

D5: KING CREEK

Application

Section D5 applies to the land highlighted in Figure 185 below.

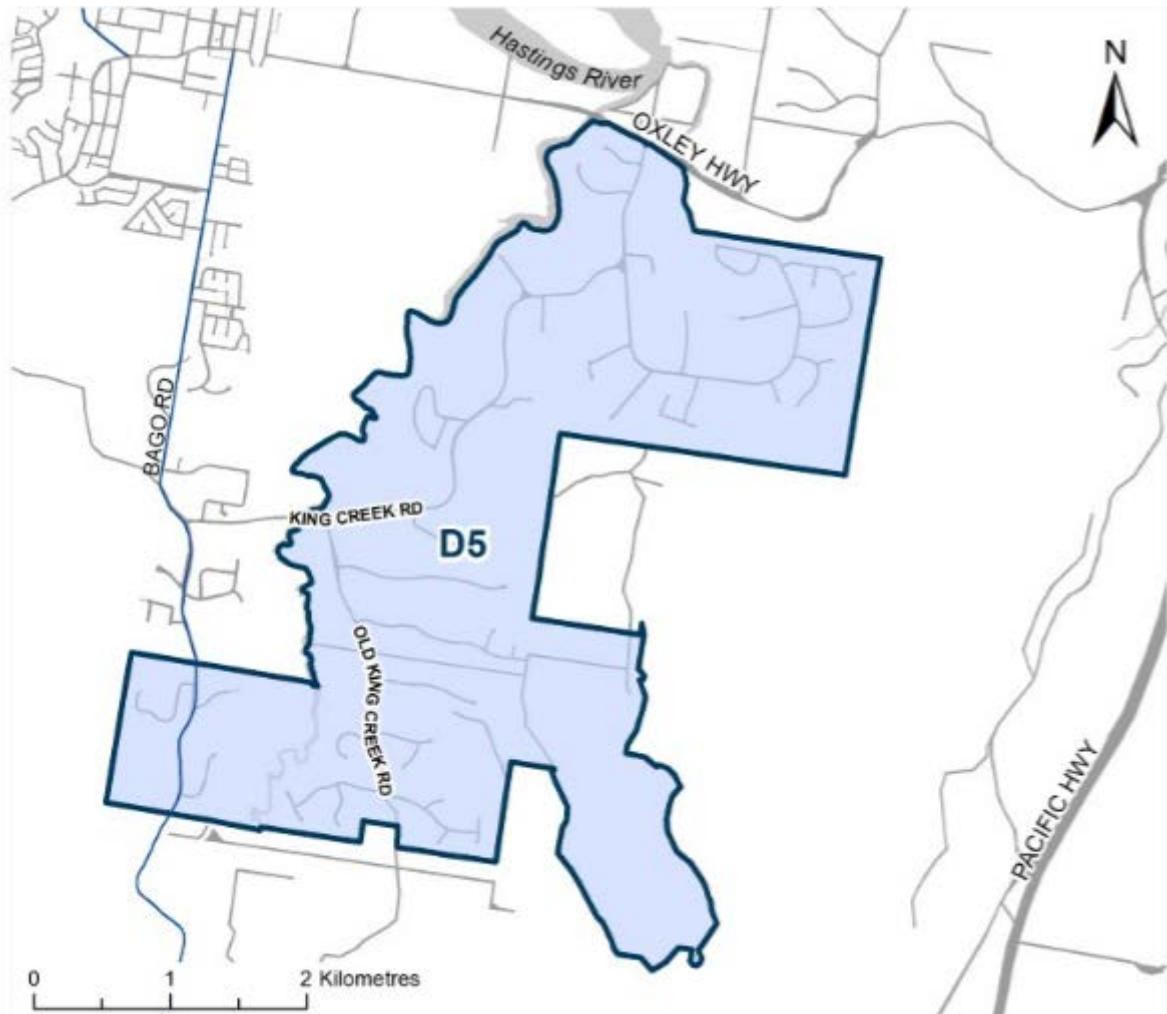


Figure 185: Land subject to Section D5

Strategic Context

The King Creek area has a history of rural residential subdivision but without a village centre, functioning as a dispersed suburb of Wauchope. Council drafted a DCP (“DCP8-Kings Creek”) to address a range of development issues, infrastructure and servicing and to establish a unique character in the area.

The following development provisions are those that are considered relevant to future development in the King Creek area.

Development Guide

287. Objective

- To provide suitable land for rural residential development and servicing of those houses.

Development Provisions

- a) Dwelling house construction or effluent disposal shall not occur on land with a slope greater than 15 degrees.

288. Objective

- To provide water at acceptable pressures to development.

Development Provisions

- a) Proposed lots must have a building envelope designated which is below the 45mAHD contour.

289. Objective

- To limit the number of residences below the dam break probable maximum flood (PMF) level.

Development Provisions

- a) A maximum of 60 residences below the dam break PMF is permitted.

Note: This number of residences is cumulative and approval will be granted on a 'first in' basis.

290. Objective

- To maintain existing habitat resources to protect existing native flora and fauna.

Development Provisions

- a) Where development is proposed on land identified as 'land available for providing habitat' in Figure 186 consent is subject to the maintenance of those areas.



291. Objective

- To supplement existing habitat resources to encourage the expansion of existing populations of native flora and fauna and to mitigate against adverse events such as drought or fire.

Development Provisions

- a) Where land, identified as 'land available for providing habitat' in Figure 186 is currently cleared it is to be revegetated with appropriate species (refer KPOM).




 Scale 1:35000


KINGS CREEK: HABITAT MANAGEMENT PLAN MAP 4

 Land Available for Providing Habitat

Figure 186: Habitat Management Plan