



## DEVELOPMENT CONTROL POLICY

POLICY GOAL	1	To facilitate ecological and economic sustainable development in the Shire
POLICY SUB GROUP	1.1	Sustainable Environment
VERSION	6	
DATE ADOPTED	20 April 2021	
PLANNED REVIEW DATE	September 2022	



### Objectives

To ensure a balanced approach to ecologically sustainable development that protects and improves the Shire's economic, natural, social and cultural resources and is consistent with the area's existing natural and built character.

### Policy

- 1 Kempsey Shire Council will charge fees for development and construction certificate applications.
- 2 Developers are responsible for a nominated period for maintenance of works and rectification of any defects when those works are to become Council assets, as well as provide financial security and enter into a bond agreement.
- 3 Advertised development applications, development control plans and local environmental plans will be available on Council's website [www.kempsey.nsw.gov.au](http://www.kempsey.nsw.gov.au) and for inspection at Council offices free of charge.
- 4 Environmental design principles that assist in crime prevention will be used in the assessment of development applications and preparation of plans of management where appropriate.
- 5 Building works within commercial areas close to an item of heritage significance require an assessment of the impact of the development on heritage values.
- 6 Flood prone land will be defined consistent with the 1% AEP flood level. No development will be allowed unless consent is given in accordance with Kempsey Development Control Plan 2013 Chapter B7 – Flood Hazard Area Management.
- 7 Development shall be carried out in a manner that will not diminish the long term sustainability of natural ecosystems.
- 8 Council will look for opportunities to enhance the long term sustainability of natural ecosystems.

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## **Policy implementation procedures, guidelines and documents**

<b>Reference No.</b>	<b>Title</b>
1.1.1	Kempsey Local Environmental Plan 2013
1.1.2	Developer Servicing Plans
1.1.3	Kempsey Development Control Plan 2013
1.1.4	Development and Construction Certificate Application Fees – Values for Calculation
1.1.5	Subdivision – Building Approvals
1.1.6	Subdivision – Building Alignments
1.1.7	Developer Contributions Plans
1.1.8	Temporary Occupation of Caravans or Garages whilst a Dwelling is being Constructed
1.1.9	Rezoning Applications
1.1.10	Refund of Development and Other Application Fees
1.1.12	Determination of Development Applications
1.1.13	Councillor/Staff Lodgement of Development Applications
1.1.14	Developments by Registered Charities and other Community Groups
1.1.15	Site Waste Minimisation and Prevention
1.1.16	Consideration of Planning Proposals for land not identified in the Rural Residential Land Release Strategy
1.1.17	Developer Contributions Moratorium – Townships of Kempsey and Frederickton
1.1.18	Interim Developer Contributions Credits
1.1.19	Interim Transitional Arrangements - Kempsey Town Centre Public Domain Section 94 Developer Contributions Plan (2010)

## **Related Kempsey Shire Council policies**

<b>Policy No.</b>	<b>Title</b>
1.2	Lands Under Kempsey Shire Council Jurisdiction Policy