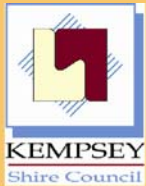
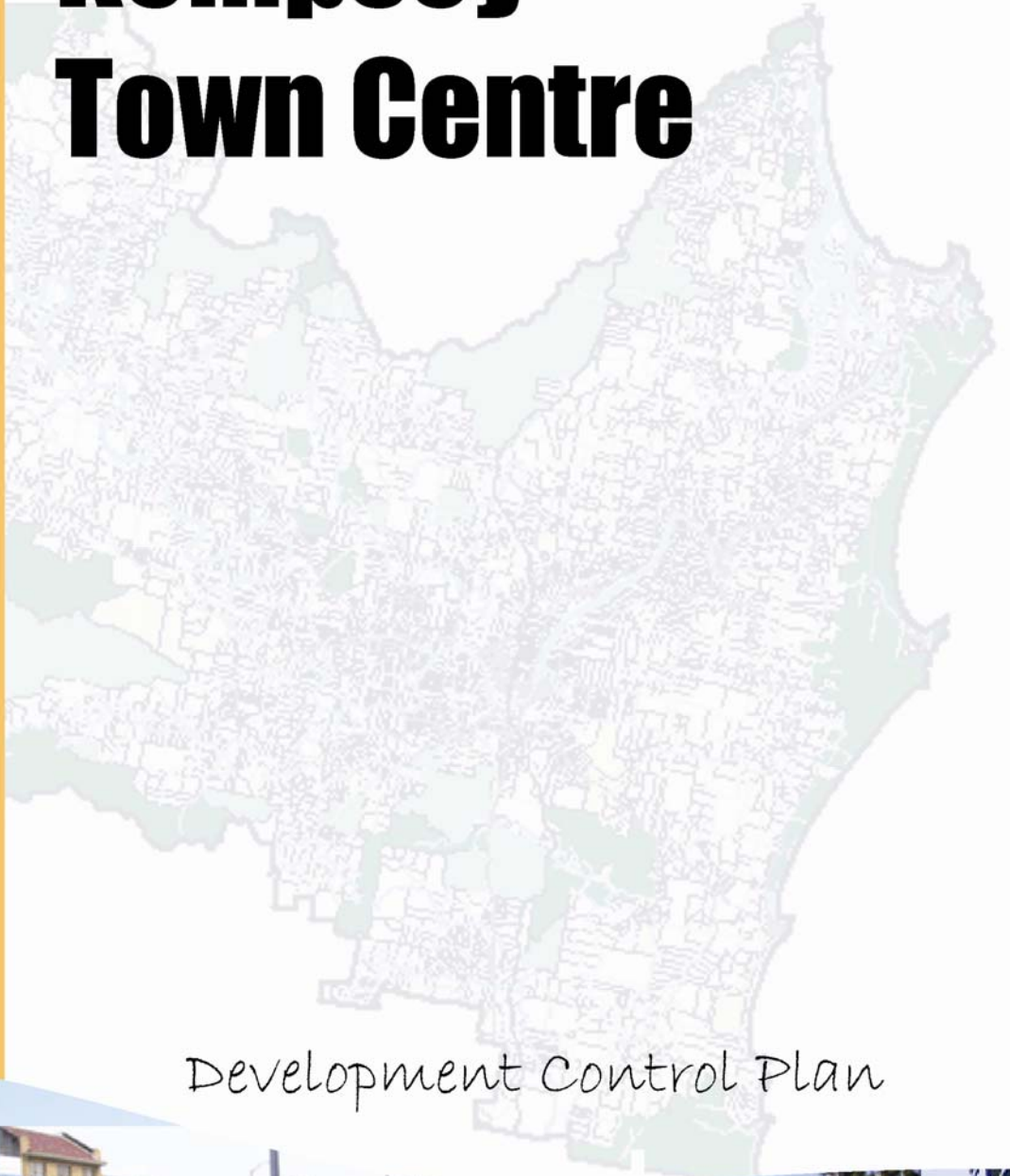


DCP

KEMPSEY TOWN CENTRE

Kempsey Town Centre



Kempsey
Shire Council

Development Control Plan



1.0 INTRODUCTION

Name of Plan

1.1 This plan is called Kempsey Town Centre DCP.

Where Plan Applies

1.2 This plan applies to Kempsey Town Centre shown in the map.

Aims and Objectives

1.3 The aim of this plan is to provide guidelines for development, redevelopment and restoration of the Kempsey Town Centre.

