

**DCP 1**

**CRESCENT HEAD  
ROAD**

## **DCP 1 – CRESCENT HEAD ROAD**

### **THE PLANNING INSTRUMENT**

#### **CITATION**

This plan is called the Kempsey Shire Development Control Plan No. 1.

#### **LAND TO WHICH THIS PLAN APPLIES**

This plan applies to the land situated in the Shire of Kempsey as shown edged heavy black on the map marked Kempsey Shire Development Control Plan No. 1 with the name: Crescent Head Road – South-East Kempsey noted above it.

#### **AIM OF THE PLAN**

The plan has been made to:

- \* Provide sufficient land to meet the demand for hobby farms and rural-residential development in this area of the Shire.
- \* Permit uses of the land which are compatible with more intensive rural development.

#### **GENERAL DEVELOPMENT OBJECTIVES**

The guiding development objectives within the zone are:

- \* To encourage well designed subdivisions that takes into consideration the characteristics of the land.
- \* To retain and enhance the visual integrity of the zone's environment including the forested aspect along Crescent Head Road.
- \* To allow rural-residential and hobby farm development with physical features as buffers between the development units (or areas) e.g. watercourses, gullies, vegetation strips, wetland areas.
- \* To encourage a well-designed and constructed transport pattern, with access roads taking notice of and wherever possible utilising to advantage the natural features of the land.
- \* To retain wherever possible and reasonable a diversity of vegetation types and the forest aspect of the zone including the maintenance of wildlife refuge and movement corridors.

- \* To encourage protection of large mature trees of single species and trees, shrub and other vegetation stocks of those species.
  - utilised by the apiarist industry.
  - less well represented in the zone: e.g. blackbutts
  - that are recognised as maintaining high conservation status e.g. littoral and sub tropical rainforest and associated sclerophyll species.
- \* To protect watercourses, floodways and hazard-prone areas; such as land prone to slippage or severe erosion from development and maintain the environmental quality of gullies and wetlands, within and adjacent to the zone.
- \* To ensure that hazards such as bushfire risk, localised flooding and poor drainage are taken into consideration in subdivision design and subsequent dwelling and other building construction and uses of the land.
- \* To encourage a range of recreational activities and facilities, compatible with and enhancing the rural and ecological environment of the zone and lands adjacent to the zone.
  - The plan strategy aims to maintain a sensitive and balanced visual amenity for the area whilst providing a range of appropriately serviced blocks for a variety of rural-residential uses. The principle of encouraging a range of allotment sizes based on the guiding development objectives will be followed at all times.

## **CLASSIFICATION OF LAND USE**

In regard to the aim and objectives of the Plan, land use and development proposals are dealt with by Council in the following way. This format is consistent with the Zone No 1© 'RURAL SMALL HOLDINGS'.

### \* **Without development consent**

Additions to dwellings; agriculture (other than cattle feed lots, pig keeping, poultry farming and propagation or rearing of marine or estuarine organisms).

### \* **Only with development consent**

Child care centres; clubs; dwelling-houses; general stores; home industries; home Occupations; roadside stalls; taverns; utility installations (other than gas holders or generating works); veterinary establishments.

### \* **Prohibited**

Any purpose other than a purpose included above.

## **RELATIONSHIP TO STATUTORY REQUIREMENTS**

This Plan is consistent with:

- \* The intent and provisions of the Kempsey Shire Local Environmental Plan and Council policies.

- \* The intent and provisions of N.S.W State Planning Policies (S.E.P.P.'s) which are relevant to this Zone.
- \* The legal and advisory requirements of the following State Government Departments and their relevant guiding legislation:
  - Department of Environment and Planning: E.P & A Act: 1979 (as amended).
  - Soil Conservation Service – N.S.W. The soil conservation Act: 1938.

## **INTERPRETATION**

In this Plan, definitions of words and phrases are the same as in the Kempsey Shire Local Environment Plan. (Council's Town Planning Department will provide advice and information if definitions of phrases are confusing or unclear to the reader.)

