



Annual Report 2018/19

Western Australian Planning Commission

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The Western Australia Planning Commission recognises the diversity of the Aboriginal peoples of Western Australia and acknowledges the Traditional Owners and custodians and their connection to this land and its waterways. We pay our respect to Elders past and present and those who will follow in their footsteps.

Disclaimer

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About this report

This annual report covers the operations of the Western Australian Planning Commission. The report also presents a series of audited financial statements and performance indicators for the year ended 30 June 2019.

Statement of compliance

To the
Hon Rita Saffioti, MLA BBus
Minister for Planning

In accordance with section 63 of the *Financial Management Act 2006*, I hereby submit for your information and presentation to Parliament, the Annual Report of the Western Australian Planning Commission for the financial year ended 30 June 2019.

The Annual Report has been prepared in accordance with the provision of the *Financial Management Act 2006* and any other relevant written law.

David Caddy
Chairman
Western Australian Planning Commission

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WAPC members regional site visit, Burrup Peninsular

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About the Western Australian Planning Commission

The Western Australian Planning Commission (WAPC) has state-wide responsibility for urban, rural and regional integrated strategic and statutory land use planning and land development. Its functions and authority to undertake and regulate land use planning and development are established primarily by the *Planning and Development Act 2005*. It responds to the strategic direction of the State Government and is responsible for:

- advising the Minister for Planning on strategic land use planning and land development, legislative reform and local planning schemes
- making statutory decisions on a range of planning applications
- implementing the State Planning Strategy to provide a vision for the future development of Western Australia
- developing integrated land use planning strategies for the coordinated provision of transport and infrastructure for land development
- preparing and reviewing region schemes to cater for anticipated growth
- monitoring and forecasting land supply throughout the State and developing strategies for the timely supply of affordable residential land
- undertaking research and developing planning methods and models relating to land use planning, land development and associated matters
- acquiring land for public requirement reservations in region planning schemes and compensating affected landowners.

A message from the Chairman



David Caddy
Chairman
Western Australian
Planning Commission

The past 12 months have been a time of intense activity for the Western Australian Planning Commission.

The Commission continues to play a critical role in the State Government's priority transformational initiatives currently underway across Western Australia and particularly in the Perth and Peel regions.

We have worked to progress Stage 1 of the place-defining METRONET program and contributed to the Westport strategy as part of the taskforce considering options to meet the freight and logistical needs for Perth and the South West for the next 50 to 100 years.

Perhaps the most significant achievement this financial year has been the successful delivery of the first stage of the suite of Design WA policies.

Design WA will bring about a radical change in the way we approach all future development. It places good design at the heart of all development, from small subdivisions to major infrastructure projects, and is set to redefine our built environment. www.dplh.wa.gov.au/designwa

Stage 1 focuses primarily on good apartment design and is based around 10 fundamental design principles. Considerable work was done during the three-month roll-out period to help local government and the design, planning and development sectors to better understand the new requirements with around 60 information sessions reaching more than 2,100 people. Work on Stage 2, focussing on precinct design, is currently underway.

Significant work has also gone into updating a range of State Planning Policies to ensure we provide a sound policy framework with contemporary policies that meet the needs of a shifting planning landscape.

This change was also reflected in a number of important position statements to address emerging issues including building on lots less than 100 square metres, container deposit scheme infrastructure and ensuring appropriate internet access for future land developments.

www.dplh.wa.gov.au/position-statements

In September 2018, board members visited the Leeuwin-Naturaliste sub-region renowned locally and internationally for its unique landscapes, natural environment, tourist attractions and vibrant urban areas. Members engaged with Councillors from the City of Busselton, the Shire of Augusta Margaret River and other stakeholders to see and hear first-hand the major planning issues facing the sub-region, in particular, balancing urban or tourism growth pressures with agricultural uses, landscape values and protecting biodiversity. At the WAPC Board meeting on 20 September 2018, the Commission considered the Leeuwin Naturaliste Sub regional Strategy and provided final endorsement.

Board members visited the Pilbara, the State's economic powerhouse region on a fact-finding and stakeholder engagement tour in June 2019. The visit provided an opportunity to see first-hand some of the major strategic sites in the region and engage with representatives from the Town of Port Hedland, Shire of East Pilbara, City of Karratha and Pilbara Development Commission.

The Commission gained a new committee, the State Design Review Panel, administered and chaired by the Office of the Government Architect, to oversee the design quality of major new development proposals. The newly-appointed panel comprising 37 experts from core disciplines and 13 specialists will offer independent design advice on significant or strategic public works, infrastructure projects and other major development proposals.

www.dplh.wa.gov.au/sdrp

We farewelled a number of long-serving Board and committee members – and I thank them for their substantial contribution to the Western Australian community – and welcomed new members who bring a fresh perspective to the work of the Commission.

www.dplh.wa.gov.au/wapc-committees

As always, I extend my thanks and appreciation to the Department of Planning, Lands and Heritage Director General Gail McGowan, her management team and staff for the tremendous support they provide to the Commission, and to me, in delivering planning services for the people of Western Australia.

Year at a glance





WAPC members meet the Minister

Significant issues impacting the WAPC

Design WA

Design WA will ensure good design is at the centre of all development in Western Australia. The Department of Planning, Lands and Heritage (the Department), on behalf of the WAPC, continues to progress the implementation program for Design WA Stage 1 following its release. The development of policies relating to precinct planning and medium density is a priority. These will become important tools for Western Australian towns and cities, especially for land use considerations around METRONET stations.

State Design Review Panel

The WAPC is supporting the establishment of the State Design Review Panel, chaired by the Government Architect, as a key part of the implementation program for Design WA Stage 1.

METRONET

The Department, on behalf of the WAPC, is supporting the work being undertaken to deliver METRONET by providing planning expertise and advice in relation to land use planning around proposed and existing station precincts. This work and the associated policies, including Design WA, will ensure these precincts become vibrant and liveable communities that meet the changing needs and life stages of Western Australians.

Implementation of Perth and Peel@3.5 million

The Department is preparing scoping documents in conjunction with other State Government agencies and local governments for the Planning Investigation Areas identified in the WAPC's *Perth and Peel@3.5million* sub-regional planning and infrastructure frameworks. Some sites will support the delivery of METRONET.

Land acquisition

The WAPC continues its strategic land acquisition program, including the prioritisation of outstanding Bush Forever sites still in private ownership and the land assembly for METRONET sites.

State Planning Policy 3.6 – Development Contributions for Infrastructure

The Department, on behalf of the WAPC, will progress the review of State Planning Policy 3.6 to revise the policy and guidelines to improve equity and transparency in relation to the progress of works undertaken through the policy.



WAPC Chairman David Caddy, checks out the view from the Port Hedland Ports control tower

Operational structure

The [WAPC's Strategic Plan](#) 2018/2021 focuses on functions, priorities and outcomes.

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Vision

Creating better places to live and work for all Western Australians.

Mission

Ensuring the planning system develops policy and enables planning decisions for the long-term benefit of the Western Australian community.

Responsible Minister



Hon Rita Saffioti MLA BBus
Minister for Planning

Administered legislation

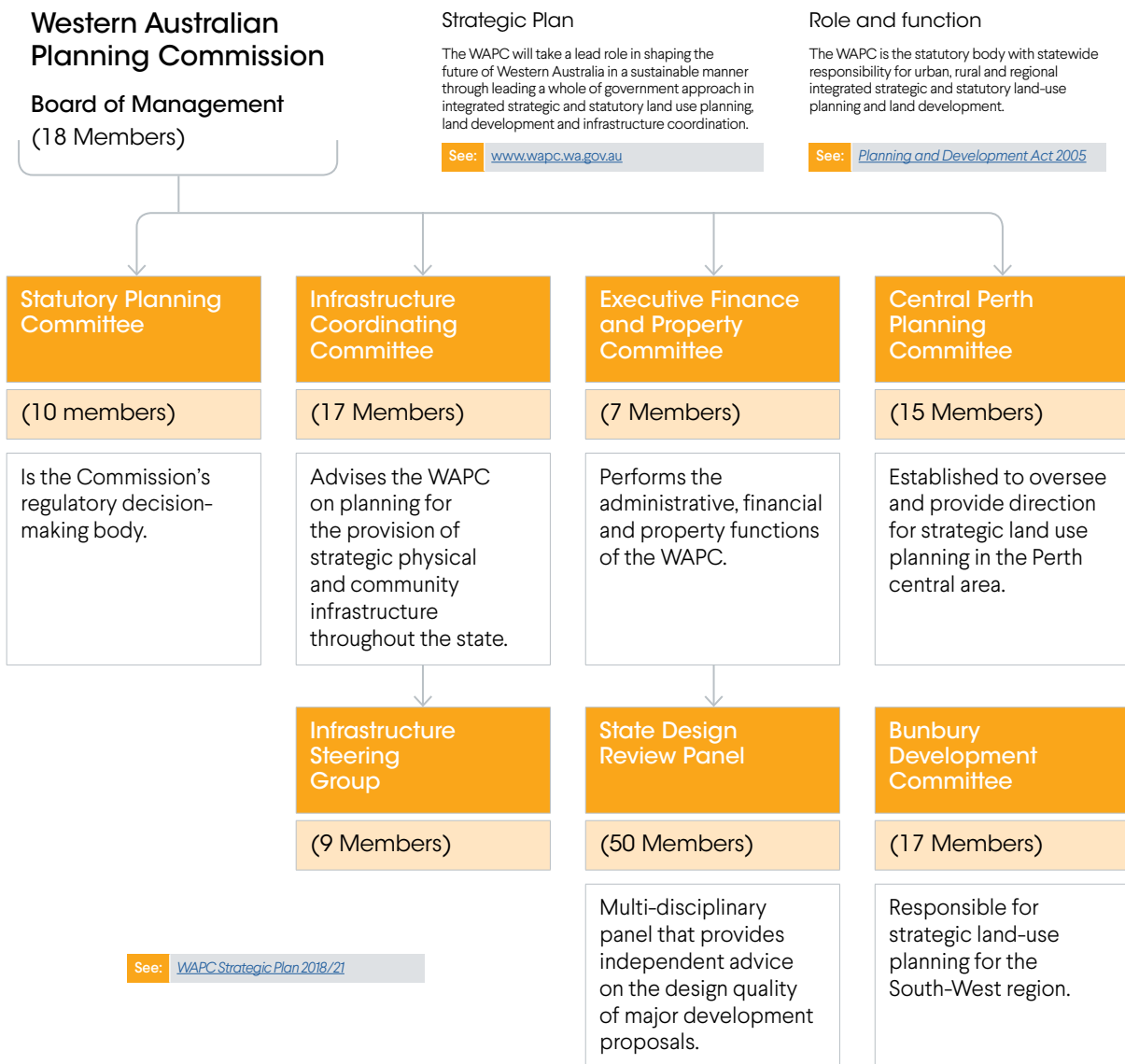
The WAPC is established under section 7 of the *Planning and Development Act 2005*, which governs development and subdivision in Western Australia to provide an efficient and effective land use planning system and to promote the sustainable use and development of land.

It is responsible for and has decision-making functions under the following region planning schemes and processes and strategic and statutory planning throughout the State:

- Metropolitan Region Scheme
- Peel Region Scheme
- Greater Bunbury Region Scheme

The WAPC also provides advice to the Minister for Planning in administering all Local Planning Schemes and has a key role in implementing improvement schemes under the Act.

Organisational Structure



The Department of Planning, Lands and Heritage provided statutory and policy services to the WAPC under a Service Delivery Agreement.

Other key legislation

- Planning and Development (Development Assessment Panels) Regulations 2011
- *Forrest Place and City Station Development Act 1985*
- *Hope Valley-Wattleup Redevelopment Act 2000*
- Hope Valley-Wattleup Redevelopment Regulations 2000
- *Metropolitan Region Improvement Tax Act 1959*
- *Metropolitan Region Scheme (Fremantle) Act 1994*
- Planning and Development Regulations 2009
- *Perry Lakes Redevelopment Act 2005*
- Perry Lakes Redevelopment Regulations 2006
- *Planning and Development (Consequential and Transitional Provisions) Act 2005*
- Planning and Development (Local Planning Schemes) Regulations 2015
- *Port Kennedy Development Agreement Act 1992*
- *Road Closure Act 1969*
- *Swan Valley Planning Act 1995*

The following legislation may need to be considered in various planning decisions:

- *Environmental Protection Act 1986*
- *Heritage of Western Australia Act 1990*
- *The Contaminated Sites Act 2003*
- *Environment Protection and Biodiversity Conservation Act 1999*

The following legislation overrides planning legislation:

- *Mining Act 1978*
- *State Agreement Acts*
- *City of Perth Act 2016*

Relationship with the Department of Planning, Lands and Heritage

The Department of Planning, Lands and Heritage provides services to the WAPC, including:

- advice on and delivery of strategic planning projects
- statutory planning activities
- advice on and delivery of regional schemes and regional open spaces
- Whiteman Park operations
- property services
- corporate services including:
 - Office of the Commission
 - Commission support
 - geo-spatial planning support
 - financial services
 - internal audit
 - communication services
 - scheme amendments.

WAPC Board

The Board comprises a Chairman and 17 members representing industry, government and the community. A profile of members can be found in Appendix 1.

Delegations

Much of the WAPC's day-to-day statutory functions are carried out by departmental officers under delegated authority. This allows the WAPC to respond to the strategic direction of Government and focus on the strategic planning of the State.

Committees

The following committees met regularly throughout 2018/19:

- Statutory Planning Committee
- Infrastructure Coordinating Committee
- Infrastructure Steering Group
- Executive, Finance and Property Committee
- Central Perth Planning Committee.
- Bunbury Development Committee

Information on each committee can be found in Appendix 2 and membership attendance and remuneration records in Appendix 3. The Statutory Planning Committee agendas and minutes (except for confidential items) are available at [WAPC agendas and minutes](#).



WAPC performance

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Outcome Based Management Framework

The WAPC's mission is to formulate and coordinate land use strategies for Western Australia to facilitate its growth while continuously enhancing its unique quality of life and environment.

In this way it contributes to the Government's goal outlined below.

Government goal

Better Places

A quality environment with liveable and affordable communities and vibrant regions

Desired outcome

An efficient and effective planning system that promotes the use and development of land in Western Australia

Effectiveness indicators

1. The proportion of residential land in the metropolitan area that is capable of multiple dwellings within 400m and 800m of the capital city, a strategic metropolitan centre, or a train station
2. The proportion of residential land that is zoned R40 and above that is within 400m of a major regional centre
3. The percentage of subdivision applications determined within the statutory timeframe
4. The percentage of development applications determined within the statutory timeframe
5. The percentage of finalised appeals (excluding Development Assessment Panels) that are not upheld on review by the State Administrative Tribunal
6. Vacancy rate of residential properties available for rent
7. Vacancy rate of commercial properties available for rent

Service 1

Statutory Planning

Efficiency indicator

1. Average cost per statutory application

Service 2

Strategic Planning

Efficiency indicator

1. Average cost per hour for strategic planning

Service 3

Asset Management

Efficiency indicator

1. Average cost of service for the management of Whiteman Park per hectare
2. Average cost of service for the management of residential and commercial properties per property
3. Average cost of service for the management of reserved land (excluding Whiteman Park and residential and commercial properties) per hectare managed

Agency performance compared to targets

FINANCIAL TARGETS	2018/19 TARGET ^(a) \$'000	2018/19 ACTUAL \$'000	VARIATION \$'000
Total cost of services (expense limit)	52,005	48,232	3,773
Net cost of services	17,673	-7,602	25,275
Total equity	1,077,109	1,060,725	16,384
Net increase/(decrease) in cash held	57,144	40,847	16,297
Approved salary expense level	nil	nil	nil
Agreed borrowing limit	nil	nil	nil

WORKING CASH TARGETS	2018/19 AGREED LIMIT ^(a) \$'000	2018/19 TARGET ^(a) / ACTUAL \$'000	VARIATION \$'000
Working Cash Limit (at budget)	2,396	2,396	N/A
Working Cash Limit (at actuals)	2,396	2,297	99

Notes

(a) The targets specified above are as per the 2018/19 Budget Statements.

Summary of key performance indicators against targets

Desired Outcome: An efficient and effective planning system that promotes the use and development of land in Western Australia

KEY EFFECTIVENESS INDICATORS ^(A)	2018/19 TARGET ^(B)	2018/19 ACTUAL	VARIATION ^(C)
The proportion of residential land in the metropolitan area that is capable of multiple dwellings within 400m and 800m of the capital city, a strategic metropolitan centre, or a train station:			
- 400 metres	36%	42.3%	6.3%
- 800 metres	30%	33.2%	3.2%
The proportion of residential land that is zoned R40 and above that is within 400m of a major regional centre	64%	65.1%	1.1%
The percentage of subdivision applications determined within the statutory timeframe	80%	88%	8%
The percentage of development applications determined within the statutory timeframe	70%	81%	11%
The percentage of finalised appeals (excluding DAPS) that are not upheld on review by the State Administrative Tribunal	95%	93.4%	(1.6%)
Vacancy rate of residential properties available for rent	8%	4.2%	(3.8%)
Vacancy rate of commercial properties available for rent	8%	5.2%	(2.8%)
KEY EFFICIENCY INDICATORS ^(A)			
SERVICE 1: STATUTORY PLANNING			
Average cost per statutory application	\$2,712	\$2,944	\$232
SERVICE 2: STRATEGIC PLANNING			
Average cost per hour for strategic planning	\$144.95	\$135.16	(\$9.79)
SERVICE 3: ASSET MANAGEMENT			
Average cost of service for the management of Whiteman Park per hectare	\$2,184	\$2,495	\$311
Average cost of service for the management of residential and commercial properties per property	\$18,210	\$17,208	(\$1,002)
Average cost of service for the management of reserved land (excluding Whiteman Park and residential and commercial properties) per hectare managed	\$504.58	\$498.20	(\$6.38)

Notes

- The tables above provide a summary of the WAPC's Key Performance Indicators for 2018/19. For more detailed information, including explanations for significant variances, refer to the Key Performance Indicators section of this report at pages 66 – 79.
- The targets specified above are as per the 2018/19 Budget Statements.
- Variations shown in brackets represent a decrease in the actual result compared to the target. Depending on the KPI, a decrease in the actual result does not necessarily mean that the target has not been achieved.



WAPC operational performance

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Goal – Better Places

A quality environment with liveable and affordable communities and vibrant regions through the following services.

Service 1: Statutory Planning

Using statutory, consultative, legislative, regulatory reform and coordination processes to implement creative and innovative strategic regional and local plans and policies.

Service 2: Strategic Planning

Developing and advancing strategic and statutory planning strategies, policies and information systems that guide the State's long-term urban, industrial and economic development and management of the environment to reflect Western Australian aspirations for a high quality of life.

Service 3: Asset Management

Acquiring, managing and disposing of properties reserved under the Metropolitan, Peel and Greater Bunbury Region Schemes for primary and other regional roads; parks and recreation and regional open space; special uses including planning control areas and improvement plans; and major land development projects.

Service 1: Statutory Planning

The WAPC is supported by the Department through a range of services to ensure its objectives and outputs are being achieved for Statutory Planning Services.

East Wanneroo District Structure Plan

One of Perth's fastest growing residential areas has had 2,206 hectares rezoned to secure land for future development. Land in the East Wanneroo amendment is now zoned Urban Deferred, paving the way for the progression of a new District Structure Plan. The Plan will focus on the locality as a whole, and not only the land in the amendment. The Plan will also focus on critical infrastructure such as regional road and rail alignments, water and wastewater provision, environmental considerations and other requirements. The amendment aligns with the North-West Sub-regional Planning Framework, which identifies this area for urban expansion.

Henley Brook rezoning

During the year more than 260 hectares of land between Ellenbrook and Brabham was rezoned to facilitate housing along the future METRONET Morley-Ellenbrook line. The amendment represents the next stage in the urbanisation of the Swan Urban Growth Corridor, in keeping with the North-East Sub-regional Planning Framework. This will allow further planning to enable the future development of the area for residential and related purposes, consolidating the north-east metropolitan urban footprint. Together with the rezoned land parcel in East Wanneroo, the plan to urbanise the north-east and north-west corridors is well underway, providing certainty and clarity to landowners and other stakeholders.

Nedlands planning scheme

The City of Nedlands' Local Planning Scheme No.3 was approved during the year. The new scheme enables more housing choice, ageing in place opportunities and higher residential density around transport corridors. The scheme retains existing low residential densities within the majority of suburbs, and focuses intensification of residential densities along the Stirling Highway urban corridor, the UWA-QEII specialised activity centre and Dalkeith neighbourhood activity centre. The new local planning scheme will provide greater housing choice for residents wanting to downsize, and to enable more homes for prospective residents wanting to be closer to work or university.

The scheme also addresses community feedback to retain the character of heritage streets, leaving approximately 75 per cent of the City of Nedlands area completely unchanged.

Fremantle planning scheme

The City of Fremantle's Local Planning Scheme No.4 was gazetted during the year. This will allow for increased medium density housing within special control areas in Beaconsfield, Fremantle, Hilton North, O'Connor and White Gum Valley, and will enhance liveability and affordability while preserving the character of these areas. Lots between 600 and 750 square metres will now allow a maximum of three dwellings, including existing dwellings, while lots over 750 square metres will allow an additional dwelling for every 150 square metres in excess of 750 square metres. The amendment promotes housing diversity and innovative housing types to meet changing demographic needs.

