



WAPC

Western
Australian
Planning
Commission

LEADING A
CONTEMPORARY
PLANNING SYSTEM

ANNUAL REPORT 2024-25



Acknowledgement of Country

The Western Australian Planning Commission acknowledges the Aboriginal people as the traditional custodians of Western Australia. We pay our respects to the Ancestors and Elders, both past and present, and the ongoing connection between people, land, waters and community. We acknowledge those who continue to share knowledge, their traditions and culture to support our journey for reconciliation. In particular, we recognise land and cultural heritage as places that hold great significance for Aboriginal people.



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Statement of compliance

Hon John Carey BA (Hons) MLA
Minister for Planning and Lands

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 2025.

This report has been prepared in accordance with the provisions of the *Financial Management Act 2006*.

A handwritten signature in black ink, appearing to read "Emma Cole".

Emma Cole
GAICD FIPAAWA MPIA
Chairperson
Western Australian Planning Commission
14 October 2025

About this report

This report covers the operations of the Western Australian Planning Commission and presents the audited financial statements and performance indicators for the year ended 30 June 2025.

Disclaimer

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Message from the Chair



I am pleased to present the 2024-25 Annual Report for the Western Australian Planning Commission (WAPC). This financial year was one of significant change for the WAPC, chaired by Professor David Caddy and myself during the reporting year.

A reconstituted WAPC was introduced from 1 July with a streamlined composition and a greater strategic focus to drive the implementation of existing reforms and pursue new opportunities for planning system improvement. This direction has been embodied in a new strategic plan, launched in June.

The WAPC Strategic Plan 2025-29 sets a clear strategic vision for the WAPC to lead a more agile, contemporary and coordinated planning system that delivers sustainable outcomes for all Western Australians, with a focus on:

- accelerated residential land and housing supply through streamlined planning
- a more coordinated approach to infrastructure, with stronger alignment between planning and environmental pathways
- enabling sustainable and climate-resilient communities
- unlocking land for commercial and industrial development, and renewable energy transition.

Residential land and housing supply, underpinned by coordinated infrastructure delivery and stronger collaboration between the WAPC and the Environmental Protection Authority, was a key outcome for the WAPC this year. A reformed Metropolitan Region Scheme (MRS), implemented in April, simplified approval processes and provided a clearer framework for district structure planning in complex areas.

During 2024-25, the WAPC undertook significant district structure planning, including commencing the Carabooda District Structure Plan investigation in November, giving consent to advertise the Jandakot-Treeby District Structure Plan in February, approving the North-East Baldivis District Structure Plan in April and commencing engagement on the Albany North District Structure Plan.

We also initiated 12, and finalised 14, MRS Scheme Amendments – such as the Canning Vale Urban Precinct, North Fremantle Urban Precinct and North-East Baldivis Stage 1. Further, three Improvement Plans were progressed, including for the UWA QEII Specialised Activity Centre.

Planning around METRONET station precincts continued to be a priority for the WAPC as a key driver of urban consolidation. This financial year, precinct planning activities progressed at Karnup, Ballajura, Ellenbrook and Morley station precincts.

The year also marked the first determinations made under the permanent Part 11B Significant Development Pathway, which commenced in March 2024. Twenty development applications were lodged, with eight determined at a combined total investment of \$290.87 million. In addition, six further development applications were determined under the temporary Part 17 pathway, with a total value of \$1.45 billion, including the Ocean Village development in City Beach and Station Street development in Cottesloe delivering important housing diversity in high amenity infill locations.

A contemporary planning response to critical and emerging factors saw the WAPC commence a targeted review of the state's Residential Design Codes (R-Codes) to simplify the R-Codes and to help facilitate infill development in strategic centres. We also updated design review manuals for both local government and the State Design Review panels, bringing greater guidance on consistency and timeframes to the process.

Throughout the year, the WAPC continued to work closely with key stakeholders and local governments to move toward greener energy, in a way that is sustainable over the longer term. We are supporting Western Australia's renewable energy transition with the preparation

of a Renewable Energy Planning Code – which will deliver the state's first criteria developed specifically for renewable energy proposals.

State planning policies were also renewed through the year. Of particular note was WAPC's work with stakeholders on new regulations around Short-Term Rental Accommodation, concluding more than three years of consultation, policy development and review, and the finalisation of the updated and fit-for-purpose State Planning Policy 3.7 and Bushfire Guidelines.

Underpinning much of our work is the need to ensure the availability of land for grey and green infrastructure to accommodate critical growth, development and enhancement. This involves reservation and acquisition of land for regional open space, transport corridors, high school sites and many other public purposes. Over the year, our land acquisition program included land assembly for METRONET and the Mardella-Mundijong Road and Rail Realignment, as well as securing several future sites for high schools, Bush Forever conservation and recreation reserves.

Our strategic focus areas contributed to the Australian Government's National Urban Policy – which outlines a vision for sustainable growth in cities and suburbs – ensuring alignment with our State planning objectives. Western Australia's advanced planning reform agenda positions us strongly to deliver on the goals of the National Urban Policy.

Throughout the year, we continued to prioritise engagement with key stakeholders to identify opportunities for improved outcomes, and we have appreciated the collaboration across peak organisations, local government, State Government agencies and Government Trading Enterprises, and broad engagement across stakeholders and communities. This has been assisted by greater transparency of the WAPC's work through public and live-streamed meetings for most statutory planning proposals where it is the final decision-maker, including all Part 11B and Part 17 Significant Development meetings.

The WAPC and its supporting committees oversaw an ambitious program of work during the year and I sincerely thank all WAPC and committee members, past and present, for their collective dedication to ensuring the ongoing delivery of a contemporary, efficient and accessible planning system for Western Australia.

Of significant note, in December 2024 Professor David Caddy RPIA (Life Fellow) retired from the role of Chair after six years of esteemed service and oversight of significant reform of Western Australia's planning system. Professor Caddy has left a positive legacy for the State and the planning community.

On behalf of the WAPC, I also thank Department of Planning, Lands and Heritage Director General, Anthony Kannis, for his ongoing support of WAPC's business and Department staff for their diverse expertise and dedicated professionalism in delivering our agenda.

The WAPC is proud of its achievements during a year of significant transition. Our collective efforts serve as the foundation for a culture of progressive and impactful planning leadership, as reflected in the new Strategic Plan 2025-29. We look forward to continuing to work with our many stakeholders as we plan the future communities of Western Australia.

Emma Cole
Chairperson
Western Australian Planning Commission



About the Western Australian Planning Commission

The WAPC has statewide responsibility for integrated urban and regional planning and development. Working in conjunction with State and local government, it plays a central role in developing and administering systems, policies and plans which guide the use of land for the long-term benefit of communities across Western Australia.

Established under the *Planning and Development Act 2005*, the WAPC’s functions include:

- providing **independent advice** and assistance to the Minister on matters relating to integrated land use planning and development

- developing integrated land use **planning schemes, policies, strategies and plans** which respond to the strategic direction of the Government, are consistent with principles of orderly and proper planning, and facilitate sustainable land use and development which optimises social, economic and environmental outcomes
- promoting and **facilitating, delivery and implementation** of the State Planning Framework through its coordination, regulatory, property and other functions.



Our Minister



Hon John Carey
BA (Hons) MLA
[Minister for Planning and Lands](#)

WAPC Board members from left to right - Paul Lakey, Megan Adair, Ryan Hall, Helen Brookes, Emma Cole, Ray Haeren, Bianca Sandri, Amanda Sheers and Jane Bennett.

Legislation

Enabling legislation

The WAPC is established under Part 2, section 7 of the *Planning and Development Act 2005*.

Administered legislation

The WAPC assists the Minister for Planning in administration of the *Planning and Development Act 2005*.

Other key legislation

- *COVID-19 Response and Economic Recovery Omnibus Act 2020*
- *Forrest Place and City Station Development Act 1985*
- *Hope Valley-Wattleup Redevelopment Act 2000*
- *Machinery of Government (Planning and Infrastructure) Amendment Act 2002*
- *Metropolitan Region Improvement Tax Act 1959*
- *Metropolitan Region Scheme (Beeliar Wetlands) Act 2021*
- *Metropolitan Region Scheme (Fremantle) Act 1994*
- *Perry Lakes Redevelopment Act 2005*
- *Planning and Development (Consequential and Transitional Provisions) Act 2005*
- *Planning and Development Regulations 2009*
- *Planning and Development (Development Assessment Panels) Regulations 2011*
- *Planning and Development (Local Planning Schemes) Regulations 2015*
- *Planning and Development (Planning Codes) Regulations 2024*



- *Planning and Development (Region Planning Schemes) Regulations 2023*
- *Planning and Development (State Planning Policies) Regulations 2024*
- *Planning and Development (Significant Development) Regulations 2024*
- *Planning and Development (Western Australian Planning Commission) Regulations 2024*
- *Port Kennedy Development Act 2017*
- *Road Closure Act (Various)*
- *Swan Valley Planning Act 2020*
- *Swan Valley Planning Regulations 2024.*

The WAPC administers the following subsidiary legislation:

- *Metropolitan Region Scheme*
- *Greater Bunbury Region Scheme*
- *Peel Region Scheme*
- *Local Planning Schemes (various)*
- *Swan Valley Planning Scheme*
- *Improvement Schemes (various).*

The *Planning and Development Amendment (Metropolitan Region Scheme) Act 2024* was assented to on 29 October 2024 and the updated Metropolitan Region Scheme came into effect on 31 March 2025.

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

- *Aboriginal Heritage Act 1972*
- *Environmental Protection Act 1986*
- *Heritage Act 2018*
- *Contaminated Sites Act 2003*
- *Environment Protection and Biodiversity Conservation Act 1999 (Cth).*

The following legislation overrides planning legislation:

- *Mining Act 1978*
- *State Agreement Acts*

Operational legislation

As an agent of the State, the WAPC complies with all relevant Acts and regulations pertaining to proper government administration. This includes matters relating to proper record-keeping, retention and disclosure of information, as well as financial probity.

Operational structure

The WAPC is a statutory body and is supported in the delivery of its functions by Department of Planning, Lands and Heritage (the Department). The WAPC is governed by a board of management established under section 9 of the *Planning and Development Act 2005*.

A review of the WAPC was conducted in 2022 which resulted in a number of reforms being introduced through the *Planning and Development Amendment Act 2023*. These reforms were complemented by operational changes to increase the efficiency of the WAPC and its focus on strategic planning.

From 1 July 2024, the following changes were introduced through the *Planning and Development Amendment Act 2023*:

- a smaller, more strategically focused WAPC Board of nine members with diverse expertise relevant to planning and Board functions
- refinement of the statement of functions to provide a clearer and more comprehensive outline of the WAPC’s responsibilities
- the delegation of some responsibilities from the WAPC Board to the Statutory Planning Committee, including determination of most Part 11B significant development applications
- opening meetings to the public for statutory planning proposals where the WAPC is the final decision-maker for increased transparency
- introduction of live-streaming where meetings are open to the public.

The changes clarified the role of the WAPC as both an expert advisor and independent decision-maker, streamlining the membership from 16 to a maximum of nine members. These changes created a more strategically focused and contemporary board, supported by a number of committees to help deliver its broad functions.

The WAPC Board is supported by various committees and provides delegations to the following:

Statutory Planning Committee (SPC)

Undertakes the statutory planning functions, developing and applying frameworks that deliver the strategic direction and policies set by the Board.

Swan Valley Statutory Planning Committee (SVSPC)

Undertakes the statutory planning functions for the Swan Valley area, including maintaining and implementing the Swan Valley Planning Scheme and determining subdivision and development proposals within the area.

Executive, Finance and Property Committee (EFPC)

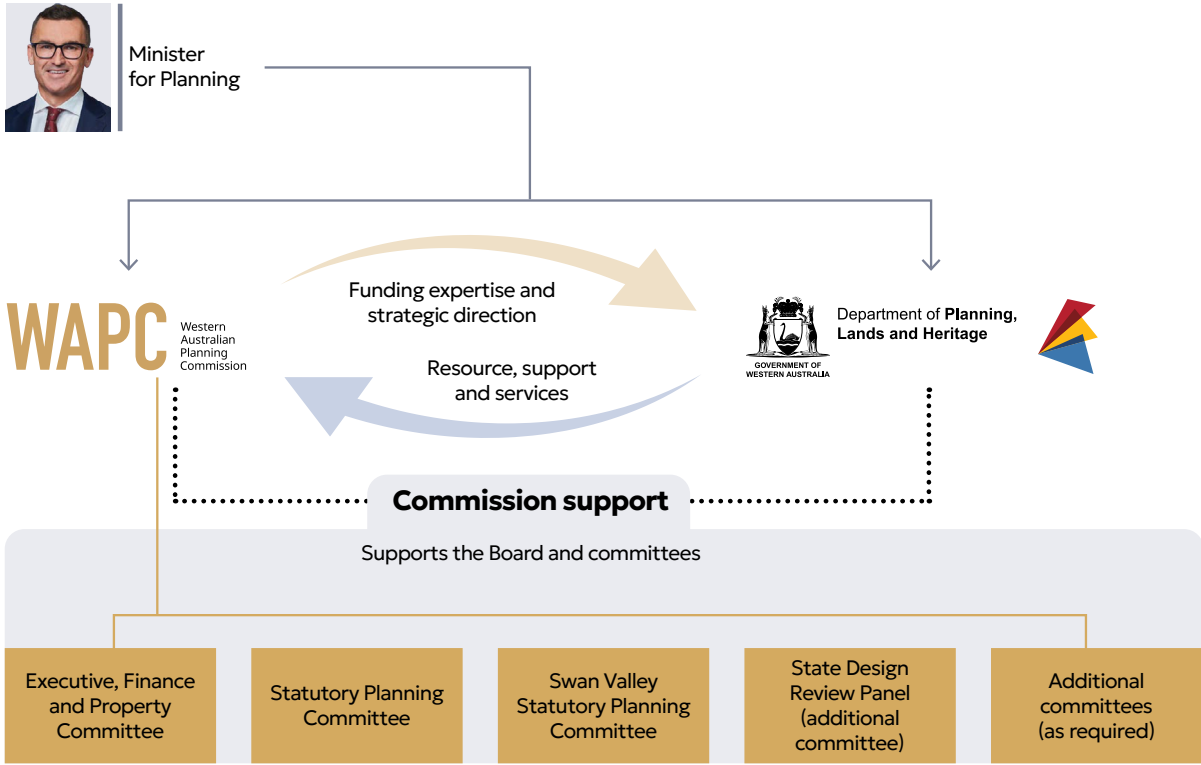
Manages resourcing and delivery of the WAPC’s strategic priorities and responsibilities and provides oversight and management of financial, compliance, property and governance activities.

Additional committees

The WAPC also benefits from the input of the State Design Review Panel (SDRP) which is a multi-disciplinary advisory panel that provides independent advice on the design quality of major built form proposals and occasional project and area specific committees such as the Future of Fremantle Planning Committee.

Service delivery

The WAPC and its committees operate with the support of the Department, which provides professional and technical expertise, administrative services and corporate resources to the WAPC, and undertakes many of its functions on its behalf. The service arrangements between the two entities are documented in a Charter, with many statutory functions undertaken under delegation extended by the WAPC under section 16 of the *Planning and Development Act 2005*. These and other resolutions and notices of delegation are published on the WAPC’s website.



WAPC Board member profiles



Emma Cole
Chair
from January 2025

Emma Cole is the Chair of the WAPC and brings urban and regional planning, board and governance expertise, and diverse state and local government experience. Emma has served as Deputy Chair and first joined the WAPC in February 2020.

During the reporting year, Emma was also Chair of the State Emergency Management Committee, the peak emergency management body in Western Australia.

As a member of the Keystart Homeloans board from November 2022 to June 2025, Emma supported affordable housing outcomes in Western Australia and helped oversee Keystart’s transition to a Government Trading Enterprise.

Emma has 10 years of experience in local government, including as a former Mayor and a local government Development Assessment Panel member. During her time as Mayor of the City of Vincent, Emma oversaw significant reforms in good governance, community and stakeholder engagement and modernisation of the City’s local planning framework, resulting in an innovative approach to urban renewal and development.

Emma is a full member of the Planning Institute of Australia and a Fellow of the Institute of Public Administration Australia WA. Emma holds a Masters of Urban and Regional Planning, a Bachelor of Arts (Honours) and is a graduate of the Australian Institute of Company Directors.



David Caddy
Chair
until December 2024

The WAPC acknowledges the significant contributions of the previous WAPC Chair, Professor David Caddy and thanks him for his service.

David is a Life Fellow of the Planning Institute of Australia, a graduate of the Australian Institute of Company Directors, an adjunct professor at The University of Western Australia and served as the WAPC Chair for six years, after being appointed to the WAPC in 2018.

During his term as Chair, David led the WAPC through the implementation of the Government’s nation-leading planning reform program cutting red tape, making planning easier to understand and navigate, and ensuring systems are consistent and efficient to create great places for the people of Western Australia.

Those reforms included the introduction of a temporary assessment pathway for significant development proposals - attracting 61 development applications with a combined value of \$7.38 billion - and its evolution to the permanent Part 11B Significant Development Pathway.

David also played a key role in the 2022 review of the WAPC which has created a more efficient and strategically-focused Board, leading to the appointment of new commissioners in 2024.

David has been a member of the Environmental Protection Authority since January 2025.



Ray Haeren
Deputy
Chair

Ray has some 30 years’ urban planning experience in both the public and private sectors and was appointed WAPC Deputy Chair in 2025.

Ray’s range of experience includes statutory and strategic planning, managing complex projects, policy development and urban regeneration. His projects have included Gosnells Town Centre Revitalisation, Cockburn Coast District Structure Plan, WGB at White Gum Valley and Montario Quarter. As part of the WAPC, Ray “wants to achieve a genuine contribution to the liveability and sustainability of Western Australia.”

Ray holds a Bachelor of Arts (Urban and Regional Studies) and Honours (Urban and Regional Planning) and is a member of the Australian Institute of Company Directors. Ray is a past WA President, a current National Vice President and Board Member of the Planning Institute of Australia.

Ray is also a Registered Planner and a Fellow of the Planning Institute of Australia.



Megan Adair
Member

Megan has over 30 years’ experience in senior leadership roles in planning and land development within the State Government, local government and private sectors.

Megan’s experience has enabled her to develop an impressive skill set including project management, stakeholder consultation, policy formulation, statutory and strategic planning and urban design. Megan also has experience dealing with heritage issues and challenging environmental remediation matters.

Megan has a Bachelor of Arts (Urban and Regional Planning), is a Fellow of Leadership WA, a member of the Planning Institute of Australia, a current member of the Board at Stellar Living and is a graduate of the Australian Institute of Company Directors.



Jane Bennett
Member

Jane has experience across local government and private practice in both planning and business management and is currently Managing Director at CLE Town Planning + Design. Jane holds a Bachelor of Arts (Urban and Regional Planning), a Masters of Business Administration and is a graduate of the Australian Institute of Company Directors. Jane has experience in the delivery of complex residential, industrial and centre projects.

Jane is a member of the Environmental Protection Authority, a WA Councillor of the Urban Development Institute of Australia (UDIA), Chair to the UDIA WA Reconciliation Action Plan working group and a member of UDIA’s Advocacy and Thought Leadership Strategic Committee. Jane is a recipient of the UDIA WA Women in Leadership Award, a Registered Planner and a Fellow of the Planning Institute of Australia.



**Helen
Brookes**
Member

Helen 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. Helen 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.

Helen has experience in coastal adaptation planning, environmental planning, natural resource management, urban water management and policy development. Helen also 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.

Helen is a graduate of the Australian Institute of Company Directors.



**Ryan
Hall**
Member

Ryan has significant planning experience within the local government sector which has refined his skills in town planning, organisational strategy and economic development.

Ryan's experience allows him to look at matters from a regional perspective and apply that knowledge in decision-making.

Ryan is the Director of Development Services with the City of Greater Geraldton and previously held the positions of the President of the Local Government Planners' Association and Board Chair of the Business Centre Pilbara.

Ryan has a Masters in Business Administration, a Masters in Urban and Regional Planning, a Bachelor of Social Science (Geography) and is a member of the Planning Institute of Australia and Australian Institute of Company Directors. Ryan is also the WAPC representative on the DevelopmentWA Board.



**Paul
Lakey**
Member

Paul brings over 30 years of international experience delivering major infrastructure, housing and mixed-use projects. He has served on boards across the private, state government and not-for-profit sectors, offering broad perspective to his role at the WAPC.

His career encompasses the design, delivery and financial performance of property development, infrastructure and construction projects across Australia, the United Kingdom, Europe and the Middle East.

Paul holds an Honours degree in Civil Engineering, is a Fellow of both the Australian Institute of Project Management and the Australian Institute of Management and a graduate of the Australian Institute of Company Directors.



**Bianca
Sandri**
Member

Bianca is an experienced town planner with considerable experience in local government and private practice. Bianca has worked for, and with, a number of local government authorities across Perth and Western Australia - notably as Deputy Mayor at the City of Stirling.

Bianca has received many prestigious awards in the planning industry, including the '40 under 40' Business News Award in 2019 and was featured in the inaugural Business News 'Power 500' catalogue as one of Western Australia's most influential business leaders in the 'property, construction and architecture' category. Bianca holds a Bachelor of Arts (Urban and Regional Planning) with Honours.

Co-founding a town planning consultancy in December 2015, Bianca has contributed to some of Western Australia's most high-profile developments. Bianca is the Director of Community Services at the City of Bayswater. As part of the WAPC, Bianca wants to "make considered and sound planning decisions for future generations."



**Amanda
Sheers**
Member

Amanda has over 25 years' experience in both the public and private sectors, having held executive roles in both state and local governments in Queensland and Western Australia. Amanda has provided leadership on a diverse range of policy, planning and infrastructure matters, and encourages and supports lateral and progressive thinking – inspiring creative solutions to urban growth challenges and producing evidence-based policy. Amanda's experience also includes extensive involvement in a wide range of complex development assessment matters including major projects, large subdivisions, mixed-use developments, complex planning strategies and policies.

Amanda is a member of the Planning Institute of Australia as well as a past WA President and is currently the Director Planning and Development at the City of Stirling.

Amanda holds a Bachelor of Urban and Regional Planning from the University of Queensland and was the recipient of the Western Australian Local Government Association's – Local Government Distinguished Officer Award in 2023.



Our purpose

Planning the future communities of Western Australia.

Our vision

Leading a contemporary planning system.

Our values

- Leadership** Best practice decision-making, stewardship and governance to deliver clear planning direction.
- Impact** Delivering high value and enduring outcomes through foresight and innovation.
- Integrity** Upholding the highest standards of performance and accountability where diverse perspectives are valued in a culture of balance and respect.