## **IMPORTANT COUNCIL POLICIES**

### **GENERAL PROVISIONS**

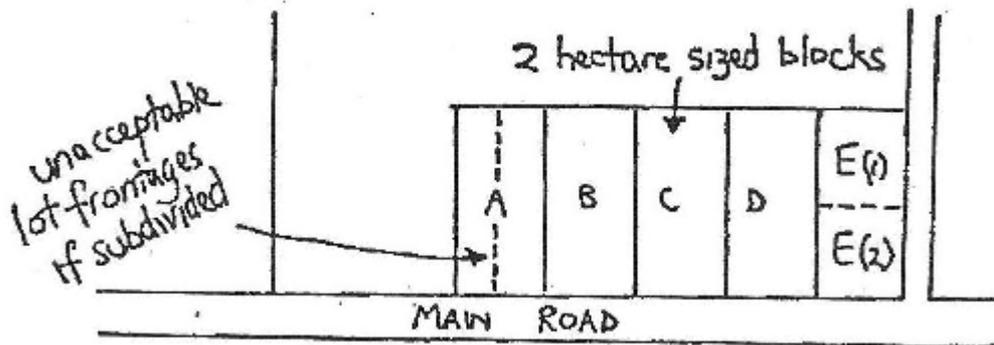
It is important that the following policies are considered before applications for development are made. This applies to large and small developments.

### **ACCESS**

- \* Council will require all lots in a subdivision of land in this zone to be served by a sealed road or pay a contribution towards the provisions of a sealed road.

### **BUILDING SITES AND LAND SUBDIVISION**

- \* Council will not agree to subdivision of land for the purposes of erecting a dwelling unless a suitable area of flood free land of not less than 1000 sq. metres is available to build a dwelling upon.
- \* For the purpose of land subdivision in this zone the minimum allotment size permissible is one (1) hectare. However, it should be stated, that this does not automatically mean every present allotment or land parcel can be subdivided to the minimum size allowable. For the purpose of sound planning practice and considering environmental constraints, larger sized allotments will be encouraged and may well be the only size given consent in certain sectors of the Zone.
- \*. Council will be mindful at all times of the need to maintain an acceptable ratio of lot frontage to lot depth as per following example.



Allotments 'A' to 'D' inclusive although 2 hectares in size would have unacceptable lot frontages to lot depth ratios as shown on Lot 'A'. However allotment 'E' due to availability of access road off main road could be subdivided with acceptable ratio into one (1) hectare lots 'E' (1) and 'E' (2).

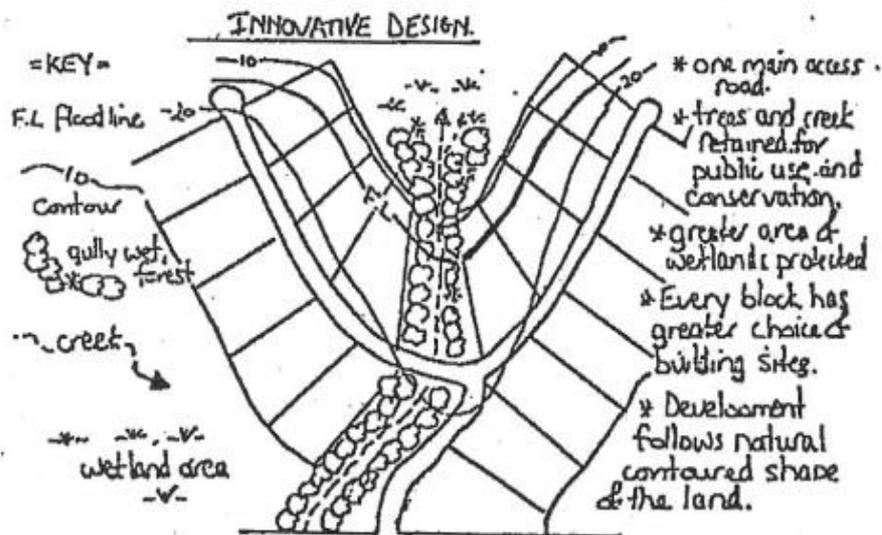
- \* Where land in this zone has frontage to Crescent Head Road, the following building types shall need to satisfy the specified "setback" from the road reserve.

The setbacks are:

- \* For a rural tourist facility – forty five (45) metres.
- \* For any other building – eighteen (18) metres.

NOTE: Council has the discretionary power to allow buildings used for agriculture to be constructed within this setback if good cause can be shown.

An example of how an ecological 'constraint' may be overcome to the advantage of the development and the wider community is below.



- \* **DUAL OCCUPANCY:** of dwellings is allowed in the zone in contrast to a residential flat which is a building containing two (2) or larger type dwelling units. Residential flats re NOT permitted in this zone.
- \* **SECTION 94 CONTRIBUTIONS:** The E.P & A Act (1979) enables Council to ask for contributions from developers ('big or small') to be applied to the land subdivision so that community services in the locality can be provided or upgraded (e.g. roads, water, open space, bridges, walking trails, community buildings etc).

The Act also provides that such contributions can be other than monetary (e.g. land, Building).

### **NECESSARY SERVICES**

- \* Council will insist that all subdivided lots in this zone be connected to the reticulated water supply provided by Kempsey Shire Council.
- \* Satisfactory arrangements must be made with Oxley County Council for the provision of electricity to each subdivided allotment and where possible and reasonable, Council will encourage underground placement of power lines.