Wanju and Waterloo plans

Revised plans to drive residential growth and set the foundation for job growth in the South-West were re-released for public comment during the year following the Bunbury Outer Ring Road realignment. The draft Wanju and Waterloo Industrial Park district structure plans were originally released in 2016 and 2017.

The Bunbury Outer Ring Road, which is a bypass to reduce congestion, improve safety, and provide an efficient freight route, has now been realigned in both plans. Additional background work including a landscape vision plan, water servicing report, revised staging plan, agri-food planning analysis and strategic bushfire hazard level assessment have also been carried out.

Wanju is expected to be one of the most significant urban developments in the South-West with 20,000 new homes to accommodate 50,000 people.

The proposed Waterloo Industrial Park will deliver land for commercial, light and general industrial uses, and has been identified as a suitable agri-food processing precinct. Its close proximity to Wanju, Bunbury Port and the wider South-West region is expected to help create thousands of local job opportunities.

Region Planning Schemes

Region planning schemes outline objectives for regional development and provide a statutory mechanism to assist strategic planning, by setting out broad land use zones, setting aside areas for regional open space and other regional infrastructure purposes, and assisting in coordinating the provision of major infrastructure. There are three region planning schemes in Western Australia:

- Metropolitan Region Scheme (MRS)
- Peel Region Scheme (PRS)
- Greater Bunbury Region Scheme (GBRS).

Metropolitan Region Scheme

METROPOLITAN REGION SCHEME AMENDMENTS		MAJOR			MINOR		OTHER	
NO.	AMENDMENT TITLE	IN	TAB	FIN	IN	FIN	IN	FIN
1308/41	East Wanneroo Structure Plan Area			✓				
1322/57	Flynn Drive Other Regional Roads Reserve Review					✓		
1329/57	Henley Brook Urban Precinct					✓		
1331/57	Rosehill Waters					✓		
1332/41	Swan Valley Omnibus 1			✓				
1342/57	Eric Singleton Reserve and Environs					✓		
1345/27	Lyon Road, Wandi Precinct							✓
1346/57	Lots 705 - 708 Armadale Road, Treeby				✓	✓		
1347/57	Parkerville Townsite Expansion				✓			
1348/27	Hazelmere Enterprise Area Precinct 9A						✓	✓
1349/27	Lots 1793-1975 Matison Street, Southern River						✓	✓
1350/27	Pt of Mandogalup Precinct						✓	✓
1351/27	Lot 1050 Brindabella Parkway, Alkimos						✓	✓
1352/57	Pt Lot 799 Wilkin Street, Bellevue				✓			
1353/57	Lot 33 Hopkinson Road, Cardup				✓			
1354/27	Pt East Wanneroo Cell 2						✓	✓
1355/57	Redcliffe Connect Precinct				✓			
PCA 130	Yanchep Rail Extension (Yanchep)						✓	✓
PCA 131	Yanchep Rail Extension (Eglinton)						✓	✓
PCA 132	Yanchep Rail Extension (Alkimos)						✓	✓
PCA 133	Thornlie Cockburn Link - Nicholson Road						✓	✓
PCA 134	Thornlie Cockburn Link - Ranford Road						✓	✓
PCA 135	Bayswater Station						✓	✓
IP 47	Mandogalup							

Table legend

IN Initiated in 2018/19

FIN Finalised in 2018/19

TAB Tabled in Parliament in 2018/19

Notes

Major amendments are indicated by / 41

Minor amendments are indicated by / 57

Lifting of Urban Deferred and Industrial Deferred outside MRS are indicated by / 13

Lifting of Urban Deferred within MRS are indicated by / 27

PCA represents Planning Control Area

Peel Region Scheme

There were no Peel Region Scheme amendments during 2018/19.

Greater Bunbury Region Scheme

GREATER BUNBURY REGION SCHEME AMENDMENTS		MAJOR			MINOR		OTHER	
NO.	AMENDMENT TITLE	IN	TAB	FIN	IN	FIN	IN	FIN
0053/57	Omnibus No 5 – Anomalies				✓			
0054/57	Lot 29 Jeffrey Road, Glen Iris				✓			
0053/13	Lifting of Urban Deferred – Lot 4422 Weld Road Capel						✓	✓

Table legend

IN Initiated in 2018/19

FIN Finalised in 2018/19

TAB Tabled in Parliament in 2018/19

Notes

Minor amendments are indicated by / 57

Lifting of Urban Deferred and Industrial Deferred outside MRS are indicated by / 13

Review of WAPC decisions

Most WAPC decisions can be reviewed through the State Administrative Tribunal (SAT). In 2018/19 the SAT finalised 61 appeals for review out of more than 5,678 decisions. 51 were mediated or withdrawn without the need for a substantive hearing, 10 were determined by the SAT after a substantive hearing, of which four was upheld, and six were dismissed.

Service 2: Strategic Planning

METRONET

The WAPC is working with relevant stakeholders to develop precinct plans for areas such as Bayswater, Redcliffe, Alkimos, Forrestfield and Subi-East. METRONET precincts will address some of Perth's urban growth challenges, such as limited public transport connectivity, employment concentration in the CBD, demand for coastal lifestyle and limited ability to expand the road network capacity in some locations.

[METRONET](#)

METRONET East Redevelopment Area

The Midland, Bayswater and Forrestfield station precincts form a redevelopment area known as the METRONET East Redevelopment Area to ensure vibrancy, housing and jobs are the focus of each revitalisation. METRONET East will maximise development opportunities and provide market certainty to capitalise on the transport infrastructure delivered under METRONET.

The redevelopment area includes the immediate areas around the Bayswater and Forrestfield train stations. It is expected the statutory process for Bayswater and Forrestfield will take around 12 months, with Planning Control Areas in place in the interim, administered by the WAPC, to ensure compatible developments complement the infrastructure projects.

Maps of the proposed redevelopment areas can be found on the [METRONET website](#).

Design WA

Minimum apartment sizes, increased tree retention and new natural light requirements form part of the new guidelines to ensure future infill and apartment developments are built to higher design standards. Design WA Stage 1 – *State Planning Policy 7.0: Design of the Built Environment, State Planning Policy 7.3: Residential Design Codes Volume 2 – Apartments and a Design Review Guide* – was gazetted in May 2019.

The policies address developments that have previously resulted in poor outcomes for streetscapes, cramped interiors and a lack of green space. Design WA includes clearly defined objectives about what future developments should consider, including:

- appropriate scale to respect the local character and context
- minimum apartment sizes based on floor space and number of rooms
- safe, healthy environments with good natural light and ventilation
- development that creates walkable neighbourhoods with high amenity
- green space such as shady trees for outdoor spaces and mature tree retention
- development that enhances local neighbourhoods.

Stages two and three of Design WA will focus on precinct planning and medium density development respectively.

Considerable work was undertaken to prepare local government, designers and architects and other decision-makers for this important change to the planning system through some 60 information sessions reaching more than 2,100 people. [Design WA](#)

State Design Review Panel

The establishment of the State Design Review Panel (SDRP), under the *Planning and Development Act 2005*, was announced by the Minister for Planning in May 2019. The SDRP, chaired by Government Architect Geoff Warn, comprises highly-experienced built environment professionals from industry and government that provides independent advice on the design quality of significant or strategic public works, infrastructure projects and other major development proposals. Statutory decision-makers may also refer significant private sector projects for consideration by the Panel. [State Design Review Panel](#)

Small lots position statement

A new innovative guide for housing on small lots was launched by the WAPC. The Position Statement provides guidance on development considerations for proposed subdivision and building design for lots less than 100sqm. The aim is to support delivery of affordable and diverse housing options. It will be used as part of the comprehensive suite of planning and land use tools such as structure plans and activity centre plans, and to support related initiatives such as [METRONET](#) and [Design WA](#).

Entertainment Noise

The Planning for Entertainment Noise in the Northbridge area public consultation paper (prepared by Department of Planning, Lands Heritage and the Department of Water and Environmental Regulation) closed on 26 November 2018, with 64 submissions received. The paper outlines proposals to address the issue of entertainment noise impacts in Northbridge. The Department is working with DWER and the City of Perth to review the submissions and determine the appropriate package of reforms. [Entertainment Noise](#)

Mandogalup Improvement Plan

An Improvement Plan to progress comprehensive planning for the Mandogalup area was released in April 2019.

The Improvement Plan facilitates assessment of development scenarios – rural, urban and industrial. This work will be crucial for defining a statutory and strategic framework that will enable the WAPC to assess future land use proposals.

Stakeholder engagement with landowners, local government, industry and peak bodies will be undertaken and form a major part of delivering the framework, which will be based on detailed investigations, technical reports, and structure planning. Outcomes of the investigations will feed into the preparation of an Improvement Scheme, which will inform and provide the WAPC with direct authority over the area's land use and development.

[Mandogalup Improvement Plan](#)

Leeuwin Naturaliste Sub-Regional Planning Strategy

The [Cape Leeuwin Naturaliste Sub-Regional Planning Strategy](#) will guide the future planning and development of all land within the City of Busselton and the Shire of Augusta-Margaret River. It presents directions and actions to help balance economic, social and environmental considerations over the next 20 years.

Guilderton to Kalbarri Sub-Regional Planning Strategy

The [Guilderton to Kalbarri Sub-Regional Planning Strategy](#) provides guidance for coastal settlements between metropolitan Perth and Kalbarri. It establishes a settlement hierarchy, seeks to protect the biodiversity values of the area and provides for expansion of the tourism industry. It will guide WAPC and local government decision-making.

Public comment on Scheme Amendments

The following planning activities were advertised for public comment in 2018/19

- *Metropolitan Region Scheme amendment 1347/57 North Parkerville urban area to rezone land in the Shire of Mundaring.*
- *Greater Bunbury Region Scheme amendment to rezone land from Public Purpose – Special Uses to Urban Deferred*
- *Revised draft Waterloo Industrial Park District Structure Plan*
- *Revised draft Wanju District Structure Plan*
- *Metropolitan Region Scheme amendment 1333/57 Bush Forever Omnibus 1 (North) for land in the cities of Joondalup, Kalamunda, Swan and Wanneroo*
- *Metropolitan Region Scheme amendment 1334/57 Bush Forever Omnibus 2 (Central) for land in the cities of Bayswater, Belmont, Canning, Melville, Nedlands, Perth, South Perth and Stirling and the towns of Bassendean and Mosman Park.*
- *Metropolitan Region Scheme amendment 1335/57 Bush Forever Omnibus 3 (South) for land in the cities of Armadale, Cockburn, Gosnells, Kwinana and Rockingham and the Shire of Serpentine-Jarrahdale*

- *Greater Bunbury Region Scheme amendment 1353/57 to Hopkinson Road, Cardup*
- *Peel Region Scheme amendment 0461/41 for lots on Paterson Road, Nambeelup.*

Public comment on State Planning Policies

The following State Planning Policies were advertised for public comment in 2018/19

- *SPP 2.1 Peel-Harvey coastal plain catchment*
- *SPP 2.2 Gnamptara groundwater protection*
- *SPP 2.3 Jandakot groundwater protection*
- *SPP 2.4 Basic Raw Materials*
- *SPP 2.9 Water Resources*
- *SPP 2.7 Public drinking water source*
- *SPP 2.10 Swan-Canning river system*
- *SPP 3.2 Aboriginal Settlements*
- *SPP 3.5 Historic Heritage*
- *SPP 3.6 Infrastructure contributions*

Service 3: Asset Management

This core service involves the acquisition, management and disposal of properties reserved under the Metropolitan, Peel and Greater Bunbury Region Schemes for primary and other regional roads, parks and recreation, regional open space areas, special uses including planning control areas and improvement plans, and major land development projects.

Property acquisition

The WAPC's land acquisition program for 2018/19 included the purchase or payment of compensation (injurious affection) for 56 properties totalling 502.4 hectares at a cost of \$58.7 million.

Roads

To meet future strategic infrastructure plans, 13 properties were purchased comprising 8.50 hectares at a cost of \$14.3 million:

- Canning Hwy 1 property
- Stirling Hwy 2 properties
- Albany Hwy 2 properties
- Rowley Road
(Outer Harbour – Westport 1 Property)
- Dampier Drive 2 properties
- Nicholson Road, Charles, Loftus, Main and Lord Streets, Hope Road (1 property each)

Railways

Three properties totalling 6.81 hectares were purchased for the extension of the Perth to Yanchep rail line, Morley to Ellenbrook (METRONET) and the Midland freight realignment at a cost of \$7.85 million. The purchase for the Perth to Yanchep rail line comprised the proposed Eglinton Station requirements.

Parks and recreation (regional open space)

Rivers, Lakes and ocean foreshores

Four properties comprising 9.3 hectares were purchased for the Canning and Helena Rivers and Forrestdale and Mariginiup Lakes in the metropolitan area at a cost of \$1.65 million. One property was ceded free of cost by Stockland Pty Ltd at Alkimos for the Indian Ocean Foreshore. The property was leased back to the developer at a peppercorn rent to enable the development and sub-leasing of commercial facilities, including a café for the public.

Regional parks and National Parks

Eleven properties comprising 295.6 hectares were purchased at a cost of \$8.21 million for the Peel and Leschenault Regional Parks in the Peel and Greater Bunbury Region Schemes. A further 73.2 hectares were purchased at Myalup and 11.56 hectares at Capel in the Greater Bunbury Region Scheme for regional open space at a cost of \$1.27 million. One property of 53.3 hectares was purchased at Carabooda for \$3.1 million for environmental mitigation purposes and will be added to the adjoining Yanchep National Park.

Bush Forever

Three properties comprising 14.9 hectares were purchased at a cost of \$2.95 million for Bush Forever in sites 253 and 387. The purchase at Site 253 completed land acquisitions for this site (Harrisdale Swamp). This brings the total funds expended on Bush Forever sites reserved under MRS Amendment 1082/33 (Bush Forever and Related Lands) and additional Planning Control Area to 2,071 hectares at a cost of \$156.85 million.

Long-term property acquisition

During 2018/19, the WAPC implemented an initiative for the forward purchase of strategic properties prior to the State's actual requirements for these sites. The WAPC worked with the Department of Education to purchase 2.5 hectares of a future site at Haynes for \$1.48 million.

In addition to the purchase of a property for Rowley Road, one of the major access routes to the proposed Outer Harbour in Cockburn Sound, 15 lots totalling 26.22 hectares were purchased from the Western Australian Land Authority (Landcorp) at a cost of \$19.35 million for the proposed intermodal transport facility. The WAPC will hold these properties until required for the Outer Harbour. These acquisitions have facilitated LandCorp resolving a number of long standing Hardship issues in the Hope Valley Precinct.

CASE STUDY

Pia's Place

In 2018/19, ground was broken on a \$1.25 million all-abilities playground at Whiteman Park. The Pia's Place project is funded through a \$1.25 million WAPC grant and managed by the Touched by Olivia Foundation. The nature-based playground will feature customised play equipment including an elevated lighthouse, polished concrete slides, a basket swing, an all-abilities carousel, a sensory garden and family-friendly shelters.

The WAPC is also investing \$250,000 for an all-access amenities building with shower, toilets and lifting equipment to further enhance the accessibility of the playground.

Located near the Mussel Pool East tram stop, Pia's Place playground will be suitable for children of all abilities including those with physical disability and mobility challenges.



Property disposals

Each year the WAPC transfers properties to the State of WA (Crown) free of cost to implement region planning schemes. In these cases, the costs of acquisition and management are written out of the WAPC's books. Some properties are sold to Government agencies under a pricing formula and the revenue received is invested back into the region scheme for strategic acquisitions well before required for the identified public work. However, some land and property become surplus to requirements through changes to regional planning and are sold on the open market after considering the rights of former owners.

Surplus land may also include subdivided land where the WAPC purchases whole lots, with the agreement of the owner (when only part is required). The lot is then subdivided, and the required portion transferred to the end Government land user (for example Main Roads WA) and the surplus balance is available for disposal.

During 2018/19 the WAPC disposed of 154 lots and received revenue of \$25.20 million comprising:

- 63 properties were transferred free of cost to the Crown for the Yellagonga Regional Park with the land placed under the management of the Cities of Joondalup, Wanneroo and the Conservation and Parks Commission. The WAPC provided an Area Assistance Grant of \$300,000 to the City of Joondalup to restore and manage Duffy House which is one of a number of heritage buildings within the regional park.
- 5 properties at Boya and Darlington were transferred free of cost to the Crown to be added to Crown reserve 47880 and placed under the management of the Conservation and Parks Commission.
- 6 properties were dedicated free of cost to widen Main Street Balcatta, Wellington Road, Morley, Flynn Drive in Neerabup and for Champion Dive in Champion Lakes.
- 23 properties were transferred to the Crown or the Commissioner of Main Roads at no cost for dedication as part of the Kwinana Freeway.
- 8 properties were transferred to the Commissioner of Main Roads under an approved pricing formula for \$6.16 million for the Ocean Reef Road/Wanneroo Road interchange and New Lord Street and Armadale Road as part of the Governments Capital Works projects.
- 45 properties were transferred to the Public Transport Authority under an approved pricing formula for \$9.94 million for the section of the Perth to Mandurah railway in the Peel Region. Land acquired within the Metropolitan Region Scheme has previously been dedicated for railways free of cost through the Metropolitan Region Improvement Fund.
- 1 property of 3.94 hectares was sold to the Department of Education for \$7.3 million for a new primary school in Southern River.
- 3 properties were sold on the open market along Guildford Road after retaining the future road widening. The properties sold for a combined price of \$1.75 million

The WAPC continues to be an interim land manager and disposes of land as part of the Government's land asset disposal program. Proceeds of sale are reinvested in the respective region planning schemes and primarily used to compensate land owners affected by long-term public use reservations.

Field management

During 2018/19 the WAPC property portfolio and land estate grew as the land acquisition process continued within the Metropolitan, Peel and Greater Bunbury Region Schemes with approximately 15,000 hectares of land across the three region schemes.

The completion of various Bushfire Management Plans provided the WAPC with contemporary fire mitigation programs while undertaking other primary management operations including fencing, rubbish removal, control of alien flora and fauna, liaison with neighbours and various government instrumentalities.

Criminal damage to WAPC infrastructure and dumping of rubbish remains the most problematic ongoing operational issue. Surveillance programs and the establishment of joint information gathering with State Government departments and local government authorities provided some positive outcomes. The WAPC also acquired surveillance cameras to deter antisocial behaviour at "hot spots".

The Department, on behalf of the WAPC, is involved in revegetation, civil works and improvement programs where these meet the region scheme requirements as well as local and State Government priorities and continues to work with local communities to ensure that, where possible, public access to the estate is enhanced. The Department continues to engage expert advice and contractors to undertake significant operational works including investigation and rehabilitation of suspected and known contaminated sites.

Rental management

The WAPC has a number of properties purchased in preparation for future infrastructure developments and regional open space. These properties are used as commercial or private residential rentals until required.

During 2018/19, there were 217 residential and 66 commercial properties in the metropolitan area, plus 11 residential properties and one commercial property in regional areas that were rented or leased. The WAPC received \$6 million in rent from these portfolios.



Working with community partners

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Communications and sponsorship agreements

The WAPC works with a wide and highly-diverse range of stakeholders including the State Government, local governments, industry associations, builders and architects, environmental groups, not-for-profit organisations, community groups, individual land owners and their legal representatives, and property developers. It utilises digital media to communicate effectively with this diverse group of stakeholders.

Online consultations and Citizen Space

The department advertised the following policies for consultation through the [Department's Citizen Space](#) consultation hub.

