



FACT SHEET

Kyogle Development Control Plan 2014

What is the DCP and what is its purpose?

The Kyogle Council Development Control Plan 2014 (DCP) is a planning document that provides guidelines for various types of development (such as houses, subdivisions and industrial buildings). Council uses the development guidelines in the DCP to assess development applications: applications must demonstrate how the proposal addresses the guidelines in order to be approved. People who are preparing plans for development can also use the DCP to guide the design of their development so that their proposed development aligns with what is considered acceptable and will therefore be likely to be approved. The DCP aims to achieve good development outcomes that meet the expectations of Council and the community.

How does the DCP relate to Council's Local Environmental Plan (LEP)?

The Kyogle LEP 2012 is a statutory planning instrument that regulates development and use of land and buildings. The LEP applies zones to land in the Kyogle local government area and states what types of development are or are not permitted in each zone. The DCP is a non-statutory document that supports the LEP by providing detailed development guidelines for development that requires Council approval.

What does the DCP apply to?

The DCP applies to the design and subsequent assessment of development applications lodged with Council. If you seek Council consent for a development that is covered by the DCP the development guidelines in the relevant Chapter of the DCP should be used in the design stage, which will then be used to by Council to assess your application.

How do I use the DCP?

Development proposals will be assessed against the development guidelines in the DCP. Applicants should address the DCP provisions in the design of their proposal and in the Statement of Environmental Effects (planning report) submitted with their development application. The development guidelines are presented in the form of Performance Criteria and corresponding Acceptable Solutions. Applicants have the option of demonstrating compliance with Acceptable Solutions (which are the stated acceptable outcomes) or proposing alternative outcomes and demonstrating how their proposal meets the corresponding Performance Criteria. This format provides flexibility for different design and development proposals to be approved provided the development will result in good outcomes. The Introduction section of the DCP provides a detailed explanation of the purpose and structure of the DCP as well as its use.

Where can I get a copy of the DCP?

The DCP is available for download from Council's website at www.kyogle.nsw.gov.au or you can purchase an electronic (CD) copy by visiting Council's Administration Building at 1 Stratheden Street, Kyogle. For further information please contact Council's Planning and Environment Department on 6632 0293.