GOVERNMENT OF WESTERN AUSTRALIA

WAPC Western Australian Planning Commission

LEADING A CONTEMPORARY PLANNING SYSTEM

Western Australian Planning Commission
Annual Report 2025–26



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.



Front cover image:
Let's Grow Grants program
courtesy of City of Mandurah.

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Website: www.wa.gov.au/dplh
Email: info@dplh.wa.gov.au

Tel: 08 6551 8002
National Relay Service: 13 36 77

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Statement of compliance

Hon John Carey BA 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 2026. This report has been prepared in accordance with the provisions of the *Financial Management Act 2006*.



Ray Haeren
Acting Chairperson
Western Australian Planning Commission

1 October 2026

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 2026.

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Message from the Chair

2025–26 marked a pivotal year for the Western Australian Planning Commission (WAPC), as strategic priorities translated into action. Significant planning initiatives were progressed throughout the year to support land and housing supply, drive economic development, enable critical infrastructure delivery and enhance environmental resilience across the state.

Western Australia continues to experience strong population growth, increasing demand for housing and infrastructure and significant investment in trade, industry and renewable energy. Within this context, the WAPC remained focused on delivering a planning system that is contemporary, efficient and responsive, while maintaining the long-term vision needed to create thriving and sustainable communities.

One of our most important achievements was progressing the comprehensive review of the Residential Design Codes (R-Codes). This review focuses on simplifying and modernising one of Western Australia's most highly applied planning instruments to support greater housing diversity, reduce complexity and deliver a more user-friendly, digitally enabled approvals system.

Informed by extensive stakeholder engagement and advice from the R-Codes Stakeholder Advisory Group, the review represents a significant step towards improving housing outcomes while supporting density and design flexibility.

Public consultation on the Planning and Development Amendment Regulations (Review of Planning Instruments) 2025 also advanced. The draft Regulations support a new approach to maintaining State and local planning instruments, alongside updated requirements for local planning policies and development plans. These reforms will ensure planning policies and schemes remain relevant, effective and responsive to emerging planning challenges, technological advancements and community expectations.



The Western Australian Planning Commission's Residential Design Codes.

The WAPC's role in supporting housing supply is multi-faceted. Through the Housing Diversity Pipeline Program, the WAPC facilitated the future delivery of more than 800 homes by making surplus WAPC-owned land available for residential development. Strategic sites in Huntingdale and Henley Brook progressed to sale, while four WAPC-owned sites were committed for social and affordable housing projects through partnerships with the community housing sector and the Housing Australia Future Fund. The release of a Position Statement on purpose-built Student Accommodation in March also provided greater certainty for an emerging housing sector that supports both housing diversity and Western Australia's international education industry.

Region scheme amendments also played an important role in supporting Government housing priorities during the year with significant amendments progressed in major growth areas including Wattle Grove South, East Wanneroo and Bullsbrook South, along with infill opportunities such as the Edith Cowan University Mount Lawley redevelopment.

Long-term housing supply requires more than land alone. It depends on coordinated planning, infrastructure delivery and investment in well-connected communities. With the support of the Infrastructure and Residential Lands Oversight Group and the Priority Corridor Working Group, the WAPC continued to work closely with infrastructure agencies to unlock housing opportunities in priority growth areas, including East Wanneroo and North Ellenbrook. This collaborative work helped identify and prioritise critical power and water infrastructure, with funding committed by Government through the Housing Enabling Infrastructure Fund to support future residential development.

The WAPC's efforts to facilitate land and housing supply are in addition to the core business of supporting land use change spanning across region and local planning scheme amendments, local structure plans, subdivision and development applications.

The WAPC also made significant progress on Precincts WA, a transformative State Government initiative that supports additional housing and employment opportunities around major public transport hubs. During the year, the WAPC endorsed the draft Station Precincts Improvement Plan, establishing a framework for the future redevelopment of land surrounding 10 metropolitan station precincts, including Claisebrook, Cottesloe, Morley, Bassendean and Carlisle-Oats Street. The Improvement Plan enables an Improvement Scheme to be prepared by the WAPC which will provide statutory provisions to support more homes and greater housing choice in these precincts in close proximity to public transport, employment and services.

Strategic planning continued to provide the foundation for the WAPC's long-term decision-making. A key milestone was the completion of the Perth and Peel @3.5million Health Check, the State's long-term framework for accommodating a population of 3.5 million people by 2050.



Planning and Lands Minister John Carey MLA joined Stockland on-site in East Wanneroo to celebrate the August 2025 ground-breaking of the Grevillea masterplanned community.

The review confirmed the framework continues to provide a strong foundation for coordinated land use planning, infrastructure delivery, environmental protection and employment growth. The WAPC has commenced preparation of an action plan to implement initiatives that continue to support delivery of the strategy, including a strategic study of the Metropolitan South to support Westport and AUKUS with housing and industrial land.

The WAPC strengthened its focus on sustainable and resilient communities through a range of policy initiatives. Released in early 2026, the WAPC-led Urban Greening Strategy establishes a pathway towards a 30 per cent tree canopy target across Perth and Peel by 2040. Supported by the $10 million Let's Grow program, the grants process has attracted more than 300 applications so far from schools and community groups seeking to deliver greening projects across the metropolitan area. The Position Statement: Public Open Space and State Planning Policy 2.9 Water also became operational, providing clearer and more consistent guidance on public open space, water planning and climate resilience.

The WAPC also continued to lead coastal resilience initiatives through CoastWA. During 2025–26, more than $3 million in grants was awarded to 27 projects across Western Australia, helping local governments and communities respond to the growing challenges of coastal erosion and inundation.

Supporting economic development remained a key priority. The WAPC progressed planning initiatives for Strategic Industrial Areas, continued to develop new regional planning strategies for all eight regions outside Perth and Peel, and released the draft Renewable Energy Planning Code and Guidelines for public consultation.

In addition, the WAPC also prepared for implementation of the *State Development Act 2025*, which establishes a contemporary framework for coordinating projects of strategic economic significance. Through the Significant Development Pathway and the administration of Improvement Schemes, the WAPC will support the Coordinator General to facilitate priority projects and State Development Areas.

The planning system also supports the delivery of critical health infrastructure, and the WAPC was pleased to progress approvals for the new Women and Babies Hospital in Murdoch and expanded Osborne Park Hospital, and the Bunbury Health Campus redevelopment.

Finally, I would like to acknowledge three valued board and statutory committee members whose terms concluded on 30 June 2026 – Megan Adair, Rebecca Moore and Rachel Chapman. Together, they contributed more than 20 years of service to the WAPC and its committees. On behalf of the WAPC, I thank them for their very significant contribution to Western Australia's planning system.

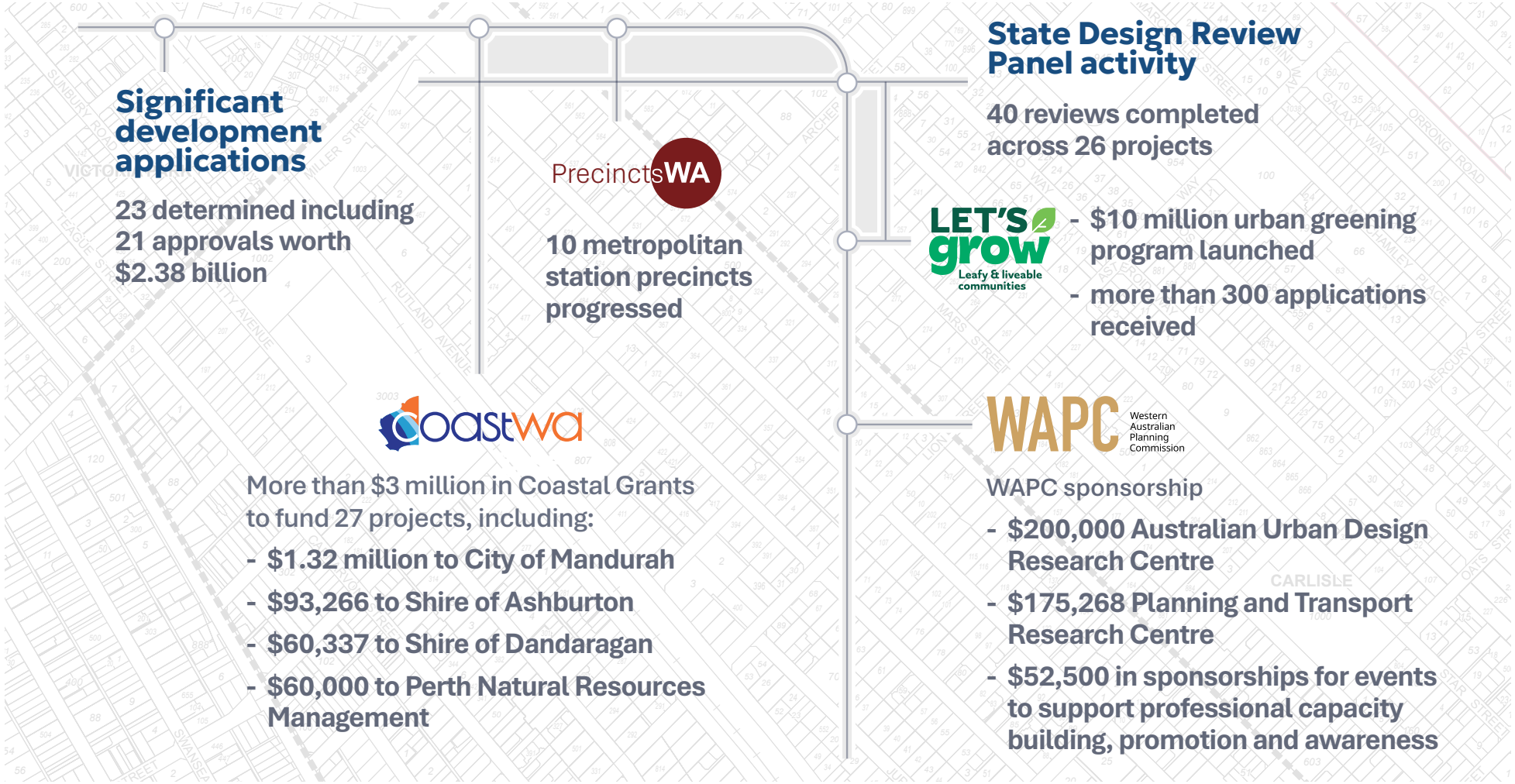
Our achievements in 2025–26 reflect the dedication and expertise of the WAPC's members, staff from the Department of Planning, Lands and Heritage, local governments, industry stakeholders and our many government and community partners. Your collective efforts continue to strengthen Western Australia's communities, economy and environment.

The WAPC remains committed to delivering a planning system that supports housing, economic opportunity, environmental stewardship and liveable communities, ensuring Western Australia is well positioned to support future communities.



Emma Cole
Chairperson
Western Australian Planning Commission

Performance highlights



About the WAPC

The WAPC has statewide responsibility for integrated urban and regional land use planning and promoting the sustainable development of land. Working with State and local governments, the WAPC has a central role in administering systems, policies, strategies and plans that guide land use for the long-term benefit of communities across Western Australia.

Operating under the *Planning and Development Act 2005*, the WAPC's functions include:

- advising the Minister for Planning on strategic land use planning and development, legislation and local planning schemes
- maintaining the state planning framework and developing integrated land use planning strategies and policies to coordinate transport, infrastructure and development
- preparing and reviewing region schemes, improvement plans and improvement schemes to guide growth and advance planning in strategic areas
- researching and monitoring land use planning, land development, land supply and housing supply
- reserving and acquiring land for public purposes in region and improvement planning scheme areas
- making statutory decisions on planning applications, including subdivision and significant development.



Further information on the legislation relevant to the WAPC's functions is provided in Appendix 1.

Strategic direction

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.

Strategic Plan

The WAPC Strategic Plan 2025-2029 articulates the Board's strategic priorities to deliver planning outcomes across Western Australia that promote prosperity, resilience and are in the long-term public interest.

It is focused on facilitating key opportunities for Western Australia's sustainable growth and economic diversification across five strategic priority areas.



Throughout 2025–26, the WAPC has worked to embed its strategic priorities at the core of its decision-making, strategy and operational planning.

Recognising there is also a need to focus on cross-functional matters that support the delivery of the strategic plan, the WAPC has established strategic priority workstreams to provide a greater level of focus.

WAPC sponsors, together with Department leaders, are advancing key initiatives in:

- Regional planning and economic diversification
- Planning policy framework review
- Data, systems and reporting
- Perth and Peel@3.5million implementation
- Efficient statutory processes.

