



DIRECTOR SUSTAINABLE DEVELOPMENT SERVICES REPORT

13 October 2009

**DSDS4 KEMPSEY TOWN CENTRE MASTER PLAN – PROPOSED
 CLYDE STREET MALL REFURBISHMENT
 File: 369/1300 CC: 153 GHM CC: DPW
 {Folio No. *}**

SUMMARY:

Reporting that the proposed Clyde Street Mall refurbishment concept plan has been publicly exhibited with two submissions received.

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DESCRIPTION:

Public Submission Summary Report

In accordance with council’s resolution of 14 July 2009, the concept plan for the proposed refurbishment of Clyde Street Mall was placed on public exhibition for a period of 28 days. As part of the notification process all shop owners in the mall were advised in writing. Council received two submissions. The table below provides comments on the issues raised:

Objection	Planning Comment
1. Strangely written document in “archispeak” language and many errors.	1. Noted. Some of the language used could have been less technical.
2. No consistency in the CBD.	2. The aim of the Kempsey Town Centre Master Plan review is to create a consistent public domain. The mall, however, will have points of difference as the intent is to create a unique space within the town centre.
3. There are no specifics of the designs or examples of treatments or plants.	3. This is a concept plan only. Should council endorse the concept of refurbishment, more detailed designs incorporating paving, street furniture and planting will be prepared for implementation.
4. Vehicle access will be excluded or blocked by the stage.	4. The stage will be designed to be able to be moved.

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| 5. Existing steel poles are to be removed? Why? | 5. The poles which support the former shade structure may be retained. This option will be explored in greater detail at the next design phase. |
| 6. It would not be possible to widen John Street or setback buildings or provide trees without major changes and great cost. | 6. The project placed on public exhibition involves the refurbishment of Clyde Street Mall – no reference has been made to John Street. |
| 7. If Council wanted to emphasis the riverfront (as they should) why approve the Coles development, which totally ignores the river and wastes the frontage. | 7. The project placed on public exhibition involves the refurbishment of Clyde Street Mall. |
| 8. All that is needed is some maintenance at a very limited cost. | 8. The mall in its current design is outdated and tired; design principals have changed since its construction in the 1980s. The KTCMPRC recommends refurbishment. |
| 9. I cannot see how painted bitumen can be longer lasting and need less maintenance than good quality pavers or concrete. | 9. The concept plan does not purpose painted bitumen. Quality pavers will be selected as part of the next detailed design phase. |
| 10. Shop fronts should be upgraded, but how will that be achieved when Council has never once provided a litre of paint for shop owners? | 10. It is agreed that a number of facades addressing the mall look tired. Whilst council can develop coordinated themes for refurbishment of premises, it is not council's role to provide shop owners with paint to make improvements to their buildings. |
| 11. Council should improve the Clyde Street Mall by undertaking maintenance on the existing surfaces, paving, furniture and fittings and by coordinating and encouraging activities in the mall such as the markets or community events. I don't think you need to pull it all out to do that and council does not have funds for that. | 11. Council's role is to provide healthy environments for the community as well as to achieve a vibrant town centre. In order to do so, a refurbishment of the mall is required. Markets and community events have been identified as part of this concept. Council is aware that funding for the project is required, however, without a detailed design in place. Council will be unable to determine reliable costings in order to consider funding sources. |

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| 12. Renaming the mall from Clyde Street to Macleay Mall is not supported and should require greater community consultation. | 12. Noted. Any proposed renaming of the mall will require further consultation with the community. |
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[\(Appendix B – Page SDS-17\)](#)

NEXT STEPS

The following steps will have to be undertaken to progress the refurbishment of the Clyde Street Mall:

1. Preparation of a detailed design plan consisting of pavement types, street furniture, plantings, a scope of works, an estimate of total project cost (TPC) and staging plan.
2. Preparation of a new section 94 development contributions plan (CP).
3. Reporting back to council seeking endorsement of the detailed design, staging and costings.

REPORT IMPLICATIONS:

- **Environmental**

Nil

- **Social**

Nil

- **Economic (Financial)**

Nil

- **Policy or Statutory**

Nil

- **Director’s Review**

Council should be aware that council does not currently have the expertise in-house to prepare the detailed designs required to progress the review. Whilst council has allocated \$150,000 towards the bypass strategy, which includes preparation of detailed designs for post by-pass civic works, no allocation has been made in respect to developing detailed plans for the mall. Funds may become available following preparation and adoption of the proposed Public Domain CP, however the CP is programmed for completion in March 2010.

RECOMMENDATION:

That council prioritise funding for the preparation of detailed designs in conjunction with the 2010/11 management plan and long term budget.

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R B Pitt
DIRECTOR SUSTAINABLE DEVELOPMENT SERVICES