Relationship to Other Plans

1.4 This DCP provides detailed controls for development permissible under Kempsey Local Environmental Plan 1987.

Commencement

1.5 This DCP came into force on 25th April 2006.

Masterplan

1.6 Council has adopted the Kempsey Town Centre Masterplan (Fifth Creek Studio, 1997). This DCP provides guidelines for private development as part of the implementation of the Masterplan. Any development application shall have regard to the provisions of the Masterplan.



2.0 CHARACTER STATEMENT

Features That Contribute

2.1 The following features contribute to the character of the precinct:

- Facades of 2 storey brick construction, incorporating
 - Detailed embellishments of brick patterns
 - Projections
 - Raised pediments
 - Vertical window proportions
- Colonial Building central arched entrance
- Kempsey Post Office

Features that Detract

2.2 The following features detract from the character of the precinct:

- Modern facades concealing original brick parapets.
- Signs and advertisements above awning level.
- Generally, buildings constructed in the second half of the 20th Century without regard to the heritage value of the precinct.

3.0 GENERAL CONTROLS

Building Design (above awning level only)

- 3.1
- (a) New buildings, major building alterations and additions and building restorations shall be designed to incorporate building facade design above awning level in accordance with these controls.
 - (b) Two storey buildings shall provide window openings that are vertical (ie. taller than their width).
 - (c) Window openings are to be detailed through a variety of treatments including brick patterns, projections and pediments.
 - (d) Air conditioning units are not to be installed in façade window openings.
 - (e) The façade skyline is to be castellated or match existing adjoining skylines of original facades.
 - (f) Facades to incorporate embellishments and pediments either consistent with adjoining buildings that are original to the historic period, otherwise incorporate appropriate treatment.
 - (g) The following diagrams provide an indication of the treatment required.

Building Colours

- 3.2 Building facades (both above and below awing level) are to be painted using colours and detailing from the adopted colour chart (attached).

Setbacks

- 3.3** (a) Generally, a nil front setback applies, where adjoining buildings are on a nil setback.
- (b) Where adjoining buildings have a front setback, and the building or buildings are identified heritage items, any new building is to be setback to not less than the setback of the adjoining building.
- (c) Side setbacks may be required to ensure the value of any heritage building on an adjoining lot is maintained.

Awnings and Verandah Posts

- 3.4** Council encourages the incorporation of verandah posts to awnings over the footpath subject to:
- (a) location of posts not to pose an obstruction of view of any traffic lights or directional signs.
- (b) verandah posts to be non-supportive or where existing building fabric prevents cantilevered awnings, the posts to be designed to ensure that the awning does not collapse if any one post is damaged or fails.
- (c) The owner of the property has public liability insurance that indemnifies Council in the event of any claims for damages that may result from placement of the posts on Council road reserve.
- (d) Council approval being obtained under Section 138 of the Roads Act.

Signs

- 3.5** (a) Generally, all signs and advertisements are to be located below awning level.
- (b) No projecting wall signs are permitted above the awning.
- (c) Painted wall signs on the façade above the awning may be considered where the architecture provides for a sign panel, and the colours used in the sign are consistent with the adopted colour chart.

