

Heritage Incentives Program Local Government Heritage Management Program

Heritage Strategy Annual Report : 2008 - 09 Kempsey Shire Council

Prepared by: Stephen Booker



West Kempsey Hotel



Kempsey Showground



All Saints Church West Kempsey



Bellbrook Community Hall



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Suggestion 1

Establish a heritage committee to deal with heritage matters in your area

Outcome 1 (Caring for our heritage)

Increased community participation, awareness and appreciation of heritage in the local area

Key Performance Indicators

Please complete this section

Heritage committee established	Yes
Heritage committee constituted under S377 of Local Government Act	Yes
Heritage policy written and adopted by Council	Yes Date completed Submitted to Council as a Strategy in 2007. Date reviewed and updated Under review
Heritage committee advice/input to council decision making	# of pieces of advice/input to Council decision making. All matters are brought to the Council attention for ratifying. The Committee has at least 5 Councillors attending.
Local heritage consultants directory established	Yes
Local services and suppliers directory established	Yes

Evaluation: (social, environmental, economic)

Please add your commentary after each question

1. What do the KPIs tell you about this outcome?

The Heritage Committee has reconvened on a bi monthly cycle and since has been a great source of feedback and a dynamic that wasn't present in the past. So the wait was worth it.

It is brilliant having so many interested Councillors present on the Committee as it is no longer a talk fest, but a place from which action springs. Committee discussion is vigorous and to the point and the meetings are dynamic and time managed.

2. What were the key results or achievements for this year?

Additional Heritage Items have sprung out of discussion with the Committee.

Support for the Slim Dusty boyhood home conservation and interpretation is strong. A fabric study has sprung from these discussions.

The Glen Murcutt Tourist Information Centre is also supported as being listed as an (at least) local Heritage item.

Support for the Heritage Festival and for the development of a Heritage DCP has been strongly driven by the Heritage Committee.

3. Were there any challenges or disappointments that had a major effect on your results?

Briefly describe and show what action has been taken to address this.

No.



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4. *What will you do next year?*

Update policies and directories. Otherwise continue to operate with the Heritage Committee in its present form.

Suggestion 2

Identify the heritage items in your area and list them in your local environmental plan.

Outcome 2 (Knowing and valuing our heritage)

Increased knowledge and proactive management of heritage in your local area

Key Performance Indicators

Please complete this section

Community based heritage study completed	Yes Date completed - 2006 Date reviewed and updated # of heritage items recommended for inclusion in LEP heritage schedule In addition to the initial 74 items listed an additional
Aboriginal heritage study completed	No Date completed Not Applicable As pointed out last year, The local Aboriginal community are not prepared to be forthcoming about their important sites for general knowledge. However Council has an Aboriginal Community liaison Officer as a bridge between the community and Council.
No. of heritage items included in existing LEP heritage schedule	# of heritage items included in LEP heritage schedule 102 (Bellbrook Conservation Area brings it to 103) Date completed Adopted 12 February 2008 Date reviewed and updated- Current
Council has gazetted a principal LEP with model heritage provisions in accordance with Standard Instrument (LEPs) Order	Yes In the process of rewriting. Date gazetted- Present LEP 29 th May 1987
Statement of significance for all heritage items in existing LEP	Most but not all. Date completed Continuing to be updated and completed. Date reviewed and updated – Currently under review

Evaluation: (social, environmental, economic)

Please add your commentary after each question

1. *What do the KPIs tell you about this outcome?*

Progress has been made in upgrading the LEP and ensuring the Schedule of Heritage Items is up to date and relevant, incorporating all Community based Heritage Study items. Additional items have also been identified, such as the Tourist Information Centre and Museum, designed by Glen Murcutt, as well as some others and these are being incorporated into the new LEP.



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The preparation of a nomination for State Heritage listing of Nulla Nulla is progressing. Council is giving guidance to the family of Slim Dusty in finalising this work. Additional Conservation Areas in the urban regions, as opposed to rural village areas, have been identified for inclusion into the LEP also.

2. *What were the key results or achievements for this year?*

The commencement of the Heritage DCP after receipt of Government funding for the project. Completion of the upgrade of the Heritage Items list in the LEP. Continued close liaison in the SDS section of Kempsey Council and the pre-eminence of Heritage on the Kempsey agenda.

3. *Were there any challenges or disappointments that had a major effect on your results?*

Briefly describe and show what action has been taken to address this.