### **HAZARDS AND CONSTRAINTS**

- \* WATER FLOW AND FLOODS
  - Council is concerned that wherever possible, watercourses and other recognised Water flow areas remain free of development constraints such as dams and levees. Landholders are encouraged to confer with the N.S.W. Soil conservation Service for advice on dam sites and design.

- Applications for land subdivision and dwelling construction will be checked Against requirements set down in Council's policy for flood prone lands as it affects this area.

The large map on the "Crescent Head Road, east of Kempsey Environment Survey sheet" provides a general indication of the flood height restriction line. Further information is available from Council's Town Planning Department.

\* **LAND SURFACE**

- Council will expect all landholders with land having recognised erosion and/or being affected by degradation (e.g. gully erosion) to contact the N.S.W. Soil Conservation Service (Kempsey Office) for advice on suitable forms of mitigation and rehabilitation, before lodgement of a Development Application. This advice should be state in the development proposals and will be considered in the Development and Building Application Process by Council.

\* **COUNCIL WILL ENCOURAGE**

1. the suitable location of dwellings, other major buildings and access roads within properties to minimise environmental disturbance and avoid recognised hazards.
2. The location of dwellings so that all weather access is available from the road to dwelling.

NOTE: Assistance in the design and location of access routes and building sites is obtainable from Soil Conservation Service (Kempsey Office). Using this advice will be of benefit to al landholders particularly when it may avoid costly and damaging mistakes and minimise conflict between neighbours.

\* **BUSHFIRE RISKS**

Council is active in its role as Co-ordinator of Bushfire fighting services within the Shire. The Fire Control Office (F.C.O.) is on Council Staff and information on Hazard Reduction is available from Council. Particular subdivision and building design principles can be used to substantially reduce bushfire hazard.

See 'SPECIAL PROVISIONS' section of this Plan for further specific directions.

\* **ENVIRONMENT PROTECTION**

In keeping with the Zone's 'General Development Objectives' Council expects land developers to adequately address the natural characteristics of the land. The design of subdivisions and use of the land should wherever possible and practicable maintain and enhance the environmental features of the land. If there is doubt about whether a concept or action will cause problems Council encourages the landholder to contact the Town Planning Department for advice or referral to an appropriate source of information. This should be done at an early stage rather than left to a point where problems or obvious mistakes occur.

## **SPECIAL PROVISIONS**

These policies are specifically placed here to inform landholders and those expecting to subdivide and develop land in the zone of important local considerations. Development applications must follow guidelines stated here. If there are problems or concerns the Council's Town Planning Department will clarify issues and provide further information to help landholders and developers.

## **ENVIRONMENT PROTECTION**

### \* WETLANDS (SWAMPS), WATERCOURSES AND FLOODWAYS

Any application for Subdivision of land will need to provide a map or reasonably accurate, well drawn diagrams of the subject land showing watercourses swamp areas and any flood liable areas (such as gullies, lower slopes and flat areas periodically inundated or waterlogged). This is so that Council can be aware of areas that need protection for ecological reasons and to provide an opportunity for those developing the land to consider constraints before designing subdivisions. There can be considerable cost-savings when such background work is done; and valuable elements of the landscape which enhance the area are conserved.

### \* FOREST COVER/TREE STANDS/SIGNIFICANT INDIVIDUAL TREES:

Applications should provide in map form general vegetation cover information including general maturity of tree and shrub areas. Landholders and Council can then consider what trees can be retained.

This will enhance the rural and environmental aspect of the zone; maintain a diverse stock of significant vegetation types; and encourage the development of "neighbourhood areas" with appropriate tree buffers. Wildlife movement and habitat can also be maintained.

### \* MOVEMENT CORRIDORS:

The area lends itself to forms of movement corridors such as walking and horse riding trails. Council will seek to see that every development becomes an integral part of a whole and an important community amenity (benefit) will result for the area much to the appreciation of local residents and visitors. These corridors may be adjacent to wetlands next to or through noteworthy stands of trees and across gullies and along ridgetops.

## **BUSHFIRE PROTECTION**

Due to high risk factors in the zone, particularly in heavily forested areas, the following provisions are expected to be followed by land developers and landholders:

1. A development application will have to show that the subdivision design has taken into consideration the "risk factor" including some statement when appropriate of the methods or techniques to be employed.

