



KEMPSEY
Shire Council

DIRECTOR SUSTAINABLE DEVELOPMENT SERVICES REPORT

14th March 2006

**DSDS7 STRATEGIC PLANNING PROGRAM
FILE: 584 APB**

SUMMARY:

Reporting on the priority and program of strategic planning projects for 2006/07, having regard to available resources.

◆◆◆◆◆

Background

Council considered a report on the Strategic Planning Program at its meeting of 13th September 2005 ([Appendix O - Part 1 and Appendix O - Part 2](#)). That report provided an outline of the 25 projects in the program, and allocated a priority of High, Medium or Low. This report recommends Councils adoption of a revised program based on progress of existing projects, new projects and other changes.

Summary

The program recommended in this report provides the following changes from the September 2005 report:

a) Completed Projects: 3 (2 High, 1 Medium Priority)

- Population Profile: High Profile
- LEP 2006 (Awaiting gazettal): High Priority
- LEP – Nicholson Street (Awaiting gazettal): Medium Priority

b) New Projects: 6 (1 High, 4 Medium, 1 Low Priority)

- Draft LEP: standard template (Medium Priority)
- Draft LEP: 153 Macleay Street, Frederickton (Medium Priority)

- Draft LEP: 145 Old Station Road, East Kempsey (Medium Priority)
- Draft Development Control Plan: Town Centre Design Guidelines (High Priority)
- Draft LEP: Old School House at South West Rocks (Medium Priority)
- Comprehensive Review of all Development Control Plan's (Low Priority)

c) Changed Priority Projects: 2

- South Kempsey Industrial Land LES (from Medium to High)
- Rural Land Capacity Report (from Low to Medium)

The following table summarises the change:

	SEPT 05	MAR 06
High Priority	8	8
Medium Priority	13	16
Low Priority	4	4
TOTAL PROJECTS	25	28

The following provides a description of high, medium and low priority.

High Priority projects are given concerted attention to progress each step and stage of the project.

Medium Priority projects have longer timeframe allowances between steps and stages, with progress being made as time and resources allow.

Low Priority projects are identified as unlikely to receive staff time or resources within the next 6 months.

Staffing

Currently, there is one full time strategic planner, who has carriage of 3 high priority and 4 medium priority projects. Since September 2005, the duties of 2 development planners have been increased to include strategic planning projects. Both planners have limited strategic planning experience and also have day to day responsibility for development control matters. This has allowed some additional projects to be commenced, but is subject to development application pressures, training in strategic planning and a period for new staff to become effective. There has also been a recognition that the

September 2005 program was over ambitious in terms of the number of high priority projects to be undertaken by a single strategic planner.

If Council wishes to increase the priority of any project, it will be necessary to drop the priority of another project (comparable in work load). Alternatively, Council will need to increase staff resources.

Proposed Strategic Planning Program 2006/07

1 Strategies

(a) Heritage Study (Priority: High)

Council resolved at its February 2006 meeting to proceed to exhibition of the Study. Exhibition will involve significant staff time, including letters to owners, responding to enquiries, holding of community workshops. There will be many submissions, and consequent time to assess and report them to Council.

To assist implementation of the Heritage Study, a number of Heritage Protection activities have commenced.

(b) Kempsey Town Centre Masterplan Review (Priority: High)

The Review document has been prepared by consultants. Following consideration of the document, the project has been transformed to an action plan comprising:

- i) Development Control Plan Design Guidelines
A draft DCP has been exhibited.
- ii) Incentives Policy
A draft discussion paper has been prepared.
- iii) Revised Landscape Design Principles
- iv) Directional Signage Scheme
A Scheme has been prepared by the DSS in consultation with the RTA.
- v) Review of DCP for signs in the town centre
- vi) Preparation of Precincts Plans (6 precincts)
- vii) Town Centre Structure Plan
- viii) Comprehensive Town Centre DCP
- ix) Traffic and Pedestrian Plan

- x) Clyde Street Mall Options Paper
- xi) Post By Pass Planning: Smith Street
- xii) Funding: Special Rates Levy

(c) Residential Land Release Strategy (Priority: Medium)

North Coast regional Environmental Plan 1988 provides that Council must release land for residential development in accordance with a Department of Planning endorsed Strategy. Council's current strategy was adopted in 1997, and is currently under review.

The Strategy review will follow on from preparation of the Population Profile, Population Projection Document and the Land Capacity Report. (see below). Timelines have been developed for each of these, indicating a Draft Residential land Release Strategy to be presented to the Council meeting in January 2007.

(d) South West Rocks Structure Plan review (Priority: Medium)

Effective planning for facilities, infrastructure and reviews for South West Rocks requires the 1995 Structure Plan to be reviewed. The Parsons Brinkerhoff report previously commissioned by Council identified that considerable investigations are needed to update the plan to meet current requirements. The Local Environmental Studies for Saltwater and former Shell site; the Spencerville to New Entrance investigation area (see below); Saltwater Creek EMP; Saltwater Creek Flood Study and the SWR Open Space Strategies are providing the information needed to progress the Structure Plan review.