CONSULTATION TITLE

Claremont Showground Draft Management Plan
Container Deposit Scheme Infrastructure
Draft Position Statement on Fibre Ready Telecommunications Infrastructure
Draft State Planning Policy 2.4: Basic raw materials
Future Directions for the Ningaloo Coast Regional Strategy Carnarvon to Exmouth
Future Directions for the Shark Bay Regional Strategy
Greater Bunbury Region Scheme Amendment 0054/57
Greater Bunbury Region Scheme amendment 0053/57 - Omnibus No 5 Anomalies amendment
Greater Bunbury Region Scheme - DAPs proposal - Step Up Step Down Facility

Greater Bunbury Region Scheme Development Application 602-65-1-Reserve 6962 Stirling Street, Bunbury
Metropolitan Region Scheme amendment 1334/57 - Bush Forever Omnibus 2 (Central)
Metropolitan Region Scheme 1352/57 - Part Lot 799 Katharine Street, Bellevue
Metropolitan Region Scheme amendment 1333/57 - Bush Forever Omnibus 1 (North)
Metropolitan Region Scheme amendment 1335/57 - Bush Forever Omnibus 3 (South)
Metropolitan Region Scheme Amendment 1353/57 - Lot 33 Hopkinson Road, Cardup
Metropolitan Region Scheme Minor Amendment 1346/57 - Lots 705-708 Armadale Road, Treeby
Metropolitan Region Scheme Minor Amendment 1339/57 - North-East and North-West Districts Omnibus 2
Metropolitan Region Scheme Minor Amendment 1343/57 - South East and South West Districts Omnibus 3
Metropolitan Region Scheme Minor Amendment 1341/57 - Central Districts Omnibus 5
Metropolitan Region Scheme Minor Amendment 1340/57 - South Forrestdale Business Park Stage 2
Metropolitan Region Scheme amendment 1347/57 - North Parkerville Urban Area
Montario Quarter Lot 37 Development Application
Peel Region Scheme amendment 0461/41 - Lot 221 Lakes and parts of Lot 400 Paterson Road, Nambeelup
Planning for Entertainment Noise in the Northbridge Area: Public Consultation Paper
PRS Amendment 044/41 Nambeelup North Industrial Zone-Lots 89 & 109 Readheads Road, Nambeelup
Revised Draft Wanju District Structure Plan
Revised draft Waterloo Industrial Park District Structure Plan
State Planning Policy 3.5: Historic Heritage Conservation
Tourism in bushfire prone areas

Grants for coastal projects

Western Australia's 20,000 kilometres of coastline is among the most valuable and internationally-recognised natural assets. The WAPC supports the work undertaken by local coastal managers, community groups and volunteers, to protect and maintain this vulnerable asset through the provision of grants. More than \$630,000 in shared grants funding was awarded to 25 projects across Western Australia's coastal regions to support coastal planning and management work and improved coastal amenities. CoastWest and Coastal Management Plan Assistance Program grants support the planning and sustainable management of coastal areas vulnerable to risks such as erosion and inundation.

Social media

The WAPC has a social media presence on Twitter "[@theWAPC](#)" with more than 400 followers. This account has tweeted more than 40 posts on initiatives such as Design WA, WA Coastal Awards for Excellence and the publishing of Statutory Planning committee agendas and meetings. The WAPC commenced publishing a monthly e-newsletter in January 2019 to update subscribers on planning issues.

Research agreements

Australian Urban Design Research Centre

The Australian Urban Design Research Centre (AUDRC) is a joint initiative of the State Government and the University of Western Australia (UWA). The AUDRC aims to bridge urban design practice and research, harnessing the capacities of practitioners and academics to achieve excellence in design. It provides university students with opportunities to work directly with communities and practicing professionals on significant design and research projects. The AUDRC also produces research driven urban design proposals, research reports, publications and prototypes for government, industry and the community. The WAPC provides \$150,000 per annum towards projects.

Planning and Transport Research Centre

The Planning and Transport Research Centre (PATREC) is a collaboration among the University of Western Australia (UWA), Curtin University, Edith Cowan University, the Department of Transport, Main Roads Western Australia and the WAPC.

Its objective is collaborative, applied research and teaching in support of policy in the connected spaces of transport and land use planning in Western Australia. Under the Collaborative Research Agreement signed in December 2016, the WAPC contributes \$70,000 per annum under a three-year rolling funding arrangement.

Sponsorship

Urban Development Institute of Australia

The WAPC contributed \$12,000 towards the Urban Development Institute of Australia, Western Australia Awards for Excellence in September 2018. The Awards for Excellence recognise excellence for the property development industry, and acknowledge the development projects that have significantly achieved over and above standard requirements.

Open House Perth

Open House Perth provides the public with rare, behind-the-scenes access to explore hundreds of Perth's best structures ranging from people's homes, corporate buildings and skyscrapers, rooftops, heritage spaces and unique restricted areas over one weekend in the year. The event is run as a non-profit initiative with local volunteers and is part of a global network of 'open house' events in 30+ cities. The WAPC provided \$50,000 to support the event in November 2018.

Planning Institute of Western Australia

The WAPC contributed \$5,000 towards the Planning Institute of Australia, Western Australia Awards for Excellence in 2018. The event highlights the exceptional examples of planning and inspires others to achieve the same high standards and celebrates the contribution that planners and planning make to society.

Activate Perth

Amongst other programs, Activate Perth operate the 'Fill this Space' initiative, which provides start-ups and not for profits with the opportunity to trial their business concepts in previously un-activated spaces and tenancies via short term, rent-free rolling leases. The WAPC contributed \$10,000 to this initiative in 2018.



Tony, Amy Rudd and family pictured at Pia's Place all-abilities playground sod-turning, Whiteman Park

Governance disclosures

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Financial disclosures

Pricing policies

The WAPC charges for goods and services rendered on a full or partial cost recovery basis. These fees and charges were determined in accordance with Costing and Pricing Government Services: Guidelines for Use by Agencies in the Western Australian Public Sector published by the Department of Treasury.

Details are available at www.treasury.wa.gov.au

Other Governance disclosures

The following activities are undertaken by the Department on behalf of the WAPC and are reported in the Department's Annual Report.

- Disability access and inclusion plan
- Reconciliation action plan
- Substantive equality
- Freedom of information
- Recordkeeping plans
- Occupational safety, health and injury management.
- Compliance with public sector standards and ethical codes.

View the Department of Planning, Lands and Heritage [Annual Report](#).



WAPC members regional site visit, South West

Financial statements and key performance indicators

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Auditor General

INDEPENDENT AUDITOR'S REPORT

To the Parliament of Western Australia

WESTERN AUSTRALIAN PLANNING COMMISSION

Report on the Financial Statements

Opinion

I have audited the financial statements of the Western Australian Planning Commission which comprise the Statement of Financial Position as at 30 June 2019, the Statement of Comprehensive Income, Statement of Changes in Equity, Statement of Cash Flows for the year then ended, and Notes comprising a summary of significant accounting policies and other explanatory information.

In my opinion, the financial statements are based on proper accounts and present fairly, in all material respects, the operating results and cash flows of the Western Australian Planning Commission for the year ended 30 June 2019 and the financial position at the end of that period. They are in accordance with Australian Accounting Standards, the *Financial Management Act 2006* and the Treasurer's Instructions.

Basis for Opinion

I conducted my audit in accordance with the Australian Auditing Standards. My responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of my report. I am independent of the Commission in accordance with the *Auditor General Act 2006* and the relevant ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants* (the Code) that are relevant to my audit of the financial statements. I have also fulfilled my other ethical responsibilities in accordance with the Code. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Responsibility of the Commission for the Financial Statements

The Commission is responsible for keeping proper accounts, and the preparation and fair presentation of the financial statements in accordance with Australian Accounting Standards, the *Financial Management Act 2006* and the Treasurer's Instructions, and for such internal control as the Commission determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Commission is responsible for assessing the agency's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Western Australian Government has made policy or funding decisions affecting the continued existence of the Commission.

Auditor's Responsibility for the Audit of the Financial Statements

As required by the *Auditor General Act 2006*, my responsibility is to express an opinion on the financial statements. The objectives of my audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with Australian Auditing Standards, I exercise professional judgment and maintain professional scepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the agency's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Commission.
- Conclude on the appropriateness of the Commission's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the agency's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

I communicate with the Commission regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

Report on Controls

Opinion

I have undertaken a reasonable assurance engagement on the design and implementation of controls exercised by the Western Australian Planning Commission. The controls exercised by the Commission are those policies and procedures established by the Commission to ensure that the receipt, expenditure and investment of money, the acquisition and disposal of property, and the incurring of liabilities have been in accordance with legislative provisions (the overall control objectives).

My opinion has been formed on the basis of the matters outlined in this report.

In my opinion, in all material respects, the controls exercised by the Western Australian Planning Commission are sufficiently adequate to provide reasonable assurance that the receipt, expenditure and investment of money, the acquisition and disposal of property and the incurring of liabilities have been in accordance with legislative provisions during the year ended 30 June 2019.

The Commission's Responsibilities

The Commission is responsible for designing, implementing and maintaining controls to ensure that the receipt, expenditure and investment of money, the acquisition and disposal of property, and the incurring of liabilities are in accordance with the *Financial Management Act 2006*, the Treasurer's Instructions and other relevant written law.

Auditor General's Responsibilities

As required by the *Auditor General Act 2006*, my responsibility as an assurance practitioner is to express an opinion on the suitability of the design of the controls to achieve the overall control objectives and the implementation of the controls as designed. I conducted my engagement in accordance with Standard on Assurance Engagements ASAE 3150 *Assurance Engagements on Controls* issued by the Australian Auditing and Assurance Standards Board. That standard requires that I comply with relevant ethical requirements and plan and perform my procedures to obtain reasonable assurance about whether, in all material respects, the controls are suitably designed to achieve the overall control objectives and the controls, necessary to achieve the overall control objectives, were implemented as designed.

An assurance engagement to report on the design and implementation of controls involves performing procedures to obtain evidence about the suitability of the design of controls to achieve the overall control objectives and the implementation of those controls. The procedures selected depend on my judgement, including the assessment of the risks that controls are not suitably designed or implemented as designed. My procedures included testing the implementation of those controls that I consider necessary to achieve the overall control objectives.

I believe that the evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Limitations of Controls

Because of the inherent limitations of any internal control structure it is possible that, even if the controls are suitably designed and implemented as designed, once the controls are in operation, the overall control objectives may not be achieved so that fraud, error, or noncompliance with laws and regulations may occur and not be detected. Any projection of the outcome of the evaluation of the suitability of the design of controls to future periods is subject to the risk that the controls may become unsuitable because of changes in conditions.

Report on the Key Performance Indicators

Opinion

I have undertaken a reasonable assurance engagement on the key performance indicators of the Western Australian Planning Commission for the year ended 30 June 2019. The key performance indicators are the key effectiveness indicators and the key efficiency indicators that provide performance information about achieving outcomes and delivering services.

In my opinion, in all material respects, the key performance indicators of the Western Australian Planning Commission are relevant and appropriate to assist users to assess the Commission's performance and fairly represent indicated performance for the year ended 30 June 2019.

The Commission's Responsibility for the Key Performance Indicators

The Commission is responsible for the preparation and fair presentation of the key performance indicators in accordance with the *Financial Management Act 2006* and the Treasurer's Instructions and for such internal control as the Commission determines necessary to enable the preparation of key performance indicators that are free from material misstatement, whether due to fraud or error.

In preparing the key performance indicators, the Commission is responsible for identifying key performance indicators that are relevant and appropriate having regard to their purpose in accordance with Treasurer's Instruction 904 *Key Performance Indicators*.

Auditor General's Responsibility

As required by the *Auditor General Act 2006*, my responsibility as an assurance practitioner is to express an opinion on the key performance indicators. The objectives of my engagement are to obtain reasonable assurance about whether the key performance indicators are relevant and appropriate to assist users to assess the agency's performance and whether the key performance indicators are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion.

I conducted my engagement in accordance with Standard on Assurance Engagements ASAE 3000 *Assurance Engagements Other than Audits or Reviews of Historical Financial Information* issued by the Australian Auditing and Assurance Standards Board. That standard requires that I comply with relevant ethical requirements relating to assurance engagements.

An assurance engagement involves performing procedures to obtain evidence about the amounts and disclosures in the key performance indicators. It also involves evaluating the relevance and appropriateness of the key performance indicators against the criteria and guidance in Treasurer's Instruction 904 for measuring the extent of outcome achievement and the efficiency of service delivery. The procedures selected depend on my judgement, including the assessment of the risks of material misstatement of the key performance indicators. In making these risk assessments I obtain an understanding of internal control relevant to the engagement in order to design procedures that are appropriate in the circumstances.

I believe that the evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

My Independence and Quality Control Relating to the Reports on Controls and Key Performance Indicators

I have complied with the independence requirements of the *Auditor General Act 2006* and the relevant ethical requirements relating to assurance engagements. In accordance with ASQC 1 *Quality Control for Firms that Perform Audits and Reviews of Financial Reports and Other Financial Information, and Other Assurance Engagements*, the Office of the Auditor General maintains a comprehensive system of quality control including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

Matters Relating to the Electronic Publication of the Audited Financial Statements and Key Performance Indicators

This auditor's report relates to the financial statements and key performance indicators of the Western Australian Planning Commission for the year ended 30 June 2019 included on the Commission's website. The Commission's management is responsible for the integrity of the Commission's website. This audit does not provide assurance on the integrity of the Commission's website. The auditor's report refers only to the financial statements and key performance indicators described above. It does not provide an opinion on any other information which may have been hyperlinked to/from these financial statements or key performance indicators. If users of the financial statements and key performance indicators are concerned with the inherent risks arising from publication on a website, they are advised to refer to the hard copy of the audited financial statements and key performance indicators to confirm the information contained in this website version of the financial statements and key performance indicators.

SANDRA LABUSCHAGNE
DEPUTY AUDITOR GENERAL
Delegate of the Auditor General for Western Australia
Perth, Western Australia
17 September 2019

Certification of financial statements for the reporting period ended 30 June 2019

The accompanying financial statements of the Western Australian Planning Commission have been prepared in compliance with the provisions of the *Financial Management Act 2006* from proper accounts and records to present fairly the financial transactions for the reporting period ended 30 June 2019 and the financial position as at 30 June 2019.

At the date of signing we are not aware of any circumstances which would render the particulars included within the financial statements misleading or inaccurate.



David Caddy
Chairman
Western Australian Planning Commission
13 September 2019



Maurice Hanrahan
Chief Finance Officer
Western Australian Planning Commission
13 September 2019

Statement of comprehensive income

for the year ended 30 June 2019

		2019	2018
	Notes	\$000	\$000
COST OF SERVICES			
Expenses			
Supplies and services	2.1	32,366	32,089
Depreciation expense	4.1	2,888	3,383
Committee / board fees	2.2	285	474
Grants and subsidies expense	2.3	2,541	3,331
Revaluation decrement		-	11,139
Other expenses	2.4	10,152	27,116
Total cost of services		48,232	77,532
Income			
Revenue			
Rental revenue	3.2	6,407	6,233
User charges and fees	3.3	11,745	12,581
Interest revenue	3.4	9,429	7,838
Other revenue	3.5	1,661	1,570
Total revenue		29,242	28,222
Gains			
Gain on disposal of non-current assets	3.6	14,210	3,695
Revaluation increment	4.1	11,842	-
Other gains	3.6	-	258
Total gains		26,052	3,953
Total income other than income from State Government		55,294	32,175
NET (INCOME)/COST OF SERVICES		(7,062)	45,357
Income from State Government	3.1		
Service appropriation		95,632	99,262
Services received free of charge		231	211
Total income from State Government		95,863	99,473
SURPLUS FOR THE PERIOD		102,925	54,116
OTHER COMPREHENSIVE INCOME/(LOSSES)			
Items not reclassified subsequently to profit or loss			
Changes in asset revaluation surplus	8.9	(301)	838
Total other comprehensive income/(loss)		(301)	838
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD		102,625	54,954

The Statement of Comprehensive Income should be read in conjunction with the accompanying notes.

Statement of financial position

as at 30 June 2019

	Notes	2019 \$000	2018 \$000
ASSETS			
Current Assets			
Cash and cash equivalents	6.1	8,350	9,342
Restricted cash and cash equivalents	6.1	444,648	402,808
Receivables	5.1	8,744	4,110
Other current assets	5.2	332	19,633
Non-current assets classified as held for sale	8.8	255	1,526
Total Current Assets		462,329	437,419
Non-Current Assets			
Amounts receivable for services	5.3	5,879	5,499
Infrastructure, property, plant and equipment	4.1	581,148	522,552
Intangible assets	4.2	24,593	24,611
Total Non-Current Assets		611,620	552,662
TOTAL ASSETS		1,073,949	990,081
LIABILITIES			
Current Liabilities			
Payables	5.4	4,646	5,869
Other current liabilities	5.5	8,578	14,008
Total Current Liabilities		13,224	19,877
TOTAL LIABILITIES		13,224	19,877
NET ASSETS		1,060,725	970,204
EQUITY			
Contributed equity	8.9	4,108	16,481
Reserves	8.9	39,614	39,915
Accumulated surplus	8.9	1,017,002	913,808
TOTAL EQUITY		1,060,725	970,204

The Statement of Financial Position should be read in conjunction with the accompanying notes.

Statement of changes in equity for the year ended 30 June 2019

	Notes	Contributed Equity \$000	Reserves \$000	Accumulated surplus \$000	Total equity \$000
Balance at 1 July 2018		16,481	39,915	913,808	970,204
Changes in accounting policy or correction of prior period errors	8.2	-	-	268	268
Restated balance at 1 July 2018		16,481	39,915	914,076	970,472
Surplus				102,925	102,925
Other comprehensive loss	8.9	-	(301)	-	(301)
Total comprehensive income for the period		-	(301)	102,925	102,625
Transactions with owners in their capacity as owners:	8.9				
Capital appropriations		5,400	-	-	5,400
Distributions to owners		(17,773)	-	-	(17,773)
Total		(12,373)	-	-	(12,373)
Balance at 30 June 2019		4,108	39,614	1,017,002	1,060,725
Balance at 1 July 2017		12,261	39,077	859,692	911,030
Surplus		-	-	54,116	54,116
Other comprehensive income	8.9	-	838	-	838
Total comprehensive income for the period		-	838	54,116	54,954
Transactions with owners in their capacity as owners:	8.9				
Capital appropriations		5,504	-	-	5,504
Distributions to owners		(1,284)	-	-	(1,284)
Total		4,220	-	-	4,220
Balance at 30 June 2018		16,481	39,915	913,808	970,204

The Statement of Changes in Equity should be read in conjunction with the accompanying notes.

Statement of cash flows

for the year ended 30 June 2019

	Notes	2019 \$000	2018 \$000
CASH FLOWS FROM STATE GOVERNMENT			
Service appropriation		95,252	98,882
Capital appropriations		5,400	5,504
Net cash provided by State Government		100,652	104,386
Utilised as follows:			
CASH FLOWS FROM OPERATING ACTIVITIES			
Payments			
Supplies and services		(43,120)	(41,846)
Grants and subsidies		(2,541)	(2,274)
GST payments on purchases		(5,861)	(2,390)
GST payment to taxation authority		(1,800)	(279)
Other payments		(285)	(118)
Receipts			
Rental received		6,138	6,127
User charges and fees		11,747	12,655
Interest received		9,467	7,501
GST receipts on sales		2,199	630
GST receipts from taxation authority		2,691	3,321
Other receipts		1,661	1,553
Net cash used in operating activities		(19,704)	(15,120)
CASH FLOWS FROM INVESTING ACTIVITIES			
Proceeds from sale of non-current assets		11,011	4,330
Purchase of non-current assets		(51,112)	(44,102)
Net cash used in investing activities		(40,101)	(39,772)
Net increase in cash and cash equivalents		40,847	49,494
Cash and cash equivalents at the beginning of the period		412,150	362,656
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		452,997	412,150

The Statement of Cash Flows should be read in conjunction with the accompanying notes.

Notes to the financial statements for the year ended 30 June 2019

1 Basis of preparation

The Western Australian Planning Commission (WAPC) is a WA Government entity and is controlled by the State of Western Australia, which is the ultimate parent. The entity is a not-for-profit entity (as profit is not its principal objective).

A description of the nature of its operations and its principal activities have been included in the 'Overview' which does not form part of these financial statements.

These annual financial statements were authorised for issue by the Chairperson on 13 September 2019.

Statement of compliance

These general purpose financial statements are prepared in accordance with:

- 1) The Financial Management Act 2006 (FMA)
- 2) The Treasurer's Instructions (the Instructions or TI)
- 3) Australian Accounting Standards (AASs) - Reduced Disclosure Requirements
- 4) Where appropriate, those AAS paragraphs applicable for not-for-profit entities have been applied

The FMA and the TI take precedence over AASs. Several AASs are modified by the Instructions to vary application, disclosure format and wording. Where modification is required and has had a material or significant financial effect upon the reported results, details of that modification and the resulting financial effect are disclosed in the notes to the financial statements.

Basis of preparation

These financial statements are presented in Australian dollars applying the accrual basis of accounting and using the historical cost convention. Certain balances will apply a different measurement basis (such as the fair value basis). Where this is the case the different measurement basis is disclosed in the associated note. All values are rounded to the nearest thousand dollars (\$'000).

Judgements and estimates

Judgements, estimates and assumptions are required to be made about financial information being presented. The significant judgements and estimates made in the preparation of these financial statements are disclosed in the notes where amounts affected by those judgements and/or estimates are disclosed. Estimates and associated assumptions are based on professional judgements derived from historical experience and various other factors that are believed to be reasonable under the circumstances.

Contributed equity

AASB Interpretation 1038 *Contributions by Owners Made to Wholly-Owned Public Sector Entities* requires transfers in the nature of equity contributions, other than as a result of a restructure of administrative arrangements, to be designated by the Government (the owner) as contributions by owners (at the time of, or prior to, transfer) before such transfers can be recognised as equity contributions. Capital appropriations have been designated as contributions by owners by TI 955 *Contributions by Owners made to Wholly Owned Public Sector Entities* and have been credited directly to Contributed Equity.

The transfers of net assets to/from other agencies, other than as a result of a restructure of administrative arrangements, are designated as contributions by owners where the transfers are non-discretionary and non-reciprocal.