The council's attitude of not incorporating all identified potential heritage items has been a problem and causing issues when Das for these site have been lodged. It is at this point that the heritage values of the properties are or can be argued and defended. This is a poor practice for heritage management – "Protection only upon threat" is a risky mode of operation.

The reason owners objected to heritage listing was generally because they were concerned about the impacts of listing on possible development aspirations that undoubtedly incorporated demolition.

4. *What will you do next year?*

Prepare guide documents for conservation of stylistic character and physical building condition for distribution to heritage building owners or potential owners.

Continue liaising with urban design and Development Assessment staff to maintain a funding stream, good management of the existing heritage assets and to identify potential new listings and to educate owners and other stakeholders on the not so limiting facets of heritage listing.



Suggestion 3

Appoint a heritage and urban design advisor to assist the council, the community and owners of listed heritage items.

Outcome 3 (Caring for our heritage)

Increased community participation and proactive heritage and urban design management in your local area

Key Performance Indicators

Please complete this section

Site visits	# of heritage site visits undertaken	20
Heritage/urban design advice given	# of heritage/urban design advice given	11
Pre DA advice given on heritage/urban design issues	# of pre DA advice given on heritage/urban design issues	6
Advice to Council DAs provided on heritage/urban design projects	# of advice to Council DAs provided on heritage/urban design projects	9

Evaluation: (social, environmental, economic)

Please add your commentary after each question

1. What do the KPIs tell you about this outcome?

As for last year, the heritage advisory service is being well used as a consultative and support facility for development assessment and urban design guidelines in the LGA. Council planning staff and strategic planning staff utilise the expertise and involve the heritage advisor in policy development and decision making.

2. What were the key results or achievements for this year?

The pursuit of developing State Heritage Register application for Nulla Nulla (Homewood) – Slim Dusty's boyhood home has developed and the family have produced a fabric assessment and history of the property from Slim's perspective.

The Kempsey Showground has developed in leaps and bounds and it has raised its profile from a neglected peripheral facility to a dynamic and picturesque, albeit whimsical, place. This has resulted in very successful Kempsey shows in two consecutive years and the continued adaptation of facilities to attract a wider user group. Funding is being drawn from a broad range of sources.

The State Heritage Listing of the Pilot Station group including the Boatmen's cottages and flagstaff at South West Rocks has been a major achievement and great impetus for the development of the heritage precinct in South West Rocks.

3. Were there any challenges or disappointments that had a major effect on your results? Briefly describe and show what action has been taken to address this.

The figures for inspections etc reflect the stable nature of the service in Kempsey. The downturn in development Application advice and pre-DA advice is a simple reflection of the lower development incentive of the economy in places such as Kempsey and Port Macquarie (whose decline in figures is far more drastic than Kempsey).

4. What will you do next year?

There have been a number of changes in personnel in Kempsey Shire SDS Section. The staff and Councillors are very supportive of the Heritage Advisor's position.



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Suggestion 4

Manage local heritage in a positive manner

Outcome 4 (Caring for our heritage)

Proactive heritage and urban design management in your local area

Key Performance Indicators

Please complete this section

Heritage DCP	Yes Gladstone and Smithtown . The new DCP is being written at present by a consultant Date completed Adopted 11 December 2001 Date reviewed and updated Currently being expanded to include Bellbrook, South West Rocks and Fredericktown. Areas in South Kempsey are also being investigated as becoming Heritage Conservation Areas.
Urban design DCP	Yes DCP 22 in the CBD of Kempsey but it is not specifically Heritage. Date completed – 2005/6
Waive or reduce DA fees	No
Adopt a flexible approach to planning and building requirements	Yes, council has looked favourably on proposals that are sensitive and responsive to heritage contexts as well as granting concessions to development that retains heritage values.

Evaluation: (social, environmental, economic)

Please add your commentary after each question

1. What do the KPIs tell you about this outcome?

Finally the protection of village character is being considered and steps undertaken to provide guidance to designers and developers working in these areas.

More work needs to be done in the CBD of Kempsey from an urban design perspective, particularly as the by pass becomes a closer reality. This element will change Kempsey and Fredericktown in particular to make them more pedestrian friendly and the character of the place will change for the better.

2. What were the key results or achievements for this year?

The conservation, adaptive reuse of buildings and supplementary works and amenities upgrade that is being completed at the Kempsey Showground is a mammoth undertaking and an incredible result in under 2 years.

3. Were there any challenges or disappointments that had a major effect on your results? Briefly describe and show what action has been taken to address this.