(e) By Pass Strategy (Priority: Medium)

Potential impacts of the Kempsey Bypass require Council to be well placed in its planning for this event. A range of actions have been commenced, but funding of strategic actions was withdrawn from the 2005/06 budget. The RTA have not yet released the EIS for the preferred route. Given the likely timeframe for construction of the Bypass, a modest allocation over the next 3 years has been included in the draft budget.

(f) Vegetation Mapping of the Shire (Priority: Medium)

A 3 year program has been identified in Councils Management Plan for mapping all vegetation communities across the Shire. Stage 1 is the coastal strip east of the highway where development pressures are greatest. Consultants have been commissioned with a draft report anticipated in March 2006. This mapping will form part of a Sustainable Settlement Strategy (Strategic Land Use Plan) over about a 5 year period.

(g) Parking Study Review (Priority: Low)

Council commissioned this review a number of years ago. It is proposed to progress the review in March 2006, with possible report to Council in June 2006.

(h) Rural Residential Land Release Strategy (Priority: Low)

Council cannot rezone land for rural residential development except in accordance with a Department of Planning endorsed strategy. Progress on this strategy will follow after the Rural Residential Land Capacity Report is prepared (see below).

Note: The Department of Planning has advised that this strategy will be required before any rural residential rezonings such as Mr Channels can proceed. It is considered that relative to other strategic planning projects, the release of additional rural residential land is of lesser urgency for the economic development of the Shire. At this stage it is anticipated that a draft Strategy will not be ready for public exhibition until at least late 2006. If Council considers this to be a "high" priority project, it will be necessary to allocate a high priority to the Population Profile and Rural Land Capacity projects and to reduce the priority of other projects.

2 Studies

(a) Population Profile (Priority: Completed)

This was completed and reported to Council in September 2005.

(b) Population Projection Document (Priority: High)

This document provides the basis for quantifying the demand for land for residential growth. A preliminary draft has been prepared, utilising census data, plus building approvals and commencements over the last 6 years. It is anticipated the document will be reported to Council in May 2006.

(c) Urban Land Capacity Document (Priority: Medium)

This document provides the basis for determining the current supply of residential land. Initial research has been undertaken, with an information report to Council anticipated in August 2006.

(d) Rural Land Capacity Report (Priority: Medium)

This document provides the basis of determining the current supply of rural residential land. It is anticipated this project may commence in July 2006.

3 Statutory Plans

(a) Saltwater LES and Draft LES (Priority: High)

Consultants have been commissioned to prepare the Local Environmental Study. Additional studies were identified as being necessary in September-October 2005. These Studies are Wallum Froglet habitat analysis and the climatic monitoring/noise and odour study for determining an appropriate buffer to the Sewerage Treatment Plant. A report to go to exhibition is anticipated for August 2006.

(b) Oil Terminal LES and Draft LEP (Priority: High)

Consultants have been commissioned to prepare the Local Environmental Study. Further consultation with DEC is being undertaken. The Local Environmental Study will then be reported to Council following endorsement by Council of the Saltwater EMP for public exhibition.

(c) Local Environmental Plan 2006 (Priority: Completed)

Review of Kempsey LEP 1987 commenced in 2000. Major review of planning instruments are intended to be done after no more than 10 years. The review has been completed, and the LEP was submitted to the Department of Planning in November 2005 for gazettal.

(d) Heritage LEP (Priority: Medium)

Following exhibition and adoption of the Heritage Study, implementation of its recommendations requires preparation of a draft LEP, and public exhibition. Preparation of the draft LEP is not expected to commence until after June 2006.

(e) Spencerville to New Entrance Investigation (Priority: Medium)

This land has been identified for long term release in the Residential Land Release Strategy. Habitat assessment has been undertaken using vegetation mapping completed in November 2005. A meeting was held with landowners, and it is intended to initiate discussions with the DEC to determine options. These include "bio-banking", proceeding to detailed flora and fauna assessments, and potential for land dedication to National Park. It is difficult to determine the timing of this project; however, there is sufficient information now to provide an upper and lower estimate for the potential dwelling yields for this area that can be used for the Residential Land Release Strategy. The Masterplan for the precinct will then form part of the South West Rocks Structure Plan review.

(f) South Kempsey Industrial Land Local Environmental Study and Local Environmental Plan (Priority: High)

This study is to investigate land identified in Council Industrial Land Strategy, leading to the rezoning for future industrial economic growth. Land west of the highway is currently the subject of a vegetation mapping project, which will provide the basis for refining future investigations. A study brief is being prepared for land east of the highway, for preparation of an Local Environmental Study. Expressions of interest will be sought from consultants in April or May 2006. Then it

will be necessary to seek agreement from the landowner to meet the cost of preparation of the LES.

