



Planning & Development Services

City of Albany
Information Sheet

PLANNING COMPLIANCE

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THIS INFORMATION SHEET PROVIDES GUIDANCE ON ENFORCEMENT OF PLANNING REQUIREMENTS

Statutory Law

The City of Albany requires all landowners and operators of development to comply with the City of Albany Town Planning Scheme(s), Council Policies and any relevant Local Laws. Pursuant to the Scheme(s) the Council's approval is required prior to commencement of the use or development of land and the use or development must comply with any conditions imposed.

The purpose of compliance.

The purpose of compliance is to provide a clear position and process for ensuring that development of land complies with the City of Albany Town Planning Schemes.

The City deals with a range of development compliance matters. The types of compliance matters vary significantly from an unauthorised use or development to non-compliance with conditions of Council approval.

How do I make a complaint?

Please provide contact details and a description for your complaint on the 'Complaint Form' attached to this information pack.

How does Council act on a complaint?

Staff will carry out an inspection and having concluded that a problem exists, a letter will be sent to the proponent giving warning. If a resolution cannot be reached by negotiation, a notice may be required in accordance with section 10 of the Town Planning and Development Act.

Prior to undertaking legal proceedings the following principles must be generally observed:-

1. There is a clear breach of the City of Albany Town Planning Scheme; or
2. The person concerned has been directed to rectify the breach; or
3. A continuation of the breach would result in an adverse impact on the amenity of the area, and a likelihood of a complaint being received; or
4. The development conflicts with the principles of orderly and proper planning in a general sense.



PLANNING SERVICES COMPLIANCE CHECK FORM

FOR COUNCIL OFFICERS TO INVESTIGATE AREAS OF POSSIBLE NON- COMPLIANCE IT WILL BE NECESSARY TO COMPLETE THE RELEVANT SECTIONS OF THIS FORM. FOR YOUR CONVENIENCE A PREPAID ADDRESSED ENVELOPE IS ATTACHED OR ALTERNATIVELY THE FORM CAN BE HAND DELIVERED TO THE NORTH ROAD OFFICE.

Details of Person Making the Complaint *(Your details will not be released to the person causing the complaint)*

Name _____
Address _____
Phone No. _____
Signature _____

Details of Person Causing the Complaint

Name _____
Address _____
Phone No. _____

Details of Complaint (Please explain the problem)

Should you have any questions or require any further information, please contact a member of the Development Services Team by either phoning on 9841 9383, by email planning@albany.wa.gov.au or in person at the City of Albany's North Road Offices.

**** DISCLAIMER ****

THIS INFORMATION SHEET IS A GUIDE ONLY. VERIFICATION WITH ORIGINAL LOCAL LAWS, ACTS, PLANNING SCHEMES, AND OTHER RELEVANT DOCUMENTS IS RECOMMENDED FOR DETAILED REFERENCES. THE CITY OF ALBANY ACCEPTS NO RESPONSIBILITY FOR ERRORS OR OMISSIONS.