4.0 DESIGN ADVICE

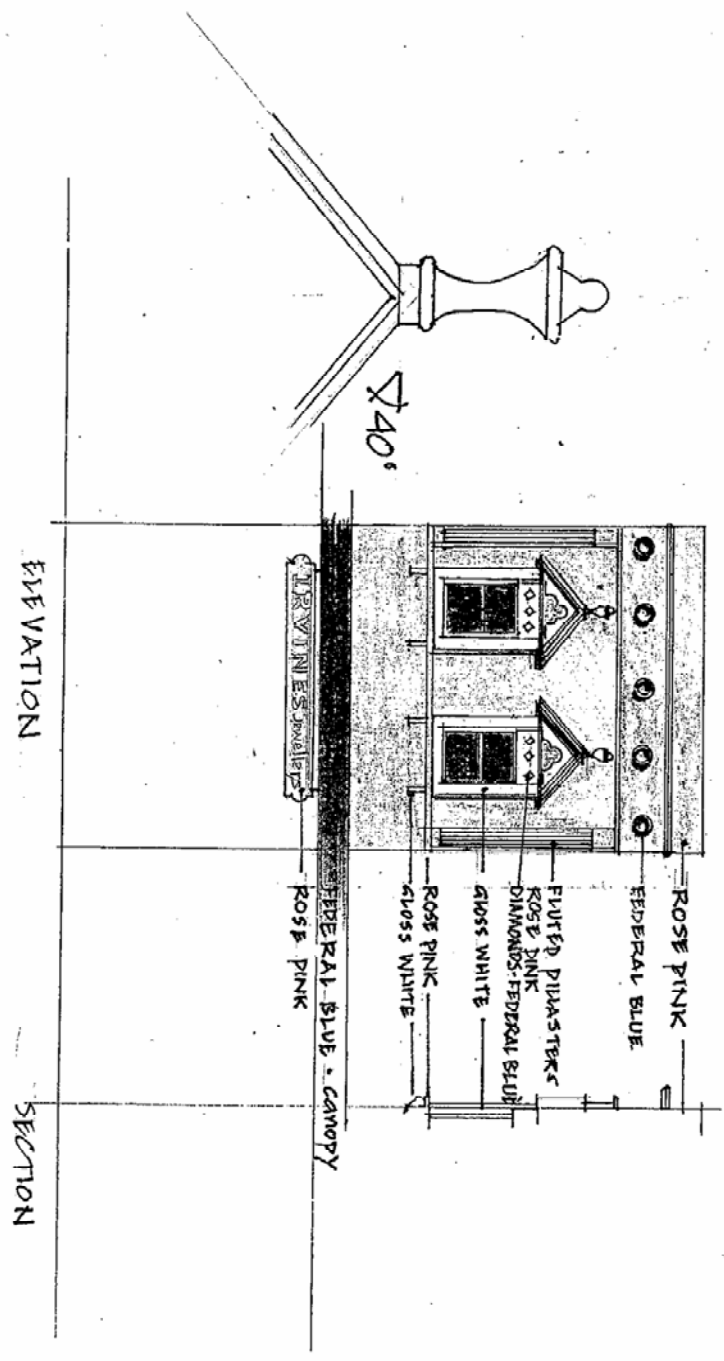
New Buildings

- 4.1** Applications for new buildings are to be prepared by suitably qualified person/s in consultation with Council's Heritage Adviser.

Refurbishments, Additions and Alterations

- 4.2** Prior to preparing plans, applicants are to seek advice from Council's Heritage Adviser.

Note: Rose pink = Pascal
 Federal Blue = Dulux



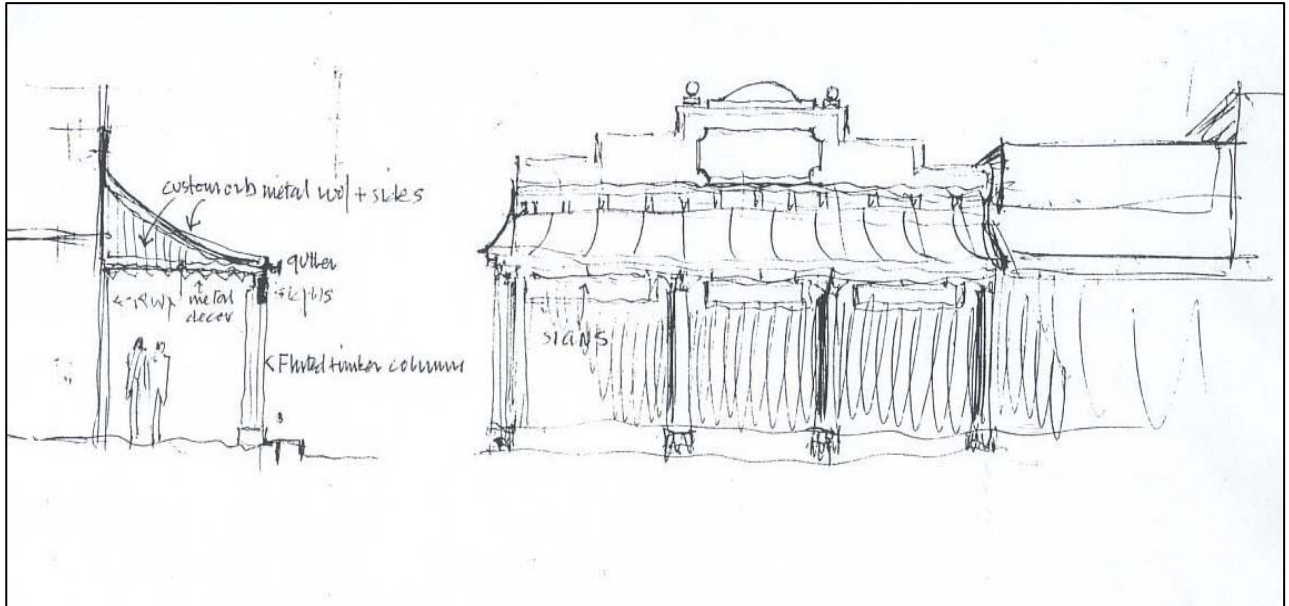
IRVINES JEWELLERS · SMITH ST. KEMPSEY

For Mr. J. P. P. J. M. A. C.