The developmental planning of Kempsey and surrounds from an urban design and heritage perspective has been relatively good and well considered this past year. The 40km/h zones of West and Central Kempsey have been developed with coloured paving, decorative roundabouts and proposals for improved and themed street furniture. The only limiting factor has been budget, or lack of funds for completion of these strategies or proposals. The



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community and town committee have been supportive of the new strategic directions of the polarised West and Central Kempsey precincts, to tie the two together in a more coherent manner with urban interventions.

4. What will you do next year?

Continue to liaise with Council staff to precipitate good urban design outcomes and to protect the village characters rather than homogenise them.

Develop statements and guidelines for the newly identified Conservation Areas. These need to be incorporated into the new LEP also.



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Suggestion 5

Introduce a local heritage incentives fund to provide small grants to encourage local heritage projects

Outcome 5 (Caring for our heritage)

Increased community participation and proactive conservation and management of heritage in your local area

Key Performance Indicators

Please complete this section

Local heritage fund operational	Yes
Heritage projects funded with this years funding	# of heritage projects funded this financial year 8
Total project value	Total \$ project value \$63,648.50
Total local heritage fund contribution	Total \$ contributed by local heritage fund \$20,000.00
Total owner contribution to project	Total \$ contributed by local heritage owner to heritage project \$43,648.50
Heritage projects that contribute to local tourism	# of heritage projects that contribute to local tourism 3
Projects created paid employment	# of jobs created Not determined
Projects created volunteer opportunities	# of volunteer hours contributed 15,800 volunteer hours have been accumulated in the Kempsey Showground works alone.

Evaluation: (social, environmental, economic)

Please add your commentary after each question

1. What do the KPIs tell you about this outcome?

The Local Heritage Assistance Fund continues to be a highly beneficial programme and is a popular incentives programme in Kempsey.

2. What were the key results or achievements for this year?

While only a small amount was contributed to the Kempsey Showground (the project cost for replacement of aluminium windows was \$19,630.00, an \$5000 was contributed) the overall works being carried out here and the impact of the works on the viability, presentation and potential clientele has been enormous. The overall cost of the works, contributed by business houses, Country Energy, and private benefactors has been \$450,000. The results are fantastic. Training for building jobs skills, voluntary labour, contribution of materials and in kind works has been overwhelming, and the impact on the Kempsey Show was phenomenal, increasing the attendance significantly.

Willawarrin Public Hall is a well used community facility and bringing this building up to BCA requirements was an important step in retaining viability.

3. Were there any challenges or disappointments that had a major effect on your results?

Briefly describe and show what action has been taken to address this.

Of the 8 projects funded, three, two of which were to be recipients of high levels of funding, had to be rolled on into the next year due to financial constraints and the lack of labour available to undertake the work in the time frame required.



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Victoria Throp was consulted by Kate Alberry of Kempsey Shire Council, and her approval received, prior to the projects funding being rolled into the next financial year.

Notice is sent to all owners of Heritage Items well in advance of the commencement date for the project period. Even so, organization of trades can be exceptionally difficult especially in the rural outlying areas.

4. What will you do next year?

Continue to run the Local Heritage Assistance Programme.

Figures in red indicate those that have been completed and acquittals prepared and submitted.

Applicant	Property	Proposed work	Total cost of project \$	Funding recommended \$
P. & K. Gambrill	235 Euroka Rd, Euroka	Re-placement of arch bars. Repair cracking brickwork.	12,770	4,000
D & K Investments Pty Ltd	Macleay Hotel 10 Macleay St, Frederickton	Re-painting western wall. Bird proofing western façade.	6,000	1,500
Macleay Valley Arts Council	Oddfellows Hall 22 Kemp St, West Kempsey	Extension of existing stage to original depth.	2,010	750
Willawarrin Public Hall Committee	Willawarrin Public Hall Main St, Willawarrin	Replacement of front doors.	2,210	750
B. Raeburn	35 Kinchela St, Gladstone	External painting.	8,000	3,000
M. Tredinnick	5 Oreen St, Bellbrook	Partial re-roofing. Repairs to verandah piers and decking.	10,840.50	4,000
R. Romeril	49 Kinchela St, Gladstone	Replacement of barge boards to southern and western façade. Replacement of double hung window on northern façade.	2,188	1,000
Kempsey Showground Trust	Jubilee Hall Kempsey Showground Sea St, Kempsey	Replacement of aluminium windows.	19,630	5,000
Total budget			63,648.50	20,000