Performance management framework

Strategic direction

In June 2025 the WAPC released its Strategic Plan 2025-29 with a clear intent to drive a culture of coordinated, contemporary planning through impactful leadership.

The plan enables the new Board to pursue coordinated delivery of initiatives that will support the forward-thinking development of Western Australia in coming years.

The WAPC Strategic Plan is focussed on key opportunities for Western Australia’s sustainable growth and economic diversification under the five pillars:



- The WAPC’s work against the new strategic plan is well underway. Amongst other things, the WAPC is actively:
- progressing planning in key priority corridors to bolster land for housing supply
 - advising the Minister for Planning on a targeted review of the Residential Design Codes to simplify and modernise the document and enable well-designed infill
 - forging a new joint approach with the Environmental Protection Authority on district level environmental advice
 - developing a Renewable Energy Planning Code to ensure the planning system facilitates responsible renewable energy development.

Outcome-based management framework

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

Through the desired outcome and services listed below, the WAPC contributes to the Government’s goal for ‘Investing in WA’s future: Tackling climate action and supporting the arts, culture and sporting sectors to promote vibrant communities.’

| Government goal | Desired outcome | Services |
|---|--|---|
| Investing in WA’s future | | |
| Tackling climate action and supporting the arts, culture and sporting sectors to promote vibrant communities. | 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 |

Key performance indicators (KPIs) are used to measure the WAPC’s achievement of its desired outcomes and the efficiency of its services.

Changes to outcome-based management framework

Shared responsibilities with other agencies

The WAPC’s outcome-based management framework did not change during 2024-25. However, the WAPC has completed a comprehensive review of its outcome structure and KPIs and as a result, a revised outcome structure and new suite of KPIs will take effect from 1 July 2025.

The WAPC’s statutory and strategic planning, and asset management services are delivered by the Department.

Report on operations

Summary of actual results compared to budget targets

| WAPC financial targets | 2024-25 target \$'000 | 2024-25 actual \$'000 | Variation \$'000 |
|--|-----------------------|-----------------------|------------------|
| Total cost of services (expense limit) | 64,657 | 65,147 | 490 |
| Net cost of services | 20,482 | 3,428 | (17,054) |
| Total equity | 1,350,433 | 1,836,527 | 486,094 |
| Net increase/(decrease) in cash held | 40,494 | 45,638 | 5,144 |
| Approved salary expense level | NIL | NIL | - |
| Agreed borrowing limit | NIL | NIL | - |

| WAPC financial targets | 2024-25 agreed limit \$'000 | 2024-25 target/actual \$'000 | Variation \$'000 |
|---------------------------------|-----------------------------|------------------------------|------------------|
| Working cash limit (at budget) | 3,029 | 3,089 | 60 |
| Working cash limit (at actuals) | 3,089 | 2,932 | (157) |

Summary of key performance and effectiveness indicators

| Desired outcome: An efficient and effective planning system that promotes the use and development of land in Western Australia | | | |
|---|-------------------------------|----------------|--------------------------|
| Key effectiveness indicators ^(a) | 2024-25 target ^(b) | 2024-25 actual | Variation ^(c) |
| The proportion of residential land in the metropolitan area that is capable of multiple dwellings within 400 metres and 800 metres of the capital city, a strategic metropolitan centre or a train station: | | | |
| - 400 metres | 45% | 45.6% | 0.6% |
| - 800 metres | 36% | 34.6% | (1.4%) |
| The proportion of residential land that is zoned R40 and above that is within 400 metres of a major regional centre | 70% | 71.2% | 1.2% |
| The percentage of subdivision applications determined within the statutory timeframe | 85% | 91% | 6% |
| The percentage of development applications determined within the statutory timeframe | 85% | 81.4% | (3.6%) |
| Vacancy rate of WAPC residential properties available for rent | 1% | 0.8% | (0.2%) |
| Vacancy rate of WAPC commercial properties available for rent | 4% | 4.4% | 0.4% |

| Key efficiency indicators ^{*(a)} | 2024-25 target ^(b) | 2024-25 actual | Variation ^(c) |
|---|-------------------------------|----------------|--------------------------|
| Service 1: Statutory planning | | | |
| Average cost per statutory application | \$3,624 | \$4,116 | \$492 |
| Service 2: Strategic planning | | | |
| Average cost per strategic project | \$591,625 | \$399,884 | (\$191,741) |
| Service 3: Asset management | | | |
| Average cost of service for the management of Whiteman Park per hectare | \$2,841 | \$2,973 | \$132 |
| Average cost of service for the management of residential and commercial properties per property | \$22,958 | \$28,784 | \$5,826 |
| Average cost of service for the management of reserved land (excluding Whiteman Park and residential and commercial properties) per hectare managed | \$538 | \$554 | \$16 |

Notes

- (a) The tables above provide a summary of the WAPC’s key performance indicators for 2024-25. For more detailed information, including explanations for significant variances, refer to the desired outcome and key performance indicators section of this report at pages 105 – 118.
- (b) The targets specified above are as per the 2024-25 Budget Statements.
- (c) 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.
- * Please note that the 2023-24 Annual Report incorrectly identified this heading as ‘key effectiveness indicators’.

Significant issues impacting the WAPC

Review of the WAPC

The 2024-25 financial year marked a period of significant change and transition for the WAPC. Implementation of the WAPC review commenced on 1 July 2024 with the reconstitution of the Board into a smaller, more agile group of nine members, including three returning members. The new Board comprises professionals with experience in planning, environment and water management, development, local government, regional development and governance.

The streamlined governance model enables a stronger focus on strategic planning while continuing to manage high volumes of statutory planning proposals, including those lodged under the new Part 11B Significant Development Pathway.

The WAPC has outlined its future direction in a new Strategic Plan and has introduced several initiatives to improve transparency and collaboration. These include opening meetings to the public, strengthening coordination with agencies such as the Environmental Protection Authority (EPA) and investing in State-led structure planning to facilitate land release and coordinated outcomes across jurisdictions.

The year also saw a renewed focus on reform implementation across the Western Australian planning system, including the modernisation of the Metropolitan Region Scheme (MRS) and a new framework to guide the development of district structure plans.

Planning reform

August 2024 marked five years since the release of the State Government's Action Plan for Planning Reform. Since that time, the WAPC has led the implementation of key initiatives to improve transparency, consistency and efficiency within the planning system. In 2024-25 planning reform initiatives included:

- modernisation of the MRS
- development of a clearer framework for the development of district structure plans in complex areas, including processes to enable environmental and infrastructure considerations to be identified and to inform high level planning
- publication of new guidance to increase consistency and efficiency of planning processes
- introduction of new options to support approval of community housing
- review and refinement of State and local design review practice
- progression of regulatory changes to support regular review of State and local planning instruments.

At the national level, the Australian Government released a Draft National Urban Policy in May 2024, outlining its shared vision for sustainable growth in cities and suburbs. The WAPC provided detailed input into the draft policy to ensure alignment with Western Australia's planning objectives. The State's established planning reform agenda positions it strongly to deliver on the goals of the National Urban Policy.

The Australian Government published the National Urban Policy in November 2024.

METRONET precinct planning

The WAPC and the Department continued to progress planning for METRONET precincts across the metropolitan area.

Key 2024-25 project milestones included opening the following lines:

- Ellenbrook Line (December 2024) with stations at Ellenbrook, Whiteman Park, Ballajura, Noranda and Morley
- Thornlie-Cockburn Line (June 2025) with stations at Nicholson Road and Ranford Road.

Precinct planning activities included:

- Karnup: MRS amendment and precinct structure plan
- Ballajura: Improvement scheme preparation and environmental referrals
- Ellenbrook: Finalisation of improvement scheme
- Morley: Release of draft precinct structure plan for public comment.



Land acquisition

Strategic land acquisition program

The WAPC's land acquisition program aims to ensure land is available for current and future infrastructure and public purposes, for the benefit of all Western Australians.

The program provides land assembly services for strategic State significant projects such as METRONET and other public purposes such as road and rail corridor development, future school and hospital sites.

Funding for the program is primarily sourced through strategic application of the Metropolitan Region Improvement Fund which was established to support implementation of the MRS. This is achieved through the provision of compensation and acquisition of land reserved for public purpose under the MRS. In the Peel and Greater Bunbury regions, land acquisition and management is funded through consolidated funds.

Priority projects during 2024-25 included:

- managing land impacted by the planning control areas in place for the Mardella-Mundijong Road and Rail Realignment (Main Roads WA)
- securing future high school sites
- additions to regional open space recreation reserves for the benefit and enjoyment of all Western Australians
- progressing the purchase of land identified for conservation as Bush Forever sites.



Contemporary and coordinated planning

To support better planning outcomes across Western Australia, four policies and position statements were released focusing on bushfire-prone areas, short-term rental accommodation and regional open space. A further two draft position statements on child care premises and student accommodation were advertised for public consultation. The WAPC also published 15 guidelines, manuals, fact sheets and bulletins to support local governments and industry in the areas of design review, district structure plans, tiny houses, Bush Forever and car parking.

The Position Statement: Planning for Tourism and Short-Term Rental Accommodation aims to guide the appropriate location and management of tourism and short-term rental accommodation land uses through the planning framework.

A modernised MRS

A major milestone was achieved on 31 March 2025 with commencement of the *Planning and Development Amendment (Metropolitan Region Scheme) Act 2024*. This marks the first major review of the MRS text in more than 60 years.

The revised MRS introduces modernised scheme text and improved development approval processes for proposals of regional or State significance. It also establishes a clear framework for the preparation and approval of district structure plans and introduces the opportunity for regional infrastructure plan areas. These updates enhance the WAPC's capacity to lead strategic land use planning and promote coordinated land use outcomes in complex areas.



MRS Bill passes through Parliament 24 October 2024.

Neighbourhood Design – Liveable Neighbourhoods policy review

Work progressed in 2024-25 on a State Government commitment to review the WAPC's Liveable Neighbourhoods Operational Policy and deliver a new State Planning Policy. The Neighbourhood Design policy will guide the design and assessment of new structure-planned communities across Western Australia.

As part of the initial policy review, extensive stakeholder consultation was undertaken during the year to identify key operational and implementation issues. Among the issues identified were strategic challenges such as climate change, mitigation and adaptation; and the consideration of community development (housing, community infrastructure and employment opportunities) to meet community needs.

The revised policy under development is anticipated to prioritise site responsive design including effective requirements for tree canopy, and promote strong connections to public transport, activity centres and open spaces – all of which aim to enhance walkability, safety and community amenity.

Review of Residential Design Codes

In June 2025, the WAPC undertook to investigate opportunities to modernise the Residential Design Codes (R-Codes), as part of the State Government's broader planning reform agenda. A subsequent review will focus on simplifying the R-Codes by reducing complexity and inefficiencies and delivering a more contemporary, digitally enabled document that is accessible and easy to apply for all stakeholders. The review will also consider how to enable more well-designed infill and greater housing diversity in strategic locations.

At year end, the WAPC had established a Stakeholder Advisory Group to support this review work in the 2025-26 financial year. Comprising peak industry body representatives, the Advisory Group will help define the scope and direction of the R-Codes review to ensure it is informed by practical experience.

Design review

Western Australia has a longstanding history of local government-led design review, dating back to the 1970s. However, the evolution of this practice – particularly in the metropolitan area since the mid-2000s – has led to inconsistencies in how panels are established and operated across the state.

In 2019, the WAPC released the Design Review Guide alongside the gazettal of State Planning Policy 7.0 Design of the Built Environment (SPP 7.0) and established the State Design Review Panel. The guide clarified the relationship between design review and SPP 7.0 and outlined best-practice procedures for both State and local government design review panels.

Building on the success of the original guide, and following extensive consultation with stakeholders, the WAPC has refined its approach through the development of two new Design Review Manuals – one tailored for the State Government and one for local government. These updated manuals establish a new benchmark for best practice, providing greater consistency and clarity in design review processes across Western Australia.

State Design Review Panel

Chaired by the Government Architect, the State Design Review Panel provides the WAPC with independent, professional advice on the design quality of significant development proposals and projects. The panel comprises a multidisciplinary pool of 72 specialists across architecture, urban design, landscape architecture and other related fields.

The panel's review process is flexible and tailored to each proposal. In 2024-25, the panel reviewed 26 projects, representing a combined potential development value of approximately \$2.08 billion. Of these, 16 projects were referred through the new Part 11B pathway under the *Planning and Development Act 2005*, which enables WAPC determination of significant development proposals.

Since its establishment in 2019, the panel has undertaken more than 250 reviews, helping to raise the design quality of the built environment in the interests of all Western Australians.

WA Planning Manual - District Structure Plans

District Structure Plans (DSP) are a key planning tool used by the WAPC to fulfill its functions under the *Planning and Development Act 2005* which includes preparing plans for integrated, sustainable development and the coordinated provision of infrastructure. The WAPC is responsible for determining the need for a DSP and ensuring alignment with State Government priorities.

New provisions introduced through the MRS provide a specific legislative basis for the preparation, approval, amendment and revocation of DSPs within the metropolitan region.

In March 2025, the WAPC published the WA Planning Manual – District Structure Plans to guide the preparation and assessment of DSPs. The manual outlines a clear and consistent process for DSPs through:

- defining the purpose and function of DSPs
- providing procedural guidance for their preparation
- setting out the level of information required to support a DSP.

While developed to align with the metropolitan planning framework, the manual is intended to apply to DSPs across all regions of Western Australia.

DSPs (and review and amendments to existing DSPs) are being prepared for a number of areas as outlined in 'Accelerated Land and Housing Supply' section of this report:

- Albany North
- Wanju
- Jandakot-Treeby
- Karnup
- North East Baldivis
- Mundijong
- North Ellenbrook
- Alkimos Eglinton.





Accelerated land and housing supply

Urban Development Program – Tracking residential land supply

The Urban Development Program supports infrastructure planning and policy by monitoring land and housing supply. As part of this program, the WAPC publishes the quarterly State Lot Activity report, which tracks subdivision activity across Western Australia. In the year to June 2025, residential lot approvals rose by 38 per cent to nearly 24,000—the highest level since 2015-16.

The Urban Growth Monitor tracks urban land supply and development trends across the Perth, Peel and Greater Bunbury region scheme areas. In 2024-25, the report was updated and, for the first time, includes analysis of environmental assets within urban zones. It confirms a long-term supply of land to support urban growth. Additionally, infill development represented 34 per cent of all dwelling activity during 2023 in the Perth and Peel regions.

Understanding the connection between land, floorspace and jobs

The Land Use and Employment Survey 2022-24 provided a comprehensive snapshot of commercial, industrial, public and recreational land use across Perth and Peel.

- More than 54.5 million square metres of floorspace was captured.
- 821,000 jobs were recorded.
- A 15 per cent increase in floorspace was captured compared to the 2015-17 survey.

The survey data underpins strategic land use decisions and forecasts, supporting infrastructure delivery and economic development.

District Structure Plans

DSPs are strategic planning tools that guide land use, infrastructure provision and the sequencing of development across large urban areas. They support the coordination of key infrastructure, identify housing and employment areas, and ensure that growth is sustainable, orderly and aligned with broader regional and sub-regional planning frameworks. DSPs can be used in a range of circumstances including to facilitate urban expansion, industrial development and other land use coordination at a district level, underpinning future local structure planning and zoning changes, particularly in complex areas.

Jandakot-Treeby District Structure Plan

Located within the City of Cockburn, the Jandakot-Treeby DSP will support the delivery of more than 4,700 homes across a 580-hectare area. Identified in the South Metropolitan Peel Sub-regional Planning Framework, this urban expansion area will provide for new schools, community facilities, transport connections and open space.

The DSP was released for public consultation on 16 June 2025 and responds to population growth pressures while aligning with major transport and employment corridors.

Mundijong District Structure Plan

Mundijong is a key urban growth area in the southern corridor of Perth, with the DSP covering nearly 200 hectares in Mundijong-Whitby. Once developed, the area could accommodate more than 22,000 homes and over 60,000 people.

The DSP provides for schools, two district centres, neighbourhood activity centres, extensive public open space and a robust road and public transport network.

After several years of development, the Shire of Serpentine Jarrahdale submitted a modified DSP for the Department's review in March 2025.

To ensure the DSP is consistent with the WAPC's decision, the Department and the Shire of Serpentine Jarrahdale are continuing to work collaboratively to address and satisfy the required modifications prior to final approval.

North East Baldivis District Structure Plan

The North East Baldivis DSP supports future development within a 760-hectare urban expansion area in the City of Rockingham. The DSP provides for up to 6,000 new homes, with an anticipated population of approximately 18,000.

Incorporating schools, commercial areas, open space, sporting facilities and transport links, the plan provides for long-term growth east of the Rockingham City Centre and Western Trade Coast.

The WAPC approved the DSP in April 2025, following extensive planning and consultation.

Carabooda District Structure Plan Investigation

The investigation area, covering nearly 1,000 hectares in Carabooda and Nowergup in the City of Wanneroo, has been identified as a pilot project for early environmental input through the EPA. A draft DSP for the area is being developed to balance land supply with conservation outcomes, proposing more than 220 hectares of conservation areas and innovative approaches to bushfire management.

The draft DSP is also exploring mechanisms to improve housing affordability, including a model to deliver one in every nine lots as affordable housing through collaboration with landowners. This reflects broader State Government objectives and the National Housing Accord targets.

The draft DSP will incorporate outcomes-based bushfire management measures to address broader landscape risk. This will be the first application of such measures under the updated State Planning Policy 3.7 Bushfire. It presents an opportunity to deliver site-specific responses to the nearby State Forest and National Park that extend beyond standard mitigation requirements, while balancing ecological and conservation values.

A core landowner group, which collectively holds nearly 70 per cent of the DSP area, has formed to drive forward the planning process and implement key elements of the draft DSP.

Local Structure Plans

Local structure plans provide a more detailed framework for the coordinated development of specific areas, setting out the intended land use, road networks, public open space and other key planning considerations.

Brabham Third Stage Local Structure Plan

Approved by the WAPC in April 2025, the Brabham Third Stage Local Structure Plan facilitates approximately 1,500 dwellings, as well as a new primary and high school. The site is well connected to public transport through its proximity to the new METRONET Whiteman Park Train Station.

Alkimos Precinct Structure Plan

The Alkimos Precinct Structure Plan guides the development of the Alkimos secondary centre in Perth’s North-West corridor. The plan was progressed by the Statutory Planning Committee subject to modifications.

Rockingham Strategic Centre Precinct Structure Plan

The Rockingham Strategic Centre is the largest activity centre by area in Western Australia, located about 40 kilometres south of Perth.

The Rockingham Strategic Centre Precinct Structure Plan establishes a contemporary planning framework for the centre, aiming to support significant residential growth and high-quality development.

The Precinct Structure Plan provides for:

- 9,914 additional dwellings in the interim (10+ years)
- up to 15,093 total dwellings in the longer term.

On 27 November 2024, the Statutory Planning Committee approved the Precinct Structure Plan, subject to modifications. The Department is working closely with the City of Rockingham to finalise these modifications.

Mandurah Strategic Centre Precinct Structure Plan

The Mandurah Strategic Centre Precinct Structure Plan seeks to consolidate and modernise the planning framework for the Mandurah Strategic Centre, which is located 70 kilometres south of Perth and is a major precinct of the Peel region.

The Precinct Structure Plan was approved in January 2025 after receiving conditional approval in April 2023. It provides for approximately 8,500 additional dwellings for an estimated population of 14,000.

The City of Mandurah has since initiated a strategic review of housing needs, infrastructure and built form to ensure future precinct planning aligns with State Planning Policy 7.2 Precinct Design.

Region Planning Schemes

Region planning schemes provide the statutory framework for guiding regional development and strategic land use at the macro scale. They define broad land use zones, reserve areas for regional open space and infrastructure and support coordination of major infrastructure delivery across regions subject to significant growth.

Local governments must prepare more detailed local planning schemes consistent with their respective region planning schemes.

There are three region planning schemes in Western Australia.

Greater Bunbury Region Scheme

The Greater Bunbury Region Scheme (GBRS) guides land use for planning in the Greater Bunbury area, covering the City of Bunbury and the Shires of Harvey, Dardanup and Capel. It spans from Lake Preston in the north to Peppermint Grove Beach in the south and extends east to the Darling Scarp.

In 2024-25, the WAPC finalised one GBRS amendment. Amendment 0070 (Standard) Part Lot 65 South Western Highway, Glen Iris.

Peel Region Scheme

The Peel Region Scheme guides land use for planning in the Peel Region. The area includes the local government boundaries of the City of Mandurah and the Shires of Murray and Waroona.

No Peel Region Scheme amendments were initiated or finalised in 2024-25.

Metropolitan Region Scheme

The MRS provides for the growth and development of the Perth metropolitan region. It divides the region into broad zones and reservations to support orderly development and infrastructure delivery.

The MRS area extends from Singleton in the south to Two Rocks in the north and eastward to The Lakes in the Shire of Mundaring.

A full list of the MRS Amendments for 2024-25 is provided at page 48. These include:

MRS Amendment 1422 (Standard) – Canning Vale Urban Precinct

MRS Amendment 1422 rezoned 124.48 hectares in Canning Vale from Public Purposes – Special Uses reservation and Rural – Water Protection to a combination of Parks and Recreation, Public Purposes - Water Authority of WA reservations and Rural. The amendment also adjusted the Water Catchments reservation.

The rezoning responds to the strategic need identified in the Canning Vale Sports Master Plan, which recommends provision for a wide range of recreational uses, including an indoor sporting facility, cycling infrastructure, a skate park and BMX facility.

Conservation areas in the western and southern portions of the site were also rationalised to align with Priority 1 and 2 Public Drinking Water Sources Areas and areas of remnant vegetation. The amendment became effective on 1 November 2024.

MRS Amendment 1400/41 – North Fremantle Urban Precinct

This amendment rezoned 23.95 hectares in North Fremantle from the Industrial zone to Urban Deferred and Parks and Recreation reservation in the MRS, supporting future redevelopment for mixed-use residential and commercial development, public open space and a coastal foreshore reserve.

As industrial activity on the site has ceased, the rezoning provides an opportunity to reconsider land use in this strategic location. Future planning will address all planning, transport and environmental considerations. The amendment became effective on 15 August 2024.

MRS Amendments 1427 and 1428 – North East Baldivis District Structure Plan

MRS Amendments 1427 and 1428 collectively rezone 760.63 hectares in North East Baldivis from Rural zone to Urban and Urban Deferred zones.

The amendments align with the Perth and Peel@3.5million and South Metropolitan Peel Sub-Regional Planning Framework and give statutory effect to the North East Baldivis District Structure Plan. They facilitate future residential development, including land for drainage, education and public open space. The WAPC supported the finalisation of both amendments on 28 May 2025. They have been referred to the Minister for Planning for a final decision.