2. Where a high risk factor is identified and only a single access road is available to the area, Council will consider the need for applicants to make additional provisions to overcome the bushfire risk.
3. Wherever possible and practicable Council will encourage more than one access road to service subdivisions so as to provide a number of "escape" and fire fighting routes.
4. Where a high risk factor is identified, such as the North East sector of the zone, subdivision design providing perimeter roading and/or bushfire radiation (protection) buffer areas will be encouraged.
5. Landholders in risk areas will be encouraged to provide appropriate on-site storage of water available for fire prevention and fighting purposes. Building applications will be reviewed with risks in mind (e.g. house design).
6. House design and placement on allotments, as well as landscape design and placement of dams can be utilised in risk areas for protection. Applications will be reviewed with these factors and others in mind.

### **CRESCENT HEAD ROAD CORRIDOR**

Council wishes to see this road as an attractive movement corridor connecting Kempsey with the range of recreational activities available on the coast. The maintenance of existing native tree cover and where necessary the addition of further appropriate plantings. along the road property boundaries to maintain the canopy and avenue effect will be encouraged.

#### \* ACCESS ROADS CONNECTING TO CRESCENT HEAD ROAD

Council is aware of poor sight distances at intersections of present access roads with Crescent Head Road and will seek to promote better long term safety by Discouraging the proliferation of further access points and upgrading present access safety situations.

Council will look to land developers for co-operation in keeping access points from subdivisions to a minimum. Where circumstance prevail that result in extra access points being considered, Council will insist on appropriate standards of sight distance and traffic engineering works.

## **THE HUMAN ENVIRONMENT**

### **HISTORICAL AND PRESENT LAND USE**

The main land use practices have been:

- \* logging of the sclerophyll and wet forests
- \* apiarists use of forest trees – honey production
- \* small farm cropping on more viable soils
- \* a number of commercial nurseries established
- \* grazing predominantly on lower slopes and flat areas
- \* conservation of most ridge tops and higher land of the watershed
- \* increasing number of smaller rural allotments subdivided as concessions from larger parcels. These have encouraged hobby farms and rural residential

lifestyle opportunities.

### **AGRICULTURAL VIABILITY**

The department of Agriculture (N.S.W.) in its study and rating of this area classify the land as Class 4 – “suitable for grazing and not suitable for cultivation”.

A relatively minor area has been cleared for agricultural purposes. Due to soil types, vegetation viability is largely dependent upon specific sites and the type of agriculture applied. With certain techniques such as building up organically rich well drained top soils and conservation farming methods, a range of intensive small farming enterprises may be possible e.g. kiwi fruit are grown in the area.

Grazing is a viable pursuit although larger herds of animals on smaller land parcels would need supplementary feed particularly in dry winter periods. The development of rural residential land in this area would not detrimentally affect the major animal grazing practices in the local region.

A reasonably large apiarist industry exists in the Macleay Valley. They rely upon native flora particularly specific species to produce good quality and yields of honey. This area contains good stands of vegetation suitable for use by the apiarists. The two primary species used in this zone are the scribbly (cabbage) gum and small leafed ti-tree (melaleuca). It is important in developing rural residential use of this area not to drastically deplete the stock of trees available for honey production. Emphasis on conserving these and other species in the zone used by beekeepers will help to ensure a stable resource without discouraging hobby farm/rural retreat development.

### **LAND USE PLANNING STRATEGY**

Before the making of the Kempsey Shire Local Environment Plan (L.E.P.) this area was zoned Rural Land – “zone 1(a)”. This was to:

- a. mainly provide land for agricultural uses.
- b. keep the visual amenity of the land.
- c. allow compatible tourist development to occur.

A further Rural zone 1(b) was used to discourage ribbon development along Crescent Head Road, particularly rural residential housing, which was affecting objective (b) above>

The Shire Environment Study (MSJ Keys 1983) identifies this area as part of an urban growth corridor, with emphasis on serviced rural residential block development. The following reasons are put forward as the basis for subsequent rezoning to Rural Land – 1© - RURAL SMALL HOLDINGS.

- \* Close proximity to Kempsey – situated on Crescent Head Road.
- \* Ease of servicing with water, telephone, electricity.
- \* Access to recreational resources (e.g. Kempsey, the coast).
- \* A low quality agricultural classification (Dep’t of Agriculture).
- \* The physical characteristics of the land.