Our Minister

Hon John Carey BA MLA
Minister for Planning and Lands



Our operational structure

The WAPC is a statutory authority that is supported in the delivery of its functions by the Department of Planning, Lands and Heritage (Department). The WAPC is governed by a Board of management operating under Part 2 of the *Planning and Development Act 2005* (PD Act).

The Board comprises nine independent members, bringing diverse expertise and experience in land use planning, development, infrastructure, local government and the regions.

WAPC committees

The Statutory Planning Committee (SPC) acts under delegated authority from the WAPC on statutory planning functions including determining subdivision and development applications and making recommendations on scheme amendments, aligned with the State Planning Framework. The SPC is a statutory committee under Schedule 2 of the PD Act.

The Swan Valley Statutory Planning Committee 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.

The Executive, Finance and Property Committee manages resourcing and delivery of the WAPC's strategic priorities and responsibilities and provides oversight and management of financial, compliance, property and governance activities.

The WAPC also benefits from the input of the State Design Review Panel, which is a multi-disciplinary advisory panel that provides independent advice on the design quality of major built form proposals and projects.

Details of board and committee remuneration are provided from page 73.

Supporting WAPC 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. The service arrangements between the two entities are documented in a Charter, with many statutory functions undertaken by the Department under delegation extended by the WAPC in accordance with section 16 of the PD Act.

These and other resolutions and notices of delegation are published on the WAPC's digital portal available at the Planning Online website.



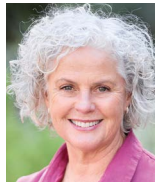
WAPC members



Emma Cole (Chairperson) brings urban and regional planning, board and governance expertise, and broad state and local government experience. She first joined the WAPC in 2020 and was appointed to the role of Chair in January 2025. Emma has also held leadership roles in emergency management, affordable housing and local government, including as former Mayor of the City of Vincent.



Ray Haeren (Deputy Chairperson) has around 30 years' urban planning experience across the public and private sectors. His expertise spans statutory and strategic planning, complex project management, policy development and urban regeneration. Ray is a Registered Planner, Fellow of the Planning Institute of Australia and was the National Vice President of the Institute.



Megan Adair (Member) has more than 30 years' experience in senior planning and land development roles across state government, local government and the private sector. She brings expertise in project management, stakeholder consultation, policy development, strategic and statutory planning, urban design, heritage and environmental remediation.



Jane Bennett (Member) has experience across local government and private practice in planning and business management. She is Managing Director at CLE Town Planning + Design and brings expertise in complex residential, industrial and activity centre projects, environmental assessment, industry advocacy and governance.



Helen Brookes (Member) is co-founding Director of Urbaqua and has more than 20 years' experience in environmental and water management. She brings expertise in coastal adaptation, environmental planning, natural resource management, urban water management, policy development and multi-disciplinary project delivery.



Bianca Sandri (Member) is an experienced town planner with substantial local government and private practice experience. She has worked with local governments across Perth and regional Western Australia and co-founded a town planning consultancy. Bianca brings expertise in strategic planning, property development and project delivery, supported by experience leading strategic projects and property and development functions.



Ryan Hall (Member) has significant local government planning experience, with expertise in town planning, organisational strategy, regional decision-making and economic development. He is Director of Community Services at the City of Bayswater and the WAPC representative on the DevelopmentWA Board.



Paul Lakey (Member) brings more than 30 years' international experience delivering major infrastructure, housing and mixed-use projects. He has served on private, government and not-for-profit boards and brings expertise in property development, infrastructure, construction delivery and project governance.



Amanda Sheers (Member) has more than 25 years' experience across the public and private sectors, including executive roles in state and local government. She brings expertise in policy, planning, infrastructure, major development assessment, large subdivisions and evidence-based approaches to urban growth and is currently Director Planning and Development at the City of Stirling.

Significant issues impacting the WAPC

Housing and population growth

Planning and infrastructure coordination

Throughout 2025–26, facilitating land and housing supply was a fundamental priority of the WAPC.

Supported by close engagement with state agencies, local government and industry, the WAPC continued to play a central role in aligning planning instruments, land development and infrastructure delivery in the consideration of scheme amendments, structure plans and planning applications.

Ensuring planning activities and approvals are coordinated with the plans and capacity of infrastructure providers was a particular focus, with the cross-agency Priority Corridor Working Group (PCWG) supporting the investigation of headworks servicing requirements needed to enable new and emerging growth areas to accommodate development.

The PCWG informs the work of the WAPC through:

- advice to the Infrastructure and Residential Lands Oversight Group on infrastructure funding requirements
- a forum for cross-agency alignment and whole-of-government coordination for servicing infrastructure.

Unlocking land for housing

Additionally, the WAPC continued to make surplus land available for new dwellings through initiatives including the Housing Diversity Pipeline and the Housing Australia Future Fund build-to-rent program.

The WAPC acquires, holds and manages land for region planning schemes, the Swan Valley Planning Scheme and improvement schemes. Where land is no longer required for its original planning purpose, the WAPC considers opportunities to divest or repurpose it for residential development, helping to increase supply and support housing outcomes.

Complex planning applications

Structure planning and subdivision proposals are becoming increasingly complex as fragmented landholdings, site constraints and infrastructure requirements affect the sequencing and assessment of development.

These proposals often require greater engagement and coordination with State agencies, service providers, local government and proponents.

The WAPC is continuing to strengthen cross-agency coordination, streamline assessment processes and support strategic infrastructure planning to facilitate timely and well-coordinated development outcomes.

Economic growth and diversification

Supporting transition to renewable energy

Western Australia's energy transition has resulted in the need for clear planning frameworks to guide renewable energy infrastructure while balancing land use, environmental, community and infrastructure considerations.

In 2025–26, the WAPC progressed the draft Renewable Energy Planning Code and supporting Guidelines to provide a clear and consistent framework for assessing renewable energy infrastructure across the State, commencing with wind farms.

The draft Code was released for public consultation in December 2025, with submissions under review.

Westport and AUKUS

Major infrastructure and defence initiatives are expected to create significant land use, infrastructure, population and housing growth, especially in the Western Trade Coast and surrounding areas.

Westport is the State Government's planning program to relocate container trade operations from Fremantle to Kwinana. Westport will deliver a modern, sustainable and efficient port to support Western Australia's trade for another 100 years, transforming Kwinana into a world-class industrial hub.

The WAPC continues to play a central role in assisting Westport, and the broader Western Trade Coast, by protecting land for the future port, road, and rail infrastructure in Kwinana through the declaration of Planning Control Areas (PCA), with PCA 190 renewed in September 2025 to protect land for the future Rowley Road corridor between Kwinana Freeway and Rockingham Road.

The Western Trade Coast is a key industrial, defence and transport hub and together with other major initiatives such as Westport, the Submarine Rotational Force-West and the Henderson Defence Precinct, is expected to drive significant population and housing demand in the nearby area in the coming years.

The WAPC continues to collaborate with Defence West (as lead State agency for AUKUS), local governments and other key stakeholders to ensure the forecast growth and required infrastructure is planned for and accommodated in a timely manner.

Preparation of the South Metropolitan and Peel region study, which the WAPC initiated this year, will strategically consider these major economic initiatives and other drivers of change on the sub-region.

State Development Act 2025

The introduction of the *State Development Act 2025* establishes a contemporary framework to coordinate, facilitate and promote development and activities of strategic and economic significance to Western Australia. A key feature of the Act is the power to identify and declare priority projects and State Development Areas (SDAs) by the Coordinator General and the responsible Minister, and coordinate processes, assessment and infrastructure to support their delivery.

The WAPC has an important statutory role within this framework, through which priority projects may access streamlined pathways such as the Significant Development Pathway, to support timely and efficient planning assessment for complex proposals.

The WAPC is also enabled to prepare and administer schemes within SDAs where required. For complex and strategically significant precincts - such as the Western Trade Coast, the State's first SDA, the WAPC will work closely with the Coordinator General and key stakeholders to provide a clear and consistent planning framework. This will increase certainty and support coordinated land use outcomes, infrastructure provision and long-term sustainable growth.

Contemporary and coordinated planning

A fit-for-purpose, streamlined, easily navigable and outcomes-focused planning system is essential for all participants – industry, key stakeholders and the broader community.

The WAPC's efforts this year spanned all elements of the planning framework, including:

- review of State Planning Policies and Planning Codes
- working with local government to advance contemporary, forward focussed local planning strategies, schemes and amendments
- rationalising and transitioning district structure plans under the Metropolitan Region Scheme
- providing greater guidance through position statements and WA Planning Manual chapters
- reviewing strategic plan delivery through the Perth and Peel@3.5million Health Check and Action Plan.





Improving Western Australia's planning system

During 2025–26, the WAPC continued to progress and consolidate planning reform initiatives to modernise the state's planning system and support the delivery of housing and critical infrastructure.

The reform agenda has been delivered through coordinated legislative, regulatory and policy changes. Amendments to the PD Act have strengthened the WAPC's strategic role and embedded streamlined approval pathways, including the permanent Significant Development pathway.

Regulatory reform has focused on improving consistency, transparency and efficiency across the planning system. The WAPC continues to implement planning reforms to ensure the system responds effectively to growth, housing needs and the emerging context.

Strengthening review of planning instruments

The *Planning and Development Amendment Act 2023* (Amendment Act) introduced legislative reforms to support housing supply, reduce regulatory burden and strengthen the consistency and efficiency of Western Australia's planning system.

Part 9 of the Amendment Act inserts a new Part 9A into the PD Act, establishing a contemporary framework for 10-yearly reviews of State and local planning instruments to ensure they remain current, effective and responsive to emerging trends, technologies and planning practices.

To support the proclamation of Part 9, the Planning and Development Regulations Amendment (Reviews of Planning Instruments) Regulations 2025 (Amendment Regulations) were prepared and released for public consultation in July 2025.

Proposed key changes also included updated requirements for the preparation and five-yearly review of local planning policies, enhancing their clarity, accessibility and ongoing relevance. The reforms also broaden the circumstances in which local development plans may be revoked.

Perth and Peel@3.5million

In 2025–26, the WAPC completed a Health Check of Perth and Peel@3.5million, the State Government's long-term strategic land use and infrastructure plan to guide the growth across Perth and Peel regions to accommodate a population of 3.5 million by 2050.

The Health Check assessed whether Perth and Peel@3.5million's connected city growth scenario, underpinning planning principles and strategic directions remain fit for purpose to guide growth in light of changing social, economic and environmental conditions and evolving government priorities, and progress in implementation.

It found that Perth and Peel@3.5million continues to provide a strong foundation for land use and infrastructure planning across the region, supported by ongoing implementation through detailed planning stages, infrastructure investment and coordination, and planning reform.

Future delivery will focus on reinforcing the connected city growth scenario and supporting balanced housing supply, employment growth, infrastructure coordination and environmental protection to ensure Perth and Peel continues to grow in a sustainable, well-planned way. Aligned implementation initiatives underway include development of an Action Plan; commencement of the South Metropolitan and Peel Region Planning Study; review of the R-Codes, and progress of the Precincts WA Improvement Plan and Scheme.

New policies and guidance

During 2025–26, the WAPC progressed and implemented a range of policy reviews, guidance and planning initiatives to support a contemporary and responsive planning system. This includes:

- The comprehensive review of the R-Codes, with key objectives being to support housing diversity, streamline approvals and provide a more user-friendly planning code.
- Further progress of the development of State Planning Policies on Neighbourhood Design, supported by comprehensive engagement with stakeholders and policy testing.



- The Urban Greening Strategy for Perth and Peel was released in January 2026 and the associated Let's Grow Action Plan 2026–30 followed in February 2026.
- State Planning Policy 2.9 Water, and the supporting Planning for Water Guidelines became operational in December 2025.
- Position Statement: Public Open Space became operational in December 2025.
- Local Government Design Review Manual and State Design Review Manual were released in July 2025.
- Draft Renewable Energy Code and Guidelines were released for public comment in December 2025, with submissions closing in April 2026.
- Draft Local Planning Policies Manual was released for public comment in July 2025 with consultation closing in October 2025.
- Draft Local Planning Schemes Manual was released for public comment in July 2025 with consultation closing in October 2025.
- Position Statement: Purpose-built student accommodation became operational in March 2026.

Significant Development Pathway

The Part 17 Significant Development Pathway was established in 2020 to support the economy during COVID, with the permanent Part 11B stream introduced in March 2024. Since 2020, the WAPC has approved a combined total of 72 applications, representing a potential economic contribution of $8.6 billion to the state.