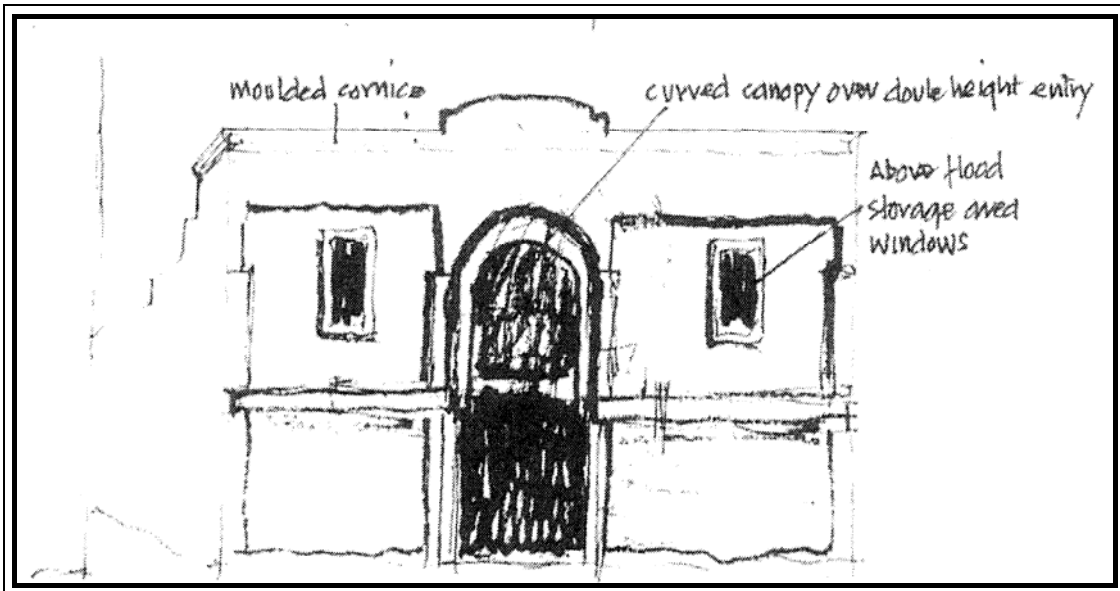
DAVID BORGAIN, Heritage Advisor

APPENDIX C

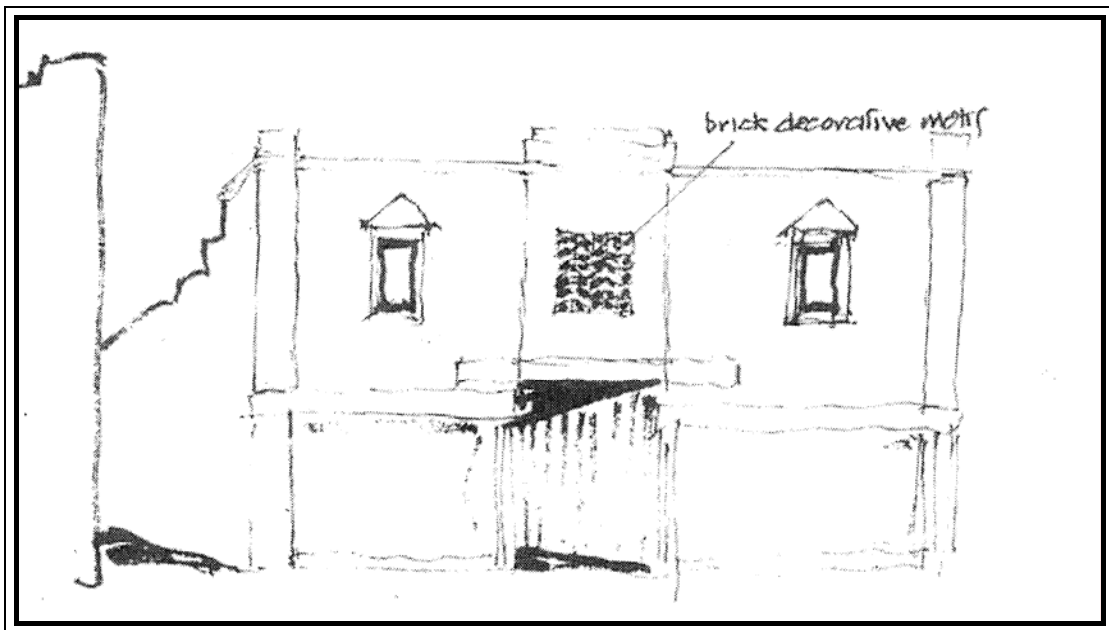
"Examples of building design work currently being discussed between building owners and Council"



