

Frequently Asked Questions

What is a Planning Proposal?

A Planning Proposal is the document which explains the intended effect of a proposed amendment to the Local Environmental Plan (LEP). The Planning Proposal sets out the justification and strategic merit for the proposed amendments. The Planning Proposal can be prepared by Council or a landowner or developer seeking to change the planning controls relating to a particular site.

You can find more information on Planning Proposals on the Department of Planning, Industry and Environment website [here](#).

What is a Local Environmental Plan (LEP)?

A LEP is an environmental planning instrument prepared by a council, in consultation with their community and approved by the Minister for Planning (or their delegate). LEPs guide planning decisions within a local government area through zoning and development controls, which provide the framework for the way land can be used.

We currently have three LEPs that cover three different areas of Ku-ring-gai:

- Ku-ring-gai Local Environmental Plan 2015
- Ku-ring-gai Local Environmental Plan (Local Centres) 2012
- Ku-ring-gai Planning Scheme Ordinance

You can see more information about our current LEP's [here](#).

What is a Development Control Plan (DCP)?

A DCP contains guidelines that complement the development standards in a LEP. A DCP is prepared by a council, in consultation with their community and approved by a Meeting of Council. It contains a comprehensive set of design objectives and guidelines which focus on more detailed built form and design of development to achieve the aims and objectives of a LEP.

Examples of DCP design guidelines:

- building setbacks from property boundaries
- building design
- built upon area and soft landscaping
- privacy
- solar access
- vehicle parking and access
- managing the removal of stormwater

You can find more information about our DCP [here](#).