In 2025–26, the WAPC approved 21 applications worth a total of $2.38 billion through the Part 17 and Part 11B Significant Development Pathways. Seventeen applications were approved through Part 11B and a further four applications through Part 17. Two applications were refused for being inconsistent with the principles of orderly and proper planning.

An additional 19 amendment applications were approved through the Significant Development Pathway.

Approved proposals in 2025–26 included two social and affordable housing developments, regional renewable energy projects in Narrogin and Ravenswood, residential aged care facility in Lesmurdie, and a concrete batching plant in Carlisle. In total, there were 22 new Part 11B applications lodged during the year.

The Significant Development Pathway continued to support the delivery of major renewable energy proposals across regional Western Australia, with four proposals progressing through the Part 17 and Part 11B pathways to date. In September 2025, a $650 million wind farm and battery energy storage system was approved in the Shire of Narrogin, followed by approval of a $212 million, 150-megawatt battery energy storage system in Ravenswood in December. A further 19 renewable energy proposals were at enquiry or pre-lodgement stage during the reporting period, while the Department progressed preparations for Part 11B to become the mandatory streamlined assessment pathway for renewable energy developments valued at $20 million or more.

The WAPC remains committed to transparent and accessible processes for Significant Development Assessment proposals, including live-streamed and publicly accessible meetings.

Narrogin Wind Farm and Battery Energy Storage System

The Narrogin Wind Farm demonstrates the role of the Part 11B Significant Development Pathway in facilitating the timely assessment of major renewable energy projects.

Approved by the Statutory Planning Committee in September 2025, the $650 million proposal includes a turbine wind farm and a 100 Megawatt/200 Megawatt Battery Energy Storage System across 6,344 hectares in the shires of Narrogin and Williams.

The mandatory pre-lodgement process brought together the proponent, local governments, State agencies and the community early in the assessment process. Feedback received during consultation resulted in the proposal being refined, including reducing the number of wind turbines from 28 to 23.

The project will connect to Western Power's 220 kilovolt transmission network, supporting the State Government's $700 million investment in strengthening Western Australia's electricity network and enabling increased renewable energy generation.

In approving the proposal, the Statutory Planning Committee found it was consistent with local planning schemes and State planning policy. Conditions of approval addressed matters including turbine noise, setbacks, bushfire management, transport and site access, while enabling the continued agricultural use of the land.



Image courtesy Fleishman-Neoen

State Design Review Panel

The State Design Review Panel (SDRP) is a committee of the WAPC, comprising a pool of 64 multi-disciplinary specialists, who are selected to form a panel chaired by the Government Architect (GAWA) to review development projects.

An Expression of Interest process was undertaken in 2025–26 for a new pool of built environment professionals and related disciplines, with appointments formalised in July 2026.

During the year, the SDRP completed more than 40 reviews to raise the design quality of the built environment across Western Australia. This included a mix of private sector projects as well as State significant health, cultural and transport infrastructure proposals.

The SDRP review process is flexible and tailored to each proposal. In 2025–26, a triage system was developed for projects assessed through the Part 11B Significant Development Pathway to ensure proportionate and timely advice.

Women and Babies Hospital

The new Women and Babies Hospital in Murdoch and Osborne Park Hospital expansion demonstrate the value of early and collaborative design review in supporting major public infrastructure projects to achieve an appropriate balance across functionality, amenity, performance and overall design quality.

Through three design review rounds, the SDRP worked with the design team at critical project development stages to provide feedback on design quality before final determination of the development application.

For the new Women and Babies Hospital, SDRP feedback was used by the project team to refine landscape amenity, stronger pedestrian connections, solar control, privacy and building form in response to user needs and the surrounding context.

For the Osborne Park Hospital expansion, the review process supported an evolution of design for building massing, arrival experiences, street interfaces and outdoor spaces for patients, visitors and staff.



New Women and Babies Hospital - view to main entrance - Artist impression.

Building design capacity in local government

In May 2026, the WAPC and GAWA launched a suite of design review eLearning courses to strengthen capability, consistency and confidence in local government design review across Western Australia.

The training provides practical, role-specific guidance for local government officers, design review panel members and panel chairs, translating policy requirements into accessible, day-to-day tools and resources.

It also assists in building a shared understanding of the purpose, principles and value of design review.

The eLearning courses have been funded by the WAPC and are hosted by the Western Australian Local Government Association.

Together with GAWA's newly released Local Government Design Review User Guide, the eLearning complements the Local Government Design Review Manual, which provides clear, practical guidance on establishing and running local government design review panels.

Residential land and housing supply

Ensuring suitably located, zoned and planned land is available to meet dwelling demand and provide housing choice is critical to the wellbeing and prosperity of the WA community.

In 2025–26, the WAPC continued to support housing supply by:

- identifying surplus land held by the WAPC for housing project
- facilitating density upcoding in existing urban areas
- coordination and approval of district structure plans and local structure plans
- progressing place-based planning for priority locations
- rezoning land through region schemes
- determination of planning applications.



Policy response to housing demand

Residential Design Codes review

In 2025–26, the WAPC progressed review of the Residential Design Codes (R-Codes), to support broader planning reform and the delivery of more diverse housing across Western Australia.

The review is focused on simplifying the R-Codes, reducing complexity and supporting a contemporary, digitally accessible framework that is easier for applicants, industry and decision-makers to use. It also seeks to facilitate greater infill and housing choice.

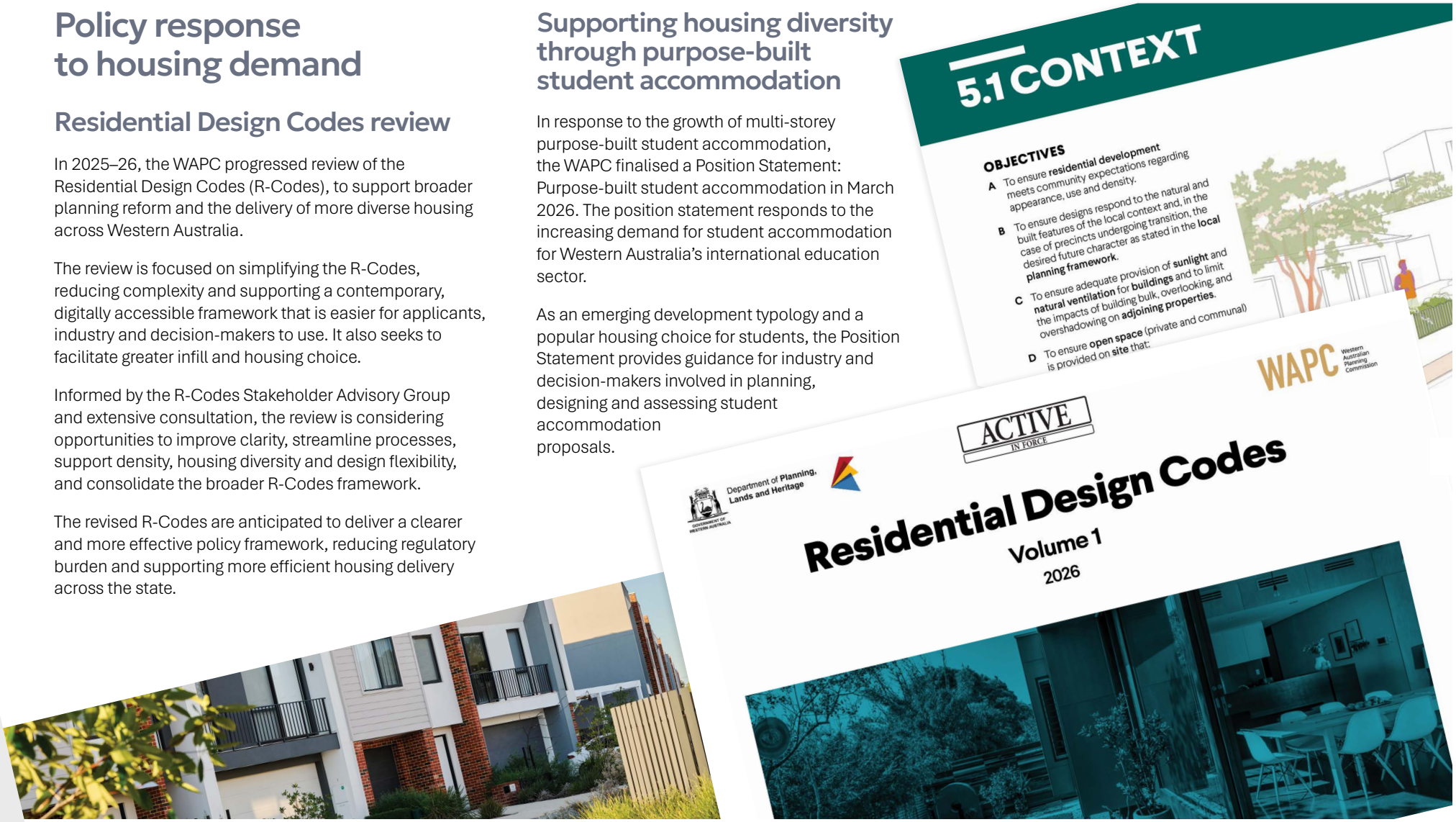
Informed by the R-Codes Stakeholder Advisory Group and extensive consultation, the review is considering opportunities to improve clarity, streamline processes, support density, housing diversity and design flexibility, and consolidate the broader R-Codes framework.

The revised R-Codes are anticipated to deliver a clearer and more effective policy framework, reducing regulatory burden and supporting more efficient housing delivery across the state.

Supporting housing diversity through purpose-built student accommodation

In response to the growth of multi-storey purpose-built student accommodation, the WAPC finalised a Position Statement: Purpose-built student accommodation in March 2026. The position statement responds to the increasing demand for student accommodation for Western Australia's international education sector.

As an emerging development typology and a popular housing choice for students, the Position Statement provides guidance for industry and decision-makers involved in planning, designing and assessing student accommodation proposals.



Optimising land and infrastructure

Precincts WA

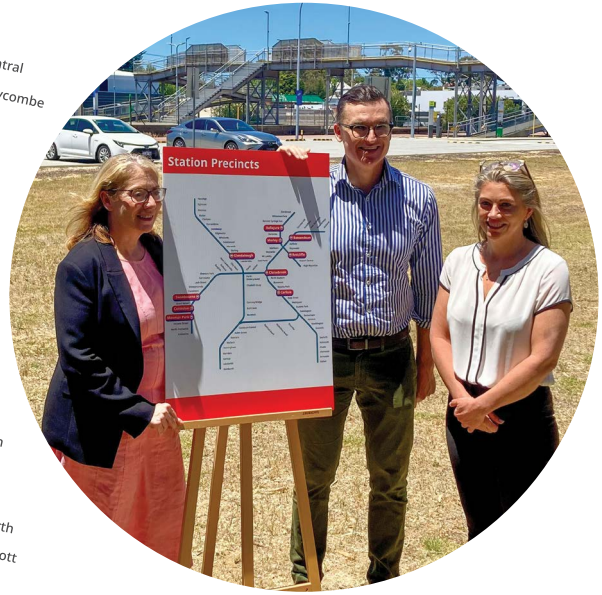
Progress on the State Government's Precincts WA initiative was made in 2025–26 with the initiation and endorsement of the related Improvement Plan.

The program supports the delivery of additional housing and employment opportunities in ten well-connected locations and contributes to the objectives of the Perth and Peel@3.5million strategy.

The initiative will establish a consistent planning framework through an Improvement Plan and Improvement Scheme to guide the long-term redevelopment of land surrounding eight metropolitan station precincts – Bassendean, Carlisle-Oats Street, Claisebrook, Cottesloe, Glendalough, Morley, Mosman Park and Swanbourne. Planning for Ballajura and Redcliffe is already progressing through separate improvement plans and schemes, with the Ballajura Station Precinct Improvement Scheme No. 1 finalised on 11 December 2025.

In June 2026, the WAPC considered and recommended the draft Station Precincts Improvement Plan to the Minister for Planning.





WAPC property rentals and disposals

The WAPC is an interim landowner. Land acquired for public purposes by the WAPC is generally transferred to the State of Western Australia (Crown land) free of cost, with a management order issued to the agency requiring the land. Alternatively, it is purchased at an indexed rate by the requiring agency and the land is transferred in freehold title.

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 2025–26 the WAPC disposed of 32 properties and received total proceeds of $70.8 million from the disposal of these assets.

As at 30 June 2026, the WAPC rental portfolio included 66 commercial and 233 residential properties located across metropolitan and regional areas.