### **EXISTING SERVICES AND ROAD NETWORK**

- The area is serviced by a 33kv electricity line which has the present capacity to handle further rural residential expansion.
- A six (6) inch diameter water main is situated adjacent to Crescent Head Road presently terminating at a site near the locally known rise "Billy Goat Hill". The reservoir for storage is at Apex Park. Further eastward extension of the water main will need the provision of additional storage and pumping facilities.
- Telephone installation is available to rural subscribers under Telecom's supply policy and recent upgrading of main trunk lines has taken place along Crescent Head Road.
- Sewerage reticulation system is not available and not expected for low density rural residential development. Appropriately sited septic services will be necessary. Close proximity to known watercourses should be avoided.
- Crescent Head Road is presently the only sealed road within the zone, with the minor access roads being well-formed gravel surfaces. As the Map indicates the zone has a number of areas not presently served by road access. The topography is such that a number of gazetted and other Crown road easements in whole and some part should be avoided as future road access due to environmental constraints.

## **THE NATURAL ENVIRONMENT**

### **HAZARDS & CONSTRAINTS**

Apart from topographic constraints such as ridges and gullies which affect some allotments and restrict building sites, two (2) main hazards occur within the zone. These become constraints to development. In some cases to be overcome by mitigation works or safety precautions, however in other situations to be avoided in development strategy.

They are:

- \* **FLOODING:** The northern area of the zone is prone, in low areas, to inundation from the East Kempsey Swamp in times of moderate flooding. A number of low lying gullies feed water to these swamplands.

As the map shows a major floodway area exists in the middle of the zone associated with Pola Creek. A number of other floodway/drainage slopes converge on this large flat area ('Chapman's Flat') from the ridge country south of Crescent Head Road. Also areas of swamp/wetland exist as pockets between east-west aligned ridges.

In regard to flooding Kempsey Shire Council has determined flood heights which restrict/prohibit dwelling construction.

- \* **BUSH/WILD FIRE:** As the map shows, the area is prone to bushfire hazard. The zone is reasonably forested and is bordered by State Forest on the east.

This provides a good indication of hazard, particularly for the N.E. sector. According Forestry Commission Officers however, the fires coming from the N.W. although less

Frequent are more intense, burning through dense swamp vegetation. The peak of fire proneness occurs in winter months. This coincides with the driest part of the year (on average).

Future development will have to provide protection and fire fighting access; and take into consideration climatic and physical characteristics which maintain potential hazard situations.

#### OTHER HAZARDS:

- Whilst blasting associated with quarrying is carried out adjacent to this zone, adequate land and vegetation buffer will be necessary.

### **LANDFORM**

Underlying mudstone sandstone and conglomerate rock make up the ridges, undulating and flat land in this zone. Where the East Kempsey Swamp comes into this zone, sand, silt, mud and gravel provide the geological base.

South of Crescent Head Road the land rises in a series of north-south aligned ridges to meet a steeper ridge line that runs parallel to the road. This main ridge line is the southern boundary of the zone. There are sandstone and ironstone outcrops. The gullies and flatter drainage areas contain sand, in some place peat and organic materials (e.g. leaf litter). Some gullies are steep sided and quite deep.

North of the road the land is generally undulating clay top country with the centre of the zone, known as Chapman's Flat, low-lying and including depressions and channels leading to the predominant Pola Creek. There are some fairly steep east-west aligned gullies in the eastern part of the zone in between a series of undulating ridges. Pola Creek has deeply incised banks into the flat basin particularly in the northern area. The north east section of the zone is, a series of north facing 'fingers' of land pushing out into the lower swamp are to the north. A number of gullies break the area into sections of gently sloping land units.

### **LAND SURFACE**

Two general soil types are found in the zone:

GRAVELLY IRONSTONE: found on ridges and associated slopes. This soil has a uniform coarse texture. The subsoil is not well developed usually overlaying a weathered rock base. Top soil is shallow often gravelly. This soil does not hold moisture well and are dry most of the year. The sands are loose but as the loam content increases the soils set hard when dry. They are acidic soils being leached of minerals such as phosphorous and nitrogen.

Having low fertility these soils are mainly unsuitable for agricultural use. They suit sclerophyll (eucalypt) forests which draw up water quickly for use and hold shallow soils together. Overclearing particularly on steeper slopes can cause rapid erosion.

BLEACHED SANDS: found on undulating slopes and flatter areas. Due to organic material mixed with brownish-grey to black loamy sand it can have a speckled appearance. The subsoil is typically clay ranging from grey brown to yellow brown/red mottle in colour. The lower slopes with deep subsoil are highly permeable. However areas with rock/clay closer to surface are not freely drained. During wetter periods the water table can be at or near the

surface – particularly noticeable after prolonged rains. 'Chapman's Flat' is an example of this waterlogging, in 'wet' periods of year.

Due to the varying moisture regimes from seasonal waterlogging to droughtiness and their deficiency in certain minerals, these soils are usually not used for agriculture. Organic mulch or dependence on fertilisers is necessary to crop regularly and for intensive pasture improvement. If inappropriate or necessary surface development removes vegetation and/or topsoil the clay subsoil is easily exposed. Fire, overgrazing or clearing can lead to severe wind and water erosion.