2 Use of our funding

Expenses incurred in the delivery of services

This section provides additional information about how the Commission's funding is applied and the accounting policies that are relevant for an understanding of the items recognised in the financial statements. The primary expenses incurred by the Commission in achieving its objectives and the relevant notes are:

	Notes	2019 \$000	2018 \$000
Supplies and services	2.1	32,366	32,089
Committee / board fees	2.2	285	474
Grants and subsidies expense	2.3	2,541	3,331
Other expenses	2.4	10,152	27,116

2.1 Supplies and services

Consultants and contractors	4,323	3,197
Services provided by Department of Planning, Lands and Heritage - labour	10,720	10,858
Services provided by Department of Planning, Lands and Heritage - other	15,949	16,796
Cleaning / gardening	73	154
Lease / rental / hire charges	218	225
Advertising and promotion	227	307
Printing	56	73
Utilities	446	103
Communication	13	64
Consumables	247	235
Other expenses	94	77
Total employee benefits expenses	32,366	32,089

Supplies and services are recognised as an expense in the reporting period in which they are incurred.

2.2 Committee / board fees

Travel	64	20
Sitting fees	201	415
Superannuation	19	38
Other provisions	1	1
	285	474

Committee / board fees are recognised as an expense in the reporting period in which they are incurred.

2.3 Grants and subsidies expense

General government agencies	300	1,325
Non government agencies	1,688	1,683
Local government	553	313
Other	-	10
	2,541	3,331

Grants can be paid as general purpose grants which refer to grants that are not subject to conditions regarding their use. Alternatively, they may be paid as specific purpose grants which are paid for a particular purpose and / or have conditions attached regarding their use.

Grants and other transfers to third parties (other than contribution to owners) are recognised as an expense in the reporting period in which they are paid or payable. They include transactions such as: grants, subsidies, personal benefit payments made in cash to individuals, other transfer payments made to public sector agencies, local government, non-government schools, and community groups.

2.4 Other expenses

Licence fees	82	123
Minor equipment purchases	37	51
Other staff costs	56	44
Rates and taxes	668	980
Insurance	325	340
Impairment losses ^(a)	-	103
Expected credit losses expense ^(a)	236	-
Impairment losses for land	1,786	20,127
Repairs and maintenance ^(b)	6,404	5,006
Other	558	342
	10,152	27,116

Other operating expenses generally represent the day-to-day running costs incurred in normal operations. They are recognised as an expense in the reporting period in which they are incurred.

^(a) Impairment losses expense was recognised as the movement in the allowance for doubtful debts. From 1 July 2018, expected credit losses expense is recognised as the movement in the allowance for expected credit losses. The allowance for expected credit losses of trade receivables is measured at the lifetime expected credit losses at each reporting date. The Commission has established a provision matrix that is based on its historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment.

^(b) Repairs and maintenance costs are recognised as expenses as incurred, except where they relate to the replacement of a significant component of an asset. In that case, the costs are capitalised and depreciated.

3 Our funding sources

How we obtain our funding

This section provides additional information about how the Commission obtains its funding and the relevant accounting policy notes that govern the recognition and measurement of this funding. The primary income received by the Commission and the relevant notes are:

	Notes	2019 \$000	2018 \$000
Income from State Government	3.1	95,863	99,473
Rental revenue	3.2	6,407	6,233
User charges and fees	3.3	11,745	12,581
Interest revenue	3.4	9,429	7,838
Other revenue	3.5	1,661	1,570
Gains	3.6	14,210	3,953

3.1 Income from State Government

Appropriation received during the period:

- Metropolitan Region Improvement Tax	89,784	93,326
- Service appropriation ^(a)	5,848	5,936
	95,632	99,262

Services received free of charge from other State government agencies during the period:

State Solicitor's Office - Legal services	226	204
Department of Water and Environmental Regulation - Meeting representation	5	7
Total services received	231	211

Total income from State Government

95,863 99,473

^(a) Appropriations are recognised as revenues at fair value in the period in which the Commission gains control of the appropriated funds. The Commission gains control of appropriated funds at the time those funds are deposited to the bank account or credited to the 'Amounts receivable for services' (holding account) held at Treasury.

Appropriations fund the net cost of services delivered. Appropriation revenue comprises a cash component and a receivable (asset). The receivable (holding account - note 5.3) comprises the budgeted depreciation expense for the year and any agreed increase in leave liabilities during the year.

Assets or services received free of charge or for nominal cost are recognised as revenue at the fair value of the assets and / or the fair value of those services that can be reliably measured and which would have been purchased if they were not donated. Contributions of assets or services in the nature of contributions by owners are recognised direct to equity.

3.2 Rental revenue

Rental revenue	6,407	6,233
	6,407	6,233

Rental revenue is received on properties leased by the Commission prior to the properties being used for their acquired purpose under the Metropolitan Region Scheme, the Peel Region Scheme and the Greater Bunbury Region Scheme.

Revenue is recognised on a straight line basis in accordance to leasing terms.

3.3 User charges and fees

Easements	-	2
Subdivision and strata title application fees	9,368	10,111
Endorsement fees	41	27
Plan and diagram fees	1,613	1,682
Land reservation certificates	723	759
	11,745	12,581

Revenue is recognised and measured at the fair value of application fees received or receivable and the services are contracted to the Department of Planning, Lands and Heritage for determination.

3.4 Interest revenue

Interest earned on bank deposits	9,429	7,838
	9,429	7,838

Revenue is recognised as the interest accrues.

3.5 Other revenue

Whiteman Park revenue ^(a)	1,148	1,110
Recoup of expenditure	472	384
Land acquired for nil cost and capitalised at fair value	-	52
Other	41	24
	1,661	1,570

^(a) Excludes rental revenue on leases held at Whiteman Park which is included within rental revenue (note 3.2)

Revenue is measured at the fair value of consideration received or receivable.

3.6 Gains

	\$000	\$000
Net proceeds from disposal of non-current assets		
Land	24,467	9,915
Rental Buildings	60	80
Selling costs of disposal of non-current assets		
Land	(26)	(808)
Rental Buildings	-	(4)
Carrying amount of non-current assets disposed		
Land	(10,186)	(5,343)
Rental Buildings	(105)	(145)
Net gain / (loss)	14,210	3,695
Gain on remeasurement of non-current asset classified as held for sale	-	258
Total gains	14,210	3,953

Realised and unrealised gains are usually recognised on a net basis. These include gains arising on the disposal of non-current assets and some revaluations of non-current assets.

Revenue is recognised from the sale of land and disposal of other assets when the significant risks and rewards of ownership transfer to the purchaser and proceeds can be measured reliably.

Gains and losses on the disposal of non-current assets are presented by deducting from the proceeds on disposal the carrying amount of the asset and related selling expenses. Gains and losses are recognised in profit or loss in the statement of comprehensive income (from the proceeds of sale).

4 Key assets

Assets the Commission utilises for economic benefit or service potential

This section includes information regarding the key assets the Commission utilises to gain economic benefits or provide service potential. The section sets out both the key accounting policies and financial information about the performance of these assets:

	Notes		
Infrastructure, property, plant and equipment	4.1	581,148	522,552
Intangible assets	4.2	24,593	24,611
Total key assets		605,742	547,163

4.1 Infrastructure, property, plant and equipment

	Land \$000	Rental Buildings \$000	Regional Open Space \$000	Infrastructure \$000	Infrastructure under construction \$000	Equipment \$000	Motor vehicles \$000	Total \$000
1 July 2018								
Gross carrying amount	479,467	18,031	15,163	7,281	1,610	5,421	609	527,582
Accumulated depreciation	-	-	(901)	(644)	-	(3,135)	(350)	(5,030)
Carrying amount at start of period	479,467	18,031	14,262	6,637	1,610	2,286	259	522,552
Additions	72,151	5,089	7	-	1,625	27	-	78,899
Revaluation increments/(decrements)	11,842	169	(470)	-	-	-	-	11,542
Impairment losses ^(a)	(1,787)	-	-	-	-	-	-	(1,787)
Classified as held for sale	(26)	-	-	-	-	-	-	(26)
Disposals	(9,071)	(272)	-	-	-	-	(28)	(9,371)
Transfers to State of WA	(17,773)	-	-	-	-	-	-	(17,773)
Transfers (to)/from works in progress	-	-	-	1,328	(1,359)	31	-	-
Depreciation	-	(1,618)	(451)	(390)	-	(368)	(61)	(2,888)
Carrying amount at 30 June 2019	534,804	21,399	13,348	7,575	1,876	1,976	170	581,148

30 June 2019

Gross carrying amount	534,804	21,587	13,348	8,609	1,876	5,479	581	586,283
Accumulated depreciation	0	(187)	0	(1,034)	0	(3,503)	(411)	(5,135)

^(a) Impairment losses are recognised in the Statement of Comprehensive Income. Where an asset measured at cost is written-down to recoverable amount, an impairment loss is recognised in profit or loss. Where a previously revalued asset is written down to recoverable amount, the loss is recognised as a revaluation decrement in other comprehensive income.

Initial recognition

Items of property, plant and equipment and infrastructure, costing \$5,000 or more are measured initially at cost. Where an asset is acquired for no or nominal cost, the cost is valued at its fair value at the date of acquisition. Items of property, plant and equipment and infrastructure costing less than \$5,000 are immediately expensed direct to the Statement of Comprehensive Income (other than where they form part of a group of similar items which are significant in total).

Subsequent measurement

Subsequent to initial recognition of an asset, the revaluation model is used for the measurement of:

- land,
- buildings,
- regional open space: and
- infrastructure

Buildings, infrastructure and regional open space are carried at fair value less accumulated depreciation and accumulated impairment losses.

All other property, plant and equipment are stated at historical cost less accumulated depreciation and accumulated impairment losses.

Land and buildings are independently valued annually by the Western Australian Land Information Authority (Valuations and Property Analytics) and recognised annually to ensure that the carrying amount does not differ materially from the asset's fair value at the end of the reporting period.

Land and buildings were revalued as at 1 July 2018 by the Western Australian Land Information Authority (Valuations and Property Analytics). The valuations were performed during the year ended 30 June 2019 and recognised at 30 June 2019. In undertaking the revaluation, fair value was determined by reference to market values for land: \$125,871,288 (2017-18 \$73,663,000) and buildings: \$6,219,125 (2017-18 \$1,685,000). For the remaining balance, fair value of rental buildings was determined on the basis of current replacement cost and fair value of land was determined on the basis of comparison with market evidence for land with low level utility (high restricted use land).

The fair value of regional open space buildings and infrastructure is assessed every 3 years. Fair value of the regional open space buildings and infrastructure is determined by reference to the depreciated replacement cost (existing use basis) as the assets are specialised and no market-based evidence of value is available.

4.1.1 Depreciation and impairment

Charge for the period

Depreciation

Regional open space buildings

Rental buildings

Infrastructure

Equipment

Vehicles

Total depreciation for the period

	2019	2018
	\$000	\$000
Regional open space buildings	451	451
Rental buildings	1,618	2,159
Infrastructure	390	324
Equipment	368	390
Vehicles	61	59
Total depreciation for the period	2,888	3,383

As at 30 June 2019, there were no indications of impairment to buildings, infrastructure and equipment assets.

Finite useful lives

All infrastructure, property, plant and equipment having a limited useful life are systematically depreciated over their estimated useful lives in a manner that reflects the consumption of their future economic benefits. The exceptions to this rule include assets held for sale, land and investment properties.

Depreciation is generally calculated on a straight line basis, at rates that allocate the asset's value, less any estimated residual value, over its estimated useful life. Typical estimated useful lives for the different asset classes for current and prior years are included in the table below:

Asset	Useful life: years
Buildings	10 - 40 years
Regional open space	10 - 40 years
Infrastructure	10 - 40 years
Computer equipment	2 - 5 years
Other equipment	5 - 20 years
Motor vehicles	5 - 10 years

The estimated useful lives, residual values and depreciation method are reviewed at the end of each annual reporting period, and adjustments should be made where appropriate.

Land which is considered to have an indefinite life, is not depreciated. Depreciation is not recognised in respect of land because its service potential has not, in any material sense, been consumed during the reporting period.

Impairment

Non-financial assets, including items of plant and equipment, are tested for impairment whenever there is an indication that the asset may be impaired. Where there is an indication of impairment, the recoverable amount is estimated. Where the recoverable amount is less than the carrying amount, the asset is considered impaired and is written down to the recoverable amount and an impairment loss is recognised.

Where land and buildings acquisitions have not been independently valued by the Western Australian Land Information Authority (Valuations and Property Analytics) at the end of the reporting period. The carrying amount of the land and buildings is impaired to reflect the change of use on acquisition.

Where an asset measured at cost is written down to its recoverable amount, an impairment loss is recognised through profit or loss.

Where a previously revalued asset is written down to its recoverable amount, the loss is recognised as a revaluation decrement through other comprehensive income.

As the Commission is a not-for-profit entity, unless a specialised asset has been identified as a surplus asset, the recoverable amount of regularly revalued specialised assets is anticipated to be materially the same as fair value.

If there is an indication that there has been a reversal in impairment, the carrying amount shall be increased to its recoverable amount. However this reversal should not increase the asset's carrying amount above what would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised in prior years.

The risk of impairment is generally limited to circumstances where an asset's depreciation is materially understated, where the replacement cost is falling or where there is a significant change in useful life. Each relevant class of assets is reviewed annually to verify that the accumulated depreciation/amortisation reflects the level of consumption or expiration of the asset's future economic benefits and to evaluate any impairment risk from declining replacement costs.

Significant assumptions and judgements:

The most significant assumptions and judgements in estimating fair value are made in assessing whether to apply the existing use basis to assets and in determining estimated economic life. Professional judgement by the valuer is required where the evidence does not provide a clear distinction between market type assets and existing use assets.

4.2 Intangible assets

Caveat interest

When a property is reserved for possible future acquisition, the owner may apply under certain circumstances through the provisions of Part 11 of the Planning and Development Act 2005 to sell the property at a lesser price than might reasonably be expected had there been no reservation. If approved, compensation representing the difference is paid to the vendor.

At the time of a compensation payment, the Commission's equity in the property is established on the ratio of compensation paid as a proportion of the unaffected value of the property. If the Commission resumes the property at a later date, the purchase consideration is calculated by deducting the Commission's equity as a percentage of the total valuation at the time of acquisition.

	2019 \$000	2018 \$000
Caveat interest - at cost	24,593	24,611
	24,593	24,611

Reconciliation

1 July 2018

Gross carrying amount	24,611	23,815
Accumulated amortisation	-	-
Carrying amount at start of period	24,611	23,815

Additions	-	1,050
Disposals	(18)	(51)
Transfers	-	(203)
Carrying amount at 30 June 2019	24,593	24,611

30 June 2019

Gross carrying amount	24,593	24,611
Accumulated amortisation	-	-

Initial recognition

Caveat interest in excess of \$1 are reported as intangible assets. They are recognised at cost, considered to have an indefinite useful life and are not amortised.

Subsequent measurement

The cost model is applied for subsequent measurement of intangible assets, requiring the asset to be carried at cost less any accumulated amortisation.

The caveat interests are a purchase of the right to buy should the property owner decide to sell. The amount is reviewed for impairment each year and there have been no impairment indicators noted for this year.

5 Other assets and liabilities

This section sets out those assets and liabilities that arose from the Commission's controlled operations and includes other assets utilised for economic benefits and liabilities incurred during normal operations:

	Notes		
Receivables	5.1	8,744	4,110
Other current assets	5.2	332	19,633
Amounts receivable for services (Holding Account)	5.3	5,879	5,499
Payables	5.4	(4,646)	(5,869)
Other current liabilities	5.5	(8,578)	(14,008)

5.1 Receivables

Receivables	3,760	2,156
Allowance for impairment of receivables	(270)	(303)
GST receivable	3,037	-
Accrued interest	2,160	2,198
Other accrued income	57	59
Balance at end of period	8,744	4,110

The Commission does not hold any collateral or other credit enhancements as security for receivables.

Receivables are recognised at original invoice amount less any allowances for uncollectible amounts (i.e. impairment). The carrying amount of net trade receivables is equivalent to fair value as it is due for settlement within 30 days.

5.2 Other current assets

Current

Unsettled land and building purchases	21	19,330
Tenant security bonds	311	303
Balance at end of period	332	19,633

Unsettled land and building purchases, represents acquisitions, that are not settled until a new certificate of title has been issued.

5.3 Amounts receivable for services (Holding Account)

	2019	2018
	\$000	\$000
Non-current	5,879	5,499
Balance at end of period	5,879	5,499

Amounts receivable for services represent the non-cash component of service appropriations. It is restricted in that it can only be used for asset replacement or payment of leave liability.

Amounts receivable for services are considered not impaired (i.e. there is no expected credit loss of the Holding Account).

The Commission receives funding on an accrual basis. The appropriations are paid partly in cash and partly as an asset (holding account receivable). The accrued amount receivable is accessible on the emergence of the cash funding requirement to cover leave entitlements and asset replacement.

5.4 Payables

Current

GST payable	-	334
Accrued expenses	4,646	5,535
Total current	4,646	5,869

Payables are recognised at the amounts payable when the Commission becomes obliged to make future payments as a result of a purchase of assets or services. The carrying amount is equivalent to fair value, as settlement is generally within 30 days.

5.5 Other current liabilities

Current

Tenants' bonds ^(a)	311	303
Income in advance ^(b)	7,580	13,028
Provision for compensation claim in relation to Taking Order of land	617	620
Other liabilities	70	57
Total current	8,578	14,008

^(a) Refundable tenant deposits

^(b) Includes monies received from other agencies for unsettled land purchases, and rent received in advance.

6 Financing

This section sets out the material balances and disclosures associated with the financing and cashflows of the Commission.

	Notes
Cash and cash equivalents	6.1
Commitments	6.2

6.1 Cash and cash equivalents

Cash and cash equivalents

- Western Australian Planning Commission Account (WAPC Account)	8,348	9,340
- Cash advance	2	2
	8,350	9,342

Restricted cash and cash equivalents:

- Metropolitan Region Improvement Fund ^(a)	440,107	399,228
- Western Australian Planning Commission Account ^(b)	4,540	3,580
	444,647	402,808

Balance as at end of period

452,997	412,150
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^(a) Cash held in the MRIF is to be used for various projects and studies

^(b) Cash held in the Commission Account is to be used for Regional Land Acquisitions, Coastal Zone Management and various other studies.

For the purpose of the statement of cash flows, cash and cash equivalents (and restricted cash and cash equivalents) assets comprise cash on hand and short-term deposits with original maturities of three months or less that are readily convertible to a known amount of cash and which are subject to insignificant risk of changes in value.

6.2 Commitments

Non-cancellable operating lease commitments

Commitments for minimum lease payments are payable as follows:

Within 1 year	65	74
Later than 1 year and not later than 5 years	93	87
Later than 5 years	3	-
	161	161

Operating leases are expensed on a straight line basis over the lease term as this represents the pattern of benefits derived from the leased vehicles.

7 Financial instruments and contingencies

	Notes	2019 \$000	2018 \$000
Financial instruments	7.1		
Contingent assets and liabilities	7.2		

7.1 Financial instruments

Financial assets

Cash and cash equivalents	452,996	412,150
Loans and receivables ^(a)	-	9,609
Financial assets at amortised cost ^(a)	11,586	-
Balance at end of period	464,582	421,759

^(a) The amount of Loans and receivables/Financial assets at amortised cost excludes GST recoverable from the ATO (statutory receivable)

Financial liabilities

Financial liabilities at amortised cost	4,646	5,869
Total financial liabilities	4,646	5,869

7.2 Contingent assets and liabilities

Contingent assets

Contingent assets are not recognised in the statement of financial position but are disclosed and, if quantifiable, are measured at nominal value.

Contingent assets are presented inclusive of GST receivable or payable respectively.

The following contingent assets are excluded from the assets included in the financial statements:

	\$000
Litigations in progress:	240

Contingent liabilities

Contingent liabilities are not recognised in the statement of financial position but are disclosed and, if quantifiable, are measured at nominal value.

Contingent liabilities are presented inclusive of GST receivable or payable respectively.

The following contingent liabilities are excluded from the liabilities included in the financial statements.

	\$000
Litigations in progress:	73,710

Contaminated sites

Under the Contaminated Sites Act 2003, the Commission is required to report known and suspected contaminated sites to the Department of Water and Environmental Regulation (DWER). In accordance with the Act, DWER classifies these sites on the basis of the risk to human health, the environment and environmental values. Where sites are classified as contaminated - remediation required or possibly contaminated - investigation required, the Commission may have a liability in respect of investigation or remediation expenses.

During the year, there was no increase in the number of suspected contaminated sites reported to DWER. Two sites have been the subject of preliminary site investigations due to illegal dumping which may require reporting to DWER in 2019-20.

8 Other disclosures

This section includes additional material disclosures required by accounting standards or other pronouncements, for the understanding of this financial report.

	Notes
Events occurring after the end of the reporting period	8.1
Initial application of Australian Accounting Standards	8.2
Key management personnel	8.3
Related party transactions	8.4
Related bodies	8.5
Affiliated bodies	8.6
Remuneration of auditors	8.7
Non-current assets classified as assets held for sale	8.8
Equity	8.9
Supplementary financial information	8.10
Explanatory statement	8.11

8.1 Events occurring after the end of the reporting period

No information has become apparent after the end of the reporting period which would materially affect the financial statements.