Local Planning Schemes

Local planning schemes set out the way land is to be used and developed, classify areas for land use and include provisions to coordinate infrastructure and development within the local government area. This is set out via scheme text and maps.

Shire of Derby/West Kimberley Local Planning Scheme No. 9

Gazetted on 5 December 2024, Local Planning Scheme No. 9 is the first to cover the entire Shire, replacing Schemes No. 5 and 7, and Interim Development Order No. 9. It is among the first in Western Australia to incorporate updated short-term rental accommodation provisions, supporting a more equitable and better managed short-term rental sector.

The Department worked closely with the Shire to develop a contemporary scheme aligned with the State’s planning reform agenda.

Town of Victoria Park Local Planning Scheme No. 2

The Town of Victoria Park Local Planning Scheme No. 2 was approved by the Minister for Planning and came into effect in December 2024, replacing Town Planning Scheme No. 1, which had been in place since September 1998.

The new scheme supports a staged approach to precinct planning, consistent with State Planning Policy 7.2 Precinct Design. Local Planning Scheme No. 2 was developed between the Town and the Department to modernise the planning framework while preserving local planning objectives.

Shire of Dardanup Local Planning Scheme No. 9

Gazetted on 23 June 2025, the Shire of Dardanup’s Local Planning Scheme No. 9 replaces the Shire’s previous Town Planning Scheme No. 3, originally gazetted in 1979.

The Department collaborated with the Shire to deliver a contemporary and simplified scheme aligned with the State’s planning framework and planning reform agenda.

City of Gosnells Draft Local Planning Scheme No. 24

The City of Gosnells is set to unlock more diverse and affordable housing options, with its new Local Planning Scheme No. 24 nearing finalisation. The draft scheme introduces higher densities near activity centres and transport hubs, aligns with Perth and Peel@3.5million and incorporates updated short-term rental accommodation provisions.

Draft Local Planning Scheme No. 24 was informed by comprehensive community consultation and supports diverse, affordable housing and sustainable growth.

Redcliffe Improvement Plan and Draft Improvement Scheme

The Redcliffe Station Precinct, located near Perth CBD, Perth Airport and surrounding the new METRONET Redcliffe Station, is primed for high-density, transit-oriented development.

The current planning framework does not support the required land-use mix to revitalise the area or optimise use of the station and the improved access and opportunities this creates.

In response, the WAPC endorsed Improvement Plan No. 45 – Redcliffe Station Precinct, which was gazetted in December 2022. A supporting Improvement Scheme has been prepared to implement the desired planning outcomes.

In May 2025, the draft improvement scheme was approved for consultation by the WAPC and referred to the Minister for Planning for approval.

Significant Development Pathway

This year marked the first decisions made under the permanent Part 11B Significant Development Pathway, which commenced in March 2024. Of the 20 applications lodged this year, eight have been determined by the end of June 2025, representing a total value of \$290.87 million. Approved proposals included six apartment developments, a social housing project in Busselton and a student accommodation facility in Nedlands. The remaining 12 applications comprise a wind farm, hydrogen plant, and commercial and retail developments.

On 30 May 2025, the eligibility criteria for the Part 11B pathway were expanded to include multiple dwelling developments of any value in targeted locations, provided they incorporate a minimum five per cent social or affordable housing.

By the end of 2024-25:

- seventy-nine enquiries had been received about the pathway
 - of these, 46 pre-lodgement meetings had been held or requested.
- the eight approved applications were determined in an average of 155 days
 - seven approvals were in the Perth and Peel region, and one in the South West
 - the six residential developments approved account for 261 apartments.

In addition, six further applications were approved under the temporary Part 17 pathway, with a total value of \$1.45 billion.

The Part 17 pathway was introduced in July 2020 as a COVID-19 economic recovery measure and closed to new applications in December 2023. During its operation, the WAPC received 61 applications, five of which were withdrawn. The remaining 56 Part 17 applications represent a combined value of \$6.95 billion.

By the end of 2024-25:

- forty-four applications had been approved, valued at \$5.84 billion
- seven projects had reached completion
- construction had commenced substantially on another four projects
- twelve applications remain under assessment, with a combined value exceeding \$1.401 billion.

Projects still under consideration include tourism resorts in the South West, a mixed-use development in Cottesloe featuring apartments, retail and short-stay accommodation, and a vanadium processing facility in the Mid West region.

As part of the assessment process, the WAPC conducted local community visits, particularly in regional areas. In 2024-25, this included one determination meeting and two site visits to engage directly with local communities on development proposals.



Artist impression of Ocean Village City Beach

Ocean Village and Station Street development applications

The Ocean Village City Beach and Station Street Cottesloe mixed-use developments approved by the WAPC represent significant opportunities for their respective areas. These proposals deliver increased density in established well-serviced activity centres while helping to preserve the character of surrounding low-density suburbs.

The developments support housing choice, ageing in place and offer a range of amenities. The Ocean Village proposal includes 247 apartments along with a village green, supermarket and health services, replacing an ageing commercial centre.

The WAPC meeting for the Ocean Village development application was held at the Boulevard Centre in Floreat to ensure greater local participation, with approximately 230 community members in attendance.

The Station Street development in Cottesloe comprises 125 apartments, a 128-bed hotel, and a mix of retail and dining offerings located near the Perth-Fremantle train line. It provides a catalyst for revitalising the area.

The flexibility of the Part 17 Significant Development Pathway enabled the WAPC to consider matters beyond the planning framework, including regional and local aspirations to accommodate growth and economic impact in its determination.



Sustainable communities and environments

New bushfire policy for Western Australia

In November 2024, the revised State Planning Policy 3.7 Bushfire (SPP 3.7) and the updated Planning for Bushfire Guidelines came into effect.

The new policy and guidelines, along with the updated Map of Bush Fire Prone Areas, completes the third and final stage of the 2019 Action Plan for Bushfire Framework Review.

SPP 3.7 introduces a more flexible and pragmatic framework for planning and development in bushfire-prone areas. It prioritises early consideration of bushfire risk in land use planning, ensuring practical and fit-for-purpose outcomes.

Implementation is supported by a suite of resources, including a visual guide and explanatory notes, designed to assist planners, developers and landowners to understand and apply the new requirements.

Bush Forever

Bush Forever represents the WAPC's strategic framework for conserving bushland within the Swan Coastal Plain of the Perth metropolitan area.

Recognised as a landmark conservation initiative in Western Australia, the primary objective of Bush Forever is to safeguard regionally significant bushland.

The WAPC prioritises the acquisition of regional open space reserved as Bush Forever sites with the highest conservation value, aiming to place them under State Government stewardship for the long-term benefit of the Western Australian community.

Bush Forever sites are made up of multiple properties which contain the Bush Forever values. Ownership of Bush Forever land is diverse, encompassing State, Commonwealth and local governments, commercial enterprises, and private individuals. As such, properties are purchased individually which can take considerable time to finalise. Only once all properties have been purchased, can a Bush Forever site be considered complete.

Of the original 287 identified, 11 Bush Forever sites remain to be acquired over an estimated timeframe of the next five to seven years. During 2024-25, three properties (sites 324, 413 and 246) were acquired for Bush Forever purposes covering a total area of 5.7 hectares and a cost of \$1.69 million. The acquisition of these properties have contributed to, but not yet completed, a Bush Forever site.

The WAPC remains committed to working collaboratively with government agencies, private landowners and community organisations such as the Urban Bushland Council and the Wildflower Society of Western Australia to ensure the continued success of the Bush Forever program.

CoastWA

Coastal planning, management and protection

CoastWA is the State Government's strategic framework to address the growing impacts of coastal erosion and inundation along Western Australia's coastline, helping to ensure long-term sustainable land use and development in coastal areas.

Led by the WAPC, in partnership with the Department and the Department of Transport, CoastWA helps local governments and communities to plan, adapt and respond to coastal hazards through access to high-quality data, tools and technical support.

2024-25 highlights include:

- initiation of 32 coastal planning and management projects, including a Transport-led Hotspot-Coastal Adaptation and Protection project at Cable Beach in Broome
- completion of coastal hazard risk management and adaptation plans (CHRMAs) for Capel-Leschenault (Shires of Dardanup, Capel and Harvey and the City of Bunbury), Hopetoun (Shire of Ravensthorpe) and Windy Harbour (Shire of Manjimup)
- continued support through a dedicated local government facilitator role, based at the Western Australian Local Government Association, to assist coastal councils with hazard planning and implementation
- completion of a statewide Coastal Inundation Assessment, identifying areas requiring active management over the next 25 years and recommending practical mitigation pathways
- delivery of three new training modules covering Coast Adapt Refresh, Adaptation Options Analysis, and Community and Stakeholder Engagement
- ongoing support for the Coastal Management Advisory Group and Intergovernmental Coastal Hazards Working Group, which secured funding to develop a National Coastal Hazards Management Framework.



Floreat main beach rehabilitation.

Supporting local adaptation and coastal resilience

On behalf of the WAPC, two grant programs are administered each year by the Department under the \$33.5 million CoastWA program: the Coastal Management Plan Assistance Program and Coastwest. The WAPC also provides funds for the hotspots included under the CoastWA Program – Coastal Adaptation and Protection Major Project grants administered by the Department of Transport.

In 2024-25, \$3.4 million in grants was awarded to 32 coastal projects, helping to safeguard the state's coastline. Highlights include:

- \$130,000 to the City of Kwinana and \$120,000 to the Shire of Broome to review their CHRMAs
- more than \$240,000 allocated to community-led restoration and cultural engagement projects
- \$62,000 to the Town of Cambridge to prepare a 10-year Foreshore Management Plan to guide planning, development, rehabilitation and management of the Town's beaches, foreshore reserves and associated infrastructure
- \$59,977 to Perth Natural Resources Management's Coastal Capacity Building Program: Awareness Rising Project to undertake on-ground coastal restoration activities, beach clean ups, Aboriginal cultural opportunities, resource development and skills building

- \$51,936 to the Fitzgerald Biosphere Group and Shire of Jerramungup to care for Wellstead Estuary coastal vegetation
- \$36,246 to the Shire of Esperance and Esperance Tjaltjraak Native Title Aboriginal Corporation for Protecting Tjaltjraak Boodja Park Stage 3 Coastal restoration
- \$35,701 to the Shire of Carnarvon for Pelican Point Spit Monitoring and Maintenance
- \$1.66 million to the Shire of Broome through the Cable Beach Foreshore Development Stage 2A project which will extend coastal protection works to address erosion.

These projects collectively leveraged more than \$3.72 million in cash and in-kind contributions, significantly amplifying the value of grant funding.

As part of the CoastWA partnership, the Department of Transport also administers the complementary Coastal Adaptation and Protection grants to support land managers to proactively manage their coastline.



Dune forming fence work, Tjaltjraak Boodja Park Stage 3 Coastal restoration.

WAPC land management

The WAPC's property portfolio includes more than 22,000 hectares of land within the metropolitan, Peel and Greater Bunbury regions. This includes Whiteman Park, which covers approximately 3,700 hectares, as well as around 4,000 hectares managed in collaboration with external agencies such as the Department of Biodiversity, Conservation and Attractions and various local government authorities.

Land management responsibilities comprise the development and execution of maintenance programs, including slashing and firebreak creation, bushfire management through targeted mitigation strategies, conservation management for environmentally sensitive areas and general upkeep activities such as fencing and waste removal. These tasks are performed in cooperation with adjoining property owners and State and local government bodies.



Whiteman Park

Whiteman Park is a vibrant recreation and conservation reserve spread across more than 3,700 hectares in Perth's north-eastern suburbs. The park's operation and maintenance are funded by the WAPC and managed by the Department on its behalf.

Whiteman Park is one of the largest metropolitan parks in the world, welcoming an estimated 1.3 million visitors each year. It plays a vital role in the tourism industry and is a key tourist attraction in the Swan Valley region.

The park offers a range of experiences including transport heritage museums and family-friendly amenities such as picnic areas, barbeque facilities and a wading pool. It is supported by not-for-profit volunteer organisations, commercial operators and Whiteman Park staff, alongside more than 500 dedicated volunteers. As a bushland oasis within the metropolitan area, the park continues to develop and expand its attractions to increase revenue opportunities and support economic development in the Swan region.



Economic growth and diversification

Planning for a renewable energy future

Western Australia is undergoing a major energy transformation, with significant investment in renewable infrastructure such as wind and solar farms. The WAPC is playing a key role in supporting this transition by ensuring the planning system is equipped to facilitate the responsible development of renewable energy projects.

To provide greater clarity and consistency across the State, the WAPC is developing a Renewable Energy Planning Code. This Code will introduce consistent statewide planning standards, initially focused on wind farms, with the flexibility to expand to other technologies, such as large-scale solar, transmission infrastructure and battery storage.

The Code responds to calls from local governments and industry for stronger policy direction and more consistent standards. To inform its development, the Department is undertaking preliminary engagement on behalf of the WAPC with regional local governments and industry stakeholders and reviewing planning frameworks and regulatory approaches in other jurisdictions to understand what is working and where challenges remain. This early engagement marks the beginning of a broader process, with formal public consultation to follow at a later stage.

Importantly, the Code will be capable of being incorporated into local planning schemes, forming part of the statutory planning framework. It will be accompanied by detailed guidance to support implementation and assist decision-makers, proponents and communities. This work represents a critical step in building a future-ready planning framework that supports decarbonisation and delivers certainty for both developers and communities.



Emu Downs Wind Farm.

Future of Fremantle – shaping a world-class waterfront city

Released by the Government in January 2025, the Future of Fremantle Place and Economic Vision sets out a bold, long-term strategy to unlock the extraordinary potential of the Inner Harbour's infrastructure, land, and water-based assets. It reimagines Fremantle | Walyalup as a strategic southern city with a renewed purpose and direction for the next 50 years. Spanning 370 hectares of land and waterways, the project explored the transformative opportunities for urban renewal, economic diversification, and environmental enhancement, designed to complement and strengthen the historic Fremantle town centre.

Guided by the Future of Fremantle Planning Committee, a wide-reaching and inclusive community engagement program was undertaken. Involving over 1,200 individuals and businesses, more than 150 hours of direct participation through open days, workshops, design forums, focus groups and online surveys, the engagement program delivered a clear, community-endorsed vision. The knowledge, feedback and ideas of all participants were instrumental in shaping a vision for a future harbour-side city at Fremantle that has capacity for 20,200 dwellings for 55,000 residents and 45,000 new jobs. Aboriginal engagement and youth voices played a central role.



Final vision concept.

The Future of Fremantle Place and Economic Vision is the first step in the transformation that will place Fremantle at the forefront of sustainable urban renewal in Australia – a vibrant gateway to the state and a model for world-class port city regeneration. As a 50 year long-term proposition, the Future of Fremantle Place and Economic Vision provides a lasting framework to identify opportunities and ideas, guide strategic decision-making and support the collective effort and further investigation required to begin working towards an aspirational outcome.

Victoria Quay – connecting the community

To support the longer-term Future of Fremantle vision, the Department is working with Fremantle Ports to revitalise Victoria Quay.

Key initiatives include:

- repurposing underutilised port buildings via a new Tenancy and Leasing Strategy
- upgraded pedestrian links between Bathers Beach and the WA Maritime Museum, and improved public parking.

Beautification works around the WA Maritime Museum forecourt have also recently been completed.

Regional Planning Strategies

Work continues on the development of new regional planning strategies for the eight regions outside Perth and Peel, following a 2023 review of the current outdated strategies.

The new regional planning strategies will focus on core elements, including designating a unified and consistent settlement hierarchy for the regions to promote the growth of large regional centres. Scope definition, drafting and key stakeholder engagement progressed through 2024-25 ahead of submission of draft documents being presented to the WAPC for further direction.

WAPC regional visit

In addition to its regular meetings, the WAPC programs an annual regional visit.

November 2024 marked the inaugural regional trip for the newly appointed members of the WAPC. Members spent three days in the Great Southern region, engaging with key stakeholders in Albany, Denmark, Mount Barker and Katanning.

The purpose of the trip was for members to gain a better understanding of the key matters, challenges and opportunities faced by the growing communities within the region.

While in the area, members revisited Flat Rocks Wind Farm. This was an opportunity for the members to visit an operational windfarm allowing for informed decision-making on similar projects throughout the state in the future.



Improvement Plans

Improvement plans are strategic planning tools used to facilitate the development of areas identified by the WAPC as requiring special attention. The WAPC may recommend to the Minister for Planning that an improvement plan be prepared “for the purpose of advancing the planning, development and use” of specific land.

In 2024-25, three Improvement Plans were progressed, which included initiation or approval.



UWA-QEII (Specialised) Activity Centre

The UWA QEII (Specialised) Activity Centre is a significant health and knowledge precinct, centred on the co-location of the University of Western Australia and the QEII Medical Centre. The precinct supports a growing cluster of education, research and health-based land uses.

Until June 2024, long-term planning was led by the City of Perth in collaboration with the City of Nedlands through the preparation of a precinct structure plan.

To inform this work, the WAPC commissioned an Economic Development Strategy, which identified strong potential for job creation, revenue generation and housing delivery.

Improvement Plan No. 63 – UWA QEII (Specialised) Activity Centre (IP 63) was approved in June 2024, enabling the preparation of an Improvement Scheme to coordinate future planning.

The Department is developing a corresponding strategic plan and statutory planning framework to support the Centre’s continued growth as one of Australia’s leading health and life sciences precincts. Preparation of the scheme will be highly consultative.

Arrangements to guide the preparation of the Improvement Scheme are in place. Formalisation of oversight, through a UWA-QEII Precinct Planning Committee, is currently being considered.



Infrastructure-enabled delivery

A focus for the WAPC this year has been to improve early alignment between land use planning and development-enabling infrastructure in a way that is responsive to changing conditions.

Throughout the year, this work has been driven by a high-level governance framework and overseen by the Infrastructure and Residential Lands Oversight Group – of which the WAPC Chair is a representative. The Infrastructure and Residential Lands Oversight Group is supported by the newly formed Priority Corridor Working Group. The work is also helping inform WAPC decision-making.

In addition, the Chair has continued to work closely with the Department and infrastructure delivery agencies to identify priority infrastructure projects that can unlock well-located land for new housing supply.

Development Contribution Program

The Development Contribution Program provides strategic oversight of development contributions, ensuring the fair and transparent delivery of shared infrastructure to support housing supply.

Established in 2023 as a Ministerial priority, the Program quickly established strong relationships with local governments, industry and peak bodies. Over the past year, it has continued to deliver its core statutory functions, including pre-lodgement discussions, assessment and recommendations on development contribution plans as complex local planning scheme amendments. In addition, the Program facilitates independent peer review of development contribution plans to inform formal assessment and ensure shared infrastructure costs remain fair and reasonable.

The Program will continue to progress proposed key reforms to the Planning and Development (Local Planning Schemes) Regulations 2015 and develop an annual monitoring and reporting program to track funds associated with development contribution plans and the delivery of infrastructure.

Asset management

The WAPC is responsible for the acquisition, management and disposal of properties reserved under the MRS, the Peel Region Scheme, the Greater Bunbury Region Scheme, and for property acquisition necessary to implement the Swan Valley Planning Scheme and Improvement Schemes. These properties have been identified for future public use, including primary and regional roads, high schools, regional infrastructure, and for the implementation of improvement plans and major infrastructure development projects.

Property acquisition

The WAPC's Land Acquisition Program aims to ensure land reserved for public purposes is available for current and future infrastructure, environmental conservation and public open spaces to benefit all Western Australians. It provides land assembly services for strategic State significant projects such as METRONET, road and rail corridor development, future school and hospital sites, and social housing.

The program is primarily funded through the Metropolitan Region Improvement Fund for land reserved in the Perth MRS for public purposes, and through the Consolidated Fund for land reserved in the Peel and Greater Bunbury Region Schemes.

Land acquired for future road expansion projects forms a large part of the acquisition program each year. In 2024-25, the WAPC acquired 14 properties comprising 30 hectares at a cost of \$14.14 million.

Regional Open Space

Seven properties comprising a total of five hectares were acquired at a cost of \$2.19 million for regional open space. A further 24.48 hectares was acquired at a cost of \$860,000 as an environmental offset for the Bunbury Outer Ring Road.

Property disposal

WAPC land required for public purposes is transferred to the State of Western Australia (Crown land) free of cost, with a management order issued to the agency requiring the land. In some instances, such as land needed for roads or schools where freehold tenure is required, the land is sold to the relevant State Government agency with the revenue reinvested back into the relevant region scheme funding source.

When land is no longer required for the public purpose for which it was acquired, it may be declared surplus and disposed of via suitable strategies depending on its size, location and significance.

In 2024-25, the WAPC disposed of eight properties comprising six hectares, made a refund for one property due to a reduced area of 0.6 hectares, and received a total revenue of \$7.94 million.

Rental management

Land purchased ahead of immediate need is often used as commercial or private residential rentals until it is required. This provides a constructive interim use whilst securing the property for the State's and communities long-term needs.

As at 30 June 2025, the rental portfolio included 70 commercial and 253 residential properties located across metropolitan and regional areas.

Field management

The WAPC property portfolio includes more than 22,000 hectares of land within the metropolitan, Peel and Greater Bunbury regions. This includes Whiteman Park, which covers approximately 3,700 hectares, as well as around 4,000 hectares managed in collaboration with external agencies such as the Department of Biodiversity, Conservation and Attractions and various local government authorities.

Land management responsibilities comprise the development and execution of maintenance programs including slashing and firebreak creation, bushfire management through targeted mitigation strategies, conservation management for environmentally sensitive areas, and general upkeep activities such as fencing and waste removal. These tasks are performed in cooperation with adjoining property owners and State and local government bodies.

