

Planning Compliance

What is Planning Compliance?

The City's Planning Compliance team investigates any alleged breaches against the City's Town Planning Scheme No. 4 and the Planning & Development Act 2005. Under the Act authorised officers of the City have the power to investigate and prosecute matters such as non-compliance of planning approvals, removal of vegetation, unauthorised development and other breaches.

How can I report a breach about a planning matter?

Your request must be made in writing by either completing the Planning Compliance Customer Feedback Form online, submitting a letter or via email on info@armadale.wa.gov.au

When submitting a planning compliance request please provide as much detail as possible so the issue can be investigated efficiently. Include your contact details as further information may be needed to fully investigate the issue.

All complaints and requests remain highly confidential, however the City of Armadale is subject to the Freedom of Information Act 1992 (WA). In some circumstances complainants may be required to give evidence should the matter go to the Magistrates Court.

How does the City act on a planning breach?

When the City receives a planning compliance request, it is assigned to a Planning Liaison & Compliance Officer. Once an offence has been identified, it is investigated and appropriate action taken. Depending on the nature and seriousness of the offence, the City may do one or more of the following:

- Negotiate compliance, which may include a retrospective application being submitted for planning approval, as an attempt to rectify the planning issue.

- Official warnings for offences where the impacts on others are minimal and there are ready options to resolve the offence.
- Planning Infringement Notice being issued for offences which may be considered to be at the lower end of the scale of seriousness, such as an unauthorised advertising sign. This may result in a notice of \$500 being issued. See the City's information sheet on Planning Infringement Notices for more details.
- Issue a Directions Notice or refer the matter to the Magistrates Court.

In all cases the City's aim is to achieve compliance through negotiation with all parties concerned.