Land purchased ahead of immediate need for a public purpose is often leased for commercial or residential use until it is required for the intended purpose. This approach ensures that assets remain productive in the short to medium term, generating revenue and supporting economic activity, while offsetting WAPC's holding costs including maintenance of land and bush fire mitigation.

In 2025–26, 13 residential and three commercial properties became available for lease and were successfully re-let to third party tenants.

Housing Diversity Pipeline

The WAPC continued its role in supporting the Housing Diversity Pipeline (HDP) program by making surplus land available for new residential developments.

The HDP program supports the State Government's investment in housing and homelessness initiatives by unlocking underutilised and surplus government-owned land to deliver housing across metropolitan and regional Western Australia.

During the year, the WAPC entered into contracts for the sale of several surplus landholdings, including Balfour Street in Huntingdale and Starflower Road in Henley Brook.

The proposed development of the 3.1hectare site at Balfour Street site has the potential to deliver more than 50 residential lots, together with public open space.

The WAPC also approved the contribution of four sites to priority social and affordable housing projects being delivered in partnership with the community housing sector through the HDP and the Housing Australia Future Fund programs. These projects leverage significant State and Commonwealth funding to accelerate the delivery of much-needed social and affordable housing, increasing housing choice and affordability for Western Australians.

Region schemes supporting coordinated growth

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 are required to align local planning schemes consistent with any applicable region planning scheme. There are three region planning schemes in Western Australia – the Metropolitan Region Scheme, Greater Bunbury Region Scheme and Peel Region Scheme.

In 2025–26, the WAPC finalised significant amendments contributing to increased urban land supply, including:

- Metropolitan Region Scheme (MRS): Wattle Grove South, East Wanneroo, Bullsbrook South and the Edith Cowan University Mount Lawley redevelopment
- Greater Bunbury Region Scheme (GBRS): Treendale East.

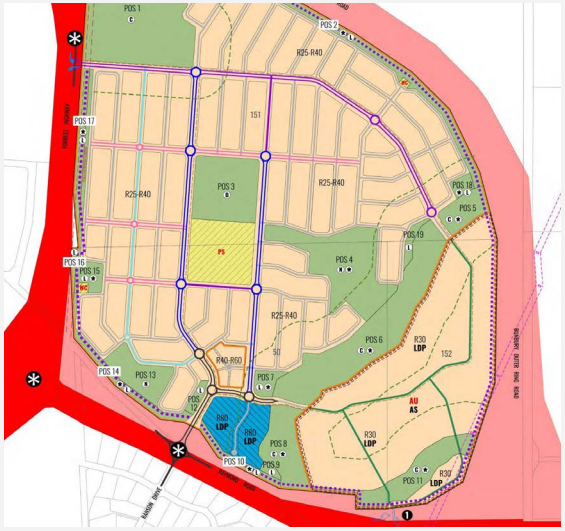
Further detail on region planning scheme amendments progressed during the year is provided in Appendix 2.

Further detail on recent WAPC decisions supporting residential land and housing supply is provided in Appendix 3.

Treendale East

During 2025–26, the WAPC approved the lifting of the Urban Deferred zone over land within the Treendale East Development Area under the Greater Bunbury Region Scheme, facilitating the transition of the area to Urban zoning.

The amendment supports the delivery of a major urban expansion area in the Shire of Harvey, with planning underway for approximately 2,000 to 2,200 dwellings and a neighbourhood centre. The amendment represents a significant milestone in bringing forward land identified for long-term growth in Greater Bunbury and supports the coordinated provision of housing, infrastructure and community facilities to accommodate future population growth in the region.



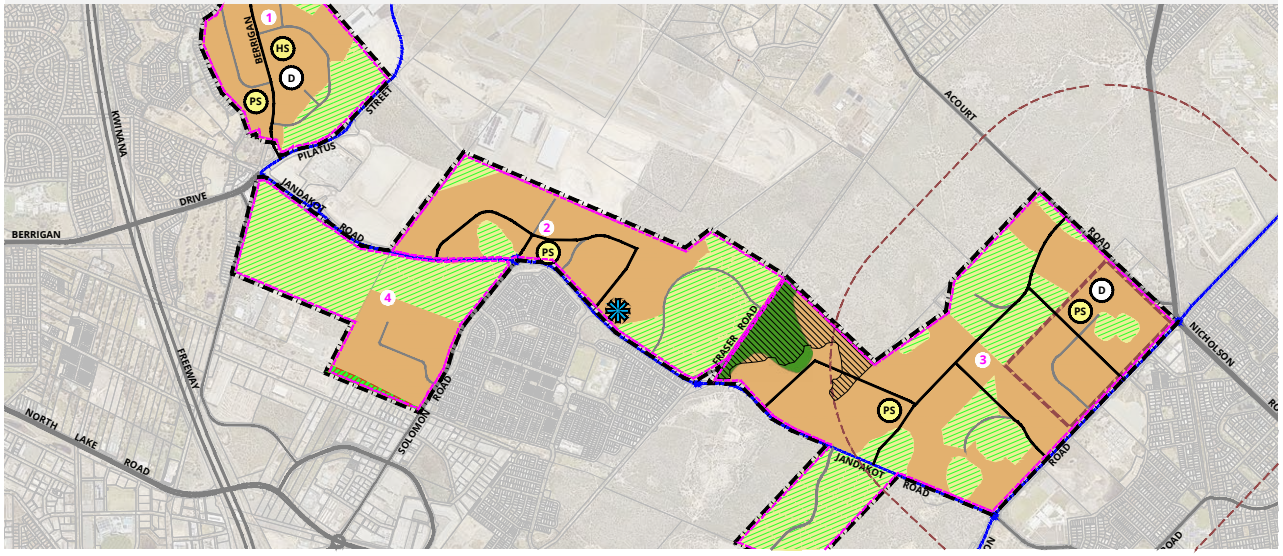
Coordinating growth through district structure planning

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 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 DSP

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 draft DSP was released for public consultation in mid-2025 and responds to population growth pressures while aligning with major transport and employment corridors. The draft DSP and the submissions are currently being reviewed before being considered by the WAPC.



Guiding local growth and development

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.

Christmas Island structure plans

During 2025–26, the WAPC approved the Phosphate Hill and Silver City structure plans, establishing a long-term framework for housing growth on Christmas Island.

Prepared by the Shire of Christmas Island through the Australian Government's Housing Support Program, with support and assistance from the Department, the plans provide for approximately 1,200 new homes, together with mixed-use development, education facilities, community infrastructure and public open space.

The plans also reserve more than 80 hectares for environmental conservation and incorporate measures to support biodiversity, stormwater management, renewable energy and improved road connectivity.

The structure plans respond to housing affordability and supply pressures while providing future housing options for residents relocating from areas exposed to coastal hazards. They reflect effective collaboration between the WAPC, the Department, the Shire, the Australian Government and the local community.

Planning activities for Christmas Island and the Cocos-Keeling Islands continues to be supported by the WAPC and the Department through the Indian Ocean Territory planning program.





Images courtesy Shire of Christmas Island.

Local planning frameworks guiding growth and development

Local planning strategies and schemes work together to guide land use and development at the local level. Local planning strategies establish the long-term vision and strategic direction for growth, housing, employment, infrastructure and environmental management within a local government area. Local planning schemes then provide the statutory framework to implement that strategy through scheme text and maps, including land use zones, development controls and provisions to coordinate infrastructure and development.

The WAPC considered a number of local planning strategies and local planning schemes in 2025-26, in addition to a number of scheme amendments (see appendix 2).

Local planning strategies

- Shire of Denmark Local Planning Strategy – endorsed in August 2025.
- City of Rockingham Local Planning Strategy – endorsed in October 2025.
- Shires of Wagin, West Arthur and Williams Joint Local Planning Strategy – endorsed in October 2025.
- Shire of Carnarvon – certified for advertising in November 2025.
- City of Fremantle Local Planning Strategy – endorsed in January 2026.
- Shire of Irwin Local Planning Strategy – endorsed in February 2026.

- City of Vincent Local Planning Strategy – certified for advertising in February 2026.
- City of Belmont Local Planning Strategy – certified for public advertising in April 2026.
- Shire of Derby/East Kimberley – certified for public advertising in April 2026.
- Shire of Wyndham/East Kimberley Local Planning Strategy – certified for public advertising in April 2026.

Local planning schemes

- Shire of Three Springs Local Planning Scheme No. 3 – approved in January 2026.
- City of Perth draft Local Planning Scheme No. 3 – approved for public advertising in March 2026.
- Shire of Chapman Valley Local Planning Scheme No. 4 – gazetted in July 2026.
- Town of Cambridge draft Local Planning Scheme No. 2 – approved for public advertising in September 2025.

Planning for growth around activity centres and station precincts in Belmont

The WAPC certified the City of Belmont's draft Local Planning Strategy for public advertising in April 2026.

The draft strategy supports additional dwelling capacity and a range of land uses in and surrounding activity centres, urban corridors and station precincts. The draft strategy also provides the basis for the preparation of a new local planning scheme for the City in accordance with the Planning Regulations and State planning framework.



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Sustainable communities and environments

The quality of life of the Western Australian community and ecosystem health are intricately linked to planning which promotes resilience and is context responsive.

Throughout 2025–26, the WAPC advanced policies, plans and programs that encourage:

- high quality neighbourhood and built form design outcomes
- climate change adaptation and hazard mitigation
- increased urban greening
- clear policy guidance on critical factors such as water, bushland and coastal planning.



Planning for amenity, climate change and ecology

Recognising the wide-ranging impacts of climate change on environmental systems, community wellbeing and economic productivity, the WAPC is embedding climate mitigation and adaptation across planning policy, strategic planning and built form outcomes.

Planning for water security and resilience

State Planning Policy 2.9 – Water, and the accompanying Planning for Water Guidelines became operational in December 2025. The policy provides a clear and streamlined framework for integrating water resource management into land use planning and development decision-making, while responding to climate change and protecting water resources for future generations.

Developed following extensive consultation, the policy combines six water-related planning policies, the Government Sewerage Policy (2019) and the Better Urban Water Management guidelines into a single framework.

The guidelines help government agencies, regulators and industry to better respond to impacts from population growth, climate change, economic and land use changes.

Together, the policy and guidelines ensure water concerns are considered early in the planning processes and ensure that drinking water, wastewater and stormwater infrastructure is in place to support future development.

Designing liveable neighbourhoods

Structure planning and subdivision remains central to shaping the growth and development of communities. To support these activities, the WAPC is revising Liveable Neighbourhoods to provide a State Planning Policy on Neighbourhood Design. The new policy will support more streamlined, consistent and coordinated outcomes to deliver well-planned, liveable and efficient neighbourhoods.

The policy aims to address contemporary challenges such as climate change and urban greening, while supporting diverse housing and active transport. It promotes site responsive design, safer shadier streets and appropriate density near key amenities to foster inclusive, connected, healthy and resilient communities. During 2025–26, the WAPC, with support of the Neighbourhood Design Advisory Group, guided policy refinement through testing, stakeholder review and ongoing engagement with State agencies, local governments and industry.

Enhancing communities with public open space

Well-designed public open space is at the heart of vibrant, healthy and connected communities.

To support this, the WAPC finalised the Position Statement – Public Open Space (POS) in December 2025, which sets out how public open space should be considered and assessed across the state's planning system.

Public open space includes land reserved for community recreation, sport, leisure and nature-based activities. These spaces are critical green infrastructure that support community wellbeing, environmental outcomes and neighbourhood liveability.

The Position Statement introduces a more consistent, equitable and future-focused approach that responds to changing community needs and growing populations by providing accessible public open space.



Urban Greening Strategy

The WAPC-led Urban Greening Strategy released in January 2026, provides a long-term direction to increase tree canopy, vegetation and green spaces across the Perth and Peel regions.

Informed by community feedback and leading practice, the whole-of-government strategy outlines measures to support sustainable development, combat urban heat, strengthen climate resilience, improve community health and wellbeing, and enhance biodiversity and access to nature.

It introduces four greening principles to provide practical guidance for greening decisions.

RIGHT AMOUNT

Keep vegetation and plant more, with a focus on tree canopy.

RIGHT PLACE

Plant where it matters most, with good design that maximises impact.

RIGHT KIND

Choose plants that will suit the site, thrive and boost benefits for people and nature.

RIGHT APPROACH

Green with others for success, and listen, learn and teach along the way.

Implementation is being driven through the Let's Grow – Leafy & Liveable Communities' program and the Let's Grow Action Plan 2026-2029, which sets out the priorities to build a strong foundation and drive progress towards the 30 per cent tree canopy target for Perth and Peel by 2040.