Metropolitan Region Scheme Amendments

| Metropolitan Region Scheme | | | |
|----------------------------|--|----------------|----------------|
| No. | Amendment | Initiated | Finalised |
| 1434 (Standard) | Part Lot 3 Midland Road, Hazelmere | November 2024 | |
| 1435 (Standard) | Part Lot 5892 Maralla Road, Bullsbrook | November 2024 | |
| 1436 (Standard) | Lots 22-25 Halleendale Road, Walliston | December 2024 | |
| 1437 (Complex) | Lot 709 Armadale Road, Banjup | February 2025 | |
| 1438 (Standard) | Sawley Close Urban Precinct | March 2025 | |
| 1439 (Standard) | Dayton Urban Precinct | March 2025 | |
| 1441 (Standard) | Lakefarm Retreat Urban Precinct | May 2025 | |
| 1400/41 | North Fremantle Urban Precinct | | August 2024 |
| 1404/41 | Roe 8 Remainder and Roe 9 | | November 2024 |
| 1406/57 | Lot 30 Soldiers Road, Cardup | | June 2025 |
| 1408/57 | Forrestdale Townsite East | | October 2024 |
| 1415 (Standard) | Children’s Hospice Site | | October 2024 |
| 1417 (Standard) | Karnup Station Precinct | | May 2025 |
| 1419 (Standard) | Woodvale Drive and Ancestor Retreat, Woodvale | | October 2024 |
| 1420 (Standard) | Canning Vale Regional Sporting Facility | | November 2024 |
| 1422 (Standard) | Cockburn Road, Coogee | | November 2024 |
| 1430 (Basic) | Mitchell Freeway, Osborne Park | | August 2024 |
| 1431 (Standard) | Metropolitan Region Scheme Mapping Updates | August 2024 | June 2025 |
| 1442/23 | East Wanneroo District Structure Plan Precincts 7 and 8 and Part Precinct 15 | June 2025 | |
| 1440/23 | Bullsbrook South Urban Expansion | April 2025 | May 2025 |
| 1432/27 | Lot 11 and 74 Beenyup Road, Banjup | August 2024 | September 2024 |
| 1433/27 | Part Lot 202 Skeet Road and Part Lots 600-602 Balannup Road, Harrisdale | September 2024 | October 2024 |

| Improvement Plans and Planning Control Areas | | | |
|--|--|---------------|---------------|
| No. | Title | Initiated | Finalised |
| IP 61 | Lot 200 No. 71 Edward Street Perth | | July 2024 |
| IP 62 | Lot 1001 No. 120 Claisebrook Road Perth | | July 2024 |
| IP 64 | Perth Convention and Exhibition Centre (PCEC) Precinct | November 2024 | January 2025 |
| PCA 180 | Lot 99 Syros Court, Mindarie | | July 2024 |
| PCA 181 | Naval Base (Cockburn Sound to Rockingham Road) | | July 2024 |
| PCA 182 | Postans/Hope Valley (Rockingham Road to Clementi Road) | | July 2024 |
| PCA 183 | Orrong Road | August 2024 | November 2024 |
| PCA 184 | Paganoni Road Realignment | November 2024 | January 2025 |
| PCA 185 | Canning Highway | December 2024 | February 2025 |
| PCA 186 | Bullsbrook Intermodal Transport Facility | April 2025 | June 2025 |
| PCA 2 | Wilman Wadandi Highway (Bunbury Outer Ring Road) | April 2025 | |

Sponsorship and research

Under the *Planning and Development Act 2005*, one of the functions of the WAPC is to ‘undertake research and develop planning methods and models relating to land use planning, land development and associated matters.’ Sponsorship is an instrument for the WAPC to deliver on this responsibility.

In 2024-25, the WAPC sponsored 10 events at a cost of \$52,500, including:

- \$13,000 to the Urban Development Institute of Australia for its WA Awards for Excellence held on 14 September 2024
- \$21,000 to the Planning Institute of Australia (WA) for its Young Planners Mentoring Program Launch (August 2024), WA State Conference (6 September 2024) WA Awards for Planning Excellence (8 November 2024), Women in Planning Network International Women’s Day Breakfast (7 March 2025), and Young Planner Summit (April 2025)
- \$4,000 to the Planning Institute of Australia for the National Planning Congress held in Darwin from 28 to 30 May 2025
- \$3,000 to the Western Australian Local Government Association for its Planning Showcase held on 9 October 2024
- \$5,000 to the Australian Institute of Traffic Planning and Management Ltd for its National Conference held in Perth from 12 to 14 August 2024
- \$6,500 to the Australian Institute of Landscape Architects WA for its 2025 Landscape Architecture Awards held on 30 May 2025.

Australian Urban Design Research Centre

The Australian Urban Design Research Centre (AUDRC) is a joint initiative of the WAPC, DevelopmentWA, the Department of Communities and the University of Western Australia. 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 practising professionals on significant design and research projects. AUDRC also produces research-driven urban design proposals, research reports, publications and prototypes for government, industry and the community. In 2024-25, the WAPC provided \$200,000 to support AUDRC projects.

Planning and Transport Research Centre

The Planning and Transport Research Centre (PATREC) is a collaboration between UWA, Curtin University, Edith Cowan University, the Department of Transport, Main Roads WA 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. In 2024-25, the WAPC provided \$92,268 to PATREC and an additional contribution of \$83,000 for the Climate Action in Transport and Land Use Planning research program.





Government policy requirements

Audit and Risk Committee

In line with the approved WAPC Charter with the Department, the Director General has established the Audit and Risk Committee (ARC) as a key component of the Department-WAPC governance framework to enable achievement of government and organisational strategic objectives.

The ARC provides structured oversight of governance, risk management, compliance and internal control practices applicable to financial and non-financial operations across the Department, WAPC, Heritage Council of WA and Aboriginal Affairs Planning Authority.

It operates in accordance with its approved Terms of Reference, in alignment with audit committee good practice and in compliance with Treasurer's Instruction 10. It is independently chaired and has a majority of external members, including a representative from the WAPC Executive, Finance and Property Committee. The ARC met three times during the reporting period. A key focus area during 2024-25 was to monitor progress to address the Office of Auditor General financial statement qualifications.

Governance disclosures

The following activities are undertaken by the Department, where relevant, and are reported in the Department's annual report:

- Act of grace payments
- Advertising, market research, polling and direct mail
- Agency Capability Review
- Asbestos management reporting
- Disability, Access and Inclusion Plan
- Major capital projects
- Ministerial directions
- Employment and industrial relations
- Occupational safety, health and injury management
- Pricing policies
- Recordkeeping plans
- Unauthorised use of credit cards
- WA Multicultural Policy Framework
- Workforce inclusiveness.

Particulars of shares

No shares have been issued for the WAPC.

Particulars of shares in subsidiary bodies of the WAPC

There are no related bodies or affiliated bodies of the WAPC.

Liability insurance

No insurance premium has been paid to indemnify any ‘director’ against a liability.

Other legal requirements

Compliance with public sector standards and ethical codes

The WAPC provides professional and impartial advice on planning matters for the benefit of all Western Australians. To ensure the community and the State Government have confidence in the WAPC, it must act with a high standard of integrity and accountability.

The WAPC is a statutory Board, and its Code of Conduct is applicable to all members of the Board and its committees.

The Code of Conduct ensures that the WAPC delivers its vision of creating better places to live and work for all Western Australians by performing its duties and making decisions to the highest standard of ethics, integrity, impartiality and professional conduct.

The Public Sector Commission’s Instruction 40: Ethical Foundations sets out the minimum standards of conduct and integrity to be complied with by all public sector bodies. The WAPC’s Code of Conduct complements the Code of Ethics and applies to all Board and Committee members.

The WAPC also complies with the obligations and duties set out in the *Planning and Development Act 2005*.

Board and committee remuneration

Western Australian Planning Commission

The WAPC is a statutory Board with state wide responsibility for integrated urban and regional land use planning and development. The WAPC met 22 times in 2024-25.

The WAPC members are remunerated for attendance at committee meetings, briefings and workshops throughout the year.

| Position | Name | Type of remuneration | Period of membership | Base salary/ sitting fees | Gross remuneration | Meetings attended |
|--------------|---------------------------------------|----------------------|----------------------|---------------------------|--------------------|-------------------|
| WAPC Chair | David Caddy (until December 2024) * | Per annum | 6 months | \$327,599 | \$278,668 | 11 |
| WAPC Chair | Emma Cole (from January 2025) | Per annum | 6 months | \$327,559 | \$170,829 | 10 |
| Deputy Chair | Rene (Ray) Haeren (from January 2025) | Per annum | 6 months | \$47,400 | \$52,323 | 9 |
| Deputy Chair | Emma Cole (until December 2024) | Per annum | 6 months | \$47,400 | \$26,746 | 12 |
| Member | Jane Bennett | Per annum | 12 months | \$47,400 | \$52,480 | 18 |
| Member | Megan Adair | Per annum | 12 months | \$47,400 | \$52,929 | 22 |
| Member | Helen Brookes | Per annum | 12 months | \$47,400 | \$53,302 | 21 |
| Member | Paul Lakey | Per annum | 12 months | \$47,400 | \$51,466 | 19 |
| Member | Ryan Hall | N/A | 12 months | N/A | N/A | 20 |
| Member | Bianca Sandri | N/A | 12 months | N/A | N/A | 19 |
| Member | Amanda Sheers | N/A | 6 months | N/A | N/A | 10 |

Note: Ryan Hall, Bianca Sandri and Amanda Sheers are currently full-time local government employees and, in accordance with Premier’s Circular 2023/02, they are not eligible for sitting fees.

* This amount includes David Caddy’s remaining entitlements upon cessation of his employment

Executive, Finance and Property Committee

The Executive, Finance and Property Committee performs the administrative, financial and property functions of the WAPC.

| Position | Name | Type of remuneration | Period of membership | Base salary/ sitting fees | Gross remuneration | Meetings attended |
|--------------|--|----------------------|----------------------|---|--------------------|-------------------|
| WAPC Chair | David Caddy (until December 2024) | N/A | 6 months | N/A | N/A | 3 |
| WAPC Chair | Emma Cole (from January 2025) | N/A | 6 months | N/A | N/A | 6 |
| Deputy Chair | Emma Cole (until December 2025) | Per meeting | 6 months | \$680 Full day >4hrs \$442 Half day =<4hrs | \$1,971 | 4 |
| Deputy Chair | Rene (Ray) Haeren (from January 2025) | Per meeting | 6 months | \$680 Full day >4hrs \$442 Half day =<4hrs | \$2,022 | 5 |
| Member | Rene (Ray) Haeren | Per meeting | 6 months | \$680 Full day >4hrs \$442 Half day =<4hrs | \$2,413 | 5 |
| Member | Rachel Chapman | Per meeting | 12 months | 680 Full day >4hrs \$442 Half day =<4hrs | \$4,435 | 10 |
| Member | Biana Sandri | N/A | 6 months | N/A | N/A | 4 |
| Member | Samantha Edmonds | N/A | 12 months | N/A | N/A | 11 |

Note: Bianca Sandri is full-time local government employee and Samantha Edmonds is a full time State Public Servant, and in accordance with Premier’s Circular 2023/02, they are not eligible for sitting fees.

Statutory Planning Committee

The Statutory Planning Committee is the WAPC’s regulatory decision-making body.

| Position | Name | Type of remuneration | Period of membership | Base salary/ sitting fees | Gross remuneration | Meetings attended |
|--------------|--|----------------------|----------------------|---|--------------------|-------------------|
| WAPC Chair | David Caddy (until December 2024) | N/A | 6 months | N/A | N/A | 17 |
| WAPC Chair | Emma Cole (from January 2025) | N/A | 6 months | N/A | N/A | 16 |
| Deputy Chair | Rene (Ray) Haeren (from January 2025) | Per meeting | 6 months | \$680 Full day >4hrs \$442 Half day =<4hrs | \$5,914 | 14 |
| Deputy Chair | Emma Cole (until December 2024) | Per meeting | 6 months | \$680 Full day >4hrs \$442 Half day =<4hrs | \$8,871 | 18 |
| Member | Megan Adair | Per meeting | 12 months | \$680 Full day >4hrs \$442 Half day =<4hrs | \$15,513 | 32 |
| Member | Helen Brookes | Per meeting | 12 months | \$680 Full day >4hrs \$442 Half day =<4hrs | \$14,292 | 28 |
| Member | Paul Lakey | Per meeting | 12 months | \$680 Full day >4hrs \$442 Half day =<4hrs | \$14,292 | 30 |
| Member | Claire Franklin | Per meeting | 12 months | \$680 Full day >4hrs \$442 Half day =<4hrs | \$21,268 | 40 |
| Member | Caroline Knight | Per meeting | 12 months | \$680 Full day >4hrs \$442 Half day =<4hrs | \$21,154 | 39 |
| Member | Rebecca Moore | Per meeting | 12 months | \$680 Full day >4hrs \$442 Half day =<4hrs | \$20,686 | 37 |
| Member | Christopher Harman | Per meeting | 12 months | \$680 Full day >4hrs \$442 Half day =<4hrs | \$22,191 | 41 |

Swan Valley Statutory Planning Committee

The Swan Valley Statutory Planning Committee undertakes the statutory planning functions of the WAPC for the Swan Valley area.

The SVSPC comprises members of the Statutory Planning Committee as well as representatives of the Swan Valley community, businesses and local government.

| Position | Name | Type of remuneration | Period of membership | Base salary/ sitting fees | Gross remuneration | Meetings attended |
|--------------|--|----------------------|----------------------|--|--------------------|-------------------|
| WAPC Chair | David Caddy (until December 2024) | N/A | 6 months | N/A | N/A | 5 |
| WAPC Chair | Emma Cole (from January 2025) | N/A | 6 months | \$567Full day >4hrs \$366 Half day =<4hrs | N/A | 4 |
| Deputy Chair | Rene (Ray) Haeren (from January 2025) | Per meeting | 6 months | \$367.50 Full day >4hrs \$238 Half day =<4hrs | \$796 | 3 |
| Deputy Chair | Emma Cole (until December 2024) | Per meeting | 6 months | \$567Full day >4hrs \$366 Half day =<4hrs | \$1,327 | 5 |
| Member | Helen Brookes | Per meeting | 12 months | \$367.50 Full day >4hrs \$238 Half day =<4hrs | \$1,858 | 7 |
| Member | Claire Franklin | Per meeting | 12 months | \$367.50 Full day >4hrs \$238 Half day =<4hrs | \$2,388 | 10 |
| Member | Suzanne Hurt | Per meeting | 12 months | \$367.50 Full day >4hrs \$238 Half day =<4hrs | \$2,798 | 10 |
| Member | John Rex (until December 2024) | Per meeting | 6 months | \$367.50 Full day >4hrs \$238 Half day =<4hrs | \$1,737 | 6 |
| Member | Charlie Zannino | Per meeting | 12 months | \$367.50 Full day >4hrs \$238 Half day =<4hrs | \$2,533 | 9 |

State Design Review Panel

The State Design Review Panel is a committee of the WAPC comprising a pool of multi-disciplinary specialists, who are selected to form a panel chaired by the Government Architect to review development projects.

Since 2019, the SDRP has completed more than 250 reviews, enhancing the design quality of our shared built environment in the interests of all Western Australians. In 2024-2025, 43 members were selected to undertake 42 reviews of 26 projects.

| Position | Name | Type of remuneration | Period of membership | Base salary/ sitting fees | Gross remuneration | Meetings attended |
|---------------------------|--------------------|----------------------|----------------------|--|--------------------|-------------------|
| Government Architect | Emma Williamson | N/A | 12 months | N/A | N/A | 31 |
| Deputy Chair (ex-officio) | Stuart Harrison | N/A | 5 months | N/A | N/A | 3 |
| Deputy Chair (ex-officio) | Nicholas Temov | N/A | 2 months | N/A | N/A | - |
| Deputy Chair * | Geoffrey London | Per meeting | 12 months | \$1,270 Full day > 4 hrs \$825 Half day < 4 hrs | \$6,439 | 6 |
| Deputy Chair * | Philip Gresley | Per meeting | 12 months | \$1,270 Full day > 4 hrs \$825 Half day < 4 hrs | - | - |
| Member | Tina Arthur | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | - | - |
| Member | Jessica Beaver | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | \$1,198 | 2 |
| Member | Tony Blackwell | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | \$2,994 | 5 |
| Member | Julian Bolleter | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | \$1,796 | 3 |
| Member | Rocio Bona | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | - | - |
| Member | Anthony Brookfield | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | \$1,198 | 2 |
| Member | Natalie Busch | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | \$1,198 | 2 |
| Member | Barbara Bynder | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | \$599 | 1 |
| Member | Joshua Byrne | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | - | - |
| Member | James Christou | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | \$1,198 | 3 |
| Member | Peter Ciemitis | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | \$4,191 | 7 |

* Geoffrey London and Phillip Gresley both have options to sit as a member or Deputy Chair. Geoffrey London sat as Deputy Chair for all meetings he attended in 2024-25.

| Position | Name | Type of remuneration | Period of membership | Base salary/ sitting fees | Gross remuneration | Meetings attended |
|------------------------------|--------------------|----------------------|----------------------|--|--------------------|-------------------|
| Member | Sophie Cleland | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | - | - |
| Member | Robina Crook | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | - | - |
| Member | Catherine Cullity | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | \$2,395 | 4 |
| Member | Helen Curtis | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | \$599 | 2 |
| Member | Timothy Dawkins | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | - | - |
| Member | Peter Dean | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | \$1,198 | 3 |
| Member | Anthony Duckworth | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | \$1,796 | 3 |
| Member | Ryan Falconer | N/A | 12 months | N/A | N/A | - |
| Member | Belinda Foster | N/A | 12 months | N/A | N/A | 4 |
| Member | Sarah Foster | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | - | - |
| Member | Marion Fredriksson | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | \$3,593 | 6 |
| Member | Nathan Greenhill | N/A | 12 months | N/A | - | 2 |
| Member | Thomas Griffiths | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | \$599 | 1 |
| Member | Philip Griffiths | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | - | - |
| Member | Oliver Grimaldi | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | \$1,198 | 2 |
| Member | Elisabetta Guj | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | \$4,790 | 8 |
| Member | Samantha Hall | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | - | - |
| Member (until February 2025) | Stuart Harrison | Per meeting | 7 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | \$1,796 | 3 |
| Member | Shea Hatch | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | \$2,994 | 5 |
| Member | Andrew Howe | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | - | - |
| Member | Karen Hyde | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | - | - |
| Member | Karen Jacobs | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | - | - |

| Position | Name | Type of remuneration | Period of membership | Base salary/ sitting fees | Gross remuneration | Meetings attended |
|------------------------------|-------------------|----------------------|----------------------|--|--------------------|-------------------|
| Member | David Karotkin | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | \$1,198 | 2 |
| Member | Alan Kelsall | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | \$1,198 | 2 |
| Member | Patrick Kosky | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | \$1,198 | 2 |
| Member | Scott Lang | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | \$4,191 | 7 |
| Member | Morag Lee | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | - | - |
| Member | Peter Lee | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | \$3,593 | 6 |
| Member | Helen Lochhead | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | \$1,796 | 3 |
| Member (until February 2025) | Munira Mackay | Per meeting | 7 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | \$1,796 | 3 |
| Member | Christopher Maher | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | \$599 | 1 |
| Member | Kenneth Maher AO | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | - | - |
| Member | Vanessa Margetts | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | - | - |
| Member | Kellie McGivern | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | \$2,994 | 5 |
| Member | Kathy Meney | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | \$1,198 | 2 |
| Member | Nerida Moredoundt | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | - | - |
| Member | Denise Morgan | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | - | - |
| Member | Noel Morich | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | - | - |
| Member | Peter Mould | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | - | - |
| Member | Toni Neck | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | - | - |
| Member | Jennifer Officer | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | \$1,198 | 3 |
| Member | Katherine Parker | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | - | - |
| Member | Finn Pederson | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | \$599 | 1 |

| Position | Name | Type of remuneration | Period of membership | Base salary/ sitting fees | Gross remuneration | Meetings attended |
|-------------------------|---------------------|----------------------|----------------------|--|--------------------|-------------------|
| Member | Annabelle Pegrum AM | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | - | - |
| Member | Shelley Penn AM | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | \$599 | 1 |
| Member | Damien Pericles | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | \$1,796 | 4 |
| Member | Michael Rowlands | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | \$599 | 3 |
| Member | Annelise Safstrom | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | \$2,395 | 5 |
| Member | Alf Seeling | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | - | - |
| Member | Shelley Shepherd | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | \$599 | 1 |
| Member | Lisa Shine | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | \$4,790 | 9 |
| Member | Craig Smith | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | - | - |
| Member | Dominic Snellgrove | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | - | - |
| Member | Sara Stace | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | - | - |
| Member (until May 2025) | Nicholas Temov | Per meeting | 10 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | \$1,198 | 2 |
| Member | Andrew Thomas | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | \$3,593 | 8 |
| Member | Emily Van Eyk | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | - | - |
| Member | Stephen Van Leeuwen | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | - | - |
| Member | Sally-Ann Weerts | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | \$1,198 | 2 |
| Member | Deon White | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | - | - |
| Member | Suzie Zuber | Per meeting | 12 months | \$825 Full day > 4 hrs \$537 Half day < 4 hrs | \$2,994 | 6 |

Notes

1. Two nominated members approved as Deputy Chairs.

2. Two prior members appointed as Principal Associates Government Architect approved as Deputy Chairs.
3. Gross remuneration includes payments for meetings attended in the previous reporting period. Excludes payments processed in July 2025.

Capital City Planning Committee

The Capital City Planning Committee was established to oversee and provide direction for planning in the city centre and its immediate surrounds.

The Committee did not meet during 2024-25.

Future of Fremantle Planning Committee

The Future of Fremantle Planning Committee was established to examine the future of Fremantle, with a strong focus on redeveloping Fremantle’s North Quay and surrounding land and examining other uses for Victoria Quay. It ceased on 20 June 2024.

An amount of \$265.37 was paid during 2024-25 to member Freda Ogilvie for attendance at one meeting prior to 1 July 2024.



Future of Fremantle Planning Committee.



Auditor General

INDEPENDENT AUDITOR’S REPORT
2025

Western Australian Planning Commission

To the Parliament of Western Australia

Report on the audit of the financial statements

Opinion

I have audited the financial statements of the Western Australian Planning Commission (Commission) which comprise:

- the statement of financial position as at 30 June 2025, the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended
- notes comprising a summary of material 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 Commission for the year ended 30 June 2025 and the financial position as at the end of that period
- in accordance with Australian Accounting Standards (applicable to Tier 2 Entities), 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 believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Responsibilities of the Board of Management for the financial statements

The Board of Management is responsible for:

- keeping proper accounts
- preparation and fair presentation of the financial statements in accordance with Australian Accounting Standards (applicable to Tier 2 Entities), the *Financial Management Act 2006* and the Treasurer’s Instructions
- such internal control as it 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 Board of Management is responsible for:

- assessing the entity’s ability to continue as a going concern
- disclosing, as applicable, matters related to going concern
- 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 responsibilities 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. 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.

A further description of my responsibilities for the audit of the financial statements is located on the Auditing and Assurance Standards Board website. This description forms part of my auditor’s report and can be found at https://www.auasb.gov.au/auditors_responsibilities/ar4.pdf

Report on the audit of controls

Opinion

I have undertaken a reasonable assurance engagement on the design and implementation of controls exercised by the Commission. The controls exercised by the Commission are those policies and procedures established 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 the State’s financial reporting framework (the overall control objectives).