8.2 Initial application of Australian Accounting Standards

AASB 9 Financial Instruments

AASB 9 Financial instruments replaces AASB 139 Financial instruments: Recognition and Measurement for annual reporting periods beginning on or after 1 July 2018, bringing together all three aspects of the accounting for financial instruments: classification and measurement; impairment; and hedge accounting.

The Commission applied AASB 9 prospectively, with an initial application date of 1 July 2018. The adoption of AASB 9 has resulted in changes in accounting policies and adjustments to the amounts recognised in the financial statements. In accordance with AASB 9.7.2.15, the Commission has not restated the comparative information which continues to be reported under AASB 139. Differences arising from adoption have been recognised directly in Accumulated surplus/(deficit).

The effect of adopting AASB 9 as at 1 July 2018 was, as follows:

	1 July 2018
	Adjustments \$000
Assets	
Trade receivables	(a),(b) 268
Total assets	268
 Total adjustments on equity	
Accumulated surplus/(deficit)	(a),(b) 268
	268

The nature of these adjustments are described below:

^(a) Classification and measurement

Under AASB 9, financial assets are subsequently measured at amortised cost, fair value through other comprehensive income (fair value through OCI) or fair value through profit or loss (fair value through P/L). The classification is based on two criteria: the Commission's business model for managing the assets; and whether the assets' contractual cash flows represent 'solely payments of principal and interest' on the principal amount outstanding.

The assessment of the Commission's business model was made as of the date of initial application, 1 July 2018. The assessment of whether contractual cash flows on financial assets are solely comprised of principal and interest was made based on the facts and circumstances as at the initial recognition of the assets.

The classification and measurement requirements of AASB 9 did not have a significant impact to the Commission. The following are the changes in the classification of the Commission's financial assets:

- Trade receivables and Loans and advances (i.e. Other debtors) classified as Loans and receivables as at 30 June 2018 are held to collect contractual cash flows and give rise to cash flows representing solely payments of principal and interest. These are classified and measured as Financial assets at amortised cost beginning 1 July 2018.
- The Commission did not designate any financial assets as at fair value through P/L.

In summary, upon the adoption of AASB 9, the Commission had the following required (or elected) reclassifications as at 1 July 2018:

	AASB 9 category		
	Amortised cost	Fair value through OCI	Fair value through P/L
	\$000	\$000	\$000
AASB 139 category	\$000		
Loans and receivables			
Trade receivables ^(c)	1,853	1,585	
Amounts receivable for services	5,499	5,499	
	7,084	-	-

^(b) The adoption of AASB 9 has fundamentally changed the Commission's accounting for impairment losses for financial assets by replacing AASB 139's incurred loss approach with a forward-looking expected credit loss (ECL) approach. AASB 9 requires the Commission to recognise an allowance for ECLs for all financial assets not held at fair value through Statement of Comprehensive Income.

^(c) The change in carrying amount is a result of additional impairment allowance. See the discussion on impairment below.

Upon adoption of AASB 9, the Commission recognised a reduced impairment on the Commission's Trade receivables of \$268,692 which resulted in an increase in Accumulated surplus of \$268,692 as at 1 July 2018.

Set out below is the reconciliation of the ending impairment allowances in accordance with AASB 139 to the opening loss allowances determined in accordance with AASB 9:

	Impairment under AASB 139 as at 30 June 2018	Remeasure-ment	ECL under AASB 9 as at 1 July 2018
	\$000	\$000	\$000
Loans and receivables under AASB 139/Financial assets at amortised cost under AASB 9	(303)	268	(35)
	(303)	268	(35)

8.3 Key management personnel

The Commission has determined key management personnel to include responsible minister and members of the accountable authority. The Commission does not incur expenditures to compensate Ministers and those disclosures may be found in the Annual Report on State Finances.

The total fees, salaries, superannuation, non-monetary benefits and other benefits for members of the accountable authority for the reporting period are presented within the following bands:

Compensation Band (\$)	2019	2018
0 - 10,000 ^(a)	13	13
10,001 - 20,000	6	6
20,001 - 30,000	1	1
60,001 - 70,000	-	1
200,000 - 210,000	-	-
230,001 - 240,000	-	1
290,001 - 300,000	1	-
	21	22

^(a) Includes 10 members (2018: 9 members) from other government agencies who did not receive any compensation from the Commission.

	\$000	\$000
Total compensation of key management personnel	413	429

Total compensation includes the superannuation expense incurred by the Commission in respect of members of the accountable authority.

8.4 Related party transactions

The Commission is a wholly owned public sector entity that is controlled by of the State of Western Australia.

Related parties of the agency include:

- the responsible minister and their close family members, and their controlled or jointly controlled entities;
- the members of the accountable authority and their close family members, and their controlled or jointly controlled entities;
- other departments and statutory authorities, including related bodies, that are included in the whole of government consolidated financial statements (i.e. wholly-owned public sector entities);
- associates and joint ventures of a wholly-owned public sector entity; and
- the Government Employees Superannuation Board (GESB).

Significant Transactions with Government-related entities

In conducting its activities, the agency is required to transact with the State and entities related to the State. These transactions are generally based on the standard terms and conditions that apply to all agencies. Such transactions include:

- income from State Government (Note 3.1);
- equity contributions (Note 8.9);
- insurance payments to the Insurance Commission and RiskCover fund (Note 2.4); and
- remuneration for services provided by the Auditor General (Note 8.7).

Material transactions with other related parties

Outside of normal citizen type transactions with the Commission, there were no other related party transactions that involved key management personnel and/or their close family members and/or their controlled (or jointly controlled) entities.

8.5 Related bodies

The Commission had no related bodies during the financial year 2018-19 or 2017-18.

8.6 Affiliated bodies

The Commission had no affiliated bodies during the financial year 2018-19 or 2017-18.

8.7 Remuneration of auditors

Remuneration paid or payable to the Auditor General in respect of the audit for the current financial year is as follows:

Auditing the accounts, financial statements, controls and key performance indicators	72	71
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8.8 Non-current assets classified as assets held for sale

The following table represents a summary of assets held for sale:

	Land \$000	Buildings \$000	Total \$000
2019			
Opening balance	1,526	-	1,526
Assets reclassified as held for sale	26	-	26
Total assets classified as held for sale	1,552	-	1,552
Less assets sold	1,297	-	1,297
Closing balance	255	-	255
2018			
Opening balance	3,435	40	3,475
Gain on re-measurement	258	-	258
Assets reclassified as held for sale	661	-	661
Total assets classified as held for sale	4,354	40	4,394
Less assets sold	2,828	40	2,868
Closing balance	1,526	-	1,526

Mandatory application of AASB 2017-2 Amendments to Australian Accounting Standards – Further Annual Improvements 2014-2016 Cycle requires disclosure changes and no financial impact. The Commission has no interests in other entities that are classified as held for sale, held for distribution to owners in their capacity as owners or discontinued operations in accordance with AASB 5.

8.9 Equity

Contributed equity

	2019 \$000	2018 \$000
Balance at start of period	16,481	12,261
<u>Contributions by owners</u>		
Capital appropriation	5,400	5,504
Total contributions by owners	21,881	17,765
<u>Distribution to owners</u>		
Transfer land to State of WA	(17,773)	(1,284)
Total distribution to owners	(17,773)	(1,284)
Balance at end of period	4,108	16,481

Asset revaluation surplus

Balance at start of period	39,915	39,077
<i>Net revaluation increments/(decrements)</i>		
Rental buildings	169	837
Regional Open Space Buildings	(470)	-
Infrastructure	-	1
Total asset revaluation surplus	39,614	39,915

Accumulated surplus

Balance at start of period	913,808	859,692
AASB 9 adjustment to 1 July 2018 balance	268	-
Result for the period	102,925	54,116
Balance at end of period	1,017,002	913,808
	1,060,725	970,204

8.10 Supplementary financial information

There were no debts written-off by the Commission, no loss through thefts, defaults and other causes and no gift of public property provided by the Commission.

8.11 Explanatory statement (Controlled Operations)

All variances between estimates (original budget) and actual results for 2019 are shown below. Narratives are provided for selected major variances, which are generally greater than:

- 5% and \$1.04 million for the Statements of Comprehensive Income and Cash Flows; and
- 5% and \$19.8 million for the Statement of Financial Position.

8.11.1 Statement of Comprehensive Income Variances

	Variance Note	Estimate 2019	Actual 2019	Actual 2018	Variance between estimate and actual	Variance between actual results for 2019 and 2018
		\$000	\$000	\$000	\$000	\$000
Expenses						
Supplies and services	1	36,284	32,366	32,089	3,918	277
Depreciation expense		3,600	2,888	3,383	712	(495)
Committee / board fees		397	285	474	112	(189)
Grants and subsidies expense		2,522	2,541	3,331	(19)	(790)
Revaluation decrement	A	-	-	11,139	-	(11,139)
Other expenses	B	9,201	10,152	27,116	(951)	(16,964)
Total cost of services		52,004	48,232	77,532	3,772	(29,300)
Income						
Revenue						
Rental revenue		6,302	6,407	6,233	(105)	174
User charges and fees		12,275	11,745	12,581	530	(836)
Interest revenue	2, C	8,200	9,429	7,838	(1,229)	1,591
Other revenues		1,655	1,661	1,570	(6)	91
Total Revenue		28,432	29,242	28,222	(810)	1,020
Gains						
Gain on disposal of non-current assets	3, D	6,000	14,210	3,695	(8,210)	10,515
Revaluation increment	4, E	-	11,842	-	(11,842)	11,842
Other gains			-	258	-	(258)
Total Gains		6,000	26,052	3,953	(20,052)	22,099
Total income other than income from State Government		34,432	55,293	32,175	(20,861)	23,118
NET COST OF SERVICES		17,572	(7,061)	45,357	24,634	(52,419)
Income from State Government						
Service appropriation	5	90,497	95,632	99,262	(5,135)	(3,630)
Services received free of charge		450	231	211	219	20
Total income from State Government		90,947	95,863	99,473	(4,916)	(3,610)
SURPLUS/(DEFICIT) FOR THE PERIOD		73,375	102,924	54,116	(29,549)	48,808
OTHER COMPREHENSIVE INCOME						
Items not reclassified subsequently to profit or loss						
Changes in asset revaluation surplus		-	(301)	838	301	(1,139)
Total other comprehensive income		-	(301)	838	301	(1,139)
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD		73,375	102,624	54,954	(29,250)	47,671

Major Estimate and Actual (2019) Variance Narratives

- 1 The variance is mainly due to underspend of the Service Delivery Agreement (SDA) expenditure. The SDA is with the Department of Planning, Lands and Heritage for the provision of services.
- 2 The variance is due to higher interest rates (average of 2.15%) during the year as compared to 1.75% estimated.
- 3 The variance is mainly due to higher than expected land sales to government agencies resulting in a total gain of \$10.7m.
- 4 Increment is due to unbudgeted land revaluations increasing the value at which land is held.
- 5 The variance is due to higher than budgeted Metropolitan Regional Improvement Tax collected during the year.

Major Actual (2019) and Comparative (2018) Variance Narratives

- A The decrease is due to land revaluation increment as per the Valuer General's report as compared to a decrement in 2018.
- B The decrease is mainly due to an \$18.34m reduction in the land impairment loss during 2018-19 when compared to prior year.
- C The increase is due to higher cash balances in the bank and higher interest rates during the year as compared to 2018.
- D The increase is mainly due to sale of land to government agencies which resulted in a total gain of \$10.7m.
- E The decrease is due to land revaluation increment in 2019 as per the Valuer General's report as compared to a decrement in 2018.

8.11.2 Statement of Financial Position Variances

	Variance Note	Estimate 2019	Actual 2019	Actual 2018	Variance between estimate and actual	Variance between actual results for 2019 and 2018
		\$000	\$000	\$000	\$000	\$000
ASSETS						
<i>Current Assets</i>						
Cash and cash equivalents		473,302	8,350	9,342	464,952	(992)
Restricted cash and cash equivalents		2,848	444,648	402,808	(441,800)	41,840
Receivables		2,066	8,744	4,110	(6,678)	4,634
Inventories		2	-	-	2	-
Other current assets		12,844	332	19,633	12,512	(19,301)
Non-current assets classified as held for sale		3,475	255	1,526	3,220	(1,271)
Total Current Assets		494,537	462,329	437,419	32,208	24,910
<i>Non-Current Assets</i>						
Amounts receivable for services		5,879	5,879	5,499	-	380
Infrastructure, property, plant and equipment	F	574,486	581,148	522,552	(6,662)	58,596
Intangible assets		23,815	24,593	24,611	(778)	(18)
Total Non-Current Assets		604,180	611,620	552,662	(7,441)	58,959
TOTAL ASSETS		1,098,717	1,073,949	990,081	24,767	83,869
LIABILITIES						
<i>Current Liabilities</i>						
Payables		6,360	4,646	5,869	1,714	(1,223)
Other current liabilities		15,248	8,578	14,008	6,670	(5,430)
Total Current Liabilities		21,608	13,224	19,877	8,384	(6,653)
TOTAL LIABILITIES		21,608	13,224	19,877	8,384	(6,653)
NET ASSETS		1,077,109	1,060,725	970,204	16,383	90,522
EQUITY						
Contributed equity		23,165	4,108	16,481	19,057	(12,373)
Reserves		39,077	39,614	39,915	(537)	(301)
Accumulated surplus/(deficit)		1,014,867	1,017,002	913,808	(2,135)	103,194
TOTAL EQUITY		1,077,109	1,060,725	970,204	16,384	90,521

Major Actual (2019) and Comparative (2018) Variance Narratives

F The increase is mainly due to land acquisitions during the year of \$72.2m, land revaluation increments of \$11.8m, land disposals of \$9.0m and transfers of land to the State of Western Australia of \$17.8m.

8.11.3 Statement of Cash Flow Variances

	Variance Note	Estimate 2019	Actual 2019	Actual 2018	Variance between estimate and actual	Variance between actual results for 2019 and 2018
		\$000	\$000	\$000	\$000	\$000
CASH FLOWS FROM STATE GOVERNMENT						
Service appropriation	6	90,117	95,252	98,882	(5,135)	(3,630)
Capital appropriations		5,400	5,400	5,504	(0)	(104)
Net cash provided by State Government		95,517	100,652	104,386	(5,135)	(3,734)
CASH FLOWS FROM OPERATING ACTIVITIES						
<u>Payments</u>						
Supplies and services	7, G	(44,775)	(43,120)	(41,846)	(1,655)	(1,274)
Grants and subsidies		(2,522)	(2,541)	(2,274)	19	(267)
GST payments on purchases	8, H	(3,020)	(5,861)	(2,390)	2,841	(3,471)
GST payment to taxation authority	9, I	(310)	(1,800)	(279)	1,490	(1,521)
Other payments		(632)	(285)	(118)	(347)	(167)
<u>Receipts</u>						
Rental received		6,302	6,138	6,127	164	11
User charges and fees		12,275	11,747	12,655	528	(908)
Interest received	10, J	8,200	9,467	7,501	(1,267)	1,966
GST receipts on sales	11, K	310	2,199	630	(1,889)	1,569
GST receipts from taxation authority		3,020	2,691	3,321	329	(630)
Other receipts		1,655	1,661	1,553	(6)	108
Net cash provided by / (used in) operating activities		(19,497)	(19,704)	(15,120)	207	(4,584)
CASH FLOWS FROM INVESTING ACTIVITIES						
<u>Payments</u>						
Proceeds from sale of non-current assets	12, L	18,500	11,011	4,330	7,489	6,681
Purchase of non-current assets	13, M	(37,376)	(51,112)	(44,102)	13,736	(7,010)
CASH FLOWS FROM INVESTING ACTIVITIES		(18,876)	(40,101)	(39,772)	21,225	(329)
Net increase/(decrease) in cash and cash equivalents		57,144	40,847	49,494	16,297	(8,647)
Cash and cash equivalents at the beginning of the period		419,006	412,150	362,656	6,856	49,494
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		476,150	452,997	412,150	23,153	40,847

Major Estimate and Actual (2019) Variance Narratives

- 6 The variance is due to higher than budgeted Metropolitan Regional Improvement Tax collected during the year.
- 7 The variance is mainly due to underspend of the Service Delivery Agreement (SDA) expenditure. The SDA is with the Department of Planning, Lands and Heritage for the provision of services.
- 8 The variance is due to higher taxable land acquisition expenditures.
- 9 The variance is due to higher taxable land sales.
- 10 The variance is due to higher interest rates (average of 2.15%) during the year as compared to 1.75% estimated.
- 11 The variance is due to timing difference in receipt from taxation authority, \$3.1m receipt is expected in July 2019.
- 12 The variance is due to the timing difference of cash received and sales settled.

- 13 The variance is mainly due to land acquisitions from LandCorp that were not budgeted for. The acquisition was approved at the 2019-20 Budget Process.

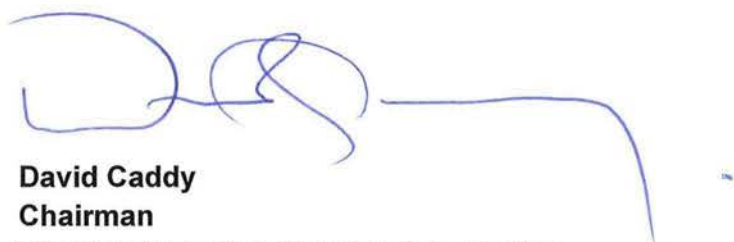
Major Actual (2019) and Comparative (2018) Variance Narratives

- G The variance is mainly due to underspend of the Service Delivery Agreement (SDA) expenditure. The SDA is with the Department of Planning, Lands and Heritage for the provision of services.
- H The increase is due to higher taxable land acquisition expenditures.
- I The increase is due to higher taxable land sales.
- J The increase is due to higher cash balances in the bank and higher interest rates during the year as compared to 2018.
- K The decrease is due to timing difference in receipt from taxation authority, \$3.1m receipt is expected in July 2019.
- L The increase is due to higher sales of land to government agencies which generated total proceeds of \$11.9m.
- M The increase is mainly due to land acquisition from LandCorp that was approved during the 2019-20 Budget Process.

Key Performance Indicators

Certification of Key Performance Indicators

I hereby certify that the key performance indicators are based on proper records, are relevant and appropriate for assisting users to assess the Western Australian Planning Commission's performance, and fairly represent the performance of the Western Australian Planning Commission for the financial year ended 30 June 2019.



David Caddy
Chairman

Western Australian Planning Commission
13 September 2019

Desired Outcome and Key Performance Indicators for the year ended 30 June 2019

The mission of the Western Australian Planning Commission (WAPC) is to formulate and coordinate land use strategies for Western Australia to facilitate its growth while continuously enhancing its unique quality of life and environment. In this way the WAPC contributes to the Government's goals outlined in the table below.

Government Goal	Desired Outcome	Services
Better Places A quality environment with liveable and affordable communities and vibrant regions	An efficient and effective planning system that promotes the use and development of land in Western Australia	1. Statutory Planning 2. Strategic Planning 3. Asset Management

The effectiveness indicators provide information on how well the land use planning activities of the WAPC contribute to the development of land use planning and land use implementation strategies that guide the State's long term urban settlement and economic development. Results can be compared with performance in previous years (where available) and targets published in the Budget Papers. Efficiency indicators gauge the cost of each service based on a measurable unit of quantity. For example, results are presented on a cost per application or per hectare managed basis for easy comprehension. The efficiency indicators incorporate the cost of each service, and as such, gauge the overall efficiency in achieving the desired outcome.

Outcome and Key Effectiveness Indicators

WAPC Desired Outcome:

An efficient and effective planning system that promotes the use and development of land in Western Australia

Effectiveness Indicator:

The proportion of residential land in the metropolitan area that is capable of multiple dwellings within 400m and 800m of the Capital City, a Strategic Metropolitan Centre, or a Train Station

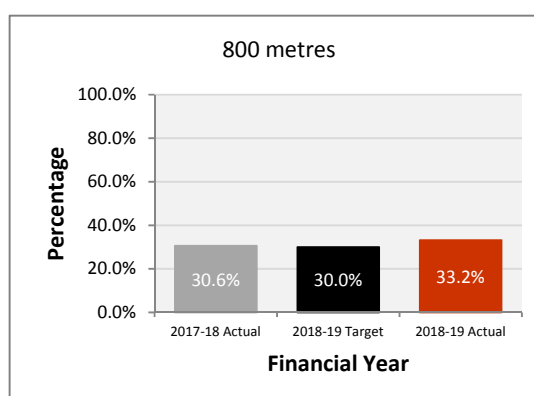
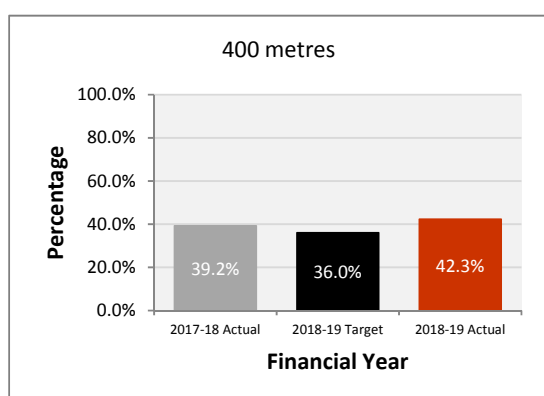
Under the *Planning and Development Act 2005*, the WAPC is responsible for promoting the sustainable use and development of land in Western Australia. Directions 2031 and Beyond, a high level spatial framework and strategic plan for the future growth of the metropolitan Perth and Peel region, identifies a 'connected city' as the preferred future growth scenario and recognises the need to plan for land and housing opportunities to accommodate a doubling of the Perth and Peel regions' population to 3.5 million. The main objective is to promote a balanced consolidated development approach that effectively accommodates a larger proportion of new dwellings within existing urban areas. Therefore, one of the WAPC's policy objectives aims to realise more medium to high density residential development in close proximity to activity centres and public transport. This ensures equitable access to infrastructure, and encourages the use of public transport instead of private motor vehicles.

