

GENERAL INFORMATION ON PLANNING APPROVALS

Planning Information Sheet

WHAT IS A PLANNING APPROVAL?

A Planning Approval is required prior to undertaking development in the City of Cockburn (some exemptions do apply see below). This can include construction of a house, shed, undertaking a home occupation or business and includes the use of an existing building. Please note that planning approval is separate to a building permit and that in many instances, both a planning approval and building permit are required prior to the commencement of development.

WHY IS PLANNING APPROVAL REQUIRED?

Planning approval is required to ensure that any development being undertaken within the City of Cockburn complies with the relevant planning requirements and legislation. This includes the City's Town Planning Scheme No. 3 (TPS 3), Residential Design Codes (R-Codes), Local Planning Policies and other statutory documents.

DO I ALWAYS REQUIRE PLANNING APPROVAL?

Certain types of development are permitted and are exempt from requiring planning approval under the City's TPS 3 and therefore do not require a planning application to be lodged, these include:

- Internal works to a building (except for heritage places);
- Single Houses that comply with the deemed-to-comply provisions of the R-Codes or the City's Local Planning Policy LPP 1.1 - Residential Design Codes Alternative Deemed to Comply Provisions and are not heritage places and are consistent with an applicable structure plan;
- Demolition of buildings (except for heritage places);
- Home Offices;
- Temporary works in existence for less than 48 hours;
- Exempted signage (as per City's TPS 3 (except for heritage places);
- Fences (compliant with the deemed to comply provisions of the Residential Design Codes);
- Two Grouped Dwellings where they are a 'P' use in the zoning table of LPS 3 and compliant with Local Planning Policy LPP 1.2 - Residential Design Guidelines and any other relevant statutory Policy;
- Sheds/Outbuildings, with a:
 - Maximum of 100m² in area and 3m wall height in Development and Residential zones;

- Maximum of 100m² in area and 4.5m wall height in Rural and Rural Living zones; and
- Maximum of 200m² in area and 4.5m wall height in Resource zone;
- Located in a Building Envelope;
- Single Houses and two grouped dwellings that comply with a Local Development Plan; and
- Family Day Care Centres.

WHAT OTHER INFORMATION DO I NEED TO KNOW?

For more information about what forms, fees and information is required please download the [Planning Application Forms](#), Fees & Charges