In my opinion, in all material respects, the controls exercised by the Commission are sufficiently adequate to provide reasonable assurance that the controls within the system were suitably designed to achieve the overall control objectives identified as at 30 June 2025, and the controls were implemented as designed as at 30 June 2025.

The Board of Management’s responsibilities

The Board of Management 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 were implemented as designed.

An assurance engagement involves performing procedures to obtain evidence about the suitability of the controls design to achieve the overall control objectives and the implementation of those controls. The procedures selected depend on my judgement, including an 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 in operation, the overall control objectives may not be achieved so that fraud, error or non-compliance 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 audit of the key performance indicators

Opinion

I have undertaken a reasonable assurance engagement on the key performance indicators of the Commission for the year ended 30 June 2025 reported in accordance with the *Financial Management Act 2006* and the Treasurer’s Instructions (legislative requirements). The key performance indicators are the Under Treasurer-approved key effectiveness indicators and key efficiency indicators that provide performance information about achieving outcomes and delivering services.

In my opinion, in all material respects, the key performance indicators report of the Commission for the year ended 30 June 2025 is in accordance with the legislative requirements, and the key performance indicators are relevant and appropriate to assist users to assess the Commission’s performance and fairly represent indicated performance for the year ended 30 June 2025.

The Board of Management’s responsibilities for the key performance indicators

The Board of Management 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 controls as the Board of Management 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 Board of Management is responsible for identifying key performance indicators that are relevant and appropriate, having regard to their purpose in accordance with Treasurer’s Instruction 3 Financial Sustainability – Requirement 5: Key Performance Indicators.

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 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 entity'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 3 - Requirement 5 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 management relating to the report on financial statements, 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 ASQM 1 *Quality Management for Firms that Perform Audits or Reviews of Financial Reports and Other Financial Information, or Other Assurance or Related Services Engagements*, the Office of the Auditor General maintains a comprehensive system of quality management including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

Other information

The Board of Management is responsible for the other information. The other information is the information in the entity's annual report for the year ended 30 June 2025, but not the financial statements, key performance indicators and my auditor's report.

My opinions on the financial statements, controls and key performance indicators do not cover the other information and accordingly I do not express any form of assurance conclusion thereon.

In connection with my audit of the financial statements, controls and key performance indicators my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements and key performance indicators or my knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work I have performed, I conclude that there is a material misstatement of this other information, I am required to report that fact. I did not receive the other information prior to the date of this auditor's report. When I do receive it, I will read it and if I conclude that there

is a material misstatement in this information, I am required to communicate the matter to those charged with governance and request them to correct the misstated information. If the misstated information is not corrected, I may need to retract this auditor's report and re-issue an amended report.

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 2025 included in the annual report 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, controls and key performance indicators described above. It does not provide an opinion on any other information which may have been hyperlinked to/from the annual report. 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 contact the entity to confirm the information contained in the website version.



Grant Robinson
Assistant Auditor General Financial Audit
Delegate of the Auditor General for Western Australia
Perth, Western Australia
14 October 2025



WAPC

Western
Australian
Planning
Commission

LEADING A
CONTEMPORARY
PLANNING SYSTEM

Certification of
financial statements

for the year ended 30 June 2025

The accompanying financial statements of the Western Australia 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 2025 and the financial position as at 30 June 2025.

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.

Emma Cole
GAICD FIPAAWA MPIA

Chairperson
Western Australian
Planning Commission
14 October 2025

Ray Haeren
Deputy Chairperson
Western Australian
Planning Commission
14 October 2025

Tina Fu
Acting Chief Financial Officer
Department of Planning,
Lands and Heritage
14 October 2025

Western Australian Planning Commission
statement of comprehensive income

for the year ended 30 June 2025

| | Notes | 2025 \$'000 | 2024 \$'000 |
|--|--------------|----------------|------------------|
| COST OF SERVICES | | | |
| Expenses | | | |
| Supplies and services | 2.1 | 39,032 | 36,132 |
| Depreciation and amortisation expense | 4.1.1, 4.2.1 | 5,857 | 4,368 |
| Committee/board fees | 2.2 | 562 | 568 |
| Grants and subsidies | 2.3 | 6,498 | 6,287 |
| Impairment losses for land | 2.5 | - | 27,343 |
| Other expenses | 2.4 | 13,198 | 18,932 |
| Total cost of services | | 65,147 | 93,630 |
| INCOME | | | |
| Rental revenue | 3.2 | 10,008 | 9,143 |
| Revaluation increment | 3.6 | 1,414 | 343,681 |
| User charges and fees | 3.3 | 16,155 | 12,392 |
| Interest revenue | 3.4 | 23,705 | 19,191 |
| Other income | 3.5 | 10,437 | 3,101 |
| Total Income | | 61,719 | 387,508 |
| Net cost of services | | 3,428 | (293,878) |
| INCOME FROM STATE GOVERNMENT | | | |
| Service appropriation | 3.1 | 111,720 | 106,606 |
| Services received free of charge | | 86 | 91 |
| Income received from other public sector entities | | - | 1,314 |
| Total income from State Government | | 111,806 | 108,011 |
| Surplus for the period | | 108,378 | 401,889 |
| OTHER COMPREHENSIVE INCOME | | | |
| Items not reclassified subsequently to profit or loss | | | |
| Changes in asset revaluation surplus | 8.11 | 251,705 | 15,565 |
| Total other comprehensive income | | 251,705 | 15,565 |
| Total comprehensive income for the period | | 360,083 | 417,454 |

The statement of comprehensive income should be read in conjunction with the accompanying notes.

Western Australian Planning Commission statement of financial position

as at 30 June 2025

| | Notes | 2025 \$'000 | 2024 \$'000 |
|--|-------|------------------|------------------|
| ASSETS | | | |
| Current assets | | | |
| Cash and cash equivalents | 6.1 | 15,302 | 14,056 |
| Restricted cash and cash equivalents | 6.1 | 521,744 | 477,352 |
| Receivables | 5.1 | 13,444 | 9,500 |
| Other current assets | 5.2 | 10,634 | 2,012 |
| Non-current assets classified as held for sale | 8.9 | 553 | 812 |
| Non-current assets classified as held for distribution to owners | 8.10 | 24,627 | 108,730 |
| Total current assets | | 586,304 | 612,462 |
| Non-current assets | | | |
| Amounts receivable for services | 5.3 | 8,159 | 7,779 |
| Infrastructure, property, plant and equipment | 4.1 | 1,219,062 | 949,344 |
| Intangible assets | 4.2 | 37,016 | 36,830 |
| Total non-current assets | | 1,264,237 | 993,953 |
| Total assets | | 1,850,541 | 1,606,415 |
| LIABILITIES | | | |
| Current liabilities | | | |
| Payables | 5.4 | 6,461 | 6,892 |
| Other current liabilities | 5.5 | 5,148 | 6,291 |
| Contract liabilities | 5.6 | 2,405 | 6,887 |
| Total current liabilities | | 14,014 | 20,070 |
| Total liabilities | | 14,014 | 20,070 |
| Net assets | | 1,836,527 | 1,586,345 |
| EQUITY | | | |
| Contributed equity | 8.11 | - | 8,944 |
| Reserves | 8.11 | 325,572 | 73,867 |
| Accumulated surplus | 8.11 | 1,510,955 | 1,503,534 |
| Total equity | | 1,836,527 | 1,586,345 |

The statement of financial position should be read in conjunction with the accompanying notes.

Western Australian Planning Commission statement of changes in equity

for the year ended 30 June 2025

| | Notes | Contributed equity \$'000 | Reserves \$'000 | Accumulated surplus \$'000 | Total equity \$'000 |
|--|-------------|---------------------------------|--------------------|----------------------------------|---------------------------|
| Balance at 1 July 2023 | | | | | |
| | | 3,685 | 58,302 | 1,101,645 | 1,163,632 |
| Surplus | | - | - | 401,889 | 401,889 |
| Other comprehensive income | | - | 15,565 | - | 15,565 |
| Total comprehensive income for the period | | - | 15,565 | 401,889 | 417,454 |
| Transactions with owners in their capacity as owners: | | | | | |
| Capital appropriations | | 5,400 | - | - | 5,400 |
| Contributions by owners | | 556 | - | - | 556 |
| Distributions to owners | | (697) | - | - | (697) |
| Total | | 5,259 | - | - | 5,259 |
| Balance at 30 June 2024 | | 8,944 | 73,867 | 1,503,534 | 1,586,345 |
| Balance at 1 July 2024 | | 8,944 | 73,867 | 1,503,534 | 1,586,345 |
| Surplus | | - | - | 108,378 | 108,378 |
| Other comprehensive income | | - | 251,705 | - | 251,705 |
| Total comprehensive income for the period | | - | 251,705 | 108,379 | 360,083 |
| Transactions with owners in their capacity as owners: | | | | | |
| Capital appropriations | | 5,400 | - | - | 5,400 |
| Distributions to owners | | (115,301) | - | - | (115,301) |
| Total | | (109,901) | - | - | (109,901) |
| Net balance before transfer | | (100,957) | 325,572 | 1,611,912 | 1,836,527 |
| Transfer debit balance to accumulated surplus | | 100,957 | - | (100,957) | - |
| Balance at 30 June 2025 | 8.11 | - | 325,572 | 1,510,955 | 1,836,527 |

The statement of changes in equity should be read in conjunction with the accompanying notes.

Western Australian Planning Commission
statement of cash flows

for the year ended 30 June 2025

| | Notes | 2025 \$'000 | 2024 \$'000 |
|---|------------|-----------------|-----------------|
| CASH FLOWS FROM THE STATE GOVERNMENT | | | |
| Service appropriation | | 111,340 | 106,226 |
| Capital appropriations | | 5,400 | 5,400 |
| Funds from other public sector entities | | - | 1,312 |
| Net cash provided by State Government | | 116,740 | 112,938 |
| Utilised as follows: | | | |
| CASH FLOWS FROM OPERATING ACTIVITIES | | | |
| PAYMENTS | | | |
| Supplies and services | | (37,727) | (38,851) |
| Grants and subsidies | | (6,137) | (6,287) |
| GST payments on purchases | | (5,601) | (4,082) |
| GST payments to taxation authority | | (2,932) | (1,604) |
| Other payments | | (14,778) | (10,965) |
| RECEIPTS | | | |
| Rental received | | 9,706 | 9,692 |
| User charges and fees | | 16,230 | 12,417 |
| Interest received | | 22,906 | 17,771 |
| GST receipts on sales | | 1,794 | 1,223 |
| GST receipts from taxation authority | | 4,204 | 6,278 |
| Grants and subsidies | | - | 2 |
| Other receipts | | 1,177 | 8,967 |
| Net cash used in operating activities | | (11,158) | (5,439) |
| CASH FLOWS FROM INVESTING ACTIVITIES | | | |
| PAYMENTS | | | |
| Proceeds from sale of non-current assets | | 8,378 | 7,179 |
| Purchase of non-current assets | | (68,322) | (58,276) |
| Net cash used in investing activities | | (59,944) | (51,097) |
| Net increase in cash and cash equivalents | | 45,638 | 56,402 |
| Cash and cash equivalents at the beginning of the period | | 491,408 | 435,006 |
| Cash and cash equivalents at the end of the period | 6.1 | 537,046 | 491,408 |

The statement of cash flows should be read in conjunction with the accompanying notes.

Western Australian Planning Commission
notes to the financial statements

for the year ended 30 June 2025

1. Basis of preparation

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

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 Chair of the WAPC on 14 October 2025.

Statement of compliance

The financial statements are general purpose financial statements which have been prepared in accordance with Australian Accounting Standards (AAS) – Simplified Disclosures, the Conceptual Framework and other authoritative pronouncements issued by the Australian Accounting Standards Board (AASB) as modified by Treasurer’s Instructions (TI). Some of these pronouncements are modified to vary their application and disclosure.

The *Financial Management Act 2006* and TI, which are legislative provisions governing the preparation of financial statements for agencies, take precedence over AASB pronouncements. Where an AASB pronouncement is modified and has had a significant financial effect on the reported results, details of the 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).

Accounting for Goods and Services Tax

- Income, expenses and assets are recognised net of the amount of goods and services tax (GST), except that the:
- (a) amount of GST incurred by the WAPC as a purchaser that is not recoverable from the Australian Taxation Office (ATO) is recognised as part of an asset’s cost of acquisition or as part of an item of expense; and
 - (b) receivables and payables are stated with the amount of GST included.

Cash flows are included in the statement of cash flows on a gross basis. However, the GST components of cash flows arising from investing and financing activities which are recoverable from, or payable to, the ATO are classified as operating cash flows.

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 8 – Requirement 8.1(i) *Contributions by Owners Made to Wholly Owned Public Sector Entities* and have been credited directly to contributed equity.

Comparative information

Except when an AAS permits or requires otherwise, comparative information is presented in respect of the previous period for all amounts reported in the financial statements. AASB 1060 *General Purpose Financial Statements – Simplified Disclosures for For-Profit and Not-for-Profit Tier 2 Entities* provides relief from presenting comparatives for:

- (a) property, plant and equipment reconciliations; and
- (b) intangible asset reconciliations.

Comparative amounts are reclassified unless the reclassification is impracticable.

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.

2. Use of our funding

Expenses incurred in the delivery of services

This section provides additional information about how the WAPC'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 WAPC in achieving its objectives and the relevant notes are:

| | Notes |
|----------------------------|-------|
| Supplies and services | 2.1 |
| Committee/board fees | 2.2 |
| Grants and subsidies | 2.3 |
| Other expenses | 2.4 |
| Impairment losses for land | 2.5 |

2.1 Supplies and services

| | 2025 \$'000 | 2024 \$'000 |
|--|----------------|----------------|
| Consultants and contractors | 5,720 | 7,841 |
| Services provided by Department of Planning, Lands and Heritage - labour | 12,322 | 10,732 |
| Services provided by Department of Planning, Lands and Heritage - other | 18,709 | 15,355 |
| Cleaning/gardening | 111 | 27 |
| Lease/rental/hire charges | 137 | 144 |
| Advertising and promotion | 280 | 272 |
| Printing | 24 | 73 |
| Utilities | 1,106 | 1,086 |
| Communications | 9 | 12 |
| Consumables | 301 | 303 |
| Supplies and services - other | 313 | 287 |
| Total supplies and services | 39,032 | 36,132 |

Supplies and services are recognised as an expense in the reporting period in which they are incurred. The carrying amounts of any materials held for distribution are expensed when the materials are distributed.

2.2 Committee/board fees

| | 2025 \$'000 | 2024 \$'000 |
|-----------------------------------|----------------|----------------|
| Travel | 33 | 37 |
| Sitting fees | 416 | 484 |
| Superannuation | 43 | 43 |
| Other provisions | 70 | 4 |
| Total committee/board fees | 562 | 568 |

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

2.3 Grants and subsidies

| | 2025 \$'000 | 2024 \$'000 |
|---------------------------------------|----------------|----------------|
| RECURRENT | | |
| General government agencies | 3,966 | 3,947 |
| Non-government agencies | 1,421 | 1,133 |
| Local government | 870 | 938 |
| Grants and Subsidies Expenses – Other | 241 | 269 |
| Total grants and subsidies | 6,498 | 6,287 |

Transactions in which the WAPC provides goods, services, assets (or extinguishes a liability) or labour to another party without receiving approximately equal value in return are categorised as 'grant expenses'. Grants can either be operating or capital in nature.

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

| | 2025 \$'000 | 2024 \$'000 |
|--------------------------------|----------------|----------------|
| Licence fees | 10 | 8 |
| Minor equipment purchases | 30 | 16 |
| Other staff costs | 92 | 127 |
| Rates and taxes | 892 | 830 |
| Insurance | 325 | 327 |
| Compensation costs | 1,478 | 6,144 |
| Expected credit losses expense | 339 | 10 |
| Write-off other assets | 1,227 | 3,645 |
| Repairs and maintenance | 8,238 | 6,948 |
| Other | 567 | 877 |
| Total other expenses | 13,198 | 18,932 |

Other expenses are generally 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.

Expected credit losses is recognised for movement in allowance for impairment of trade receivables. Please refer to Note 5.1 Receivables for more details.

Repairs and maintenance 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.

2.5 Impairment losses for land

| | 2025 \$'000 | 2024 \$'000 |
|---|----------------|----------------|
| Impairment losses for land | - | 27,343 |
| Total impairment losses for land | - | 27,343 |

Impairment losses for land are recognised in the statement of comprehensive income. Where a land asset measured at cost is written-down to recoverable amount, an impairment loss is recognised in profit or loss. Please refer to Note 4.1.1 for guidance in relation to the impairment assessment.

3. Our funding sources

How we obtain our funding

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

| | Notes |
|------------------------------|-------|
| Income from State Government | 3.1 |
| Rental revenue | 3.2 |
| User charges and fees | 3.3 |
| Interest revenue | 3.4 |
| Other income | 3.5 |
| Revaluation increment | 3.6 |

3.1 Income from State Government

| | 2025 \$'000 | 2024 \$'000 |
|---|----------------|----------------|
| APPROPRIATION RECEIVED DURING THE PERIOD: | | |
| Metropolitan Region Improvement Tax | 101,498 | 95,825 |
| Service appropriation | 10,222 | 10,781 |
| Total service appropriation received | 111,720 | 106,606 |
| SERVICES RECEIVED FREE OF CHARGE FROM OTHER STATE GOVERNMENT AGENCIES DURING THE PERIOD: | | |
| Main Roads Western Australia - planning and technical services | 86 | 91 |
| Total services received | 86 | 91 |
| INCOME RECEIVED FROM OTHER PUBLIC SECTOR ENTITIES: | | |
| Department of Transport - Future of Fremantle | - | 1,312 |
| Other | - | 2 |
| Total income received from other public sector entities | - | 1,314 |
| Total income from State Government | 111,806 | 108,011 |

Service appropriations are recognised as revenues at fair value in the period in which the WAPC gains control of the appropriated funds. The WAPC 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 by owners are recognised direct to equity.

Summary of consolidated account appropriations

| | Estimate \$'000 | Actual \$'000 | Variance \$'000 |
|--|--------------------|------------------|--------------------|
| DELIVERY OF SERVICES | | | |
| Item 93 net amount appropriated to deliver services | 10,222 | 10,222 | - |
| Amount Authorised by Other Statutes – <i>Metropolitan Region Improvement Tax Act 1959</i> | 101,036 | 101,498 | 462 |
| Total appropriations provided to deliver services | 111,258 | 111,720 | 462 |
| CAPITAL | | | |
| Item 160 capital appropriations | 5,400 | 5,400 | - |
| Grand total | 116,658 | 117,120 | 462 |

3.2 Rental revenue

| | 2025 \$'000 | 2024 \$'000 |
|-----------------------------|----------------|----------------|
| Rental revenue | 10,008 | 9,143 |
| Total rental revenue | 10,008 | 9,143 |

Rental revenue is received on properties leased by the WAPC 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

| | 2025 \$'000 | 2024 \$'000 |
|------------------------------------|----------------|----------------|
| Subdivision application fees | 12,156 | 9,200 |
| Endorsement fees | 32 | 40 |
| Plan and diagram fees | 1,001 | 1,187 |
| Land reservation certificates | 1,357 | 1,362 |
| Other | 1,609 | 603 |
| Total user fees and charges | 16,155 | 12,392 |

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

| | 2025 \$'000 | 2024 \$'000 |
|----------------------------------|----------------|----------------|
| Interest earned on bank deposits | 23,705 | 19,191 |
| Total interest revenue | 23,705 | 19,191 |

Revenue is recognised as the interest accrues.

3.5 Other income

| | 2025 \$'000 | 2024 \$'000 |
|---|----------------|----------------|
| Whiteman Park revenue ^(a) | 270 | 267 |
| Recoup of expenditure | 794 | 2,363 |
| Reversal of impairment loss ^(b) | 398 | - |
| Other | 7 | 302 |
| Total other income | 1,469 | 2,932 |
| Net proceeds from disposal of non-current assets | | |
| Land and rental buildings | 13,564 | 1,409 |
| Selling costs of disposal of non-current assets | | |
| Land and rental buildings | (38) | (6) |
| Carrying amount of non-current assets disposed | | |
| Land and rental buildings | (4,558) | (1,234) |
| Net gain on disposal of non-current assets | 8,968 | 169 |
| Total other income | 10,437 | 3,101 |

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

^(b) Reversal of Impairment losses for land are recognised in the statement of comprehensive income. Where a land asset measured at cost is written-up to its recoverable amount, a reversal of impairment loss is recognised in profit or loss. Please refer to Note 4.1.1 for guidance in relation to the impairment assessment.

Other income is recognised when it can be reliably measured.

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.

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).

3.6 Revaluation increment

| | 2025 \$'000 | 2024 \$'000 |
|------------------------------------|----------------|----------------|
| Revaluation increment | 1,414 | 343,681 |
| Total revaluation increment | 1,414 | 343,681 |

In 2024-25 financial year, the revaluation increment of \$1,414k is the remaining balance of the cumulative impairment losses previously recognised to profit or loss. The balance of the revaluation increment is recognised through the revaluation surplus and other comprehensive income (Treasurer's Guidance 8-5.9.1).

4. Key assets

Assets the WAPC utilises for economic benefit or service potential

This section includes information regarding the key assets the WAPC 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 |
| Intangibles | 4.2 |

4.1 Infrastructure, property, plant and equipment

Reconciliations of the carrying amounts of infrastructure, property, plant and equipment at the beginning and end of the reporting period are set out in the table below.

| | Land | Rental and Heritage Buildings | Regional Open Space Buildings | Regional Open Space Infrastructure | Assets under construction | Equipment | Motor vehicles | Total |
|--|------------------|----------------------------------|----------------------------------|---------------------------------------|------------------------------|--------------|----------------|------------------|
| | \$'000 | \$'000 | \$'000 | \$'000 | \$'000 | \$'000 | \$'000 | \$'000 |
| Gross carrying amount at 1 July 2024 | 867,122 | 49,977 | 15,392 | 16,244 | 129 | 7,243 | 1,003 | 957,110 |
| Accumulated depreciation at 1 July 2024 | - | - | (472) | (794) | - | (5,830) | (670) | (7,766) |
| Carrying amount at 1 July 2024 | 867,122 | 49,977 | 14,920 | 15,450 | 129 | 1,413 | 333 | 949,344 |
| Additions | 31,504 | 1,250 | - | - | 1,067 | 15 | - | 33,836 |
| Capitalised | - | - | - | 708 | (986) | 174 | 104 | - |
| Revaluation increments through P&L ^(b) | 1,414 | - | - | - | - | - | - | 1,414 |
| Revaluation increments through reserves ^(b) | 244,100 | 4,875 | 1,408 | 1,322 | - | - | - | 251,705 |
| Impairment losses ^(a) | - | - | - | - | - | - | - | - |
| Impairment losses reversed ^(a) | 398 | - | - | - | - | - | - | 398 |
| Disposals | (4,660) | (1,128) | - | - | - | - | (38) | (5,826) |
| Transfers from held for sale | 981 | - | - | - | - | - | - | 981 |
| Transfers to held for sale | (722) | - | - | - | - | - | - | (722) |
| Transfers to State of Western Australia | (6,479) | (92) | - | - | - | - | - | (6,571) |
| Transfer from intangibles | 20 | - | - | - | - | - | - | 20 |
| Depreciation | - | (3,986) | (472) | (775) | - | (214) | (70) | (5,517) |
| Carrying amount at 30 June 2025 | 1,133,678 | 50,896 | 15,856 | 16,705 | 210 | 1,388 | 329 | 1,219,062 |
| Gross carrying amount at 30 June 2025 | 1,133,678 | 50,896 | 16,070 | 17,418 | 210 | 7,432 | 999 | 1,226,703 |
| Accumulated depreciation at 30 June 2025 | - | - | (214) | (713) | - | (6,044) | (670) | (7,641) |

^(a) Recognised in the statement of comprehensive income. Where an asset measured at cost is written-down to its recoverable amount, an impairment loss is recognised in the profit or loss.