Since its release, the WAPC and Department have worked across government on a number of initiatives including the $10 million Let's Grow Grants, alignment of the strategy with State planning policies, improving tree canopy data, industry engagement, community education, waterwise greening and support for plant supply and greening industries.



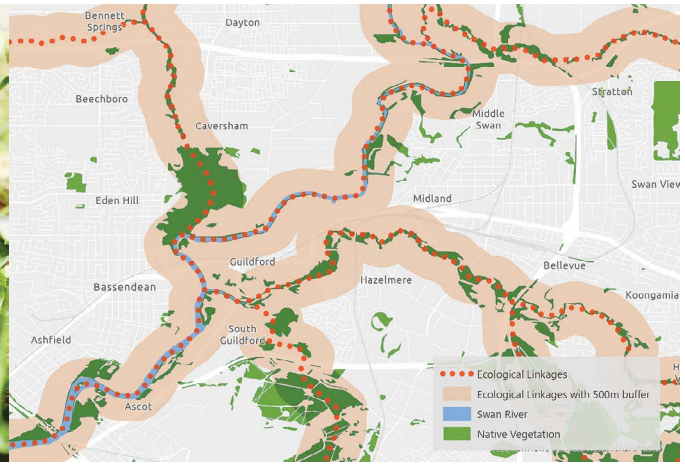


Image courtesy Education Department of Western Australia.

Let's Grow Grants – greening our schools and suburbs

The first round of the Let's Grow Grants opened in February 2026 providing $2.5 million to eligible schools and community groups to support tree planting and greening projects across Perth and Peel.

A major initiative under the Let's Grow Action Plan, the grants offered two funding streams – small grants of up to $10,000, and large grants of up to $100,000 for more complex planting projects.

The grants support local projects that increase tree canopy including on school grounds, road verges, parks, carparks, neighbourhood hubs, public transport stops and walking and cycling routes. The first round attracted a strong response with more than 300 applications received from schools and community groups across Perth and Peel.



Better data for greener communities

In May, the refreshed Let's Grow Urban Greening Dashboard was released, delivering on Action 1.16 of the Let's Grow Action Plan.

The new platform provides improved access to urban greening data, making it easier for people to use. It can be used to investigate a local government area or suburb, explore vegetation cover by height or land use, and discover a range of other insights, increasing the availability of quality urban greening data.

The dashboard will continue to evolve through ongoing engagement with community and stakeholders to ensure it remains a valuable resource.

Bush forever – land acquisition

Bush Forever is a whole-of-government policy to conserve significant bushland across the Swan Coastal Plain portion of the Perth metropolitan region.

Bush Forever sites are acquired by the WAPC and managed until an appropriate land manager is identified.

Since 2000, 147 properties containing Bush Forever values have been acquired with portions of seven Bush Forever sites, reserved for Regional Open Space under Metropolitan Region Scheme amendment 1082/33, still to be acquired by the WAPC.

In 2025–26, two properties containing Bush Forever values were acquired.

The WAPC continues to acquire reserved Bush Forever properties as opportunities arise.

Restoration and remediation of WAPC-owned portion of Baigup Wetlands

The eastern portion of the Baigup Wetlands, an approximately 10-hectare area west of Garratt Road bridge in Bayswater, is owned by the WAPC and is part of Bush Forever site number 313.

This significant conservation area is an important sanctuary for endemic flora and fauna and is a popular location for walking, fishing, bird watching and enjoying the natural environment along the Swan River.

Since 2016, major restoration and rehabilitation works have been undertaken to protect and enhance the natural values of the area and improve access and enjoyment for the community. Key initiatives have included invasive weed control, installation and maintenance of access tracks, drainage improvements and revegetation programs across the entire site including the remediation of a degraded embankment.

Close working relationships have been established with the Baigup Wetlands Interest Group and the City of Bayswater to progress the transfer of the site to Crown land with a Management Order to the City of Bayswater. This will provide long-term protection and improved management by placing the whole of Baigup Wetlands under a single land manager as a Crown Reserve. The transfer is supported with funding from the WAPC's Area Assistance Grant for infrastructure upgrades.



Supporting coastal resilience through CoastWA

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

In partnership with the Department and the Department of Transport and Major Infrastructure (DTMI), CoastWA helps local governments and communities to plan for, and respond to, coastal hazards through funding, data, tools and technical support.

Funding is available through four grant streams:

- Coastwest (WAPC)
- Coastal Management Plan Assistance Program (WAPC)
- Coastal Adaptation and Protection (DTMI)
- Hotspot Coastal Adaptation and Protection Major Project Fund (DTMI).

In 2025–26, more than $3 million in grants were awarded to 27 coastal projects, including:

- $93,266 to the Shire of Ashburton to review their Onslow Coastal Hazard Risk Management and Adaptation Plan
- $60,000 to Perth Natural Resources Management for the Adopt a Beach Program
- $60,337 to the Shire of Dandaragan's Coastal Monitoring Programme
- $1.32 million to the City of Mandurah for the Town Beach seawall upgrade.

Five coastal champions recognised at Coastal Awards

The WAPC's WA Coastal Awards for Excellence were held in October 2025 alongside the WA Coastal Forum. The awards recognise work undertaken to enhance, rehabilitate and adapt to threats and pressures along Western Australia's extensive coastline.

Award winners included:

- **Coastal Champion:** Kelly Howlett from Care for Hedland Environmental Association, for her work to protect the Flatback Turtles including data collection, education and fox control.
- **Coastal Planning and Design:** The City of Melville for the Melville Road Bioengineering project.
- **Coastal Management:** The City of Cockburn for the C.Y. O'Connor Beach Engineered Fringing Reef project.
- **Education, Engagement, Science and Research:** UWA Oceans Institute for its work on the Rising tides: Imagining coastal resilience project.
- **Coastal Adaptation:** The City of Busselton for its comprehensive work to address the future storm surge risk in the area.

City of Cockburn's coastal management award for artificial reef

Wave energy at the high-risk erosion hotspot at C.Y. O'Connor Beach in North Coogee has been reduced by 20 per cent thanks to Western Australia's first engineered fringing reef.

The innovative project was recognised with the Coastal Management award at the WAPC's WA Coastal Awards for Excellence in October 2025.

The project was supported through CoastWA grant funding, with $214,349 in 2021 for the initial installation of the reef and a further $33,940 to monitor the extension of the reef and assess its impact on shoreline change at the beach.

Comprising 270 modules, the reef mimics natural systems by reducing wave energy and creating a marine habitat. It forms part of a two-stage trial led by the City of Cockburn, UWA's Oceans Institute and MMA Offshore.

Research from UWA confirms a 10 per cent reduction in wave height and a significant increase in biodiversity, with fish species doubling within a year of the first stage being installed in 2022.

Now a thriving underwater habitat located 100 metres offshore, the reef has become a popular snorkelling site, supporting fish, seaweed, mussels and macroalgae.

This project showcases leadership in addressing climate-driven shoreline loss while creating a unique recreational and ecological asset for Perth.



Managing WAPC landholdings

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 including 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 firebreaks; bushfire management through targeted mitigation strategies; conservation management for environmentally sensitive areas and general upkeep activities. These tasks are performed in cooperation with adjoining property owners and State and local government bodies.



Whiteman Park

Whiteman Park, located in Perth's north-eastern suburbs, is one of the world's largest metropolitan parks, welcoming an estimated 1.5 million visitors each year.

Funded by the WAPC and managed by the Department, the park is a significant tourist attraction in the Swan Valley region.

It 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 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

WA's unique attributes offer an enviable opportunity for global industry presence and local economic opportunity. Contemporary planning frameworks and streamlined approvals to support State-significant initiatives are key enablers to harnessing growth and change.

Throughout 2025–26, the WAPC supported economic growth and diversification by:

- progressing regional, sub-regional and place-based planning frameworks
- advancing policy settings to guide growth industries, including the renewable energy sector
- supporting access to the Significant Development Assessment pathway
- future-proofing key transport and movement networks to support long-term economic growth.



Supporting employment, land supply and economic growth

The WAPC supports statewide economic development and expansion by progressing priority planning for Western Australia's Strategic Industrial Areas, as well as industrial precincts and projects across the state.

The WAPC continues to coordinate across government with agencies such as the Department of Energy and Economic Diversification and DevelopmentWA on land use planning, servicing infrastructure and tenure matters to facilitate industrial land supply. As key employment nodes, these areas support population and urban growth and require careful management of incompatible residential land uses.

Regional planning strategies

In 2025–26, work continued on the development of new regional planning strategies for the eight regions outside Perth and Peel.

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 regional cities and large regional centres. During 2025–26, work progressed on strategy drafting and stakeholder engagement, with draft strategies being prepared for consideration by the WAPC.

Supporting growth in regional cities

The WAPC supported the State Government's Seven Cities initiative, announced in April 2026. This is a long-term plan to enhance new economic development via the delivery of quality infrastructure that supports people living and working in the regions.

The WAPC continued to support strategic planning initiatives in key regional centres during 2025–26:

- **Broome** – Key strategic planning initiatives were completed to guide future development in Broome including the Chinatown/Old Broome Precinct Structure Plan and the Cable Beach Precinct Structure Plan.
- **Port Hedland** – Precinct structure planning for the South Hedland town centre progressed, with work also continuing on planning for the Port Hedland – West End.
- **Karratha** – Precinct structure planning commenced for the Karratha city centre. In partnership with Rio Tinto, the expansion of the Dampier Seawater Desalination Plant will provide drinking water for more than 10,000 homes in Karratha, Wickham, Roebourne and Point Samson.
- **Kalgoorlie** – Long-term planning for the City of Kalgoorlie-Boulder under the City of Kalgoorlie Local Planning Scheme No.2, finalised in 2023, aims to deliver more affordable and diverse housing, workforce accommodation and infrastructure to support economic growth and urban expansion. The Scheme also supports a substantial increase in industrial land via rezonings.
- **Geraldton** – Strategic planning is underway to facilitate long-term residential growth and industrial development, including support for digital technology, renewable energy, green hydrogen and green steel sectors. The City is progressing review of the local planning strategy and scheme, and will continue to be supported by the Department and the WAPC as this work evolves.
- **Bunbury** – Planning work is supporting housing delivery, employment growth and long-term infrastructure coordination, including the Wanju District Structure Plan review, Treendale East urban expansion and planning frameworks that complement major investments in the Bunbury Hospital, Casuarina Boat Harbour, Kemerton Strategic Industrial Area, Bunbury Port and regional transport infrastructure.
- **Albany** – Planning continues to focus on unlocking well-serviced land and supporting a coordinated long-term housing supply through the Albany North District Structure Plan and Gladville Structure Plan, which will guide future urban expansion, infrastructure coordination and residential development in the Great Southern region.

Planning for regional growth in Port Hedland and Albany

The WAPC is supporting future growth and revitalisation of Port Hedland's West End through a grant towards the Town of Port Hedland's preparation of a Precinct Structure Plan. Prepared under the Port Hedland West End Improvement Scheme No. 1, work focused on community engagement, design scenarios and a future planning framework for the West End. The project supports the WAPC's statutory role in managing dust-related land use risks while enabling appropriate commercial, temporary accommodation, public realm and economic development outcomes for Port Hedland as a regional city.

Planning in Albany continued to focus on unlocking well-serviced land and supporting a coordinated, long-term supply of housing. The Albany North District Structure Plan progressed as a key framework to guide future urban expansion, providing for a staged and coordinated approach to land use, infrastructure and servicing. This ensures new residential areas can be delivered efficiently and aligned with community and infrastructure needs.

