows:-

- Location within 20kms of Narrabri and Wee Waa.
- Location close to existing services.
- The provision of a buffer between agricultural uses and rural residential dwellings.
- Adequacy of road access including dedicated roads.