

October 2024 Update (Latest)

Workshopping issues and ideas

Council continued its review of the existing Kempsey Development Control Plan 2013 (DCP) through a series of briefings, discussions and workshops with specialist teams, industry members and the community over the past months.

Many local, environmental and development issues were highlighted both from internal development, planning and building specialists within Council and from community and local development practitioners.

Community feedback

Kempsey's settlements are diverse, each with their own characteristics. The community values these and finding a balance between preserving the unique character of individual places we love, and accepting the aspirations of people to enhance and develop homes and businesses remains an ongoing challenge.

The quality of the natural environment concerns the community, who cherish the beauty and biodiversity of areas throughout the Macleay Valley. Where and how these qualities might be preserved needs constant consideration.

Across the Shire there are many related issues and limitations which must be considered. Flooding and bushfire risks are real and the frequency and severity of these natural hazards must be carefully weighed in the assessment of development, to ensure the wellbeing and safety of people and property.

Internal observations

There continues to be a steady and significant number of Development Applications (DAs) of all types being submitted to Council. This is good news as we help individuals, families and businesses to recognise their development aspirations and the planning requirements. However, it is noticeable that the information and completeness of some DA applications is not always sufficient for Council to be able to assess them.

To assist in lifting the standard of development application submissions we believe that a revised DCP document will help local trades, professionals, homeowners and property developers to know where to go for information. To understand what can be developed and where, and to be clear on the information that is required to support any application.

We know every site and development situation is different, but we are working on revising and updating our document to help users as they prepare future applications. We believe this will also assist Council in assessing applications in an efficient and timely manner. This will be to our community's mutual benefit.

Revising the DCP

Following a survey of community and industry views earlier this year we have been developing a structure and guidance for revising the development control document. Seeking to address the current development and building needs and the planning and design issues raised. The basic intent of the revised DCP is to achieve:

1. A concise Development Control Plan (DCP) document
2. Step by step navigation; from shire-wide requirements down to particular locations and then for specific development type requirements
3. Clarity around the DCP's application in specific localities with cherished local characteristics with suitable requirements.
4. Reference to related sources of important information (e.g NSW State, Agencies and Kempsey Shire Council) that are necessary to inform and guide DCP users.

Council has been working to develop a new structure and approach to the DCP which seeks to address these matters and produce a document that is more accessible and user-friendly. This will help to refine the document as a useful and practical guideline for the different types of development across our Shire.

Communicating the way forward

The next step is to refine the drafting of the DCP and provide a further opportunity for the community to raise matters that the DCP may address, prior to the document being placed on public exhibition towards the end of the year or the beginning of next year.

Be part of the DCP Review

Council will be working in developing and refining the proposed revised Development Control Plan (DCP). If you are interested, there are still opportunities to make comment and to remain informed as we progress this exercise.