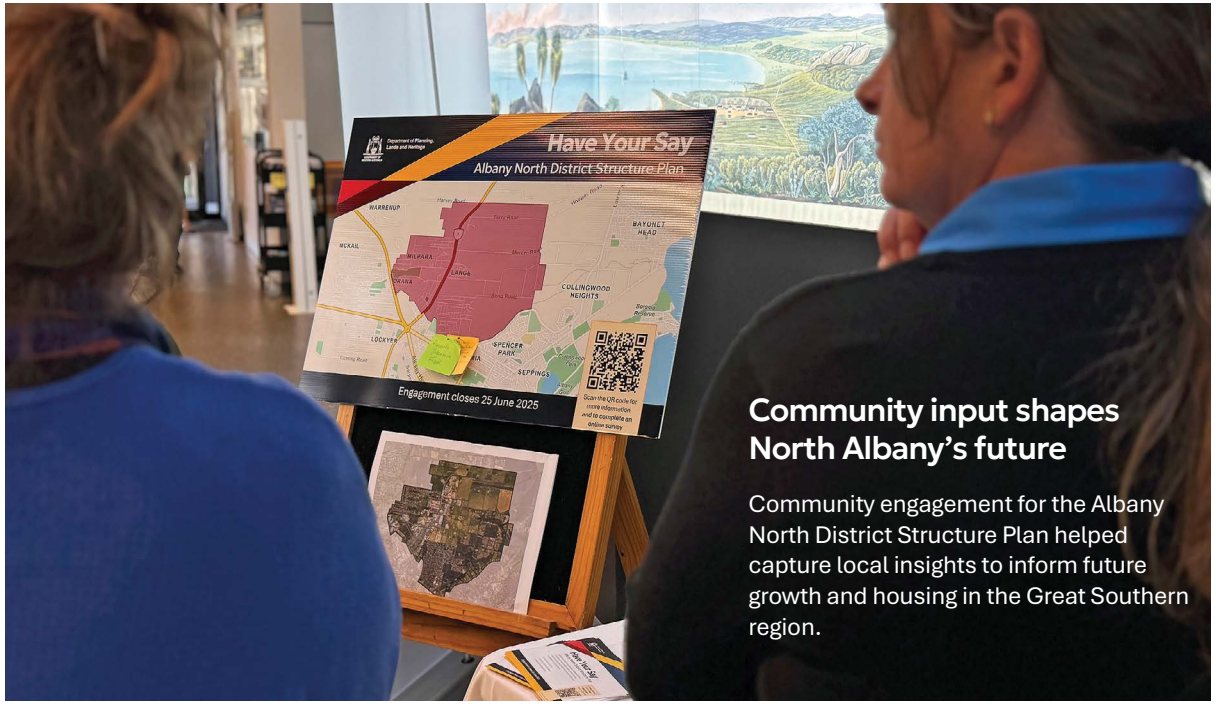
The Gladville Structure Plan area, supported through State Government funding, is also progressing to facilitate additional residential development. Together, these initiatives are strengthening the housing pipeline in Albany, improving land readiness and enabling timely delivery of new housing in the Great Southern region.

Centurion development – Port Hedland West End Improvement Scheme No. 1

In April 2026, the WAPC approved Centurion Accommodation's proposed hotel development at 44-48 Anderson Street, Port Hedland.

The approximately $100 million, seven-storey development will provide 302 rooms, hospitality venues, conference facilities, a gym, swimming pool and supporting services on a previously vacant eight-lot site.

The approval supports significant private investment, additional accommodation for the resources sector, local economic activity and improved amenity, while advancing the objectives of the Port Hedland West End Improvement Scheme No. 1. It also demonstrates how coordinated, risk-based assessment can facilitate major regional development while supporting sound long-term planning outcomes.



Community input shapes North Albany's future

Community engagement for the Albany North District Structure Plan helped capture local insights to inform future growth and housing in the Great Southern region.

Energy transition and security

Economic activity and future growth are underpinned by reliable and cost-effective energy sources. Substantial growth in renewable energy initiatives across the state to support this demand continues, requiring responsive planning frameworks and appropriate guidance for development standards. The draft Renewable Energy Code and accompanying guidelines were released in December 2025, providing guidance on the siting, construction and operation of wind farms to ensure the infrastructure is planned appropriately for its context. This guidance will be instrumental in the operationalisation of the Planning and Development (Significant Development) Regulations 2026, which will result in an increased role for the WAPC in determining renewable energy proposals valued at $20 million or more through mandatory assessment under the Significant Development Pathway.

WAPC Pilbara regional visit

In September 2025, WAPC members visited the Pilbara to engage with local government, industry and community stakeholders. The visit included briefings on the Port Hedland West End Improvement Scheme and Precinct Structure Plan, which will guide the area's transition to a vibrant destination for tourism, business and investment while supporting ongoing port operations. The members also toured the Spoilbank Marina and heritage sites within the West End precinct.

In Karratha, WAPC members visited key residential and employment growth areas including Bayton, Gap Ridge, Mulataga and Nickol West. The regional visit provided valuable insights into the opportunities and challenges facing the Pilbara and strengthened the WAPC's understanding of regional planning priorities.

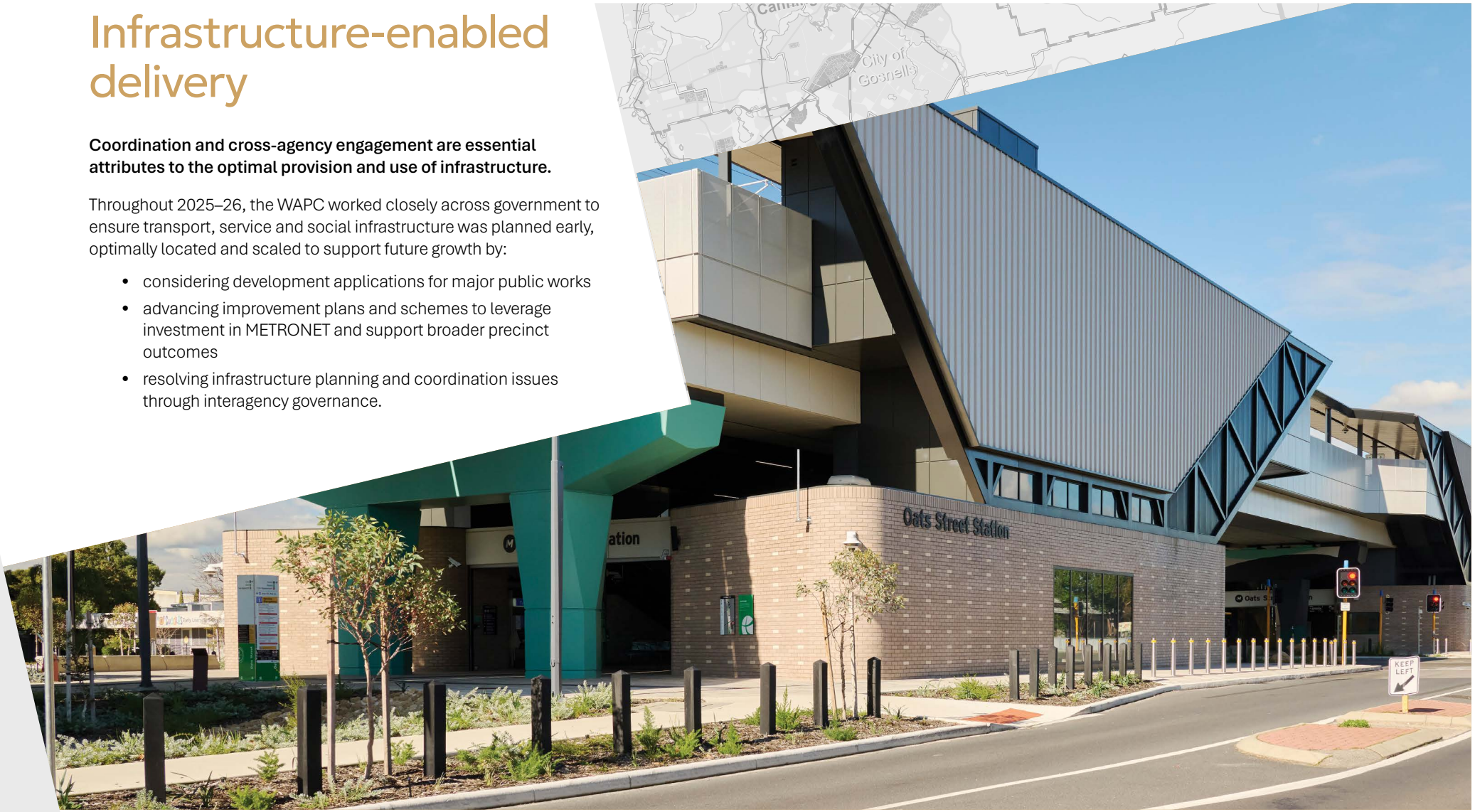


Infrastructure-enabled delivery

Coordination and cross-agency engagement are essential attributes to the optimal provision and use of infrastructure.

Throughout 2025–26, the WAPC worked closely across government to ensure transport, service and social infrastructure was planned early, optimally located and scaled to support future growth by:

- considering development applications for major public works
- advancing improvement plans and schemes to leverage investment in METRONET and support broader precinct outcomes
- resolving infrastructure planning and coordination issues through interagency governance.



Coordinating infrastructure

Unlocking housing in priority growth areas

Through the work of the Priority Corridor Working Group (PCWG) and Infrastructure and Residential Lands Oversight Group, key headwork infrastructure requirements to enable development to commence in East Wanneroo and North Ellenbrook were identified and prioritised.

Funding has been committed to deliver critical power and water infrastructure to unlock new housing in these priority corridors through the Housing Enabling Infrastructure Fund.

The work of the PCWG and active participation of servicing agencies has supported aligned funding requests and delivery schedules to support timely housing supply in these areas.



Minister Carey site visit to Mirvac's 'Darling' Estate in Bullsbrook - map shows the broader Swan Urban Growth Corridor including Bullsbrook and North Ellenbrook.

East Wanneroo

The East Wanneroo District Structure Plan, approved by the WAPC in 2021, provides for approximately 50,000 new dwellings across the district, over a 50-year timeframe.

A key component in delivering this new housing supply is a coordinated approach to the establishment of local structure plans for each precinct within the district.

In 2025–26, the WAPC approved three local structure plans in East Wanneroo, for Precincts 7, 8 and (portion of) 15. Each local structure plan sets out the design and guidance for the delivery of land for residential, commercial, employment, transport, recreation, conservation and infrastructure uses.

These local structure plans are now guiding the delivery of new residential lots for housing in this area, with the WAPC having approved subdivisions to create over 2,000 lots, playing a pivotal role in the delivery of new housing supply.

North Ellenbrook

With WAPC resolution to proceed with amendments to the Metropolitan Region Scheme during the year, infrastructure planning and coordination for the North Ellenbrook future urban growth area gained significant traction through the PCWG. Progress continues on the staging of water supply, wastewater and power infrastructure to service the 1,111ha of land at North Ellenbrook East and North Ellenbrook West.

Delivering shared infrastructure through development contributions

The Development Contribution Program ensures transparent and fair delivery of shared infrastructure to support housing supply. The program has strengthened partnerships with local governments and industry.

The program team supports the WAPC by undertaking pre-lodgement discussions, facilitates peer review, assessment, and formulates recommendations for development contribution plans to keep infrastructure costs fair and reasonable. The program is also advancing key reforms to planning regulations and developing an annual monitoring system for tracking funds and infrastructure delivery across the state.

Supporting delivery of public infrastructure

Through the Metropolitan, Peel and Greater Bunbury region schemes, the WAPC supported coordinated land use decisions that enable public infrastructure to keep pace with growth.

In 2025–26, region scheme approvals helped facilitate major public infrastructure outcomes, with a particular focus on health infrastructure, including enabling works associated with hospital and health campus redevelopment. These decisions demonstrate the role of region schemes in providing clear statutory pathways for essential community infrastructure and long-term service delivery.

The region scheme approval pathway enables key design, interface and construction management considerations to be assessed through a single planning approval process, in consultation with the relevant local government authority.

Strategic Land Acquisition Program

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 state significant projects, road and rail corridors, and future school and hospital sites.

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.

In 2025–26, the WAPC acquired 19 properties comprising regional open space, primary and other regional road reserves, supporting transport initiatives and special purposes, with a total expenditure of $21 million.

Sponsorship and research

Planning advocacy, industry engagement and thought leadership are important elements of the WAPC's work. Beyond its direct activities, the WAPC provides sponsorship and grants to a range of organisations to raise industry awareness and advance research initiatives which support improved planning and community outcomes.

Sponsorship

In 2025-26, the WAPC provided $52,500 towards event sponsorship that support capacity building, professional development and promotion of good planning outcomes, including:

- Urban Development Institute of WA Awards for Excellence – $14,500
- Planning Institute of Australia (WA Chapter) initiatives including the Young Planning Mentoring Program, State Conference, Awards for Planning Excellence, Women in Planning - International Women's Day, Young Planner Summit and Regional Conference – $23,000
- Planning Institute of Australia National Congress – $4,500
- WA Local Government Association Planning Showcase – $3,000
- Property Council of WA Connected Perth: Where Transit Meets Opportunity – $7,000
- Emerging Planners: The Big Issue Challenge – $500.

Research

Supporting research institutions through funding agreements and governance representation is integral to advancing knowledge, best practice and evidence-based outcomes in planning and related disciplines.