### **WATER CATCHMENT/DRAINAGE**

The general drainage pattern is from the ridge country of the south and east toward the Kempsey Swamp.

The main waterways are Pola Creek and its associated intermittent streams which 'feed' the wetlands of the swamp. Other intermittent flow occurs in gullies found between the north-south aligned ridges south of Crescent Head Road and in the area north west of Blair's Lane where water drains into the wetland area independently of Pola Creek.

A number of wide floodways drain water from the catchment area south of Crescent Head Road. The road impedes the natural drainage flow to drains in selected places beneath the road pavement. A right-of-way constructed across 'Chapman's Flat' has created a deep eroding channel alongside it that drains into Pola Creek. This low expanse of land is the main Floodway for the zone.

#### Floodways can be recognised

- by indicator vegetation species such as reeds, casuarina and melaleuca (e.g. paperbark trees).
- by general landform such as gullies opening out into wide flat lower areas.
- by indications after rains such as depressions full of water and flattened grasses or Leaf litter and topsoil deposited in areas or caught around trees.
- \* Pola Creek in the northern part of the zone has flood banks which it fills to in times of heavy and prolonged rainfall. Marks on and debris in, mature paperbarks as well as littered debris (such as branches amongst mounded sand + leaves) show the height the Creek can reach and the load it carries. A surveyed tree showed evidence of a 2.5 metre rise.

### **VEGETATION**

The zone is mainly forested. Larger areas of clearing are associated with minor agricultural use.

Much of the major floodway areas have been cleared of substantial vegetation although Pola Creek remains buffered for most of its length.

- \* The predominant vegetation consists of dry sclerophyll forest with tree associations such as iron-bark; bloodwood; brushbox; white/red/yellow stringy barks scribbly gum; some grey gums; blackbutt; tallowwood; mahogany.

Microclimate variations such as protection from winds, frosts and fires and the filtered light of gullies, encourage greater species diversity. Trees such as blackbutt, tallowwood and red mahogany are found in greater numbers.

Casuarina ('she-oaks; river oaks') and acacia (wattles) make up an understorey; with banksia interspersed on well soils.

Ground cover is a variety of herbaceous and native grass species although the variety decreases with the level of disturbance by land use. In gullies and protected areas casuarina and acacia are complemented by melaleuca, herbs such as boronia, ferns and lichens.

- \* The floodways, low areas and watercourses are 'home' for reeds, sedges, swamp grasses and forests of swamp oak and small leafed ti-tree. When clearing has taken place, there are usually indications of melaleuca regrowth.
- \* Remnant rainforest and wet sclerophyll forest species are evident in places, particularly in steep moist gullies and around the verges of the East Kempsey Swamp and Pola Creek (near Blair's Lane). These should be conserved wherever possible.

In the eastern part of the zone grass trees are prevalent. An indicator of bushfire prevalence this particularly is in the north east where a lack of understorey development and predominance of smaller grass trees suggest regular burning. This area is adjacent to a large forested zone utilised by the Forestry Commission. Data from the Commission supports the bushfire indications. (further info: see HAZARDS section).

- \* NOTES

- A fine stand of young blackbutts which warrant conservation measures is located along and associated with an intermittent waterway between Bruce's Lane and Blair's Lane.
- The probability of needlebark trees (similar looking to stringybarks) occurring in this zone particularly the N.E. sector is high. They are found in the adjacent forestry area. This species only found in Australia occurs in a very narrow and discontinuous strip of coastal land between South Grafton and Camden Haven in N.S.W. The species should be conserved. As development occurs landholders should be encouraged to recognise them. (Further info. available – Forestry Commission: Kempsey Regional Office).

## **FAUNA**

A variety of habitats exist within the zone though logging and clearing has modified areas greatly. This would benefit particular fauna and disadvantage others. This variety of vegetation pockets and the large tracts of forest suggest a good and varied bird list association could be compiled. A wide variety and number of 'common' bird species were

evident in the field from waders in the swamps, wild ducks in Pola Creek, to finches and honeyeaters in the forests and raptors utilise clearings for feeding.

Other fauna such as wallabies, kangaroo and wallaroo were observed as well as characteristic burrows of bandicoots. Marsupials such as pademelons, native cats, could also be expected. A range of arboreal species including possums, gliders and mammals such as bats would utilise the forest canopy. Native rodents (mammals) including bush, water, swamp and grassland rats and possibly mice would be found. Diggings and burrows in the banks of Pola Creek in the northern sector are evidence of the water or swamp rat. They would depend on the availability of safe habitat.