^(b) The total revaluation increase of \$253.119 million is driven by the general increase in market value and the application of AASB 2022-10 *Amendments to Australian Accounting Standards – Fair Value Measurement of Non-Financial Assets of Not-For-Profit Public Sector Entities* where assets that were measured under the restricted-use valuation approach are now superseded by the current use approach thus reflecting their actual service potential, and professional and project management fees (\$2.7 million) that were applied to regional open space buildings and infrastructure.

Initial recognition

Items of property, plant and equipment, costing \$5,000 or more are measured initially at cost. Where an asset is acquired for nothing or at nominal cost, the cost is valued at its fair value at the date of acquisition. Items of property, plant and equipment 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).

The cost of a leasehold improvement is capitalised and depreciated over the shorter of the remaining term of the lease or the estimated useful life of the leasehold improvement.

Subsequent measurement

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

- land;
- buildings; and
- infrastructure.

Land is carried at fair value.

Buildings and infrastructure 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 (Landgate) 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 2024 by Landgate. The valuations were performed during the year ended 30 June 2025 and recognised at 30 June 2025.

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

In addition, for buildings under the current replacement cost basis, estimated professional and project management fees are included in the valuation of current use assets as required by *AASB 2022-10 Amendment to Australian Accounting Standards – Fair Value Measurement of Non-Financial Assets of Not-For-Profit Public Sector Entities*.

Valuation techniques and inputs

Level 2 assets:

Fair values of non-current assets held for sale, and market type land and buildings (office accommodation) are derived using the market approach. Market evidence of sales prices of comparable assets in close proximity is used to determine price per square metre.

Level 3 assets:

Land assets

Fair value for high restricted use land is based on comparison with market evidence for land with low level utility. The relevant comparators of land with low level utility are selected by Landgate and represents the application of a significant Level 3 input in this valuation technique. The fair value measurement is sensitive to values of comparator land, with higher values of comparator land correlating with higher estimated fair values of land.

Fair value for low restricted use land is based on market value, using market evidence of sales of comparable land that is unrestricted less restoration costs to return the site to a vacant and marketable condition (low restricted use land).

Building assets

Fair value for current use buildings is determined by reference to the cost of replacing the remaining future economic benefits embodied in the asset. Current replacement cost is generally determined by reference to the market observable replacement cost of a substitute asset of comparable utility and the gross project size specifications, adjusted for obsolescence. Obsolescence encompasses physical deterioration, functional (technological) obsolescence and economic (external) obsolescence.

Valuation using current replacement cost utilises the significant Level 3 input of obsolescence estimated by Landgate. The fair value measurement is sensitive to the estimate of obsolescence, with higher values of the estimate correlating with lower estimated fair values of buildings.

In addition, professional and project management fees estimated and added to the current replacement costs provided by Landgate for current use buildings represent significant Level 3 inputs used in the valuation process. The fair value of these assets will increase with a higher level of professional and project management fees.

Basis of valuation

In the absence of market-based evidence, due to the specialised nature of some nonfinancial assets, these assets are valued at Level 3 of the fair value hierarchy on a current use basis (presumed to be the highest and best use), which recognises that restrictions or limitations have been placed on their use and disposal when they are not determined to be surplus to requirements. These restrictions are imposed by virtue of the assets being held to deliver a specific community service.

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.

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 or distribution to owners, 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 |
|--------------------|----------------|
| Buildings | 10 to 40 years |
| Infrastructure | 10 to 40 years |
| Computer equipment | 2 to 5 years |
| Other equipment | 5 to 20 years |
| Motor vehicles | 5 to 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.

4.1.1 Depreciation and impairment

| | 2025 \$'000 | 2024 \$'000 |
|----------------------------------|----------------|----------------|
| DEPRECIATION CHARGE | | |
| Regional open space buildings | 472 | 472 |
| Rental buildings | 3,986 | 2,372 |
| Infrastructure | 775 | 794 |
| Equipment | 214 | 351 |
| Vehicles | 70 | 74 |
| Total depreciation charge | 5,517 | 4,063 |

As at 30 June 2025, a reversal of impairment on land of \$398k was recognised. There were no indications of impairment for all other assets.

All surplus assets at 30 June 2025 have either been classified as assets held for sale or have been written-off.

Please refer to Note 4.2.1 for guidance in relation to the impairment assessment that has been performed for intangible assets.

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 higher than the carrying amount, the asset is considered restored and is written up to the recoverable amount and a reversal of impairment loss is recognised.

Where land and buildings acquisitions have not been independently valued by Landgate 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 WAPC 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.

4.2 Intangible assets

| | 2025 \$'000 | 2024 \$'000 |
|--|----------------|----------------|
| Caveat interest - at cost | 35,799 | 35,273 |
| Computer Software - at cost | 20 | 20 |
| Computer Software - accumulated amortisation | (20) | (20) |
| Water Licence - at cost | 2,536 | 2,536 |
| Water Licence - accumulated amortisation | (1,319) | (979) |
| | 37,016 | 36,830 |

RECONCILIATION

1 July

| | | |
|---|---------------|---------------|
| Gross carrying amount | 37,829 | 37,479 |
| Accumulated amortisation | (999) | (694) |
| Carrying amount at start of period | 36,830 | 36,785 |

| | | |
|-----------------------------------|---------------|---------------|
| Additions | 546 | 351 |
| Disposal | - | (1) |
| Transfers | (20) | - |
| Amortisation expense | (340) | (305) |
| Carrying amount at 30 June | 37,016 | 36,830 |

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 WAPC'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 WAPC resumes the property at a later date, the purchase consideration is calculated by deducting the WAPC's equity as a percentage of the total valuation at the time of acquisition.

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.

Software and Water Licence are reported as intangible assets and have a finite life. They are recognised at cost less any accumulated amortisation and accumulated impairment loss and considered to have a useful life as disclosed below.

Subsequent measurement

Caveat Interest - The cost model is applied for subsequent measurement of caveat interest. The caveat interests are a purchase of the right to buy should the property owner decide to sell. The amount is tested for impairment each year and no impairment noted for this year.

Software and Water Licence - The cost model is applied for subsequent measurement of Software and Water Licence, requiring the asset to be carried at cost less any accumulated amortisation and accumulated impairment loss.

4.2.1 Amortisation and impairment

| | 2025 \$'000 | 2024 \$'000 |
|----------------------------------|----------------|----------------|
| AMORTISATION CHARGE | | |
| Water license | 340 | 305 |
| Total amortisation charge | 340 | 305 |

As at 30 June 2025, there were no indications of impairment to Software and Water Licence and no impairment identified from the impairment test performed on Caveat Interest.

Useful lives

Amortisation of finite life intangible assets is calculated on a straight-line basis at rates that allocate the asset’s value over its estimated useful life and estimated useful lives are reviewed annually.

The estimated useful lives for each class of intangible asset are:

| Asset | Useful life |
|------------------------------|---------------|
| Software ^(a) | 2 to 5 years |
| Water licence ^(b) | 8 to 10 years |
| Caveat interest | Indefinite |

- ^(a) Software that is not integral to the operation of any related hardware.
- ^(b) Water Licence amortisation rate has been calculated based on the remaining licence period.

Impairment of intangible assets

Intangible assets with indefinite useful lives are tested for impairment annually or when an indication of impairment is identified.

The policy in connection with testing for impairment is outlined in Note 4.1.1.

5. Other assets and liabilities

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

| | Notes |
|---|-------|
| Receivables | 5.1 |
| Other current assets | 5.2 |
| Amounts receivable for services (Holding Account) | 5.3 |
| Payables | 5.4 |
| Other current liabilities | 5.5 |
| Contract liabilities | 5.6 |

5.1 Receivables

| | 2025 \$'000 | 2024 \$'000 |
|--|----------------|----------------|
| CURRENT | | |
| Receivables | 7,553 | 4,564 |
| Allowance for impairment of receivables | (852) | (513) |
| GST receivable | 565 | - |
| Accrued interest | 6,056 | 5,258 |
| Other accrued income | 122 | 191 |
| Balance at end of period | 13,444 | 9,500 |
| RECONCILIATION OF CHANGES IN THE ALLOWANCE FOR IMPAIRMENT OF TRADE RECEIVABLES: | | |
| Opening balance | (513) | (503) |
| Expected credit losses expense | (339) | (10) |
| Balance at end of period | (852) | (513) |

Receivables are initially recognised at their transaction price. The WAPC holds the receivables with the objective to collect the contractual cash flows and therefore subsequently measured at amortised cost using the effective interest method, less an allowance for impairment. The WAPC recognises a loss allowance for expected credit losses (ECLs) on a receivable through profit or loss. The WAPC does not hold any collateral or other credit enhancements as security for receivables.

Allowance for impairment of receivables are recognised as an allowance for ECL on receivables. This allowance is based on the difference between the contractual cash flows and the cash flows that the entity expects to receive, discounted at the original effective interest rate. Individual receivables are written off when the WAPC has no reasonable expectations of recovering the contractual cash flows.

For trade receivables, the WAPC recognises an allowance for ECLs measured at the lifetime expected credit losses at each reporting date. The WAPC 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. Please refer to Note 2.4 for the amount of ECLs expensed in this reporting period.

5.2 Other current assets

| | 2025 \$'000 | 2024 \$'000 |
|---------------------------------------|----------------|----------------|
| CURRENT | | |
| Prepayments | 50 | - |
| Unsettled land and building purchases | 10,192 | 1,646 |
| Tenant security bonds | 392 | 366 |
| Total other assets | 10,634 | 2,012 |

Other current assets include prepayments which represent payments in advance of receipt of goods or services or that part of expenditure made in one accounting period covering a term extending beyond that period. Unsettled land and building purchases represent payments made in advance of the transfer of the certificate of title.

5.3 Amounts receivable for services (Holding Account)

| | 2025 \$'000 | 2024 \$'000 |
|---|----------------|----------------|
| Non-current | 8,159 | 7,779 |
| Total amounts receivable for services at end of period | 8,159 | 7,779 |

Amounts receivable for services represents 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 WAPC 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

| | 2025 \$'000 | 2024 \$'000 |
|-------------------------------|----------------|----------------|
| CURRENT | | |
| Trade payables | 22 | 6 |
| Accrued expenses | 6,439 | 4,916 |
| GST payable | - | 1,970 |
| Total current payables | 6,461 | 6,892 |

Payables are recognised at the amounts payable when the WAPC 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 for goods, services, works and construction of less than \$1 million are generally made within 15-20 days and 30 calendar days for amounts of \$1 million or more.

5.5 Other current liabilities

| | 2025 \$'000 | 2024 \$'000 |
|---|----------------|----------------|
| CURRENT | | |
| Tenants' bonds ^(a) | 392 | 366 |
| Income in advance ^(b) | 1,109 | 1,023 |
| Provision for compensation claim - taking order land ^(c) | 3,152 | 4,682 |
| Deposit in advance | 495 | 220 |
| Total other liabilities | 5,148 | 6,291 |

^(a) Refundable tenant bonds.

^(b) Includes monies received from other agencies for rent received in advance.

^(c) When land is acquired under a Taking Order, an associated provision for compensation is recognised at the transaction price.

5.6 Contract liabilities

| | 2025 \$'000 | 2024 \$'000 |
|--|----------------|----------------|
| CURRENT | | |
| Unsettled land and building sales | 2,405 | 6,887 |
| Total provisions at end of period | 2,405 | 6,887 |

Unsettled land and building sales represent disposals where cash has been received, that are not settled until a new certificate of title has been issued.

6 Financing

This section sets out the material balances and disclosures associated with the financing and cashflows of the WAPC:

| | Notes |
|--|-------|
| Cash and cash equivalents and restricted cash and cash equivalents | 6.1 |
| Capital commitments | 6.2 |

6.1 Cash and cash equivalents and restricted cash and cash equivalents

| | 2025 \$'000 | 2024 \$'000 |
|---|----------------|----------------|
| CASH AND CASH EQUIVALENTS | | |
| WAPC Account | 15,300 | 14,054 |
| Cash advance | 2 | 2 |
| | 15,302 | 14,056 |
| RESTRICTED CASH AND CASH EQUIVALENTS | | |
| Metropolitan Region Improvement Fund ^(a) | 492,079 | 452,278 |
| WAPC Account ^(b) | 29,665 | 25,074 |
| | 521,744 | 477,352 |
| Total cash and cash equivalents and restricted cash and cash equivalents | 537,046 | 491,408 |

^(a) Cash held in the Metropolitan Region Improvement Fund is to be used for defined projects and studies.

^(b) Cash held in the WAPC 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 Capital commitments

| | 2025 \$'000 | 2024 \$'000 |
|--|----------------|----------------|
| Capital expenditure commitments, being contracted capital expenditure additional to the amounts reported in the financial statements, are payable as follows: | | |
| Within one year | 200 | - |
| Total capital commitments | 200 | - |

7. Financial instruments and contingencies

This note sets out the key risk management policies and measurement techniques of the WAPC:

| | Notes |
|-----------------------------------|-------|
| Financial instruments | 7.1 |
| Contingent assets and liabilities | 7.2 |

7.1 Financial instruments

The carrying amounts of each of the following categories of financial assets and financial liabilities at the end of the reporting period are:

| | 2025 \$'000 | 2024 \$'000 |
|--|----------------|----------------|
| FINANCIAL ASSETS | | |
| Cash and cash equivalents | 537,046 | 491,408 |
| Financial assets at amortised cost ^(a) | 21,038 | 17,279 |
| Total financial assets | 558,084 | 508,687 |
| FINANCIAL LIABILITIES | | |
| Financial liabilities at amortised cost ^(b) | 6,461 | 4,922 |
| Total financial liability | 6,461 | 4,922 |

^(a) The amount of financial assets at amortised cost excludes GST recoverable from the ATO (statutory receivable).

^(b) The amount of financial liabilities at amortised cost excludes GST payable to the ATO (statutory payable).

7.2 Contingent liabilities

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

| | 2025 \$'000 | 2024 \$'000 |
|---|----------------|----------------|
| Claims and litigations in progress | 78,230 | 125,880 |

Contaminated Sites

Under the *Contaminated Sites Act 2003* (CSA), the WAPC is required to report known and suspected contaminated sites to the Department of Water and Environmental Regulation (DWER). In accordance with the CSA, DWER classifies these sites on the basis of the risk to human health, the environment and environmental values.

The WAPC is required to disclose a contingent liability in respect of a site where:

- the site has been classified contaminated - remediation required under the CSA, and remediation costs cannot be reliably estimated.
- the site has been classified as possibly contaminated - investigation required under the CSA, and investigation costs cannot be reliably estimated.

During the 2024-25 financial year:

- two sites require remediation or other management and have been classified by DWER as 'contaminated - remediation required'. A provision has not been recognised for either site as they do not meet all the conditions required to recognise a provision.
- eighteen sites require formal investigation and have been classified by DWER as 'possibly contaminated - investigation required'. A provision has not been recognised as the WAPC is unable to assess the likely outcome of the required investigations.
- two sites have been classified as 'contaminated - restricted use'. A provision has not been recognised as the restriction on the use of the site is not expected to give rise to a probable future outflow of economic benefits.

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 |
| Changes in accounting policy | 8.2 |
| Key management personnel | 8.3 |
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| Non-current assets classified as assets held for sale | 8.9 |
| Non-current assets classified as assets held distribution to owners | 8.10 |
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8.1 Events occurring after the end of the reporting period

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

8.2 Changes in accounting policy

The WAPC applied for the first time certain standards and amendments which are effective for annual periods beginning on or after 1 July 2024.

The new and revised standards and amendments thereof and interpretations effective for the current financial year that are relevant to the WAPC are:

- AASB 2020-1 - *Amendments to Australian Accounting Standards – Classification of Liabilities as Current or Non-current*.
- AASB 2022-10 - *Amendments to Australian Accounting Standards – Fair Value Measurement of Non-Financial Assets of Not-for-Profit Public Sector Entities*. (Refer to Note 4.1 for the impact on the application of this amendment).

8.3 Key management personnel

The WAPC has determined key management personnel to include Cabinet Ministers and senior officers of the WAPC. The WAPC 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 board members of the WAPC for the reporting period are presented within the following bands:

| Compensation band (\$) | 2025 | 2024 |
|---------------------------|-----------|-----------|
| 350,001 - 400,000 | - | 1 |
| 300,001 - 350,000 | - | - |
| 250,001 - 300,000 | 1 | - |
| 200,001 - 250,000 | 1 | - |
| 60,001 - 70,000 | 4 | 1 |
| 50,001 - 60,000 | 1 | - |
| 40,001 - 50,000 | - | 5 |
| 0 - 10,000 ^(a) | 5 | 10 |
| | 12 | 17 |

^(a) Includes three members (2024: seven members) from other Government agencies who did not receive any compensation from the WAPC.

| | 2025 \$'000 | 2024 \$'000 |
|---------------------------------------|----------------|----------------|
| Total compensation of senior officers | 846 | 667 |

Total compensation includes the superannuation expense incurred by the WAPC in respect of board members.

8.4 Related party transactions

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

Related parties of the WAPC include:

- all Cabinet Ministers and their close family members, and their controlled or jointly controlled entities;
- all senior officers 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).

Material transactions with other related parties

Outside of normal citizen type transactions with the WAPC, 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.

Significant transactions with Government-related entities

In conducting its activities, the WAPC 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.

Significant transactions include:

| | Notes |
|---|-------|
| Services provided by the Department | 2.1 |
| Grants and subsidies received from State and other entities | 2.3 |
| Service appropriations, capital appropriations and other income received from Treasury and other agencies | 3.1 |
| Rental revenue, including easement fees received | 3.2 |
| Other income including proceeds on disposals from other agencies | 3.5 |
| Infrastructure, property, plant and equipment including transfer to State and sales to other agencies | 4.1 |
| Amounts receivable for services including transactions with other agencies | 5.3 |
| Other current liabilities include rent received in advance from other agencies | 5.5 |
| Remuneration of services provided by the Auditor General | 8.8 |

Within the significant transactions referred to above, the following related party transactions are highlighted:

- \$3.32 million was received from the Housing Authority, representing proceeds from property sales in Cannington and Carlisle.
- \$2.46 million was received from the Department of Education, representing proceeds from property sales in Forrestdale.
- \$0.79 million was received from the Main Roads Western Australia, representing proceeds for various property sales.
- \$0.11 million was received from the Water Corporation as easement fee.
- \$51.33 million was paid to the Department of Planning, Lands and Heritage for service delivery.
- \$0.30 million was paid to the Office of the Auditor General for audit services related to the financial year 2024 and 2025.
- \$0.30 million was paid to the Department of Transport as a grant for the Strategic Transport Evaluation Model.
- \$0.25 million was received from the Public Transport Authority, representing return of proceeds for a property sale in Henley Brook (after boundary survey).
- \$15 million was paid to the Housing Authority for the purchase of two (2) lot parcels relating to the Ellenbrook Station Precinct project.

8.5 Related bodies

The WAPC had no related bodies during the financial year 2024-25 and 2023-24.

8.6 Affiliated bodies

The WAPC had no affiliated bodies during the financial year 2024-25 and 2023-24.

8.7 Special purpose accounts

Metropolitan Region Improvement Account

The account was established in December 1959 under the *Metropolitan Region Improvement Tax Act 1959* to provide funds for the WAPC to manage the Metropolitan Region Scheme.

| | 2025 \$'000 | 2024 \$'000 |
|----------------------------|----------------|----------------|
| Balance at start of period | 452,278 | 403,067 |
| Receipts | 149,119 | 143,932 |
| Payments | (109,318) | (94,721) |
| Balance at end of period | 492,079 | 452,278 |

8.8 Remuneration of auditors

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

| | 2025 \$'000 | 2024 \$'000 |
|--|----------------|----------------|
| Auditing the accounts, financial statements, controls and key performance indicators | 249 | 186 |
| Additional fees relating to the 2024 financial year audit | 41 | - |
| Total | 290 | 186 |

8.9 Non-current assets classified as assets held for sale

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

| | 2025 \$'000 | 2024 \$'000 |
|--|----------------|----------------|
| Land | 553 | 812 |
| Total assets classified as held for sale | 553 | 812 |

As part of its operations, the WAPC intends to sell its land held for sale within the next 12 months. It is anticipated that sale proceeds after deducting disposal costs will exceed the land’s carrying value.

8.10 Non-current assets classified as assets held for distribution to owners

The following table represents a summary of assets held for distribution to owners:

| | 2025 \$'000 | 2024 \$'000 |
|--|----------------|----------------|
| Assets under construction | 24,627 | 108,730 |
| Total assets classified as held for distribution to owners | 24,627 | 108,730 |

Assets under construction specifically covers the works undertaken associated with the METRONET program on land owned by the WAPC.

For 2023-24 financial year, assets under construction reflects the funding contribution provided to Public Transport Authority (PTA) for the construction of Yanchep Rail Extension, which was completed and transferred to PTA in May 2025.

For 2024-25 financial year, assets under construction reflects the funding contribution for the construction of Byford Rail Station. The rail line is expected to be entered into public service in October 2025. Following its completion, this asset will be transferred to the PTA. Although no formalised transfer agreements were finalised, the transfer of the asset is expected to take place in 2025-26.