Australian Urban Design Research Centre

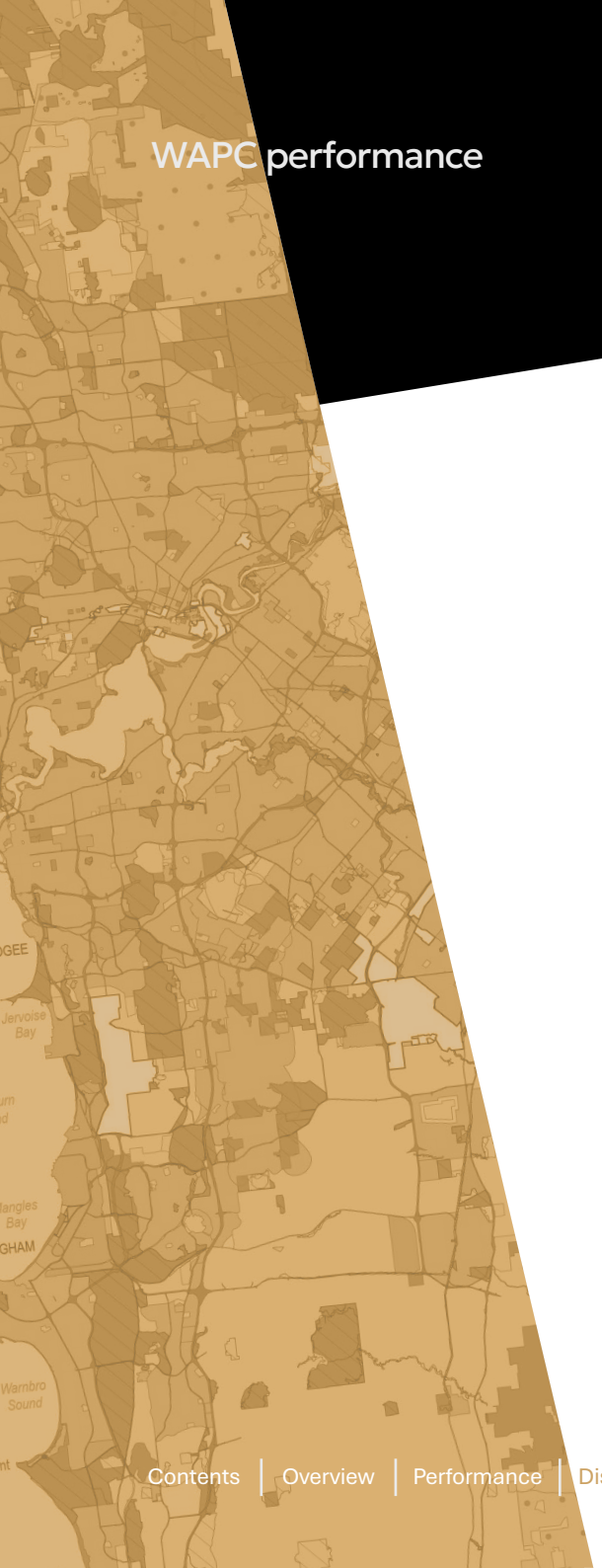
The Australian Urban Design Research Centre (AUDRC) is a joint initiative of University of Western Australia, the WAPC, DevelopmentWA and the Department of Housing and Works. AUDRC aims to bridge urban design practice and research, harnessing the capacities of practitioners and academics to achieve excellence 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, reports, publications and prototypes for government, industry and the community. In 2025–26, the WAPC provided $200,000 to support the activities of AUDRC.

Planning and Transport Research Centre

The Planning and Transport Research Centre (PATREC) is a collaboration between the University of Western Australia, 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 2025–26, the WAPC provided an annual contribution of $175,268 to PATREC.



Outcome-based management framework

The WAPC's outcome-based management framework links its statutory planning, policy, land use and decision-making functions to the State Government goal of 'Investing in WA's' future.

Through integrated land use planning, coordinated infrastructure decisions and sustainable development outcomes, the WAPC supports more resilient communities, climate-responsive places and the long-term protection of environmental values.

Government goal	Outcome	Services
Investing in WA's future		
Tackling climate action and supporting the arts, culture and sporting sectors to promote vibrant communities	A planning system with aligned policies and plans which enable land use planning and investment decisions for the long-term benefit of Western Australia	1. Statutory planning 2. Strategic planning and policy development 3. Strategic reservation and acquisition of land

The **key effectiveness indicators** that follow provide information on the WAPC's activities to deliver a contemporary and effective planning system which support the State's long-term urban settlement and economic development objectives.

The **key efficiency indicators** measure the relationship between the services delivered and the resources used to produce the service. 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 five per cent or less are considered statistically immaterial.

Changes to outcome-based management framework

Following a comprehensive review of the WAPC's outcome-based management framework, a revised outcome structure and new suite of KPIs is being reported from 1 July 2025.

The table below outlines the changes. For further details, refer to the outcome and key performance indicators section of this report at pages 67–70.

Area	What changed in 2025–26	Current
Outcome	The previous outcome was revised: An efficient and effective planning system that promotes the use and development of land in Western Australia	A planning system with aligned policies and plans which enable land use planning and investment decisions for the long-term benefit of Western Australia
Services	Two services were revised: • Strategic planning • Asset management	• Statutory planning • Strategic planning and policy development • Strategic reservation and acquisition of land
Key effectiveness indicators	Six previous indicators were discontinued: • 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 • The proportion of residential land that is zoned R40 and above that is within 400 metres of a major regional centre • The percentage of subdivision applications determined within the statutory timeframe • The percentage of development applications determined within the statutory timeframe • Vacancy rate of residential properties available for rent • Vacancy rate of commercial properties available for rent	• Proportion of schemes gazetted or reviewed within the last 10 years, or under review • Proportion of policy and strategic planning documents that have been written or revised within the last 10 years, or under review • Proportion of acquisitions consistent with Strategic Asset Plan
Key efficiency indicators	Two previous indicators were modified: • Average cost per statutory application • Average cost of strategic planning per strategic project Three previous indicators were discontinued: • Average cost of service for the management of Whiteman Park per hectare managed • Average cost of service for the management of residential and commercial properties per property • Average cost of service for the management of reserved land per hectare managed (excluding Whiteman Park and residential and commercial properties)	• Average cost per statutory planning application (including planning instruments submitted for approval, and appeals) • Cost per capita to deliver strategic state planning services • Acquisition of region scheme reserve land (hectares)

Shared responsibilities with other agencies

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

Report on operations

Summary of key performance indicators

Outcome: A planning system with aligned policies and plans which enable land use planning and investment decisions for the long-term benefit of Western Australia

Key effectiveness indicators[a]	2025–26 Target	2025–26 Actual	Variation[c]
Proportion of schemes gazetted or reviewed within the last 10 years, or under review	82%	89.1%	6.8%
Proportion of policy and strategic planning documents that have been written or revised within the last 10 years, or under review	82%	80%	(2%)
Proportion of acquisitions consistent with Strategic Asset Plan	100%	100%	–

Key efficiency indicators[a]	2025–26 Target	2025–26 Actual	Variation[c]
Service 1: Statutory planning			
Average cost per statutory planning application (including planning instruments submitted for approval, and appeals)	$3,130[b]	$2,912	($218)
Service 2: Strategic planning and policy development			
Cost per capita to deliver strategic state planning services	$2.74[b]	$2.20	($0.54)
Service 3: Strategic reservation and acquisition of land			
Acquisition of region scheme reserve land (hectares)	20	67.27	236%

Notes

(a) The tables above provide a summary of the WAPC's key performance indicators for 2025–26 including targets specified as per the 2025–26 Budget Statement. For more detailed information, including explanations for significant variances, refer to the outcome and key performance indicators section of this report at pages 67–70.

(b) Targets for key efficiency indicators for service 1 and service 2 have since been revised. For more detailed information, including explanations and original target, refer to the outcome and key performance indicators section of this report at pages 67–70.

(c) Variations shown in brackets represent a decrease in the actual result compared to the target.

Summary of actual results compared to budget targets

WAPC financial targets	2025-26 Target $'000	2025-26 Actual $'000	Variation $'000
Total cost of services (expense limit)	72,697	68,741	(3,956)
Net cost of services	23,674	(21,509)	(45,183)
Total equity	1,787,583	2,162,019	374,436
Net increase/(decrease) in cash held	77,550	184,990	107,440
Approved salary expense level	NIL	NIL	–
Agreed borrowing limit	NIL	NIL	–

WAPC financial targets	2025-26 Agreed limit $'000	2025-26 Target/Actual $'000	Variation $'000
Working cash limit (at budget)	3,381	3,486	105
Working cash limit (at actuals)	3,486	3,020	(466)

For detailed information on the WAPC's financial performance please see pages 50-66.

Independent Auditor's Report

Auditor General

INDEPENDENT AUDITOR'S REPORT

2026

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 2026, 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 2026 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.

7th Floor Albert Facey House 469 Wellington Street Perth MAIL TO: Perth BC PO Box 8489 Perth WA 6849 TEL: 08 6557 7500

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 2026, and the controls were implemented as designed as at 30 June 2026.

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 2026 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 2026 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 2026.

Matter of Significance

Revised key efficiency indicators targets

The budget targets for the following key efficiency indicators have been revised. The reasons for the revisions are explained in the associated disclosures.

- Service 1 – Average cost per statutory planning application (including planning instruments submitted for approval, and appeals)
- Service 2 – Cost per capita to deliver strategic State planning services

I am required by section 24(1) of the Auditor General Act 2006 to report on matters of such significance. My opinion is not modified in respect of this matter.

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 Commission'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 2026, 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 Commission for the year ended 30 June 2026 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 Commission 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
1 October 2026

Certification of Financial statements

For the financial year ended 30 June 2026

The accompanying financial statements of the Western Australian Planning Commission have been prepared in compliance with the provisions of the *Financial Management Act 2006* from proper accounts and records to present fairly the financial transactions for the financial year ended 30 June 2026 and the financial position as at 30 June 2026.

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.



Ray Haeren
Acting Chairperson
Western Australian Planning Commission

1 October 2026



Bianca Sandri
Commissioner
Western Australian Planning Commission

1 October 2026



Tina Fu
Acting Chief Finance Officer
Department of Planning, Lands and Heritage

1 October 2026

Statement of comprehensive income for the year ended 30 June 2026

Cost of services	Notes	2026 $'000	2025 $'000
Expenses			
Supplies and services	2.1	40,526	39,032
Depreciation and amortisation expense	4.1.1, 4.2.1	6,413	5,857
Committee/board fees	2.2	519	562
Grants and subsidies	2.3	4,111	6,498
Other expenses	2.4	17,172	13,198
Total cost of services		**68,741**	**65,147**
Income			
Rental revenue	3.2	11,007	10,008
Revaluation increment	3.6	-	1,414
User charges and fees	3.3	17,550	16,155
Interest revenue	3.4	26,509	23,705
Other income	3.5	35,184	10,437
Total Income		**90,250**	**61,719**
Net cost of services		**(21,509)**	**3,428**
Income from State Government	3.1		
Service appropriation		126,156	111,720
Resources received from other public sector entities		113	86
Total income from State Government		**126,269**	**111,806**
Surplus for the period		**147,778**	**108,378**
Other comprehensive income			
Items not reclassified subsequently to profit or loss			
Changes in asset revaluation surplus	8.11	214,181	251,705
Total other comprehensive income		**214,181**	**251,705**
Total comprehensive income for the period		**361,959**	**360,083**

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

Statement of financial position as at 30 June 2026

Assets	Notes	2026 $'000	2025 $'000
Current assets			
Cash and cash equivalents	6.1	20,197	15,302
Restricted cash and cash equivalents	6.1	701,839	521,744
Receivables	5.1	25,836	13,444
Other current assets	5.2	428	10,634
Non-current assets classified as held for sale	8.9	15,674	553
Non-current assets classified as held for distribution to owners	8.10	-	24,627
Total current assets		**763,974**	**586,304**
Non-current assets			
Amounts receivable for services	5.3	8,539	8,159
Infrastructure, property, plant and equipment	4.1	1,381,119	1,219,062
Intangible assets	4.2	36,702	37,016
Total non-current assets		**1,426,360**	**1,264,237**
Total assets		**2,190,334**	**1,850,541**
Liabilities			
Current liabilities			
Payables	5.4	11,598	6,461
Other current liabilities	5.5	3,734	5,148
Contract liabilities	5.6	12,983	2,405
Total current liabilities		**28,315**	**14,014**
Total liabilities		**28,315**	**14,014**
Net assets		**2,162,019**	**1,836,527**
Equity			
Contributed equity	8.11	-	-
Reserves	8.11	539,753	325,572
Accumulated surplus	8.11	1,622,266	1,510,955
Total equity		**2,162,019**	**1,836,527**