This KPI aligns with the Sub-regional planning frameworks which focus on achieving higher densities of employment and residential development in appropriate places within a predominantly built-up environment while making better use of established infrastructure over the long term. The frameworks build upon the principles of Directions 2031 and Beyond and are key instruments in achieving a more consolidated urban form that will reduce dependence on new urban greenfield developments. They provide the strategic spatial framework which will guide local governments in achieving optimal urban consolidation over the long term.

In addition to passenger train stations within the metropolitan area, this KPI covers the Tier 1 and Tier 2 activity centres identified in Directions 2031 and Beyond, namely the:

- Perth Capital City (which includes Perth, West Perth, East Perth and Northbridge)
- Strategic Metropolitan Centres (Armadale, Cannington, Fremantle, Joondalup, Mandurah, Morley, Midland, Stirling, and Rockingham).

Most land zoned for residential development is allocated a Residential Design Code (R-Code). However, the zoning of land is not the only indication of permissible development of land. Some land is not allocated a density by a local planning scheme but rather by a structure plan (or equivalent) that is empowered by a local planning scheme. The calculation of this KPI will exclude emerging Strategic Metropolitan Centres until those centres have at least 1 hectare of commercial floor space.



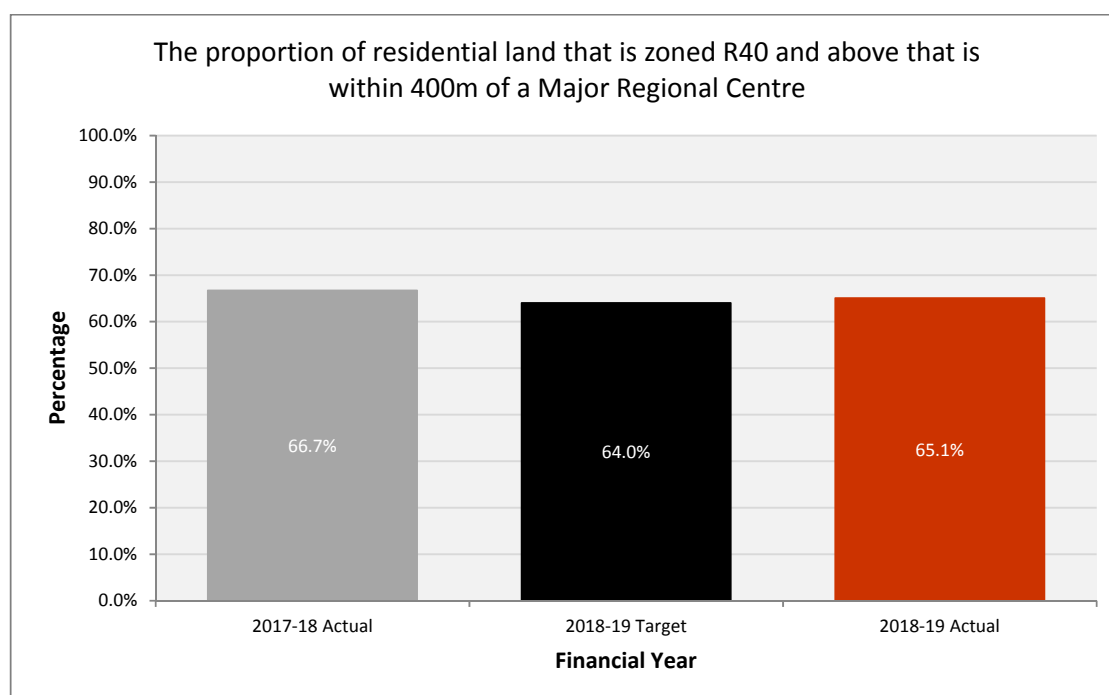
Effectiveness Indicator:

The proportion of residential land that is zoned R40 and above that is within 400m of a Major Regional Centre

Under the *Planning and Development Act 2005*, the WAPC is responsible for promoting the sustainable use and development of land in Western Australia.

This KPI aligns with the Regional Planning and Infrastructure Frameworks which aim to address the future population growth in regional WA in accordance with the Activity Centres Framework and Settlement Hierarchy. The KPI focuses on the major regional centres, which are typically significant centres for population, economic activity and employment. The KPI aligns with policy objectives which aim to realise more medium to high density residential development in close proximity to the major regional centres as this provides efficient access to existing infrastructure.

The KPI covers residential land that is in proximity to the Major Regional Centres, which are Albany, Broome, Bunbury, Geraldton, Kalgoorlie, Karratha, and Port Hedland.

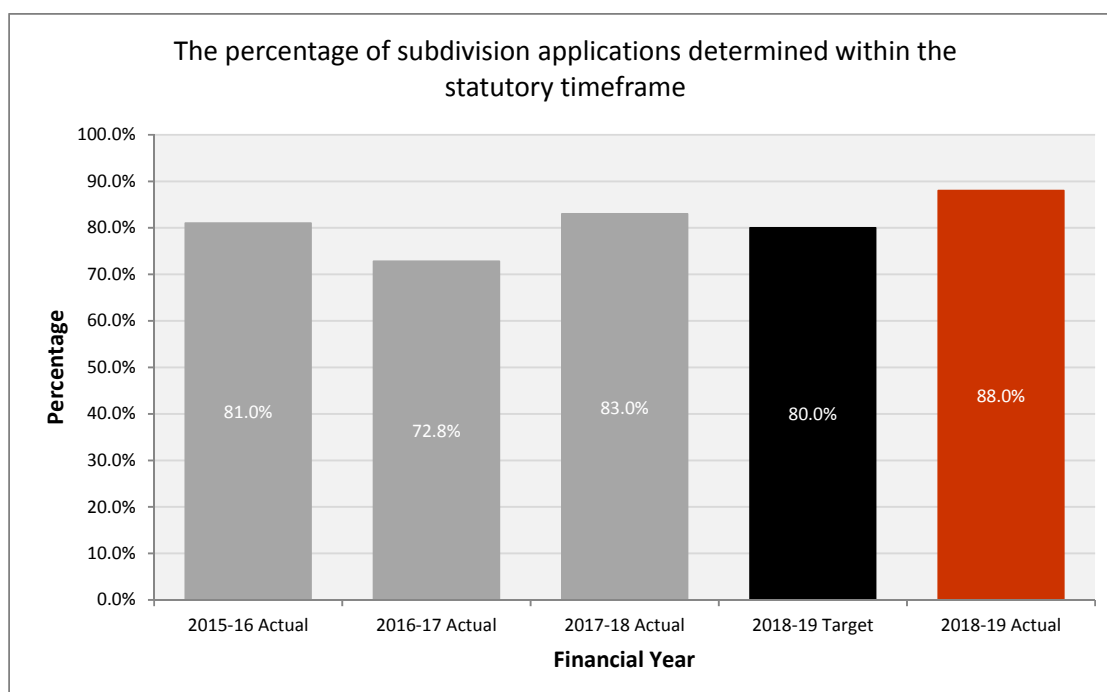


Effectiveness Indicator:

The percentage of subdivision applications determined within the statutory timeframe

Subdivision is the division of land into separate lots, or the amalgamation of several lots into a larger lot. Subdivisions, for the purpose of this measure, include green title and survey strata subdivisions. Subdivision applications are determined within strategic, legislative and policy frameworks that promote the sustainable use and development of land in Western Australia.

Under delegated authority, officer of the Department of Planning, Lands and Heritage (the Department) determine the majority of subdivision applications on behalf of the WAPC. This KPI demonstrates the WAPC's and the Department's effectiveness in determining subdivision applications within the statutory timeframe. The statutory timeframe is currently 90 days as specified in s. 143(2) of the *Planning and Development Act 2005*, or within any such longer period that may be agreed between the WAPC and the applicant in writing.

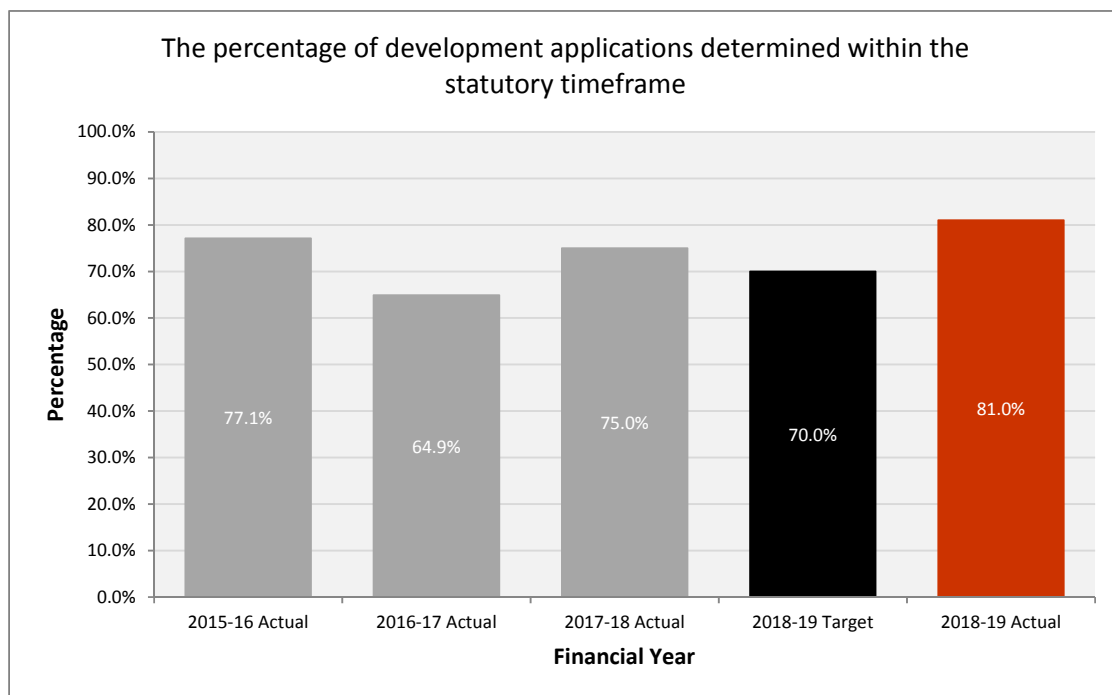


Effectiveness Indicator:

The percentage of development applications determined within the statutory timeframe

Development applications detail the proposed development of land, and they are determined within strategic, legislative and policy frameworks that promote the sustainable use and development of land in Western Australia.

Under delegated authority, officer of the Department of Planning, Lands and Heritage (the Department) determine the majority of development applications on behalf of the WAPC. This KPI demonstrates the WAPC's and the Department's effectiveness in determining development applications within the required timeframe. The required timeframe is 60 days for the metropolitan region as specified in clause 31(2) of the *Metropolitan Region Scheme Text* or within such further time as may be agreed in writing between the applicant and the WAPC. For the Greater Bunbury and Peel regions, the required timeframe is 90 days as stated in clause 47(2) of the *Greater Bunbury Region Scheme Text* and clause 41(2) of the *Peel Region Scheme Text* or within such further time as is agreed in writing between the applicant and the WAPC.



Explanation for significant variance

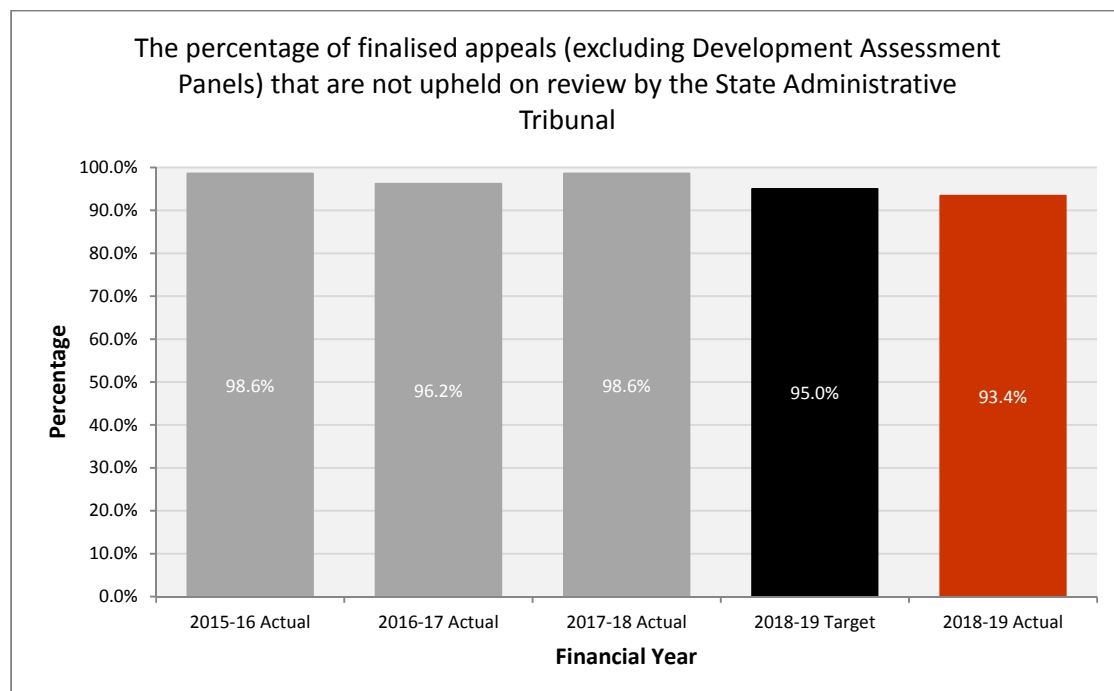
The 2018-19 result is 11 per cent better than the target due mainly to improvements in the processes for managing applications.

Effectiveness Indicator:

The percentage of finalised appeals (excluding Development Assessment Panels) that are not upheld on review by the State Administrative Tribunal

Under legislation, applicants have the right to appeal decisions that are made by the WAPC. The percentage of appeals that are finalised in favour of the WAPC (i.e., not upheld) on review by the State Administrative Tribunal (SAT) provides an indication of how effective planning policies have been applied in making those decisions. Where a determination is successfully challenged by demonstrating flaws in the WAPC's decision making or application of policy, additional costs may be incurred both by the developer and subsequently by land purchasers.

Appeals relating to Development Application Panel (DAP) applications are excluded from this KPI as those determinations are made by the DAPs under delegated authority and are independent of the WAPC.

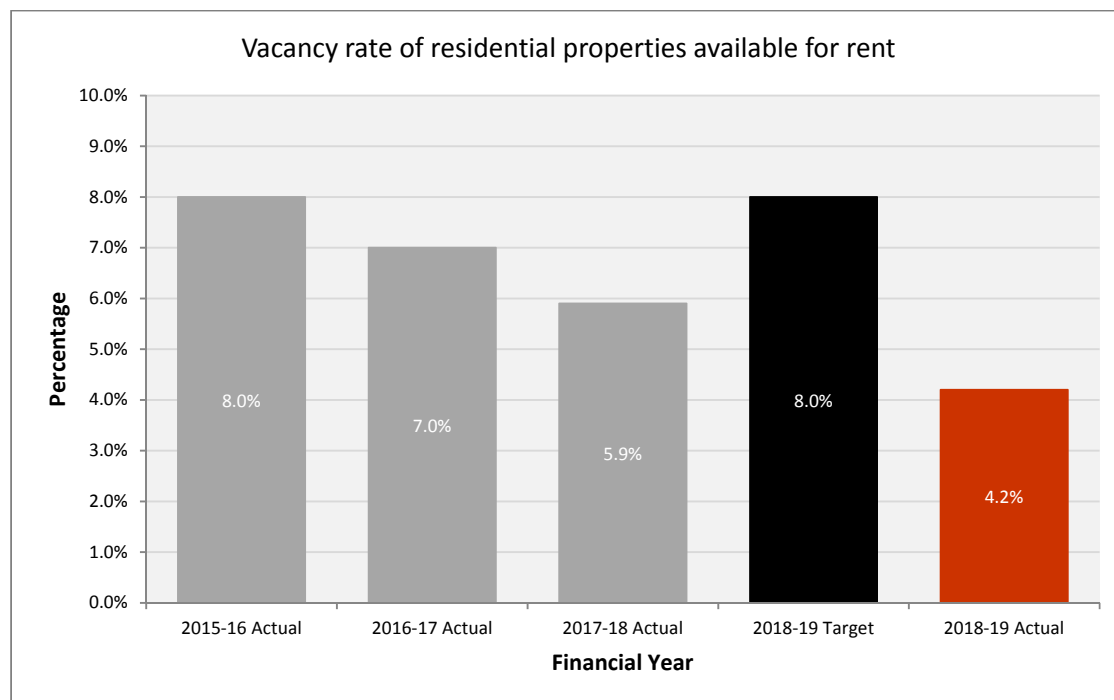


Effectiveness Indicator:

Vacancy rate of residential properties available for rent

One of the key functions of the WAPC is to 'Develop, maintain and manage land that is reserved under a region planning scheme or improvement scheme'. In 2018-19 the WAPC owned and managed 229 residential properties that were situated on reserved land. The Department of Planning, Lands and Heritage (the Department) manages these properties on behalf of the WAPC, and aims to maximise rental income on the basis of high occupancy rates and market rentals. Wherever possible, the Department leases these properties until the land is required for the purpose for which it was reserved.

This KPI reports on the vacancy rate of the residential properties. While market factors will have an impact on performance, the vacancy rate measures the effectiveness of the Department's management of these properties on behalf of the WAPC.

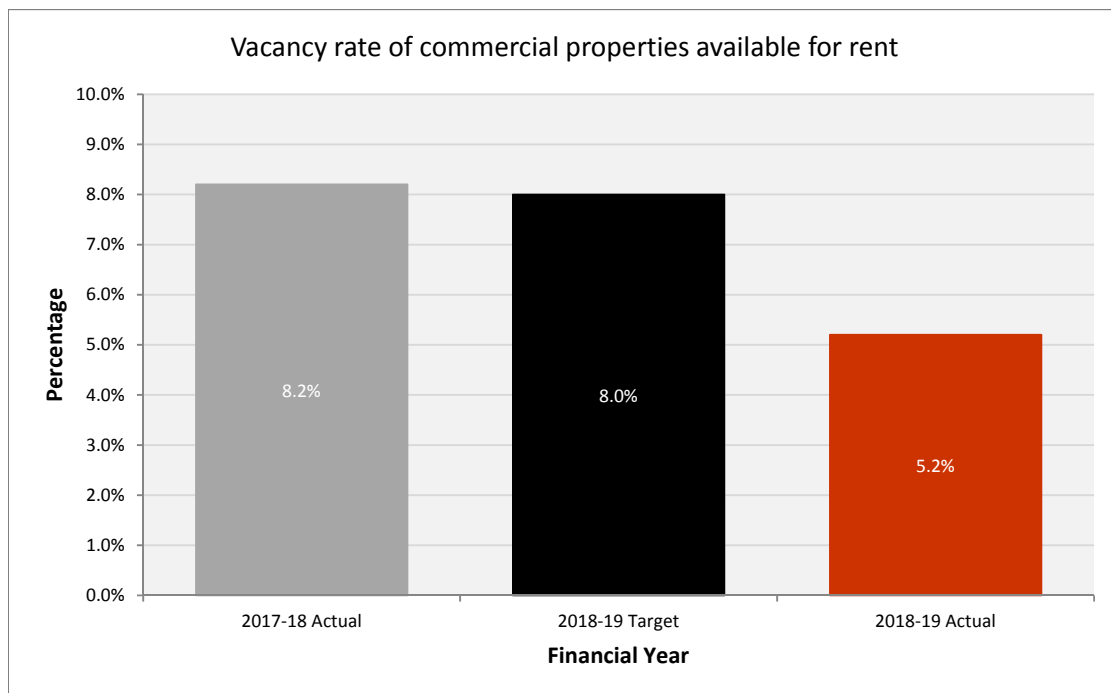


Effectiveness Indicator:

Vacancy rate of commercial properties available for rent

One of the key functions of the WAPC is to 'Develop, maintain and manage land that is reserved under a region planning scheme or improvement scheme'. In 2018-19 the WAPC owned and managed 69 commercial properties that were situated on reserved land. The Department of Planning, Lands and Heritage (the Department) manages these properties on behalf of the WAPC, and aims to maximise rental income on the basis of high occupancy rates and market rentals. Wherever possible, the Department leases these properties until the land is required for the purpose for which it was reserved.

