

The JPPKSAS approval process

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This document serves as a general guide only. Actual requirements may differ between local councils. Refer to the relevant local council for current and council-specific requirements.

As a general rule, a development located in an environmentally sensitive area (Kawasan Sensitif Alam Sekitar) requires approval from JPPKSAS. This approval is often a complex and lengthy process. Planning therefore requires an understanding of the information required, the likely timeline and the scope of services needed from the design team.

Note on regulatory requirements

The process and requirements described in this publication reflect those applicable at the time of writing (Revision 01, July 2021). Procedures, responsible authorities and submission requirements may have changed. Readers should confirm current requirements with the relevant local authority before proceeding.

What does JPPKSAS stand for?

Jawatankuasa Penyelarasan Pembangunan Kawasan Sensitif Alam Sekitar Wilayah Persekutuan

When is approval required?

Upon submission of a Development Order (DO) application, the local council decides whether JPPKSAS approval is required. The design team may anticipate this through pre-consultation with the council.

Environmentally sensitive areas

- Ex-mining site of approximately 10 acres or more
- Ex-mining lake of approximately 10 acres or more
- Water catchment area
- Forest reserve
- Mangrove swamp
- Peat swamp
- Limestone site
- Landfill site
- Wetlands
- Water supply intake site
- Hydroelectric site
- Area with potential for nature tourism

The approval process

- 01 DO application to council
- 02 Council decides if the development requires JPPKSAS approval
- 03 Design and deliverables amended as required to suit JPPKSAS requirements
- 04 Approval sought individually from the various authorities involved
- 05 Following individual approvals, proceed through the normal DO process
- 06 DO received

Authorities that may be involved

Typical authorities

- IKRAM
- IRDCIP (UiTM)
- JKR Cawangan Cerun
- JKR Alam Sekitar
- JPS
- JSPS
- JMG
- JKA

Other authorities

- Jabatan Pelan Induk
- Unit Perlindungan Alam Sekitar, Jabatan Kesihatan
- Jabatan Rekabentuk Bandar dan Bangunan
- Pejabat Tanah dan Galian
- Jabatan Ukur dan Pemetaan
- TNB
- BOMBA

Information to be submitted

Geotechnical

- Site investigation report
- Slope classification mapping — endorsed by a chartered surveyor
- Geological terrain mapping report — undertaken by a geologist
- Topographical survey drawing — including the peak of the hillslope, even where outside the site boundary
- Independent Checking Engineer (ICE) report — prepared by a registered ICE
- Geotechnical assessment report
- Details of the detailed site investigation
- Detailed cross-sections: pre-development, during construction and post-development
- Slope stability analysis: pre-development, during construction and post-development
- Slope monitoring plan during construction and any permanent monitoring required
- Clear narration of the proposed concept
- Clear notation of design assumptions
- All relevant calculations

Civil

- Drainage strategy report
- Sewerage strategy report
- Erosion and sediment control plan
- Construction traffic management drawing
- Construction programme
- Environmental impact assessment / flood report — undertaken by an environmental specialist
- Drainage and sewerage strategy drawings and details
- Layout and detailed drawings for on-site detention tanks and rainwater harvesting tanks
- All relevant calculations

Confirm submission requirements with the relevant authority.

Ohr Notes and Best Practice publications provide general information and reflect the knowledge and guidance available at the time of publication. They are not a substitute for project-specific professional advice. Applicable standards and requirements may have changed. Seek advice from a suitably qualified professional before relying on this information.

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