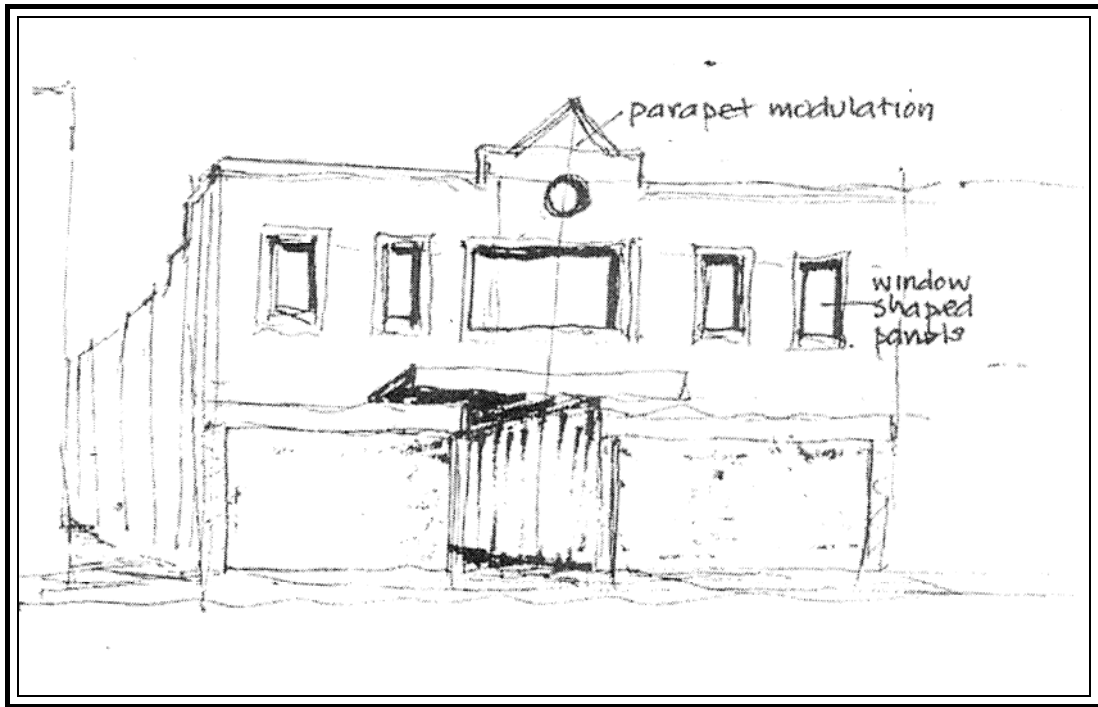
Proposed Sketch Of The "Elrington's Arcade" Street Frontage Façade - Belgrave Street



Proposed Sketch Option B "Centre Point Arcade" Street Frontage Façade - Smith Street



Proposed Sketch Option C "Centre Point Arcade" Street Frontage Façade - Smith Street



Proposed Sketch Option A "Centre Point Arcade" Street Frontage Façade - Smith Street

APPENDIX D

"Kempsey Town Centre – Building Colour Palette"

HERITAGE COLOURS 1820-1930

Pascal's collection of Heritage colours are available in Pascal's Interior/Exterior Acrylics and Enamels. However, due to the nature of modern pigments used in manufacture some trim colours are only available in Gloss Enamel and Gloss Acrylic.

MID STONE	• VENETIAN RED	BROWN PINK	SIENNA	ROSE PINK
• INDIAN RED	BISCUIT	• DARK STONE	DRAB	• MID BROWN
SALMON	• DARK CRIMSON	MANILLA	• PURPLE BROWN	LIGHT BROWN
BUFF	VELLUM	• BRUNSWICK GREEN	IVORY	• BRONZE GREEN
LIGHT STONE	FRENCH GREY	CREAM	• MID GREEN	EAU-DE-NIL

• Only available in High Gloss Enamel and Gloss Acrylic, an additional coat may be required for complete obliteration and best performance.
 Colours, as shown, are as close as modern printing processes will allow.