This KPI reports on the vacancy rate of the commercial properties. While market factors will have an impact on performance, the vacancy rate measures the effectiveness of the Department's management of these properties on behalf of the WAPC.



WAPC Services:

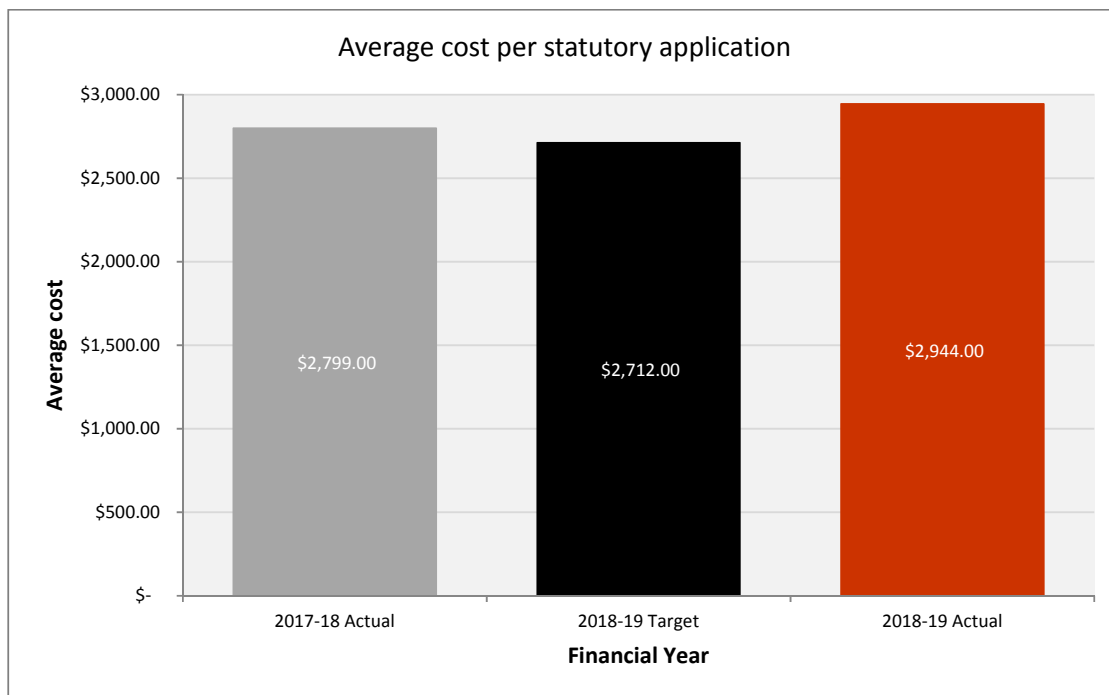
Service 1 Statutory Planning

Efficiency Indicator:

Average cost per statutory application

Under delegated authority, officers of the Department of Planning, Lands and Heritage (the Department) determine the majority of statutory applications on behalf of the WAPC. The WAPC receives revenue from subdivision applications and deposited plans, and transfers these monies to the Department to process these applications.

This KPI measures the average cost to the WAPC for the processing of these statutory applications.



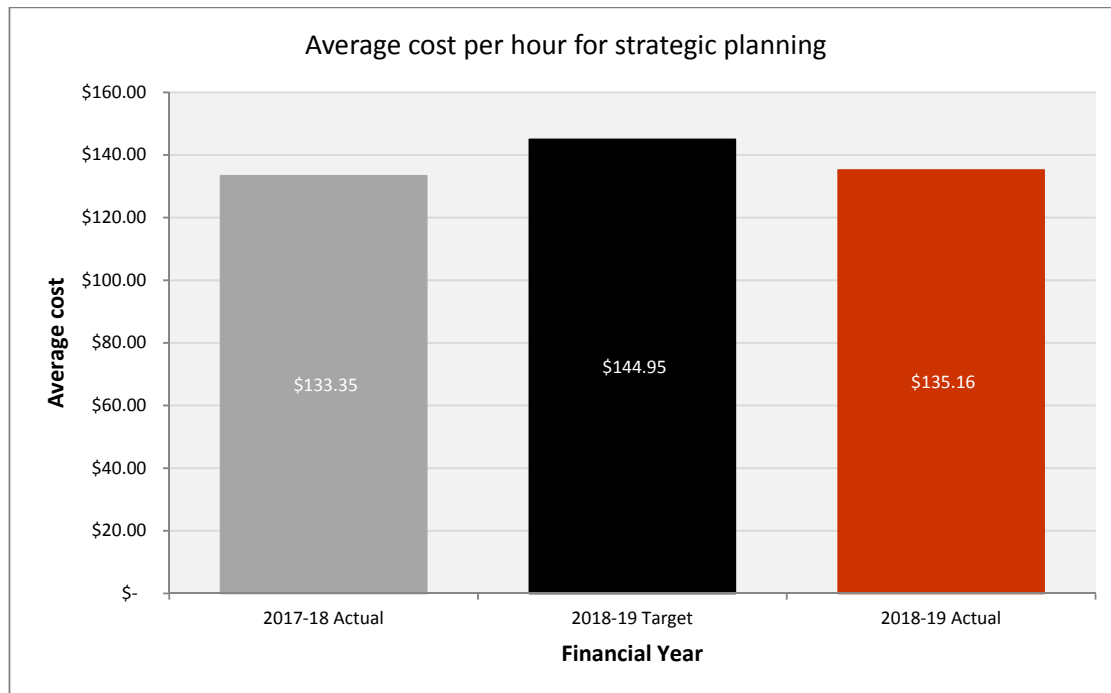
Service 2 Strategic Planning

Efficiency Indicator:

Average cost per hour for strategic planning

The WAPC's strategic planning service involves the development and advancement of planning strategies, policies and information systems that guide the State's long-term urban settlement, industrial and economic development, and the management of the environment, in ways that reflect the aspirations of the Western Australian community for a high quality of life.

This KPI measures the average cost per hour of time spent on strategic planning.



Service 3 Asset Management

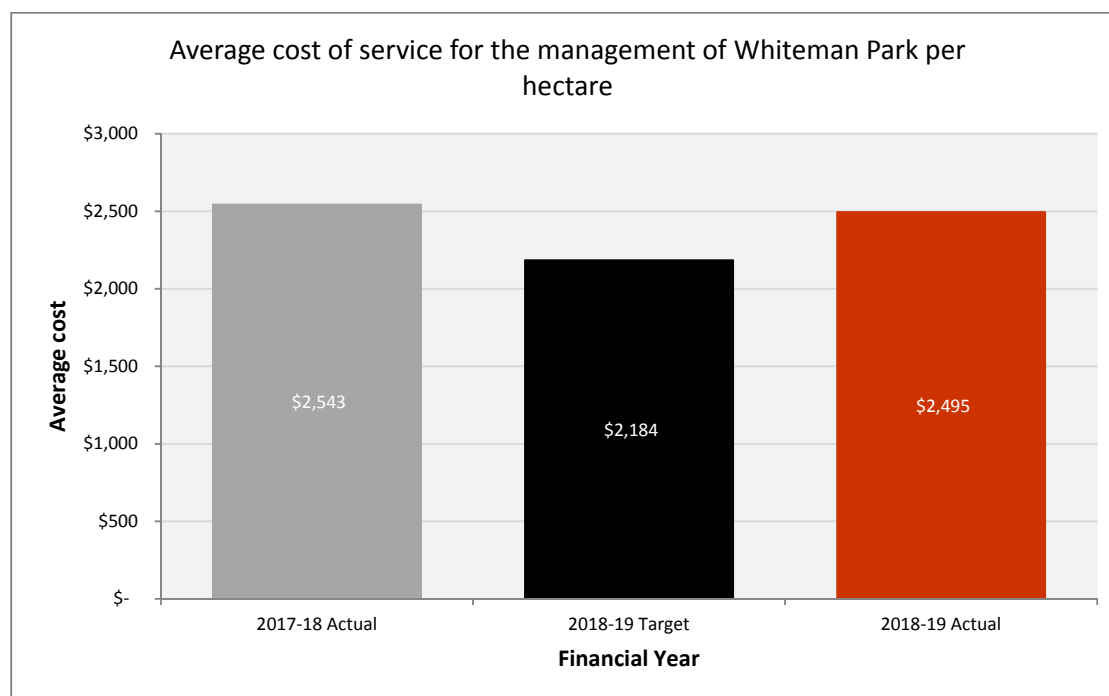
One of the key functions of the WAPC is to 'Develop, maintain and manage land that is reserved under a region planning scheme or improvement scheme'. This includes properties reserved under the Metropolitan, Peel, and Greater Bunbury Region Schemes for primary and other regional roads, parks and recreation, regional open space areas, special uses including planning control areas and improvement plans, and major land development projects. The resources required to manage each type of property can vary considerably, and as such it is proposed to separate the asset management efficiency indicators into three KPIs.

Efficiency Indicator:

Average cost of service for the management of Whiteman Park per hectare

Whiteman Park is a unique recreation and conservation reserve that covers nearly 4,000 hectares of natural bushland and leisure facilities in Perth's northern suburbs. The parkland is reserved for parks and recreation in the Metropolitan Region Scheme, creating a space for the community. The creation of the parkland also serves to protect the Gnangara Water Mound, a vital source of drinking water for the Perth metropolitan area, and creates a haven for local flora and fauna.

Whiteman Park's vision is dedicated to the education and conservation of environmental, transport and cultural heritage. As such, the park provides visitors with an opportunity to experience a wide range of transport heritage in one place.



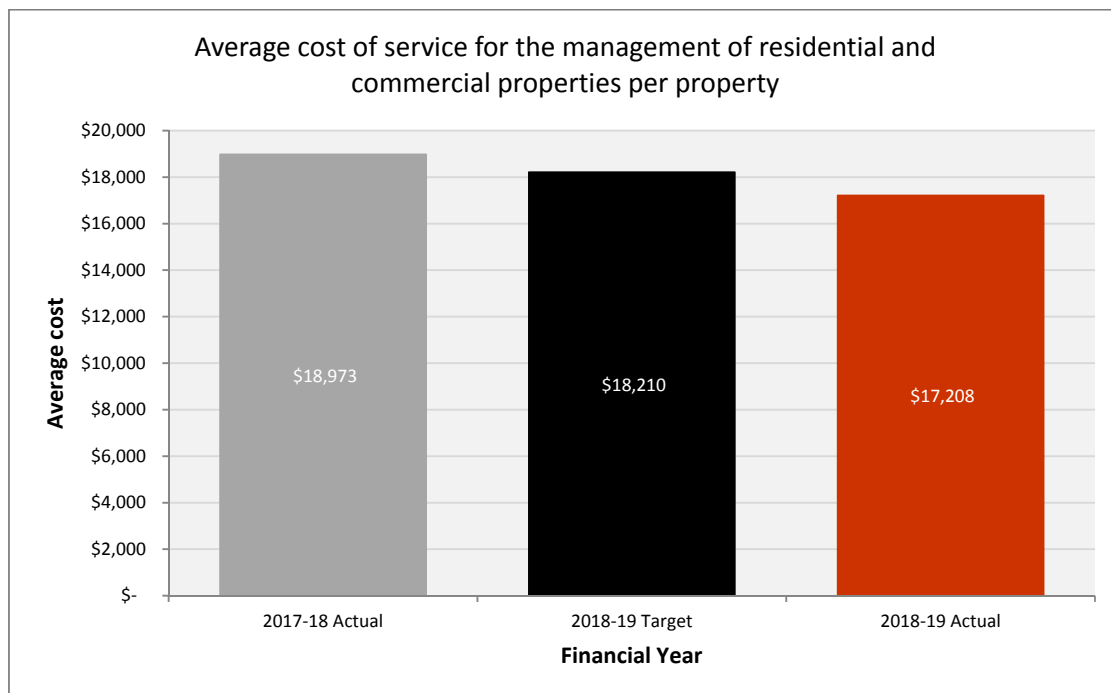
Explanation for significant variance

The variance between the 2018-19 target and the 2018-19 result was due to the actual total cost of service being \$1.4 million greater than the original budget estimate. This was due mainly to higher corporate overhead costs for this service, which were not anticipated when setting the 2018-19 target.

Efficiency Indicator:

Average cost of service for the management of residential and commercial properties per property

In 2018-19, the WAPC owned 241 residential and 70 commercial properties on reserved land. The Department of Planning, Lands and Heritage managed the majority of these properties on behalf of the WAPC, while real estate companies managed those properties located in regional Western Australia. This KPI represents the average cost of managing all residential and commercial properties.

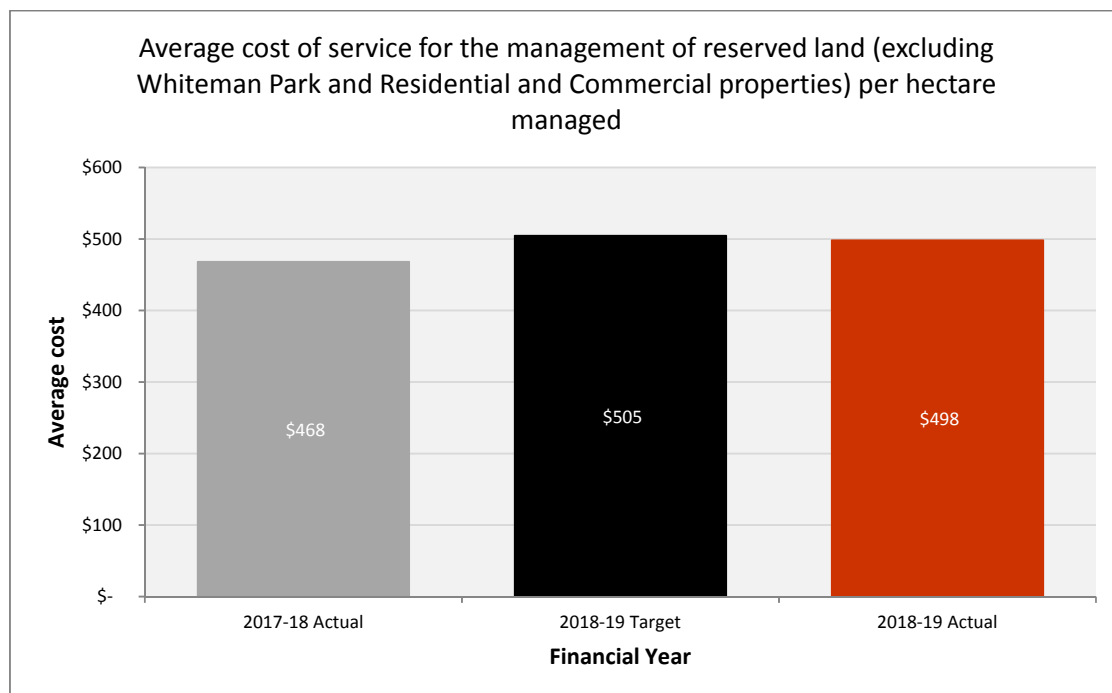


Efficiency Indicator:

Average cost of service for the management of reserved land (excluding Whiteman Park and Residential and Commercial properties) per hectare managed

One of the key functions of the WAPC is to 'Develop, maintain and manage land that is reserved under a region planning scheme or improvement scheme'. This includes properties reserved under the Metropolitan, Peel, and Greater Bunbury Region Schemes for primary and other regional roads, parks and recreation, regional open space areas, special uses including planning control areas and improvement plans, and major land development projects.

A significant proportion of the WAPC's expenditure on asset management is attributed to the management Whiteman Park, and residential and commercial properties. This KPI represents the average cost of managing other reserved land (i.e., excluding Whiteman Park and the residential and commercial properties).





Tree planting, Whiteman Park

Appendices

Appendix 1

– WAPC members

WAPC members
as at 30 June 2019 were:

Mr David Caddy – Chairman **Western Australian Planning Commission**

Mr Caddy has over 40 years' experience in urban and regional planning and until January 2015, was Managing Director of TPG + Place Match, Western Australia's largest Planning Consultancy since its formation in 1989. He was then the firm's Executive Chairman retiring from the firm in March 2018 when he was appointed WAPC chairman. Mr Caddy has spent the past 35 years at a senior management level specialising in statutory planning, strategic and structure planning, development control, project management and documentation, policy formulation and delivery and planning advocacy.

He has a broad range of experience incorporating master planned communities, multiple dwelling projects, industrial projects, commercial projects, education and infrastructure projects to urban design analysis and strategic planning and development of planning controls. Mr Caddy held the position of Professor, Urban and Regional Planning at UWA from January 2010 until December 2018.

Mr Caddy is a Life Fellow of the Planning Institute of Australia.

Ms Michelle Andrews – Director General **Department of Communities**

Michelle Andrews was appointed Director General of the Department of Communities on 1 May 2019. Michelle previously led the Policy and Reform Division in the Department of the Premier and Cabinet, and was also Secretary to the State Government's independent Service Priority Review that delivered a wide-ranging blueprint for reform of the public sector.

Prior to commencing at Department of Premier and Cabinet, Michelle was a senior executive at the former Departments of Mines and Petroleum and State Development, in which she focused on major projects, resource development policy and strengthening relationships across government, industry and the community. Michelle is an environmental scientist with 30 years' experience in the public sector, and has also worked as a senior policy advisor for several State Government Ministers. She has served as Deputy Chair of the Minerals Research Institute of Western Australia and on the Boards of the Western Australian Biodiversity Science Institute and the Institute of Public Administration Australia.

Ms Jane Bennett

- Knowledge or practical experience in one or more of the fields of urban planning, property, business, engineering, surveying, transport, urban design

Ms Bennett has experience across local government and private practice in both planning and business management, and is currently a Director of CLE Town Planning + Design. She has experience in the delivery of complex residential, industrial and centre projects, and has a Bachelor of Arts in Urban and Regional Planning, a Masters in Business Administration and an Australian Institute of Company Directors Diploma. Ms Bennett is a Director on the Metropolitan Redevelopment Authority Board (WAPC representative) and the Landcorp Board. She is also a UDIA WA Councillor and chair of the UDIA Planning Committee, where she has had an active role in advocating for planning reform. Ms Bennett was made a Fellow of the Planning Institute of Australia in 2015 for her contribution to planning.

Ms Helen Brookes

- Coastal planning and management representative

Ms Brookes is a co-founding Director of Urbaqua, a not-for-profit environmental organisation that works to support and deliver water and environmentally-sensitive outcomes in Western Australia. She has more than 20 years' experience in the environmental and water sectors, which has been gained while working as a consultant in Australia and in the UK, and as a regulator with the UK Environment Agency. She has experience in coastal

adaptation planning, environmental planning, natural resource management, urban water management and policy development and has extensive project and team management experience having been responsible for a large number of significant multi-disciplinary projects as well as for the management of a team of over 20 scientists, engineers, technicians and drafters. Her technical expertise includes hydrologic and hydraulic modelling and conceptual design of drainage and wastewater networks, receiving water quality modelling, statistical analysis and assessment of future risk.

Ms Rebecca Brown

- Director General, Department of Jobs, Tourism, Science and Innovation

Ms Brown took up the position of Director General of the Department of Jobs, Tourism, Science and Innovation in September 2018. She is also Chief Executive Officer of Tourism Western Australia. Ms Brown has worked across both Federal and State government agencies in a range of senior roles across revenue and economic policy, social policy, resourcing and performance. Most recently she oversaw the reform of the WA health system, including the establishment of a new governance model and the development of the *Health Services Act 2016*.

Ms Brown has held senior positions at both WA Treasury and the WA Department of the Premier and Cabinet, where she oversaw key reforms between the public and non-profit community sectors. She has an Honours Degree in Economics from the University of Western Australia and is a graduate of the Australian Institute of Company Directors.

Ms Ciara Clarke

- Urban and regional planning professional

Ms Clarke is a professional urban planner with a background in State and local government planning, as well as having worked as a policy advisor for the former Minister for Planning, Culture and the Arts. She is currently a planning manager at the Metropolitan Redevelopment Authority, where she has worked on major urban renewal projects including Elizabeth Quay, Perth City Link and Perth Cultural Centre. Ms Clarke has broad experience in development management, design review, heritage planning, public art and place activation and has also prepared redevelopment schemes, planning policies and design guidelines. She also has an interest in planning education and has worked with Curtin University.

Ms Paddi Creevey OAM

- Regional representative

Ms Creevey was a councillor for the City of Mandurah from 1994 until being elected Mayor in 2005, an office she held until her retirement in 2014. During her long period of service to local government she served on a number of Boards and Committees including the Peel Region Scheme Planning Committee, The Makers, RDA Peel, Coasts and Climate Change Council, Local Government Advisory Board, Ministerial Working Group for Greater Participation of Women in Local Government and Peel Inlet Management Council. She currently serves on the Board of WestAus Crisis and Welfare; Peel-Harvey

Catchment Council and is current Chair of the Peel Development Commission. In 2019 Ms Creevey was appointed to the WAPC as nominee of the Regional Minister and also serves as a member of the Statutory Planning Committee. Ms Creevey has been awarded the Centenary Medal, the Order of Australia Medal in the General Division of the Queen's Birthday 2010 Honours List and was inducted into the inaugural WA Women's Hall of Fame in 2011.