A number of lizard and skink were observed and considering the variation in the sandstone based landscape and extent of forest tree cover a variety of lizard as well as snake species would be reasonably expected. Goannas are also expected.

\* NOTE

It is important that future planning for more intensive settlement considers native fauna movement patterns and habitat requirements. Particularly in regard to 'food' trees, nesting and living sites, watering points etc. One of the recognised attractions of rural residential settlers to these well vegetated areas is the local fauna and flora. There is the likelihood also that some rare or unusual fauna may utilise habitat or food sources within the zone. Domestic and feral animals are evident. As well as dogs and cats and stock animals: rabbits, hares, foxes, black and brown rats and house mice are expected.

## **CLIMATE**

The area experiences a sub-tropical climate with an average maximum winter temperature of 20.4°C and summer, 29.5°C. Frosts do occur on low areas, but are not common. Rainfall intensity peaks in the summer months with a relatively drier winter period.

With an average of 7.7 hours of sunlight (sunshine) per day an increasing number of people are seeking the microclimates of rural areas such as this, where forested areas, gullies and ridges block out colder winds and summer heat.

## **SCENIC QUALITIES**

The area has a number of scenic and conservation qualities worthy of note:

- \* The forest-watercourse-wetland association: As well as Pola Creek there are a number of gullies with intermittent streamflow (which should be allowed to run freely to the swamps they feed into). Dams built in these gullies or in watercourses should be discouraged, so that each landholder can appreciate the natural streamflow.
- \* Views: Ridge to ridge: over wetland, gullies and undulating countryside. A variety of rural vistas particularly the forest cover with large maturing trees.
- \* Conservation 'pockets': A number of important ecosystems and remnants of historic vegetation growth can be found. These include 'billabong' aspects of Pola Creek with its pooled waters beneath wet sclerophyll forest in the northern part of the zone. Remnant rainforest species in the N.W sect or of the zone and the blackbutt forest

near Bruce's Lane. Development should conserve and enhance these scenic qualities wherever possible.

# DRAFT DEVELOPMENT CONTROL PLAN

CRESCENT HEADROAD, SOUTH-EAST KEMPSEY.

## ENVIRONMENT SURVEY.

No 1

(RURAL RESIDENTIAL)

### The Natural Environment.

#### Landform.

Undulating ridges, extensive low-lying areas, and a few scattered hills. The terrain is generally level to gently sloping. The highest points are the ridges, which are generally 100 to 150 feet above sea level. The lowest points are the valleys, which are generally 50 to 100 feet above sea level. The landform is generally level to gently sloping. The highest points are the ridges, which are generally 100 to 150 feet above sea level. The lowest points are the valleys, which are generally 50 to 100 feet above sea level.

#### Land Surface.

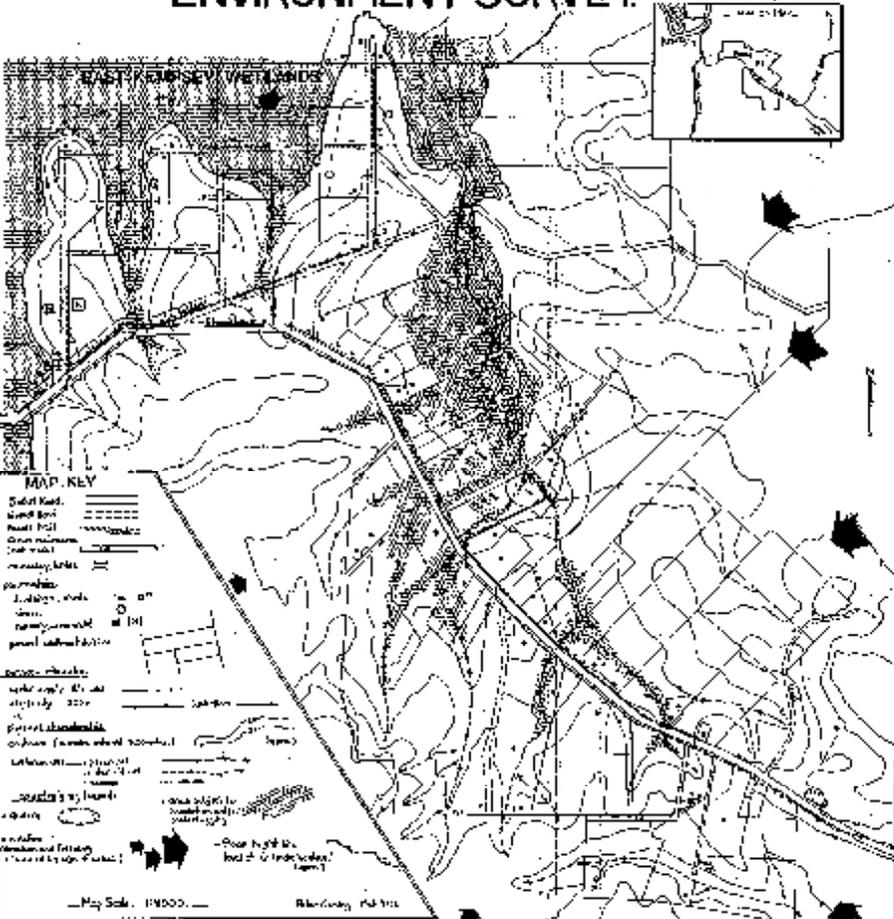
The land surface is generally level to gently sloping. The highest points are the ridges, which are generally 100 to 150 feet above sea level. The lowest points are the valleys, which are generally 50 to 100 feet above sea level. The land surface is generally level to gently sloping. The highest points are the ridges, which are generally 100 to 150 feet above sea level. The lowest points are the valleys, which are generally 50 to 100 feet above sea level.