Suggestion 6

Run a heritage main street program

Outcome 6 (Caring for our heritage)

Council, owners and the community actively participate in attractive and well managed heritage main streets

Key Performance Indicators

Please complete this section

Heritage main street committee operational	Yes Master Plan Committee
Heritage main street study completed	Yes Central Kempsey Master Plan Date completed 2002 Date reviewed and updated Being revisited at present
Heritage main street study recommendations implemented	No only in part- Particularly the roundabout and street furniture and town colour scheme adoption for street scape elements in the public domain.
Heritage main street program expanded to other main streets in LGA	No

Evaluation: (social, environmental, economic)

Please add your commentary after each question

1. *What do the KPIs tell you about this outcome?*

But for budget constraints, there is interest in the town centre to re-energise/reinvigorate the place and provide an enhanced visual environment.

2. *What were the key results or achievements for this year?*

Options developed for the beautification and upgrading of the Clyde Street car park area and the removal of ubiquitous public WC facilities that are very poorly located. As the area is owned by a large number of individuals, the likelihood of bringing this to fruition is slim.

3. *Were there any challenges or disappointments that had a major effect on your results?*

Briefly describe and show what action has been taken to address this.

Budget constraints for implementing any work plans are very limited, so plans for urban improvements fall into abeyance. This is simply a commercial reality.

4. *What will you do next year?*

Encourage continuation of beautification works. Continuation with the colour theme and maintaining the Master Plan recommendations; so easily be forgotten in practice.



Suggestion 7

Present educational and promotional programs

Outcome 7 (Valuing our heritage)

Increased awareness and appreciation of heritage by the Council, owners and the community in your local area

Key Performance Indicators

Please complete this section

Heritage information available for LGA (eg brochures, website, guidelines etc)	Yes Date completed- Ongoing Date reviewed and updated
Heritage promotional events held (eg National Trust Heritage festival, local heritage festivals, heritage awards scheme, main street festivals etc)	# of heritage events held in last financial year The National Trust Heritage Festival- 32 events in total shared between Kempsey Shire Council (7 events) and Port Macquarie Hastings Council (25 events) Bellbrook staged a very successful Bellbrook Town Festival and they are planning a special dance, the Bellbrook Lances, in this coming year. Ongoing studies have been undertaken through the NLA recording oral histories and anecdotes of characters, dance, music, poetry and yarnspinning of both indigenous and whites in the Nulla. Willawarrin conducts markets each Friday afternoon and these are a great social turnout in the hub of the town in the Community Hall.
Local/regional heritage tourism strategy completed	No Date completed Not Applicable Date reviewed and updated Not Applicable
Heritage trail completed	Yes There are 5 publications providing guidance for heritage walks. Rotary have plotted a riverside walk with interpretive plaques. This is an effective and informative installation. No feedback has been received on its utilisation to date. Date completed 2005 Date reviewed and updated Additional brochures are being produced to trace the development of residential styles of buildings in the urban areas.
Heritage training for staff	No # staff attended training: But there is close liaison of staff and the Heritage Advisor due to the small size of the Council.
Heritage training for Councillors	No However most councillors are involved in the Heritage Committee meetings. # Councillors attended training N/A
Heritage training/workshops for heritage owners	No However there is good owner communication and openness to contact by individual owners.
Heritage training /workshops for local professionals	No



Evaluation: (social, environmental, economic)

Please add your commentary after each question

1. What do the KPIs tell you about this outcome?

Further inroads into training and briefing needs to be undertaken, especially in this time when there are fewer DA assessments and more time generally available for administrative and planning/promotion duties.

2. What were the key results or achievements for this year?

The festivals and community oriented functions in this area occur outside the realm of the heritage advisor, and have developed a life of their own.

The ongoing oral history being assembled in the Bellbrook area is a fascinating and important element of retaining the history of this area as a musical hub in the district, beyond and before the Slim Dusty era.

3. Were there any challenges or disappointments that had a major effect on your results?

Briefly describe and show what action has been taken to address this.

There was no co-ordination in the Port Macquarie – Kempsey liaison as Port Macquarie Council was in disarray due to the Staff retrenchments and reordering. No one was in a co-ordinating role and so the partnership fell down. None the less, most events that were Kempsey based were able to be maintained. One bus trip had to be cancelled as there was little or no promotion from the Port Macquarie side where the trip was to originate.

