



DIRECTOR SUSTAINABLE DEVELOPMENT SERVICES SUPPLEMENTARY REPORT

14th February 2006

DSDS14 SUPP.	TOWN CENTRE MASTERPLAN IMPLEMENTATION COMMITTEE DRAFT DCP: PUBLIC EXHIBITION FILE: 494 ABP
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SUMMARY:

Reporting on a proposal to publicly exhibit a draft Development Control Plan for design guidelines for development in the Kempsey Town Centre including Smith Street, Belgrave Street and Elbow Street.



Background

Council undertook preparation of the Kempsey Town Centre Masterplan in 1997. Following adoption of the Masterplan, the Kempsey Town Centre Masterplan Committee was appointed to oversee its implementation. In March 2005, the Committee resolved to prepare a draft Development Control Plan to guide development in the Masterplan area. Following preparation of design guidelines by Councils Heritage Advisor, David Boram, a draft Development Control Plan was prepared.

The draft DCP was considered by the Committee at its meeting of 9th February 2006, where it was resolved to:

- Request that a late report be submitted to this Council Meeting to enable public exhibition of the draft DCP
- That all owners of property affected be notified

- That the Chamber of Commerce be provided a copy for comment at their next meeting, and that a Council staff member attend
- That local consultants be advised of exhibition of the draft DCP
- That MDAP be invited to comment

Content of Development Control Plan

The draft Development Control Plan provides guidelines for development, redevelopment and restoration works of properties in the Town Centre and in particular fronting Smith Street, Belgrave Street and Elbow Street. The intention is to retain and enhance the historical and architectural style of the Kempsey CBD and West Kempsey, to build upon the town's character.

General controls relate to the façade of buildings above awning level, including shape and detail of window openings, surface treatment and skyline design. The Development Control Plan provides recommended colours. Setbacks are generally nil, unless adjoining buildings are identified heritage items which have a front setback. Awnings with verandah posts, are encouraged. Signs are generally limited to below awning level. Applications are to be prepared in consultation with Councils Heritage Advisor.

Report Implications:

- ***Environmental***

The Development Control Plan will assist in achieving development in the Town Centre consistent with the heritage theme.

- ***Social***

The enhancement of the Town Centre as a place to visit and shop will provide social benefits to the community.

Economic (Financial)

Enhancement of the Town Centre will encourage greater economic activity in the Town Centre.

The Masterplan Implementation Committee is also considering recommending Council provide financial incentives to

encourage landowners to undertake works in accordance with the guidelines. However, this will be subject to a separate report to Council, following investigation and consideration of options.

- **Policy or Statutory**

The Development Control Plan is required to be exhibited for a minimum of twenty eight (28) days. Under recent changes to the planning legislation, the DCP will need to be adopted before 30 April 2006. Otherwise, it will need await incorporation of all Councils Development Control Plans so that no more than one DCP applies to any parcel of land.

RECOMMENDATION:

- A. That Council endorse Draft Kempsey Town Centre Development Control Plan ((Appendix O - part 1 and part 2)) for public exhibition.
- B. That Council write to all landowners affected to advise of the exhibition of the draft Development Control Plan.
- C. That the Kempsey Chamber of Commerce be provided with a copy of the Development Control Plan for comment at the next meeting, and that a Council staff member attend.
- D. That local consultants be advised of the exhibition of the draft Development Control Plan.
- E. That MDAP be invited to comment of the draft Development Control Plan.

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R B Pitt
DIRECTOR SUSTAINABLE DEVELOPMENT SERVICES