(g) Standard LEP (Priority: Medium)

This plan is to implement the new LEP template prepared by the State Government as a part of its planning reforms. Council has received grant funding for this project of \$75,000. This funding is conditional upon a draft LEP being prepared for exhibition by March 2007.

4 Section 94 Plans

(a) Rural Roads Contribution Plan Review (Priority: Low)

This plan provides significant income for maintaining and upgrading Councils rural roads. However, the plan is complex and difficult to apply, and commits Council to an ongoing maintenance obligation that is not recouped through the plan. There is no current funding and no available staff resources to undertake this project.

(b) Other Section 94 Plan Reviews (Priority: Low)

All of Councils existing plans require review, and there may be opportunity to levy additional contributions. Contributions could be levied to pay for the employment of a Section 94 officer. However, after an initial period of 2-3 years to carry out the preparation of the Contribution Plans, the workload is likely to be only equivalent to a part time position. The possibility of sharing this position with other smaller Councils in the region is being discussed with the MIDGOC Strategic Alliance.

5 Minor LEPs

(a) Reclassification of Community Land: South West Rocks and Frederickton (Priority: Medium)

Preparation of the LEP is pending a detailed analysis of open space needs in South West Rocks and Frederickton. This is necessary to demonstrate where the proceeds of sale of land is to be spent.

- (b) Nicholson Street (South side Cellars) (Priority: Completed)

This LEP was exhibited and reported to Council in December 2005, and submitted to Department of Planning for gazettal in January 2006.

- (c) Beranghi Community Title LEP (Priority: Medium)

This is to facilitate a Community Title subdivision that contains sensitive habitats and archaeological relics. A draft LEP has been prepared and submitted to Department of Planning to issue a Section 65 Certificate to allow gazettal. The Department of Planning requested additional information which was provided in January 2006.

- (d) 153 Macleay Street, Frederickton (Priority: Medium)

This is a new project, resolved at Council's meeting of 14 February 2006, to rezone land from Rural 1(a3) to Residential (v). It is a minor LEP and is anticipated will not require significant resources. However, it will be delayed as a result of the new LEP Review Panel process. It is uncertain how much this will delay the draft LEP.

- (e) Crescent Head Expansion (Priority: Low)

This rezoning is awaiting consultation with NSW Aboriginal Lands Council and NSW Native Title Services. The Lands Office has agreed to Council acquiring the road. On the basis of the Lands Office decision not to proceed with Stages III to V of the Goolawah estate in the foreseeable future, this project has been assigned a low priority.

- (f) 145 Old Station Road, East Kempsey (Priority: Medium)

Council resolved to support rezoning of this land from 1(a3) to 1(c) at its February 2006 meeting. (See 1(h) – Rural Residential Land Release Strategy).

- (g) Old School House, South West Rocks (Priority: Medium)

This rezoning request is reported at this meeting. If Council supports this proposal, it is assumed a medium priority would be applied.

6 Development Control Plan's

(a) DCP 22: Crescent Head (Priority: High)

A draft DCP was placed on exhibition from 21 February 2006. A report on submissions is anticipated to be presented to the April 2006 Council meeting.

(b) Town Centre Guidelines DCP (Priority: High)

This Development Control Plan is the first stage of implementation of the Town Centre Masterplan. The Development Control Plan has been placed on exhibition.

(c) Comprehensive DCP Review (Priority: Medium)

Recent changes to the Environmental Planning and Assessment Act require that only one Development Control Plan may apply to any parcel of land. Any changes to DCP's or new DCP's prepared after 30 April 2006 must comply with this requirement. All of Council's Development Control Plans will need to be reviewed and brought into compliance with this requirement.

REPORT IMPLICATIONS:

• ***Environmental***

Effective strategic planning is essential to ensure decisions are made to achieve desired environmental outcomes. There are many additional environmental projects that could be pursued, but not able to be resourced.

• ***Social***

Social sustainability for future communities requires effective strategic planning. Current resources limit Council's ability to ensure preferred outcomes for future social infrastructure.

• ***Economic (Financial)***

Economic development of the Shire requires the preparation of a range of strategies to allow timely release of land and provisions of infrastructure and facilities.

If Council wishes to increase the priority of projects, without reducing others, it will be necessary to provide additional resources to strategic planning.

The current priorities for release of residential land at South West Rocks (Saltwater and former Shell site), industrial land at South Kempsey, combined with demands at Frederickton create a demand for substantial funding of water and sewerage infrastructure within the next 5 years if all 3 areas are to be provided adequate services. The current program does not provide for this.

- *Policy or Statutory*

The purpose of this report is to determine as policy, the priority of all strategic planning projects currently underway. Council continues to receive requests for new projects and if these are to be given priority, other projects will be delayed.

RECOMMENDATION:

That Council note the report and endorse the priorities attached to each project.

.....
R B Pitt
DIRECTOR SUSTAINABLE DEVELOPMENT SERVICES