4. What will you do next year?

The Hunter Heritage Network is scheduled to visit this year in November to promote the heritage management of the Macleay region.

A bus tour for the Council Planning and tourism Staff is planned (in formative stages) to familiarise people with the main heritage items and particularly the character elements of the Conservation Areas, which are very important elements in preserving the uniqueness of villages in the rural areas of the LGA.



Suggestion 8

Set a good example to the community by properly managing places owned or operated by the council

Outcome 8 (Caring for our heritage)

Council proactively conserves and manages its heritage assets

Key Performance Indicators

Please complete this section

Council has a asset management plans with action plans for heritage assets	Yes : For Community Halls and for cemeteries
CMPs/CMS prepared for state significant heritage assets	# of CMPs/CMS prepared for state significant items this financial year Nil
Annual works budget secured for heritage asset maintenance and repairs	Yes

Evaluation: (social, environmental, economic)

Please add your commentary after each question

1. What do the KPIs tell you about this outcome?

Further control is being taken of the Cemeteries so that the local funeral directors aren't giving tacit approval for works within the cemeteries that aren't within their powers to grant. While there have been no CMPs nor CMSs prepared for state heritage nor local items under council control, the gap is bridged by liaison with the Heritage Advisor and my undertaking inspections of places and meeting with the managers from time to time to ensure there is congruent and appropriate development work being undertaken.

The preferred solution is for POM or CMP/CMS to be prepared, but the depressed rural economy will not sustain this expenditure. This is where the Heritage Advisory Service comes into its own.

2. What were the key results or achievements for this year?

Kempsey Showground Jubilee pavilion is the good news story of the year. The place has been transformed and is developing into a strong, attractive and viable multi function venue.

3. Were there any challenges or disappointments that had a major effect on your results?

Briefly describe and show what action has been taken to address this.

The Police Station being built in West Kempsey.

The developer, a State Government Department, paid no credence to the Development Assessment, nor the comments made by the Heritage Advisor.

This building is out of scale, poorly conceived and designed and is in the vicinity of the Court House, Police Station, and other significant heritage buildings. No sensitivity paid to any of it! The building is now under construction.

This is a case of the Government setting up rules and requirements for the general public and basically doing what it wants when it comes to its own facilities. It is disgraceful!!!



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4. What will you do next year?

Hope that the Department of Commerce decides to do work somewhere else rather than Kempsey. They are the most intransigent and insensitive procurers of buildings when it comes to Heritage Significant buildings, especially in rural areas. (Eg Kempsey High School, Kempsey Police Station, Lismore Police Station...)

Suggestion 9

Promote sustainable development as a tool for heritage conservation

Outcome 9 (Caring for our heritage)

Proactive heritage and sustainable development in your local area

Key Performance Indicators

Please complete this section

Heritage Development Application approvals for adaptive reuse works	# of adaptive reuse DA approvals	3
Development Application approvals for regeneration and urban design works	# of urban design /regeneration DA approvals	4
Heritage Development application approvals for infill and/or additions works	# of infill/additions DA approvals	5
Pre- DA advice and advice given on sustainable and energy efficient modifications (power, water, waste, carbon neutral)	# of pre-DA advice and advice given on sustainable and energy efficient modifications	2
Sustainability and heritage awareness courses for councillors, council staff, heritage owners and community	No # of people who attended training	N/A

Evaluation: (social, environmental, economic)

Please add your commentary after each question

1. What do the KPIs tell you about this outcome?

There have been very few DAs this year.

The scope of DAs is generally for additions and alterations. Little adaptive reuse has been undertaken this year.

2. What were the key results or achievements for this year?

The adoption of the alternative suggestions made for the front verandahs on the Kempsey Showground. It has completely turned around the presentation of the project.

3. Were there any challenges or disappointments that had a major effect on your results?

Briefly describe and show what action has been taken to address this.

As for my observations on Port Macquarie, maintenance of heritage items is highest on the agenda in terms of expenditure as opposed to other areas of sustainability. One application was assessed in relation to the addition of solar hot water systems in the Gladstone Conservation Area.



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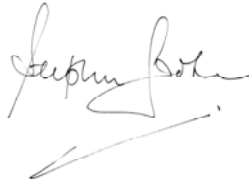
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4. What will you do next year?

Investigate initiatives for sustainable energy management and incorporation into heritage places.

Continue to advocate sustainable practice and inclusions in building projects, particularly where the Local Heritage Assistance Fund is concerned. Energy projects may be the area upon which to concentrate.



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