8.11 Equity

| | 2025 \$'000 | 2024 \$'000 |
|---|----------------|----------------|
| CONTRIBUTED EQUITY | | |
| Balance at start of period | 8,944 | 3,685 |
| Contribution by owners | | |
| Land and buildings transfer in | - | 556 |
| Capital appropriation | 5,400 | 5,400 |
| Total contributions by owners | 5,400 | 5,956 |
| Distributions to owners | | |
| Transfer of assets to the State of WA | (115,301) | (697) |
| Total distributions to owners | (115,301) | (697) |
| Net contributed equity | (100,957) | 8,944 |
| Transfer of debit balance from contributed equity to accumulated surplus ^(a) | 100,957 | - |
| Total contributed equity | - | 8,944 |
| ASSET REVALUATION SURPLUS | | |
| Balance at start of period | 73,867 | 58,302 |
| Net revaluation increments | | |
| Land | 244,100 | - |
| Rental and heritage buildings | 4,875 | 15,565 |
| Regional open space buildings | 1,408 | - |
| Regional open space infrastructure | 1,322 | - |
| Balance at end of period | 325,572 | 73,867 |
| Accumulated surplus | | |
| Balance at start of period | 1,503,534 | 1,101,645 |
| Result for the period | 108,378 | 401,889 |
| Transfer of debit balance from contributed equity to accumulated surplus ^(a) | (100,957) | - |
| Total accumulated surplus | 1,510,955 | 1,503,534 |
| Balance at end of period | 1,836,527 | 1,586,345 |

^(a) In accordance with the requirements of Treasurer’s Guidance Handbook Chapter 8 Financial Accounting and Reporting-Subsection 6.4, if there is a net debit balance in Contributed Equity after distributions to owners and contributions by owners during the year, this balance is required to be transferred to Accumulated Surplus.

8.12 Supplementary financial information

(a) Write-offs

During the financial year, \$NIL (2023-24: \$356) was written off from the WAPC’s books.

(b) Losses through theft, defaults and other causes

During the 2024-25 and 2023-24 financial year, the WAPC did not report any losses due to theft, defaults, and other causes.

(c) Gifts of public property

There were no gifts of public property provided by the WAPC during the financial year 2024-25 and 2023-24.

Major estimate and actual (2025) variance narratives

1. Depreciation is higher than the budget estimate by \$2.26 million mainly due to higher depreciation for building assets, as a result of the higher fair value of buildings following the revaluation in 2023-24. The budget estimate was increased to \$4.6 million as part of the 2024-25 Mid-year Review.
2. Other expenses are higher than the budget estimate by \$1.48 million mainly due to assets being written off. There is no estimate for these expenditures in the published budget.
3. Rental revenue is higher than the budget estimate by \$2.77 million mainly due to increased demand in a competitive rental market in 2024-25. The budget estimate was revised to \$9.14 million as part of the 2024-25 Mid-year Review.
4. Revaluation increment is higher than the budget estimate by \$1.41 million as there is no estimate for revaluation increment in the published budget.
5. Interest revenue is higher than the budget estimate by \$4.71 million mainly due to higher interest rates on higher cash balances than forecast.
6. Other income is higher than the budget estimate by \$7.19 million mainly due to higher net gain on disposal of non-current assets than forecast.

Major actual (2025) and comparative (2024) variance narratives

- A. Depreciation increased by \$1.49 million mainly due to higher depreciation for building assets, as a result of the higher fair value of buildings following revaluation in 2023-24.
- B. Impairment losses for land decreased by \$27.34 million. No impairment has been recognised for 2024-25 as the assets reflect its fair value consistent with AASB 116.
- C. Other expenses decreased by \$5.73 million mainly due to a decrease in compensation costs for land acquisition and assets written off.
- D. Revaluation increment decreased by \$342.27 million. Land revaluation decrement previously recognised has been fully offset. The remaining increment is recognised through revaluation surplus and other comprehensive income (Treasurer’s Guidance 8-5.9.1).
- E. User charges and fees increased by \$3.76 million mainly due to higher statutory planning application fees collected during the year as a result of strong property market activities.
- F. Interest revenue increased by \$4.51 million mainly due to higher interest rates on higher cash balances.
- G. Other income increased by \$7.34 million mainly due to an increase in the net gain on disposal of non-current assets.
- H. Income from other public sector entities decreased by \$1.31 million mainly due to completion of the Future of Fremantle project in 2023-24.

9.2 Statement of financial position variance

| | | Estimate ¹ | Actual | Actual | Variance between estimate and actual | Variance between actual results for 2025 and 2024 |
|--|------------------|-----------------------|----------------|----------------|--|--|
| | Variance Note | 2025 \$’000 | 2025 \$’000 | 2024 \$’000 | \$’000 | \$’000 |
| ASSETS | | | | | | |
| Current assets | | | | | | |
| Cash and cash equivalents | | 14,631 | 15,302 | 14,056 | 671 | 1,246 |
| Restricted cash and cash equivalents | | 467,752 | 521,744 | 477,352 | 53,992 | 44,392 |
| Receivables | | 9,795 | 13,444 | 9,500 | 3,649 | 3,944 |
| Other current assets | | 8,047 | 10,634 | 2,012 | 2,587 | 8,622 |
| Non-current assets classified as held for sale | | 791 | 553 | 812 | (238) | (259) |
| Non-current assets classified as held for distribution to owners | 7, I | - | 24,627 | 108,730 | 24,627 | (84,103) |
| Total current assets | | 501,016 | 586,304 | 612,462 | 85,288 | (26,158) |
| Non-current assets | | | | | | |
| Amounts receivable for services | | 8,159 | 8,159 | 7,779 | - | 380 |
| Infrastructure, property, plant and equipment | 8, J | 814,272 | 1,219,062 | 949,344 | 404,790 | 269,718 |
| Intangible assets | | 36,785 | 37,016 | 36,830 | 231 | 186 |
| Total non-current assets | | 859,216 | 1,264,237 | 993,953 | 405,021 | 270,284 |
| Total assets | | 1,360,232 | 1,850,541 | 1,606,415 | 490,309 | 244,126 |
| LIABILITIES | | | | | | |
| Current liabilities | | | | | | |
| Payables | | 530 | 6,461 | 6,892 | 5,931 | (431) |
| Other current liabilities | | 9,269 | 5,148 | 6,291 | (4,121) | (1,143) |
| Contract liabilities | | - | 2,405 | 6,887 | 2,405 | (4,482) |
| Total current liabilities | | 9,799 | 14,014 | 20,070 | 4,215 | (6,056) |
| Total liabilities | | 9,799 | 14,014 | 20,070 | 4,215 | (6,056) |
| NET ASSETS | | 1,350,433 | 1,836,527 | 1,586,345 | 486,094 | 250,182 |
| EQUITY | | | | | | |
| Contributed equity | | 14,485 | - | 8,944 | (14,485) | (8,944) |
| Reserves | | 58,302 | 325,572 | 73,867 | 267,270 | 251,705 |
| Accumulated surplus | | 1,326,334 | 1,510,955 | 1,503,534 | 184,621 | 7,421 |
| Other | | (48,688) | - | - | 48,688 | - |
| Total equity | | 1,350,433 | 1,836,527 | 1,586,345 | 486,094 | 250,182 |

¹ These estimates are published in the State Budget 2024-25, Budget Papers No.2 ‘Budget Statements’.

Major estimate and actual (2025) variance narratives

7. Non-current assets held for distribution to owners is higher than the budget estimate by \$24.63 million as there is no estimate for this item in the published budget. This mainly relates to assets under construction associated with the METRONET program for the construction of the Byford Rail Station on land owned by the WAPC at Lot 101 Evans Way, Byford. The rail line is expected to be entered into public service in October 2025.
8. Infrastructure, property, plant and equipment is higher than the budget estimate by \$404.79 million mainly due to revaluation increment recognised in 2023-24 and 2024-25.

Major actual (2025) and comparative (2024) variance narratives

- I. Non-current assets held for distribution to owners decreased by \$84.1 million mainly due to transfer of asset related to METRONET Yanchep Rail Extension to PTA.
- J. Infrastructure, property, plant and equipment increased by \$269.72 million mainly due to an increment of \$250 million on the land and building revaluation. Following the asset classification review conducted by the Valuer General's Office, valuation adjustments are applied based on the asset's existing use rather than its intended use taking into account both current and future restrictions on the use of the asset to determine fair value, resulting in a material revaluation increment.

9.3 Statement of cash flows variances

| | | Estimate ¹ | Actual | Actual | Variance between estimate and actual | Variance between actual results for 2025 and 2024 |
|---|------------------|-----------------------|-----------------|-----------------|--|--|
| | Variance Note | 2025 \$'000 | 2025 \$'000 | 2024 \$'000 | \$'000 | \$'000 |
| CASH FLOWS FROM THE STATE GOVERNMENT | | | | | | |
| Service appropriation | | 110,878 | 111,340 | 106,226 | 462 | 5,114 |
| Capital appropriations | | 5,400 | 5,400 | 5,400 | - | - |
| Funds from other public sector entities | 9, K | 12,000 | - | 1,312 | (12,000) | (1,312) |
| Net cash provided by State Government | | 128,278 | 116,740 | 112,938 | (11,538) | 3,802 |
| CASH FLOWS FROM OPERATING ACTIVITIES | | | | | | |
| PAYMENTS | | | | | | |
| Supplies and services | | (41,168) | (37,727) | (38,851) | 3,441 | 1,124 |
| Grants and subsidies | | (7,015) | (6,137) | (6,287) | 878 | 150 |
| GST payments on purchases | 10, L | (3,020) | (5,601) | (4,082) | (2,581) | (1,519) |
| GST payments to taxation authority | 11, M | (310) | (2,932) | (1,604) | (2,622) | (1,328) |
| Other payments | 12, N | (12,394) | (14,778) | (10,965) | (2,384) | (3,813) |
| RECEIPTS | | | | | | |
| Rental received | 13 | 7,236 | 9,706 | 9,692 | 2,470 | 14 |
| User charges and fees | 14, O | 14,689 | 16,230 | 12,417 | 1,541 | 3,813 |
| Interest received | 15, P | 19,000 | 22,906 | 17,771 | 3,906 | 5,135 |
| GST receipts on sales | 16 | 310 | 1,794 | 1,223 | 1,484 | 571 |
| GST receipts from taxation authority | 17, Q | 3,020 | 4,204 | 6,278 | 1,184 | (2,074) |
| Grants and subsidies | | - | - | 2 | - | (2) |
| Other receipts | R | 750 | 1,177 | 8,967 | 427 | (7,790) |
| Net cash used in operating activities | | (18,902) | (11,158) | (5,439) | 7,744 | (5,719) |
| CASH FLOWS FROM INVESTING ACTIVITIES | | | | | | |
| PAYMENTS | | | | | | |
| Proceeds from sale of non-current assets | 18, S | 5,000 | 8,378 | 7,179 | 3,378 | 1,199 |
| Purchase of non-current assets | T | (73,882) | (68,322) | (58,276) | 5,560 | (10,046) |
| Net cash used in investing activities | | (68,882) | (59,944) | (51,097) | 8,938 | (8,847) |
| Net increase in cash and cash equivalents | | 40,494 | 45,638 | 56,402 | 5,144 | (10,764) |
| Cash and cash equivalents at the beginning of the period | | 441,889 | 491,408 | 435,006 | 49,519 | 56,402 |
| Cash and cash equivalents at the end of the period | | 482,383 | 537,046 | 491,408 | 54,663 | 45,638 |

¹ These estimates are published in the State Budget 2024-25, Budget Papers No.2 'Budget Statements'.

Major estimate and actual (2025) variance narratives

9. Funds from other public sector entities are lower than the budget estimate by \$12 million mainly due to the proceeds for sale of land in Henley Brook to the PTA, received in 2023-24 instead of 2024-25. The budget estimate was revised to Nil as part of the 2024-25 Mid-year Review.
10. GST payments on purchases are higher than the budget estimate by \$2.58 million mainly due to higher taxable land acquisition expenditure.
11. GST payments to taxation authority are higher than the budget estimate by \$2.62 million mainly due to higher GST received from taxable land sales.
12. Other payments are higher than the budget estimate by \$2.38 million mainly due to higher repair and maintenance payments for buildings, infrastructure and compensation payments for land acquisitions higher than forecast.
13. Rental received is higher than the budget estimate by \$2.47 million mainly due to increased demand in a competitive rental market in 2024-25. The budget estimate was revised to \$9.14 million as part of the 2024-25 Mid-year Review.
14. User charges and fees are higher than the budget estimate by \$1.54 million mainly due to higher statutory planning application fees collected during the year as a result of strong property market activities.
15. Interest received is higher than budget estimate by \$3.91 million mainly due to higher interest rates on higher cash balances than forecast.
16. GST receipts on sales are higher than the budget estimate by \$1.48 million mainly due to higher taxable land sales.
17. GST receipts from taxation authority are higher than the budget estimate by \$1.18 million mainly due to higher GST paid from taxable land acquisition.
18. Proceeds from the sale of non-current assets are higher than the budget estimate by \$3.38 million mainly due to the level and value of land sale transactions. Given the nature of these transactions, accurate estimates are not able to be predetermined.

Major actual (2025) and comparative (2024) variance narratives

- K. Funds from other public sector entities decreased by \$1.31 million mainly due to the completion of the Future of Fremantle project in 2023-24.
- L. GST payments on purchases increased by \$1.52 million mainly due to higher taxable land acquisition expenditure.
- M. GST payments to taxation authority increased by \$1.33 million mainly due to higher GST received from taxable land sales.
- N. Other payments increased by \$3.81 million mainly due to the increase in repair and maintenance payments for buildings and infrastructure.
- O. User charges and fees increased by \$3.81 million mainly due to higher statutory planning application fees collected during the year as a result of strong property market activities.
- P. Interest received increased by \$5.14 million mainly due to higher interest rates on higher cash balances.
- Q. GST receipts from taxation authority decreased by \$2.07 million mainly due to lower GST paid from taxable land acquisition costs.
- R. Other receipts decreased by \$7.79 million mainly due to the return of funds for a property in High Wycombe which did not settle and Department of Education's reimbursement of infrastructure costs of a school site in Wandi in 2023-24.
- S. Proceeds from sale of non-current assets increased by \$1.2 million mainly due to the higher value of land sale transactions.
- T. Purchase of non-current assets increased by \$10.05 million mainly due to the deferral of land acquisition from 2023-24 to 2024-25.



WAPC

Western Australian Planning Commission

LEADING A
CONTEMPORARY
PLANNING SYSTEM

Certification of key performance indicators

We hereby certify that the key performance indicators are based on proper records, are relevant and appropriate for assisting users to assess the Western Australia Planning Commission's performance, and fairly represent the performance of the Western Australia Planning Commission for the financial year ended 30 June 2025.



Emma Cole

GAICD FIPA AWA MPIA

Chairperson

Western Australian Planning Commission

14 October 2025



Ray Haeren

Deputy Chairperson

Western Australian Planning Commission

14 October 2025

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The WAPC’s desired outcome and key performance indicators

For the year ended 30 June 2025

Relationship to Government Goals

The WAPC has Statewide responsibility for urban, rural and regional integrated strategic and statutory land use planning and land development. The WAPC’s vision is to create better places to live and work for all Western Australians, while its mission is to ensure that the planning system develops policy and enables planning decisions for the long-term benefit of the community.

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

Through the desired outcome and services listed below, the WAPC contributes to the State Government’s goal for “Investing in WA’s future: Tackling climate action and supporting the arts, culture and sporting sectors to promote vibrant communities.”

| Government Goal | Desired Outcome | Services |
|---|--|---|
| Investing in WA’s Future | | |
| Tackling climate action and supporting the arts, culture and sporting sectors to promote vibrant communities. | 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 key effectiveness indicators that follow provide information on how well the 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 are comparable with performance in previous years (where available) and targets published in the Budget Papers. The key efficiency indicators measure the relationship between the services delivered and the resources used to produce the service. For example, results present a cost per application or per hectare managed basis for easy comprehension. The efficiency indicators incorporate the cost of each service, and as such, measure the overall efficiency in achieving the desired outcome. An explanation is provided for any variance of more than five per cent from either the target or previous years result. Variances of less than five per cent are considered statistically immaterial.

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

Under the *Planning and Development Act 2005*, the WAPC is responsible for promoting the sustainable use and development of land in Western Australia. Perth and Peel@3.5million, a suite of high-level spatial frameworks and strategic plans for the future growth of the metropolitan Perth and Peel region, recognises the need to plan for land and housing opportunities to accommodate a population of 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 near activity centres and public transport. This ensures equitable access to infrastructure and encourages the use of public transport instead of private motor vehicles.

Effectiveness Indicator

The proportion of residential land in the metropolitan area that is capable of multiple dwellings within 400 metres and 800 metres of the capital city, a strategic metropolitan centre, or a train station

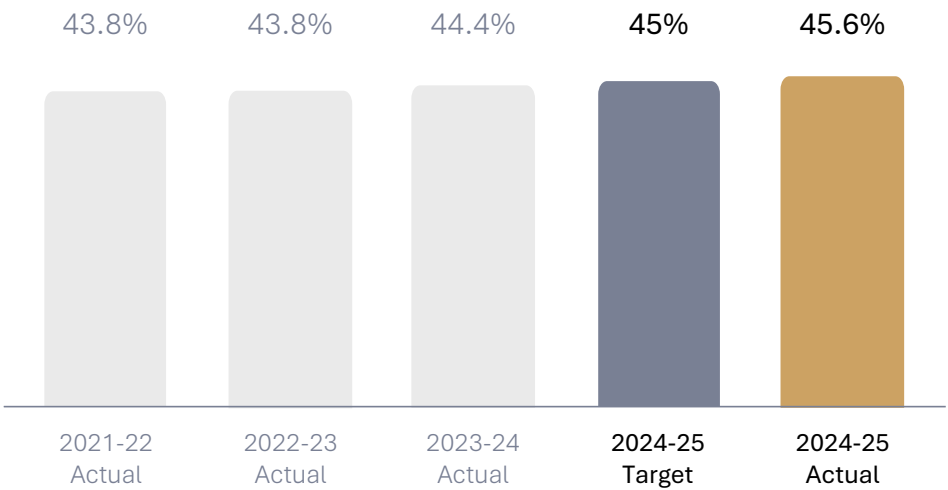
This KPI aligns with the sub-regional planning frameworks that focus on achieving higher densities of employment and residential development in appropriate areas within a predominantly built-up environment while making better use of established infrastructure over the long term. The frameworks build 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 that 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:

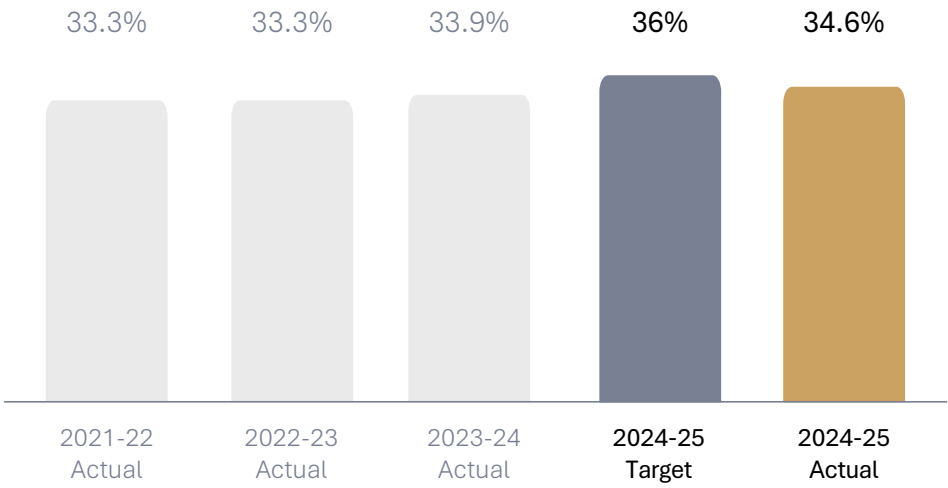
- Perth capital city (which includes Perth, West Perth, East Perth and Northbridge); and
- strategic metropolitan centres (Armadale, Cannington, Fremantle, Joondalup, Mandurah, Midland, Morley, Stirling, Rockingham and Yanchep).

Most land zoned for residential development has an allocated residential density code (R-Code). Some land does not have an R-Code allocated in the relevant local planning scheme but rather a structure plan (or equivalent) that regulates housing densities. Residential development may also be permissible in these areas, however, for the purposes of measuring these indicators, only land with an R-Code assigned in the Local Planning Scheme is included in considerations. Land with a coding of R40 or higher is considered capable of yielding multiple dwellings.

The calculation of this KPI will exclude emerging strategic metropolitan centres until those centres have at least one hectare of commercial floor space.



400 metres



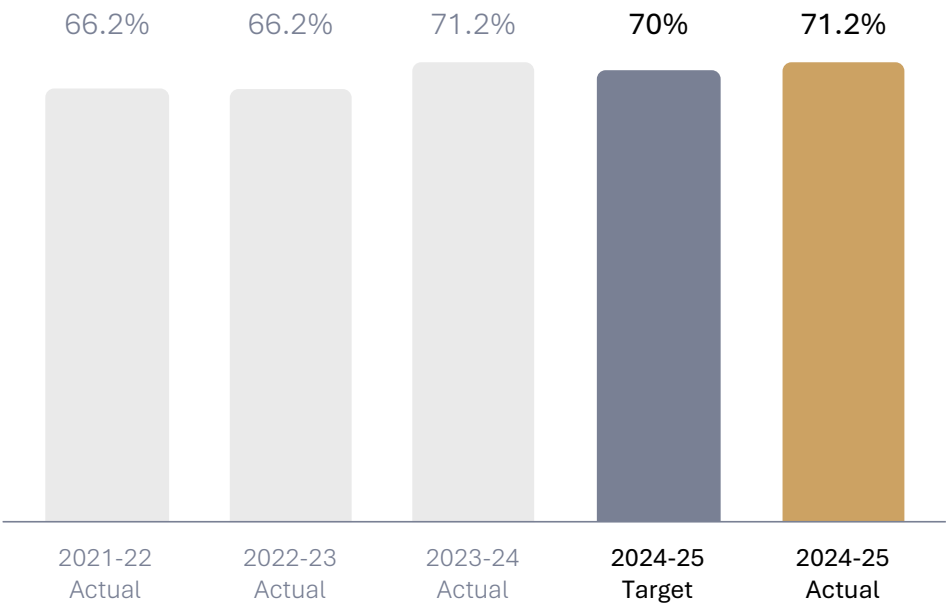
800 metres

Effectiveness Indicator

The proportion of residential land that is zoned R40 and above that is within 400 metres of a major regional centre

This KPI covers residential land in proximity to the major regional centres of Albany, Broome, Bunbury, Geraldton, Kalgoorlie, Karratha and Port Hedland.