#### Water Catchment/Drainage.

The water catchment area is generally level to gently sloping. The highest points are the ridges, which are generally 100 to 150 feet above sea level. The lowest points are the valleys, which are generally 50 to 100 feet above sea level. The water catchment area is generally level to gently sloping. The highest points are the ridges, which are generally 100 to 150 feet above sea level. The lowest points are the valleys, which are generally 50 to 100 feet above sea level.

#### Vegetation.

The vegetation is generally level to gently sloping. The highest points are the ridges, which are generally 100 to 150 feet above sea level. The lowest points are the valleys, which are generally 50 to 100 feet above sea level. The vegetation is generally level to gently sloping. The highest points are the ridges, which are generally 100 to 150 feet above sea level. The lowest points are the valleys, which are generally 50 to 100 feet above sea level.



### The Human Environment.

#### Historical & Present Land Use.

The land has been used for agriculture and residential purposes since the early 19th century. The area was originally settled by the Macleay family in 1825. The land was used for agriculture and residential purposes since the early 19th century. The area was originally settled by the Macleay family in 1825. The land was used for agriculture and residential purposes since the early 19th century. The area was originally settled by the Macleay family in 1825.

#### Agricultural Viability.

The agricultural viability of the land is generally high. The soil is generally fertile and the climate is generally suitable for agriculture. The agricultural viability of the land is generally high. The soil is generally fertile and the climate is generally suitable for agriculture. The agricultural viability of the land is generally high. The soil is generally fertile and the climate is generally suitable for agriculture.

#### Land Use Planning Strategy.

The land use planning strategy is generally level to gently sloping. The highest points are the ridges, which are generally 100 to 150 feet above sea level. The lowest points are the valleys, which are generally 50 to 100 feet above sea level. The land use planning strategy is generally level to gently sloping. The highest points are the ridges, which are generally 100 to 150 feet above sea level. The lowest points are the valleys, which are generally 50 to 100 feet above sea level.

### Hazards & Constraints.

The hazards and constraints are generally level to gently sloping. The highest points are the ridges, which are generally 100 to 150 feet above sea level. The lowest points are the valleys, which are generally 50 to 100 feet above sea level. The hazards and constraints are generally level to gently sloping. The highest points are the ridges, which are generally 100 to 150 feet above sea level. The lowest points are the valleys, which are generally 50 to 100 feet above sea level.



### Existing Services & Road Network.

The existing services and road network are generally level to gently sloping. The highest points are the ridges, which are generally 100 to 150 feet above sea level. The lowest points are the valleys, which are generally 50 to 100 feet above sea level. The existing services and road network are generally level to gently sloping. The highest points are the ridges, which are generally 100 to 150 feet above sea level. The lowest points are the valleys, which are generally 50 to 100 feet above sea level.

### Climate.

The climate is generally level to gently sloping. The highest points are the ridges, which are generally 100 to 150 feet above sea level. The lowest points are the valleys, which are generally 50 to 100 feet above sea level. The climate is generally level to gently sloping. The highest points are the ridges, which are generally 100 to 150 feet above sea level. The lowest points are the valleys, which are generally 50 to 100 feet above sea level.

### Vegetation Details.

The vegetation details are generally level to gently sloping. The highest points are the ridges, which are generally 100 to 150 feet above sea level. The lowest points are the valleys, which are generally 50 to 100 feet above sea level. The vegetation details are generally level to gently sloping. The highest points are the ridges, which are generally 100 to 150 feet above sea level. The lowest points are the valleys, which are generally 50 to 100 feet above sea level.