



## The approval process for new development in Cockburn – Video transcript

Have you wondered about the approval process for new developments in Cockburn?

Who's involved? Who has the final authority to approve or refuse a planning application?

Can residents have a say about certain developments? What kind of input is useful? And how can you find out about planned Planning projects?

So here is how it works.

Most development in the City of Cockburn acquires planning approval from the City before starting. The City's Town Planning Scheme and Local and State Planning Policies cover the development standards that builders need to comply with when building.

The City can determine most planning applications submitted except those over 10 million dollars. Which the State Government must decide on through the Joint Development Assessment Panel or JDAP as they are known.

Anyone can lodge a Planning Application or though for larger Planning Applications the Developer generally meets with the City before hands to identify any significant issues that may arise.

The City may need to advertise a proposed development to get the communities input as specified by the Town Planning Scheme, Local and State Planning Policies.

Depending on the development this may be done through signage around the proposed development, letters to neighbouring properties or for larger more impactful developments the City's consultation website, Comment on Cockburn.

The community is invited to highlight any local issues or concerns they have with the proposed development, not including personal matters such as how it may impact property values.

Feedback will only be assessed if provided via the stated channels. Typically emails, letter or the City's Comment on Cockburn website.

The development will be advertised for fourteen days.



To make an informed, impactful submission make sure you have read all the information provided. Or have contacted the City's Planning Department if any clarification is required.

After considering all community comments and submissions the City will then undertake the assessment against the Local Planning framework and any relevant State Legislation and Policies.

It will then either approve or refuse the Planning Application.

If the application was advertised and/or referrals sought from other organisations a decision will be made within 90 days of lodging the application. Otherwise, the timeframe is 60 days or a longer period if agreed with the applicant.

If the developer is not satisfied with the outcome they have an opportunity to appeal the decision at the State Administrative Tribunal and of course if you made a submission on the application, you will be advised of the outcome.

To find out what Local Development in Cockburn are advertised and inviting community comment visit the City's Comment on Cockburn website.