This KPI aligns with the Regional Planning and Infrastructure Frameworks, which aim to address the future population growth in regional areas of the State in accordance with the Activity Centres Framework and Settlement Hierarchy. It focuses on the major regional centres that are typically significant centres for population, economic activity and employment. The KPI aligns with policy objectives that 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 proportion of residential land that is zoned R40 and above that is within 400 metres of a major regional centre

Effectiveness Indicator

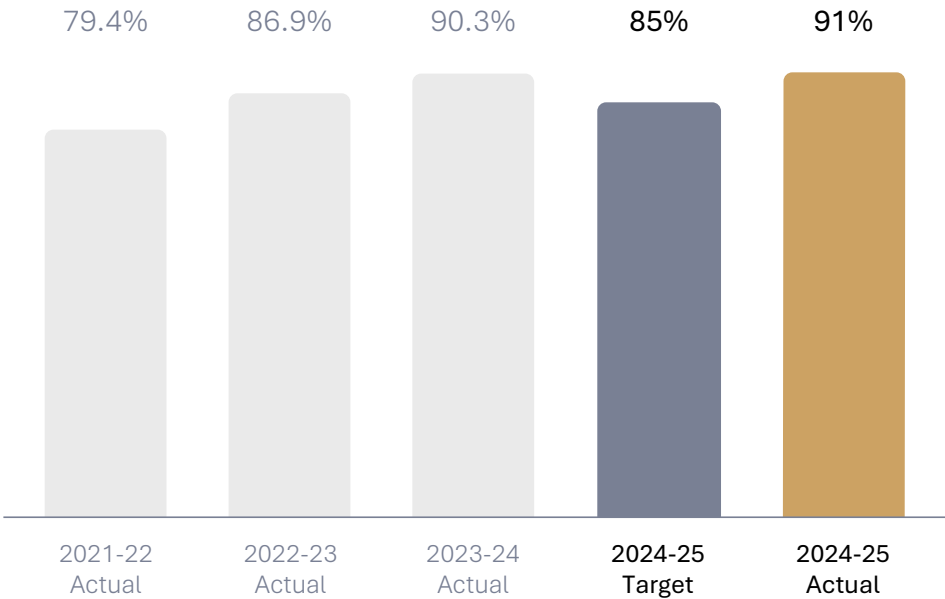
The percentage of subdivision applications determined within the statutory timeframe

This KPI demonstrates the effectiveness of the WAPC and the Department in determining subdivision applications within the statutory timeframe. The statutory timeframe is currently 90 days or a longer period with an applicant’s written agreement:

- as specified in section 143(2) of the *Planning and Development Act 2005*; and
- as set by section 27(7) of the *Strata Titles Act 1985* and prescribed by regulation 20 of the Strata Titles (General) Regulations 2019.

Subdivision is the division of land into separate lots, or the amalgamation of several lots into a larger lot. For this measure, subdivisions 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.

The Department and its officers have the delegated authority to determine subdivision and development applications on behalf of the WAPC.



The percentage of subdivision applications determined within the statutory timeframe

Explanation for significant variance

The variance between the 2024-25 actual and the 2024-25 target is because of more timely responses from referral agencies and resolution of issues within the statutory period. Additionally, the use of the Planning Online application lodgement and processing system may have contributed to faster turnaround times for subdivisions.

A total of 2,630 applications were processed in 2024-25 compared with 2,112 applications in 2023-24. Despite the higher volume of applications, statutory timeframes have continued to be met, demonstrating the Department’s capacity to manage increased demand effectively.

Effectiveness Indicator

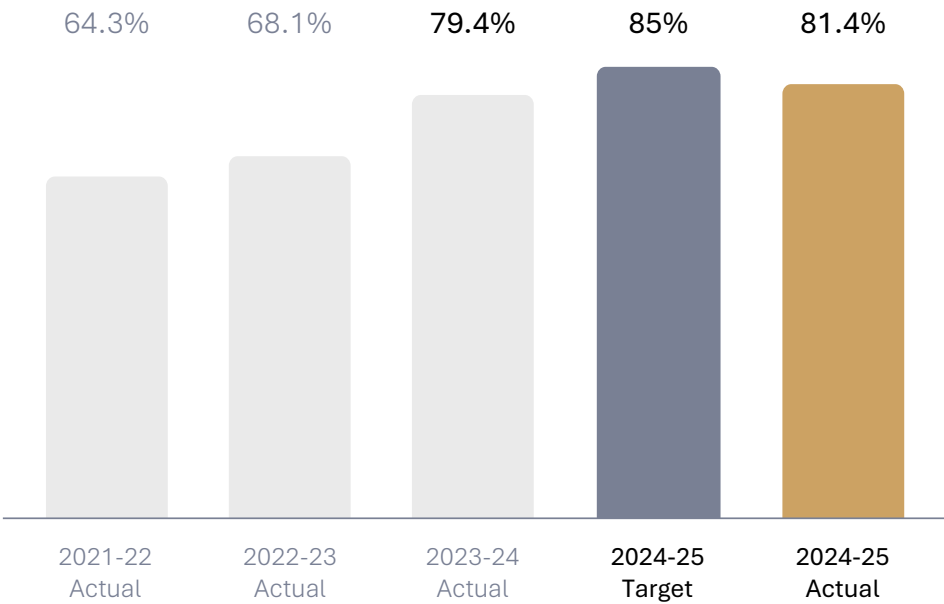
The percentage of development applications determined within the statutory timeframe

The timely determination of applications is important in supporting the construction industry and the delivery of housing in suitable locations. The Department and its officers have the delegated authority to determine development applications on behalf of the WAPC.

This KPI demonstrates the Department’s effectiveness in determining region scheme development applications within these statutory timeframes:

- 60 days for the metropolitan region or a longer period with an applicant’s written agreement; and
- 90 days for the Greater Bunbury and Peel regions or a longer period with an applicant’s written agreement.

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



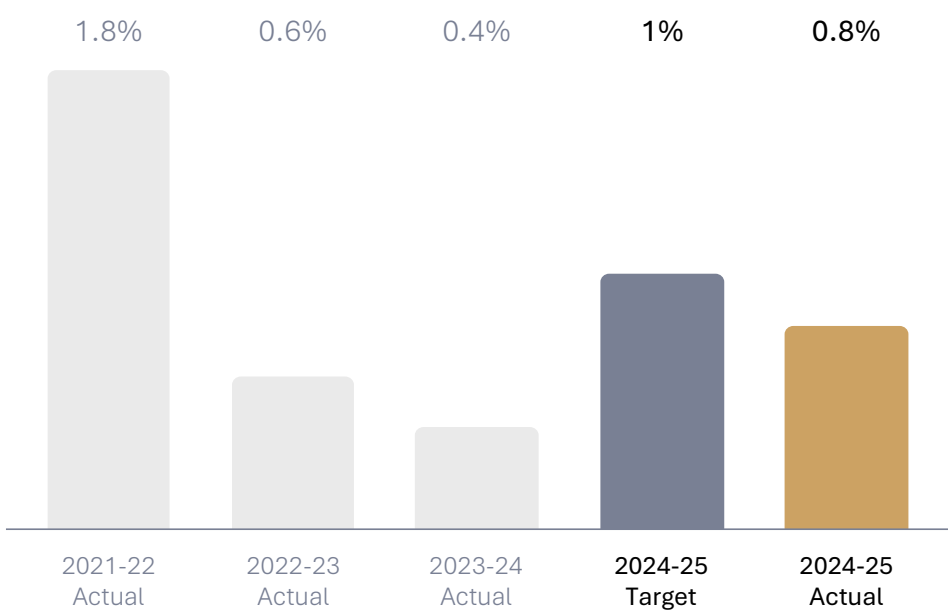
The percentage of development applications determined within the statutory timeframe

Effectiveness Indicator

Vacancy rate of residential properties available for rent

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

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 2024-25, the WAPC owned 253 residential properties that were situated on reserved land. The Department managed 241 of these properties while real estate agents managed the remaining properties on behalf of the WAPC. Wherever possible, the Department leases these properties until the land is required for the purpose for which it was reserved.



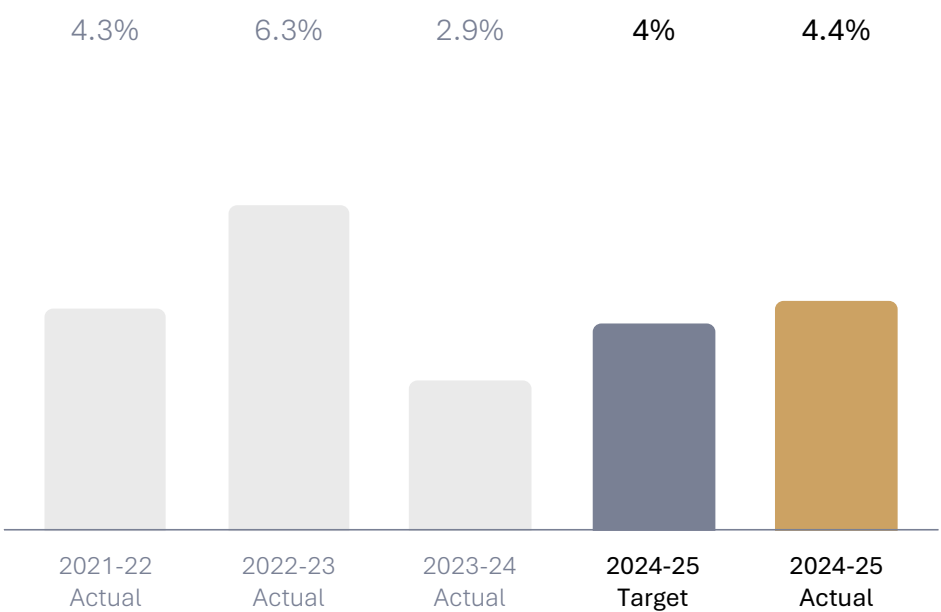
Vacancy rate of residential properties available for rent

Effectiveness Indicator

Vacancy rate of commercial properties available for rent

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

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 2024-25, the WAPC owned 70 commercial properties that were situated on reserved land. The Department managed 69 of these properties while real estate agents managed the remaining property on behalf of the WAPC. The Department aims to maximise rental income based on 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.



Vacancy rate of commercial properties available for rent

WAPC Services

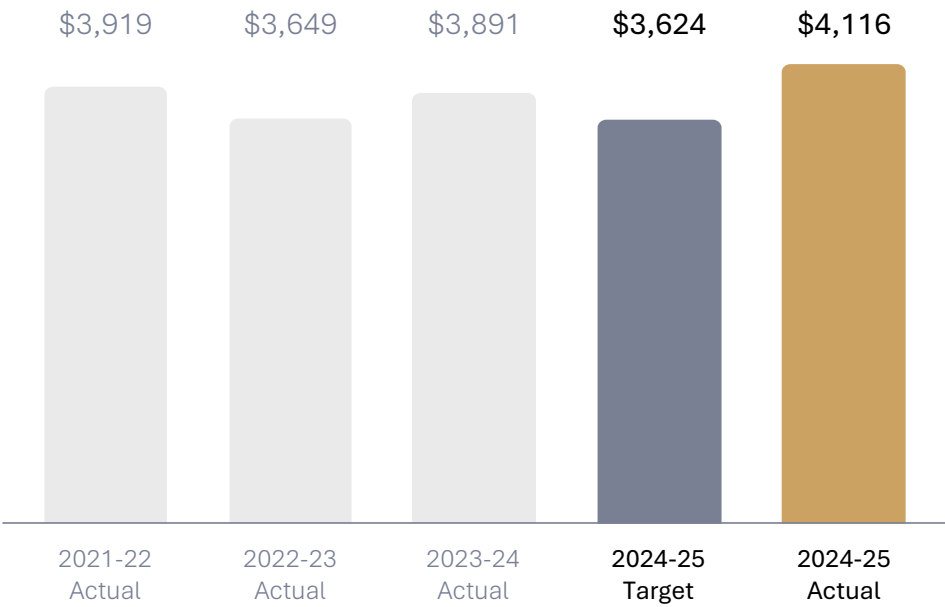
Service 1 - Statutory Planning

Efficiency Indicator

Average cost per statutory application

The Department and its officers have the delegated authority to determine 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.



Average cost per statutory application

Explanation for significant variance

The variance between the 2024-25 actual and the 2023-24 actual is mainly due to an increase in costs associated with the Part 11B Significant Development Pathway which became operational on 1 March 2024 as well as an 18.1 per cent increase in the number of applications received and determined.

The variance between the 2024-25 actual and the 2024-25 target is mainly due to the relatively higher cost of services, which is influenced by fixed staffing costs, and a lower than anticipated number of applications received and determined.

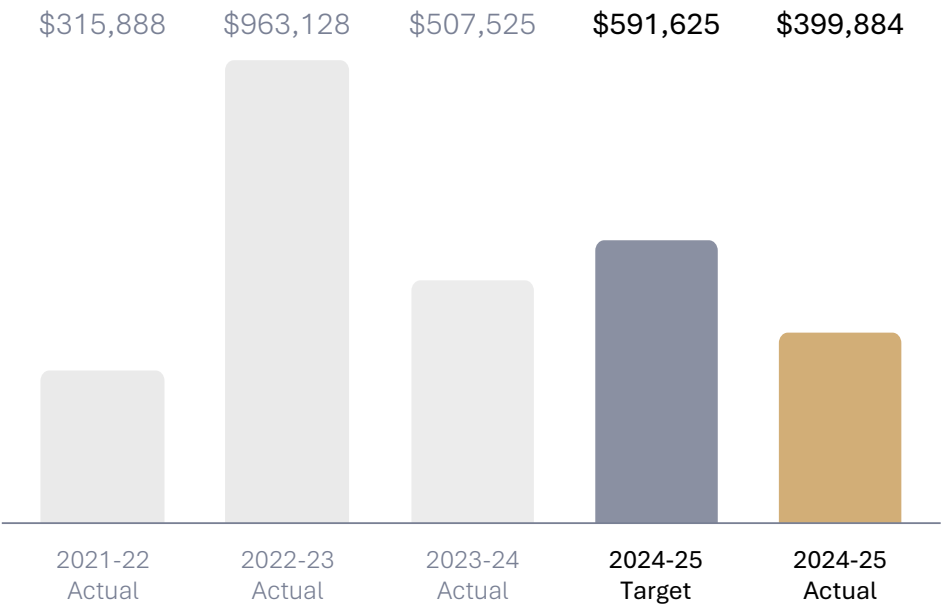
Service 2 - Strategic Planning

Efficiency Indicator

Average cost per strategic project

Strategic planning within the WAPC involves the development and advancement of frameworks, strategies and policies that guide the State’s long-term development, economic prosperity and environmental management in ways that reflect the aspirations of the Western Australian community.

This KPI measures the average total cost of service for strategic projects that the Department undertakes on behalf of, and funded by, the WAPC.



Average cost per strategic project

Explanation for significant variance

The variance between the 2024-25 actual and the 2023-24 actual is mainly due to the completion of the Future of Fremantle project in June 2024.

The variance between the 2024-25 actual and the 2024-25 target is mainly due to delays in project commencement and underspending on planned projects, resulting in lower project expenditure during 2024-25.

Service 3 - Asset Management

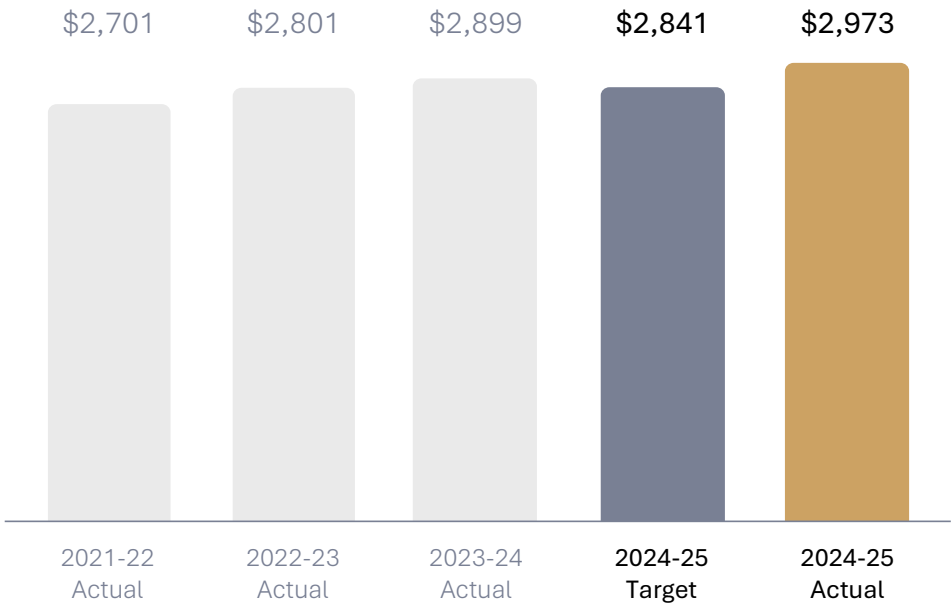
One of the key functions of the WAPC is to ‘develop, maintain and manage land that is reserved under a region planning scheme or improvement scheme’. This includes properties reserved under the Metropolitan, Peel and Greater Bunbury Region Schemes for primary and other regional roads, parks and recreation, regional open space, 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, therefore, the WAPC has separated the asset management efficiency indicators into three KPIs.

Efficiency Indicator

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

Whiteman Park is a unique recreation and conservation reserve that contains natural bushland and leisure facilities in Perth’s northern suburbs. The Metropolitan Region Scheme reserves the parkland for parks and recreation, 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 dedicates its vision to the education and conservation of environmental, transport and cultural heritage, including providing visitors with an opportunity to experience a wide range of transport heritage.

The Department, on behalf of the WAPC, manages approximately 3,732 hectares of reserved land.



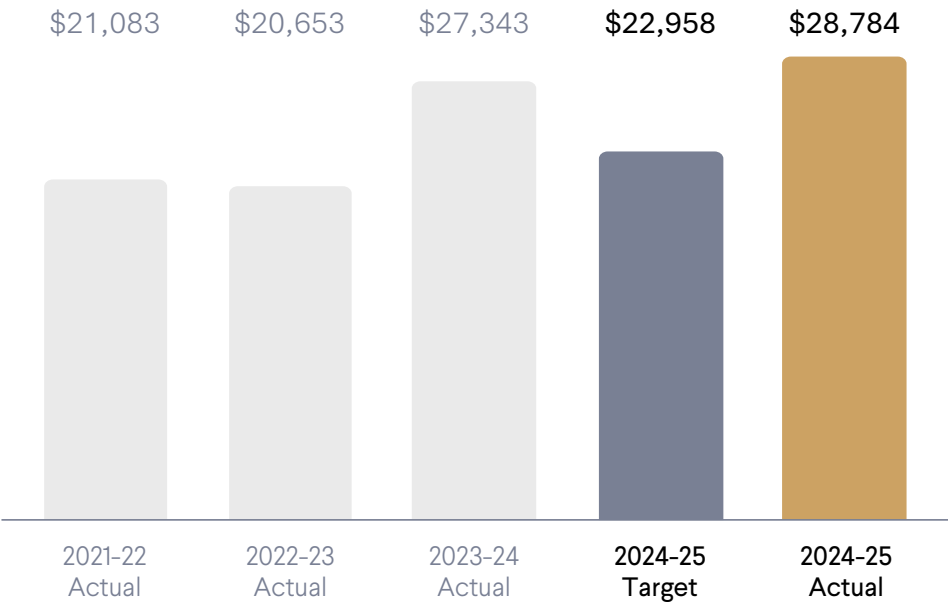
Average cost of service for the management of Whiteman Park per hectare managed

Efficiency Indicator

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

This KPI represents the average cost of managing all residential and commercial properties owned by the WAPC.

In 2024-25, the WAPC owned 253 residential and 70 commercial properties on reserved land. On behalf of the WAPC, the Department managed 241 residential and 69 commercial properties in the metropolitan region, while real estate agents managed the remaining properties, located in regional Western Australia.



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

Explanation for significant variance

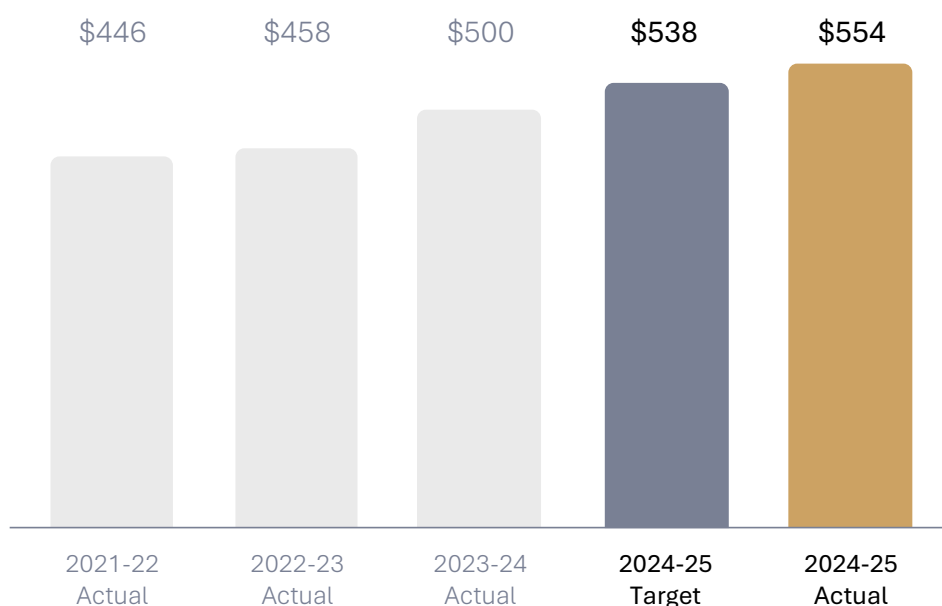
The variance between the 2024-25 actual and both the 2024-25 target and 2023-24 actual is mainly due to an increase in the number of properties owned by the WAPC, which directly resulted in higher expenditure for repairs and maintenance across the expanded property portfolio. The WAPC owned 248 residential and 71 commercial properties in 2023-24.

Efficiency Indicator

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

This KPI represents the average cost of managing other reserved land (excluding Whiteman Park, the residential and commercial properties, and land managed by other authorities), which covers an area of approximately 11,570 hectares.

A significant proportion of the WAPC's expenditure on asset management relates to the management of Whiteman Park and residential and commercial properties. The WAPC currently owns approximately 21,864 hectares of reserved land. Other authorities, including the Department of Biodiversity, Conservation and Attractions, manage approximately 6,253 hectares of this on behalf of the WAPC. The Department manages the remaining reserved land on behalf of the WAPC.



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

Explanation for significant variance

The variance between the 2024-25 actual and 2023-24 actual is mainly due to an increase in the number of properties owned by the WAPC, which has led to higher contractor costs and increased expenditure on fire mitigation activities.