Mr Fred Chaney

- Knowledge or practical experience in one or more of the fields of environmental conservation, natural resource management or heritage interests

Mr Chaney is a Director of Taylor Robinson Chaney Broderick. He has extensive experience in public architecture, master planning and the commercial sector and has undertaken work in south-east Asia, the Middle East and on the east coast of Australia, including 10 years of architectural practice in Melbourne, Victoria. Mr Chaney has taught regularly at architecture schools in Australia including the University of Western Australia, Melbourne University and RMIT University. He is the Chairman of the Australian Urban Design Research Centre in Perth.

Cr Veronica Fleay

- Non-metropolitan local government representative

Cr Fleay has an extensive record of high-level community, State Government and local government service, as well as several years' experience as a small business operator. She has served as Chair of the Gascoyne Development Commission and sat on the Gascoyne Regional Council, the Western Australian Planning Commission, the Ningaloo Coast Planning Committee, Western Australian Local Government Association and is Deputy Chair of the Great Southern Development Commission. Former President of the Shire of Exmouth, Cr Fleay is currently Kojonup Shire President.

Ms Gail McGowan

- Director General Department of Planning, Lands and Heritage

Ms McGowan is the Director General of the Department of Planning, Lands and Heritage, the State Government agency responsible for planning and managing land and heritage in Western Australia. She is also a member of the Pastoral Lands Board.

Ms McGowan has held senior positions across Government including at the Department of State Development and Worksafe. She is a graduate of the Australian Institute of Company Directors and a member of Chief Executive Women of Australia.

Mr Mike Rowe

- Director General, Department of Water and Environmental Regulation

Mr Rowe is the Director General of the Department of Water and Environmental Regulation in Western Australia, which was established in 2017. He took on this new role following three years as the Director General of the former Department of Water.

Mr Rowe has worked with the Western Australian Government in a variety of leadership, policy, advisory and delivery roles since 1993. His experience spans a number of natural resources management portfolios such as agriculture, environment and water, as well as Aboriginal affairs and central agencies including the Department of the Premier and Cabinet. He is on the board of Leadership WA and is Vice President of the WA Council of the Institute of Public Administration Australia. He has a Bachelor of Environmental Science and holds postgraduate qualifications in social research and program evaluation and public sector management.

Mr Richard Sellers

- Director General, Department of Transport

Mr Sellers was appointed Director General of the Transport Portfolio in Western Australia in September 2016. He came to the position from the Department of Mines and Petroleum where he held the position of Director General. He holds a Bachelor of Applied Science Biology, a Graduate Diploma in Education and Master of Public Policy and Management.

Mr Sellers' contribution to Western Australia has been recognised by the Institute of Public Administration Australia (IPAA), which awarded him the 2014 WA Patron's Award, and as a National Fellow in 2014. The National Fellow accolade recognises outstanding contribution to the practice and study of public administration.

Mr Clinton Wolf

- Knowledge or practical experience in one or more of the fields of community services, community affairs, indigenous interest

Mr Wolf is an experienced Indigenous business executive. He is the former Chair of the WA Aboriginal Lands Trust; and Executive Director of Azure Capital. He is the current Executive Chair of iContracting and Spartan Occupational Health. Mr Wolf is also Managing Director and owner of the National Indigenous Times and sits on the Board of the Madalah Charitable Trust.

Mayor Henry Zelones

- Metropolitan local government representative

Mayor Zelones OAM JP was first elected as a Councillor at the City of Armadale in 1989, and became Mayor in October 2011. He served across all Directorates at City, but most notably for 18 years as the Chairman of the Development Services Committee. Mayor Zelones was made a Member of the Order of Australia in 2014 and in the same year an Honorary Life Member of the WA Local Government Association. Inaugural Board

Member of the Armadale Redevelopment Authority (2002-2011), the Metropolitan Redevelopment Authority's Armadale Local Redevelopment Committee (2011 – 2015) and the State Heritage Council (2008-2013), Mayor Zelones also has many years of experience in local government reform. His business experience spans 40 years and he served as a Board Member of the WA Chamber of Commerce, a founding member of Business Armadale and a 25-year member of the RSL.

Associate member

Mr Ralph Addis

- Associate Member, Director General, Department of Primary Industries and Regional Development

Mr Addis brings a wealth of experience from the private, not-for-profit and government sectors. He has a natural affinity for regional WA having grown up on a farm at Cranbrook and spent much of his working life in Kununurra. He was chairman of the Kimberley Development Commission for more than two years and has held a range of commercial, not-for-profit and local government board positions. He was formerly Director General at the Department of Regional Development and now leading the newly integrated Department of Primary Industries and Regional Development. Mr Addis is a Chartered Accountant, holds a degree in Commerce, a Master of Agricultural Economics and is a graduate member of the Australian Institute of Company Directors.

Deputy Chairperson

Ms Belinda Moharich

Ms Moharich is a qualified lawyer and town planner, and is the Director of Moharich and More, a specialist planning and environment law firm. Admitted to practice in 1999, she has 20 years' post-admission experience as a planning lawyer, working both in private practice and for the State government. She was the Principal Registrar and Senior Member on the Town Planning Appeal Tribunal of Western Australia, and a founding member of the State Administrative Tribunal of Western Australia. Ms Moharich has experience in the legal management of large scale residential, commercial and retail built form projects, as well as extensive experience in legislative reform of planning frameworks in Australia and internationally. She is a member of the Law Society of Western Australia, and a member of the Society's Environment, Town Planning and Local Government Law Committee. She is also a member of the Planning Institute of Australia, and was made a Fellow of the Institute in 2018.

Deputy members for local government representatives

Metropolitan

Cr Jon Strachan

Non-metropolitan

Cr Caroline Knight

Appendix 2 – WAPC committees

Statutory Planning committee

The Statutory Planning Committee is the WAPC's regulatory decision-making body. Its functions include approval of the subdivision of land, approval of leases and licences, approval of strata schemes, advice to the Minister on local government planning schemes and scheme amendments, and the determination of certain development applications under the Metropolitan Region Scheme.

Executive, Finance and Property Committee

The Executive, Finance and Property Committee performs the administrative, financial and property functions of the WAPC. Most of its activities centre on monitoring development projects, the acquisition and disposal of property, and associated capital works.

Infrastructure Coordinating Committee

The Infrastructure Coordinating Committee advises the WAPC on planning for the provision of physical and community infrastructure throughout the State. ICC members include representatives from departments with responsibility for land development, housing, commerce, the environment, state development, energy, mines and petroleum, water, health, education and transport. It also includes representatives from the Department of Treasury and the Department of the Premier and Cabinet.

Infrastructure Steering Group

The Infrastructure Steering Group was established to provide advice and make recommendations to the WAPC, on behalf of the Infrastructure Coordinating Committee, on the planning, coordination and provision of physical and community infrastructure throughout the State. This group coordinates the preparation of the Urban Development Program and plans for the coordinated provision of transport and infrastructure for land development.

Central Perth Planning Committee

The Central Perth Planning Committee was established to oversee and provide direction for planning in the Perth central area. It exercises delegated authority to deal with the City of Perth local planning scheme and scheme amendments; the Metropolitan Region Scheme and amendments; subdivisions, strata titles, leases and licences; and development on reserved land in the City of Perth.

Bunbury Development Committee

This Bunbury Development Committee provides strategic guidance and facilitates interagency and community cooperation to progress key strategic initiatives to develop the Bunbury Waterfront, Withers and Glen Iris.

State Design Review Panel

The State Design Review Panel is a multi-disciplinary panel of highly-experienced built environment professionals from industry and government that provides independent advice on the design quality of major development proposals. The newly-appointed design review panel provides advice to government agencies, decision-makers and proponents, including the WAPC.

There were no meetings of the State Design Review Panel held in 2018/2019.

Appendix 3

– WAPC remuneration and meeting attendance

Western Australian Planning Commission

Member	Position	Type of remuneration	Period of membership for 2018/19	Gross remuneration 2018/19	Meeting participation
Mr David Caddy	Chairman	Per annum	12 months	\$ 237,360.00	12
Ms Belinda Moharich	Deputy Chairperson	Per meeting	6 months	\$2,272.00	4
Mayor Henry Zelones	Local government representative - Metropolitan	Per annum	12 months	\$14,111.00	11
Cr Jon Strachan	Deputy local government representative - Metropolitan	Per meeting	12 months	\$-	0
Cr Veronica Fleay	Local government Representative - Non-metropolitan	Per annum	12 months	\$14,111.00	12
Cr Caroline Knight	Deputy local government representative - Non-metropolitan	Per meeting	12 months	\$-	0
Dr Garry Middle	Coastal Planning and Management representative	Per annum	6 months	\$7,574.00	6
Ms Helen Brookes	Coastal Planning and Management representative	Per annum	6 months	\$6,816.60	5
Ms Jane Bennett	Professions representative	Per annum	12 months	\$14,111.00	12
Mr Fred Chaney	Professions representative	Per annum	12 months	\$14,111.00	11
Mr Clinton Wolf	Professions representative	Per annum	12 months	\$14,111.00	8
Ms Gail McGowan	DG, Department of Planning, Lands and Heritage	N/A	12 months	N/A	12
Mr Mike Rowe	DG, Department of Water and Environmental Regulation	N/A	12 months	N/A	7
Ms Nina Lyhne	A/DG, Department of Transport	N/A	1 month	N/A	1
Mr Richard Sellers	DG, Department of Transport	N/A	11 months	N/A	6
Mr Joe Ostojich	A/DG, Department of Jobs, Tourism, Science and Innovation	N/A	2 months	N/A	6
Ms Rebecca Brown	DG, Department of Jobs, Tourism, Science and Innovation	N/A	10 months	N/A	3
Mr Grahame Searle	DG, Department of Communities	N/A	7 months	N/A	4
Ms Michelle Andrews	A/DG, Department of Communities	N/A	5 months	N/A	1
Ms Ciara Clarke	Planner from Portfolio Agencies	N/A	6 months	N/A	6
Mr Ross Thornton	Nominee of the Minister for Regional Development	Per Annum	6 months	\$5,788.70	5
Ms Paddi Creevey	Nominee of the Minister for Regional Development	Per Annum	6 months	\$6,059.20	6
Mr Ralph Addis	DG, Department of Primary Industries and Regional Development (Associate Member)	N/A	12 months	N/A	3

Statutory Planning Committee

Name	Representation	Type of remuneration	Period of membership for 2018/19	Gross remuneration 2018/19	Meeting participation
Mr David Caddy	Chairman, WAPC	N/A	12 months	N/A	23
Ms Megan Adair	WAPC appointee	Per meeting	12 months	\$8,652.00	20
Ms Sue Burrows	Nominee of the DG, Department of Planning, Lands and Heritage	N/A	12 months	N/A	14
Mr Ross Thornton	Nominee of the Minister for Regional Development	Per meeting	6 months	\$5,145.00	11
Ms Paddi Creevey	Nominee of the Minister for Regional Development	Per meeting	6 months	\$3,675.00	9
Ms Kym Davis	Community representative	Per meeting	6 months	\$4,042.50	11
Mr Lino Iacomella	WAPC appointee	Per meeting	6 months	\$4,410.00	11
Ms Elizabeth Taylor	Local government representative	Per meeting	6 months	\$6,615.00	13
Mr Len Kosova	Local government representative	Per meeting	6 months	\$2,572.50	6
Mr Steve Hiller	WAPC appointee	Per meeting	6 months	\$5,512.50	12
Ms Nina Lyhne	WAPC appointee	Per meeting	6 months	\$1,470.00	8
Mr Ian Holloway	Professions representative	Per meeting	6 months	\$6,615.00	13
Ms Marion Thompson	Professions representative	Per meeting	6 months	\$3,675.00	8
Mr Ray Glickman	WAPC appointee	Per meeting	6 months	\$4,042.50	8
Mr Ross Thornton	WAPC appointee	Per meeting	6 months	\$4,042.50	11

Executive, Finance and Property Committee

Name	Representation	Type of remuneration	Period of membership for 2018/19	Gross remuneration 2018/19	Meeting attendance
Mr David Caddy	Chairman, WAPC	N/A	12 months	N/A	12
Ms Rachel Chapman	WAPC appointee	Per meeting	6 months	\$1,837.50	4
Mr Len Kosova	WAPC appointee	Per meeting	6 months	\$1,102.50	3
Ms Belinda Moharich	WAPC appointee	Per meeting	6 months	\$2,940.00	5
Mr David Saunders	Nominee of the DG, Department of Planning, Lands and Heritage	N/A	12 months	N/A	7
Ms Rebecca Strom	WAPC appointee	Per meeting	12 months	\$4,410.00	10
Mayor Henry Zelones	Member of the WAPC	Per meeting	12 months	\$5,145.00	10

Central Perth Planning Committee

Name	Representation	Type of remuneration	Period of membership for 2018/19	Gross remuneration 2018/19	Meeting participation
Mr David Caddy	Chairman, WAPC	N/A	12 months	N/A	2
Ms Anne Arnold	Chairperson, Heritage Council	Per meeting	12 months	\$-	1
Mr Hamish Beck	Chairman, Swan River Trust	Per meeting	12 months	\$600.00	2
Prof Tony Blackwell	Professions representative	Per meeting	12 months	\$600.00	2
Mrs Alison Devellerez	Community representative	Per meeting	12 months	\$600.00	2
Mr Sean Henriques	CEO, Metropolitan Redevelopment Authority	N/A	12 months	N/A	0
Mr Ryan Keys	Deputy to the CEO, Metropolitan Redevelopment Authority	N/A	12 months	N/A	2
Mr Nigel Hindmarsh	Nominee of the DG, Department of Communities	N/A	12 months	N/A	1
Ms Lorissa Kelly	Nominee of the DG, Department of Planning, Lands and Heritage	N/A	12 months	N/A	2
Mr Eric Lumsden	Chief Commissioner, City of Perth	Per meeting	12 months	\$-	1
Mr Frank Marra	CEO, Landcorp	N/A	12 months	N/A	2
Mr Richard Sellers	DG, Department of Transport	N/A	12 months	N/A	1
Mr Geoffrey Warn	Government Architect	N/A	12 months	N/A	2
Ms Melinda Payne	Deputy to the Government Architect	N/A	12 months	N/A	0

Infrastructure Coordinating Committee

Name	Representation	Type of remuneration	Period of membership for 2018/19	Gross remuneration 2018/19	Meeting participation
Mr David Caddy	Chairman, WAPC	N/A	12 months	N/A	1
Ms Gail McGowan	DG, Department of Planning, Lands and Heritage	N/A	12 months	N/A	1
Mr Richard Sellers	DG, Department of Transport	N/A	12 months	N/A	0
Mr Steve Beyer	Deputy for the DG, Department of Transport	N/A	12 months	N/A	0
Mr Mike Rowe	DG, Department of Water and Environmental Regulation	N/A	12 months	N/A	0
Mr Zaeen Khan	Coordinator of Energy, Public Utilities Office, Department of Treasury	N/A	12 months	N/A	1
Mr John Fischer	Nominee of the DG, Department of Education	N/A	12 months	N/A	1
Mr Ralph Addis	DG, Department of Primary Industries and Regional Development	N/A	12 months	N/A	0
Mr Joe Ostojich	Nominee of the DG, Department of Jobs, Tourism, Science and Innovation	N/A	12 months	N/A	1
Mr David Smith	DG, Department of Mines, Industry Regulation and Safety	N/A	12 months	N/A	0
Mr Daniel Simms	Local government representative	N/A	12 months	N/A	1
Mr Darren Foster	DG, Department of the Premier and Cabinet	N/A	12 months	N/A	0
Ms Marion Fulker	Professions representative	Per meeting	6 months	\$350.00	1
Mr Nigel Hindmarsh	WAPC Appointee - Nominee of the DG, Department of Communities	N/A	12 months	N/A	1
Mr Frank Marra	WAPC Appointee - CEO, Landcorp	N/A	12 months	N/A	0
Mr Greg Martin	Professions representative	Per meeting	6 months	\$350.00	1
Ms Sue Murphy	WAPC Appointee - CEO, Water Corporation	N/A	12 months	N/A	1
Ms Jodi Cant	DG, Department of Finance	N/A	12 months	N/A	0
Mr David Russell-Weisz	DG, Department of Health	N/A	12 months	N/A	0

Infrastructure Steering Group

Name	Representation	Type of remuneration	Period of membership for 2018/19	Gross remuneration 2018/19	Meeting participation
Mr David Caddy	Chairman, WAPC	N/A	12 months	N/A	2
Ms Gail McGowan	DG, Department of Planning, Lands and Heritage	N/A	12 months	N/A	2
Mr Richard Sellers	DG, Department of Transport	N/A	12 months	N/A	0
Mr Jeremy Millar	Proxy for the DG, Department of Transport	N/A	1 month	N/A	1
Mr Mike Rowe	DG, Department of Water and Environmental Regulation	N/A	12 months	N/A	1
Mr Patrick Seares	Proxy for the DG, Department of Water and Environmental Regulation	N/A	1 month	N/A	1
Mr Ralph Addis	DG, Department of Primary Industries and Regional Development	N/A	12 months	N/A	0
Mr Paul Tzaikos	Proxy for the DG, Department of Primary Industries and Regional Development	N/A	1 month	N/A	1
Mr Joe Ostojich	Nominee of the DG, Department of Jobs, Tourism, Science and Innovation	N/A	12 months	N/A	2
Mr Phil Gorey	Nominee of the DG, Department of Mines, Industry Regulation and Safety	N/A	12 months	N/A	1
Mr Malcolm Bradshaw	Nominee of the DG, Department of the Premier and Cabinet	N/A	12 months	N/A	0
Mr Lance Glare	Nominee of the DG, Department of the Premier and Cabinet	N/A	1 month	N/A	1
Mr Justin Edmiston	Proxy for the DG, Department of the Premier and Cabinet	N/A	1 month	N/A	0
Mr Michael Court	Nominee of the DG, Department of Treasury	N/A	12 months	N/A	2
Ms Marion Fulker	Professions representative	Per meeting	6 months	\$350.00	1
Mr Greg Martin	Professions representative	Per meeting	6 months	\$350.00	0

Bunbury Development Committee

Name	Representation	Type of remuneration	Period of membership for 2018/19	Gross remuneration 2018/19	Meeting participation
Ms Robyn Fenech	Chairperson	Per meeting	12 months	\$2,196.00	8
Ms Rebecca Ball	A/CEO South West Development Commission	N/A	12 months	N/A	7
Mr Ashley Clements	Deputy to the CEO, South West Development Commission	N/A	12 months	N/A	8
Cr Gary Brennan	Mayor of the City of Bunbury	N/A	12 months	N/A	6
Mr Greg Cash	Nominee of the DG, Department of Communities	N/A	12 months	N/A	5
Mr John Castrilli	Community representative	Per meeting	12 months	\$604.00	4
Ms Sharon Cooke	Indigenous representative	Per meeting	12 months	\$1,080.00	5
Ms Tegan Davis	Business representative	N/A	8 months	N/A	2
Mr Steve Jenkins	Nominee of the DG, Department of Transport	N/A	12 months	N/A	7
Mr David Kerr	President of the Bunbury Geographe Chamber of Commerce and Industry	Per meeting	12 months	\$952.00	5
Mr Geoff Klem	Community representative	Per meeting	12 months	\$1,556.00	6
Mr Darren Lambourn	Nominee of the CEO, Southern Ports Authority	N/A	12 months	N/A	8
Mr Stan Liaros	Business representative	Per meeting	12 months	\$952.00	6
Mr Frank Marra	CEO, Landcorp	N/A	12 months	N/A	4
Mr Stuart Nahajski	Deputy to the CEO, Landcorp	N/A	12 months	N/A	4
Mr David Saunders	Nominee of the DG, Department of Planning, Lands and Heritage	N/A	12 months	N/A	6
Mr Michael Schramm	Deputy Nominee of the DG, Department of Planning, Lands and Heritage	N/A	12 months	N/A	6

Appendix 4 – Acronyms

AEDM	Accountable and Ethical Decision Making	PATREC	Planning and Transport Research Centre
AUDRC	Australian Urban Design Research Centre	PIA	Planning Institute of Australia
CMPAP	Coastal Management Plan Assistance Program	PID	Public Interest Disclosure
DAIP	Disability Access and Inclusion Plan	PCA	Planning Control Area
EPA	Environmental Protection Authority	PRS	Peel Region Scheme
EP	Environmental Protection Act 1986	R-Codes	Residential Design Codes
EPBC	<i>Environment Protection and Biodiversity Conservation Act 1999</i>	SAT	State Administrative Tribunal
FOI	Freedom of Information	SPP	State Planning Policy
GBRS	Greater Bunbury Region Scheme	UDIA	Urban Development Institute of Australia
HWA	<i>Heritage of Western Australia Act 1990</i>	UWA	University of Western Australia
ICC	Infrastructure Coordinating Committee	WALGA	Western Australian Local Government Association
ICF	Infrastructure Coordination Framework	WAPC	Western Australian Planning Commission
ISG	Infrastructure Steering Group		
LPS	Regulations Planning and Development Local Planning Schemes) Regulations 2015		
MRS	Metropolitan Region Scheme		