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

Statement of changes in equity for the year ended 30 June 2026

	Notes	Contributed equity $'000	Reserves $'000	Accumulated surplus $'000	Total equity $'000
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**	**108,378**	**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		**-**	**325,572**	**1,510,955**	**1,836,527**
Balance at 1 July 2025		**-**	**325,572**	**1,510,955**	**1,836,527**
Surplus		-	-	147,778	147,778
Other comprehensive income		-	214,181	-	214,181
Total comprehensive income for the period		**-**	**214,181**	**147,778**	**361,959**
Transactions with owners in their capacity as owners:					
Capital appropriations		5,400		-	5,400
Other contributions by owners		-	-	-	-
Distributions to owners		(41,867)	-	-	(41,867)
Total		**(36,467)**	**-**	**-**	**(36,467)**
Net balance before transfer		**(36,467)**	**539,753**	**1,658,733**	**2,162,019**
Transfer debit balance to accumulated surplus		36,467	-	(36,467)	-
Balance at 30 June 2026	8.11	**-**	**539,753**	**1,622,266**	**2,162,019**

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

Statement of cash flows for the year ended 30 June 2026

	Notes	2026 $'000	2025 $'000
Cash flows from the State Government			
Service appropriation		125,776	111,340
Capital appropriations		5,400	5,400
Net cash provided by State Government		**131,176**	**116,740**
Utilised as follows:			
Cash flows from operating activities			
Payments			
Supplies and services		(40,418)	(37,727)
Grants and subsidies		(4,393)	(6,137)
GST payments on purchases		(514)	(5,601)
GST payments to taxation authority		(4,074)	(2,932)
Other payments		(15,590)	(14,778)
Receipts			
Rental received		10,183	9,706
User charges and fees		17,538	16,230
Interest received		25,079	22,906
GST receipts on sales		8,490	1,794
GST receipts from taxation authority		1,452	4,204
Other receipts		1,040	1,177
Net cash used in operating activities		**(1,207)**	**(11,158)**
Cash flows from investing activities			
Payments			
Purchase of non-current assets		(14,521)	(68,322)
Receipts			
Proceeds from sale of non-current assets		69,542	8,378
Net cash used in investing activities		**55,021**	**(59,944)**
Net increase in cash and cash equivalents		**184,990**	**45,638**
Cash and cash equivalents at the beginning of the period		537,046	491,408
Cash and cash equivalents at the end of the period	6.1	**722,036**	**537,046**

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

Notes to the financial statements for the year ended 30 June 2026

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 has been included in the 'Overview,' which does not form part of these financial statements.

These annual financial statements were authorised for issue by the Board of management of the WAPC on 1 October 2026.

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.

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

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, as designated as contributions by owners (at the time of, or prior to, transfer) be recognised as equity contributions. Capital appropriations have been designated as contributions by owners by TI 8 – Requirement 8.1(i) 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:

- Property, Plant and Equipment reconciliations; and
- Intangible Asset reconciliations.

Comparative amounts are reclassified unless the reclassification is impracticable.

1. Basis of preparation (continued)

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

2.1 Supplies and services

	2026 $'000	2025 $'000
Consultants and contractors	5,299	5,720
Resources provided by Department of Planning, Lands and Heritage - employee	12,474	12,322
Resources provided by Department of Planning, Lands and Heritage - other	20,181	18,709
Cleaning/gardening	235	111
Operating rentals	142	137
Advertising and promotion	281	280
Printing	23	24
Property outgoings and utilities	1,300	1,106
Communications	9	9
Consumables	330	301
Other	252	313
Total supplies and services	**40,526**	**39,032**

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.

The WAPC has no direct staff or systems. All administrative and operational activities are undertaken by the Department of Planning, Lands and Heritage (Department) on the WAPC's behalf under service delivery agreement.

2.2 Committee/board fees

	2026 $'000	2025 $'000
Travel	26	33
Sitting fees	441	416
Superannuation	48	43
Other provisions	4	70
Total committee/board fees	**519**	**562**

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

2.3 Grants and subsidies

	2026 $'000	2025 $'000
Recurrent		
General government agencies	1,460	3,966
Non-government agencies	1,569	1,421
Local government	807	870
Other	275	241
Total grants and subsidies	**4,111**	**6,498**

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.

Grant payments or transfers are recognised at fair value at the time of transaction and are recognised as an expense when the WAPC has a present obligation to pay, the amount can be reliably measured, and the related eligible work or claim conditions have been satisfied.

Grants and subsidies include transactions made to individuals, local governments, community groups and other eligible recipients under approved grant programs.

2.4 Other expenses

	2026 $'000	2025 $'000
Compensation costs	5,708	1,478
Expected credit losses expense/(reversal)	(513)	339
Insurance	395	325
Licence fees	252	10
Loss on demolition of buildings	1,689	1,227
Minor equipment purchases	34	30
Other staff costs	61	92
Rates and taxes	961	892
Remuneration of auditors	275	290
Repairs and maintenance	7,841	8,238
Write-off bad debts	196	-
Other	273	277
Total other expenses	**17,172**	**13,198**

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 expense/(reversal) 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.

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

	2026 $'000	2025 $'000
Appropriation received during the period:		
Metropolitan Region Improvement Tax	115,524	101,498
Service appropriation	10,632	10,222
Total service appropriation received	**126,156**	**111,720**
Resources received from other public sector entities during the period:		
Main Roads Western Australia - planning and technical services	113	86
Total resources received	**113**	**86**
Total income from State Government	**126,269**	**111,806**

Service appropriations are recognised as income 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 holding account held at the Department of Treasury and Finance.

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.

Resources received from other public sector entities are recognised as income at the fair value of the assets received or the fair value of services that can be reliably determined and which would have been purchased if not donated.

Summary of consolidated account appropriations

	2026 Budget $'000	2026 Additional funding* $'000	2026 Revised budget $'000	2026 Actual $'000	2026 Variance $'000
Delivery of Services					
Item 91 Net amount appropriated to deliver services	10,632	-	10,632	10,632	-
Amount Authorised by Other Statutes					
- Metropolitan Region Improvement Tax Act 1959	110,993	4,531	115,524	115,524	-
Total appropriations provided to deliver services	**121,625**	**4,531**	**126,156**	**126,156**	**-**
Capital					
Item 157 Capital appropriations	5,400	-	5,400	5,400	-
Total consolidated account appropriations	**127,025**	**4,531**	**131,556**	**131,556**	**-**

*Additional funding includes supplementary funding and new funding authorised under section 27 of the *Financial Management Act 2006* and amendments to standing appropriations.

3.2 Rental revenue

	2026 $'000	2025 $'000
Rental revenue	11,007	10,008
Total rental revenue	**11,007**	**10,008**

3.3 User charges and fees

	2026 $'000	2025 $'000
Subdivision application fees	15,017	12,156
Endorsement fees	56	32
Plan and diagram fees	1,064	1,001
Land reservation certificates	200	1,357
Other	1,213	1,609
Total user fees and charges	**17,550**	**16,155**

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

3.4 Interest revenue

	2026 $'000	2025 $'000
Interest earned	26,509	23,705
Total interest revenue	**26,509**	**23,705**

3.5 Other income

	2026 $'000	2025 $'000
Whiteman Park revenue [(a)]	266	270
Recoup of expenditure	787	794
Reversal of impairment loss [(b)]	-	398
Other	2	7
Total other income	**1,055**	**1,469**
Gross proceeds from disposal of assets		
Infrastructure, property, plant and equipment	66,937	13,564
Non-current assets classified as assets held for sale	3,906	-
Selling costs		
Infrastructure, property, plant and equipment	(96)	(38)
Non-current assets classified as assets held for sale	(11)	-
Carrying amount of assets disposed		
Infrastructure, property, plant and equipment	(36,261)	(4,558)
Non-current assets classified as assets held for sale	(346)	-
Net gain on disposal of assets	**34,129**	**8,968**
Total other income	**35,184**	**10,437**

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

3.5 Other income (continued)

[(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.

Gains and losses on the disposal of 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.

3.6 Revaluation increment

	2026 $'000	2025 $'000
Revaluation increment/(decrement)	-	1,414
Total revaluation increment	**-**	**1,414**

4. Key assets

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 these assets:

	Notes
Infrastructure, property, plant and equipment	4.1
Intangibles	4.2

4.1 Infrastructure, property, plant and equipment

	Land $'000	Rental and Heritage Buildings $'000	Regional Open Space Buildings $'000	Regional Open Space Infrastructure $'000	Assets under construction $'000	Equipment $'000	Motor vehicles $'000	Total $'000
Gross carrying amount at 1 July 2025	1,133,678	50,896	16,070	17,418	210	7,432	999	1,226,703
Accumulated depreciation at 1 July 2025	-	-	(214)	(713)	-	(6,044)	(670)	(7,641)
Carrying amount at 1 July 2025	**1,133,678**	**50,896**	**15,856**	**16,705**	**210**	**1,388**	**329**	**1,219,062**
Additions	21,049	1,140	-	-	1,139	-	-	23,328
Transfers on capitalisation	-	230	-	537	(767)	-	-	-
Revaluation increments/(decrements) through reserves	207,291	11,564	616	(3,997)	-	-	-	215,474
Disposals - sales	(34,963)	(1,299)	-	-		-	-	(36,262)
Disposals - demolition	-	(1,588)	-	(96)	-	-	-	(1,684)
Transfers from held for sale	207	-	-	-	-	-	-	207
Transfers to held for sale	(16,927)	(40)	-	-	-	-	-	(16,967)
Transfers from/(to) State of Western Australia	(15,935)	-	-	-	-	-	-	(15,935)
Depreciation	-	(4,446)	(493)	(896)	-	(214)	(55)	(6,104)
Carrying amount at 30 June 2026	**1,294,400**	**56,457** [(a)]	**15,979**	**12,253**	**582**	**1,174**	**274**	**1,381,119**
Gross carrying amount at 30 June 2026	1,294,400	56,457	15,979	12,253	582	6,895	937	1,387,503
Accumulated depreciation at 30 June 2026	-	-	-	-	-	(5,721)	(663)	(6,384)

(a) The amount includes professional and project management fees. This amount is included in the value of current use building assets under the current replacement cost basis.

4.1 Infrastructure, property, plant and equipment (continued)

Initial recognition

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

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). The effective date was at 1 July 2025, with valuations performed during the year ended 30 June 2026 and recognised at 30 June 2026.

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.

These valuations are undertaken annually to ensure that the carrying amount of the assets do not differ materially from their fair value at the end of the reporting period.

The fair value of regional open space buildings and infrastructure is revalued every 3 years by independent external valuers. 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.

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 (High utility land use assets)

High utility land values are measured by drawing comparison between the subject asset as a going concern and market pricing data of assets having similar utility and service capacity.

The assessed Highest & Best Use Value is based upon comparable utility transactions and is adjusted for valuation deferment recognition. Valuation deferment is the practice of delaying the recognition or calculation of an asset's value until a future date, primarily used to manage uncertainty, account for value over time, restrictions on ownership and current use considerations. The value of the land reflects differences between public and private sector market associated with title conversion, time deferments, and other factors including encumbrances, title status, management orders or lease conditions.

4.1 Infrastructure, property, plant and equipment (continued)

Land assets (Low utility land use assets)

Low utility land values are applied to land highly encumbered by community service obligations or infrastructure, where the economic highest and best alternate land use is not permitted. Land Values determined under this methodology take into consideration the legal, physical, economic and socio-political factors that inhibit economic highest and best use alternatives.

Fair value measurement of the public sector land draws on the values from the primary real estate market, based on comparable utility with an underlying going concern assumption.

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 non-financial 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.

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
Equipment – computer	2 to 5 years
Equipment – other	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 are 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

	2026 $'000	2025 $'000
Depreciation charge		
Rental and heritage buildings	4,446	3,986
Regional open space buildings	493	472
Regional open space Infrastructure	896	775
Equipment	214	214
Motor vehicles	55	70
Total depreciation charge	**6,104**	**5,517**

As at 30 June 2026, there were no indications of impairment for all other assets.

All surplus assets at 30 June 2026 have either been classified as assets held for sale or have been written off.

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 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 to the extent that the impairment loss does not exceed the amount in the revaluation surplus for the class of asset.

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

	2026 $'000	2025 $'000
Caveat interest - at cost [a]	35,793	35,799
Computer software - at cost	-	20
Computer software - accumulated amortisation	-	(20)
Water licence - at cost	2,535	2,536
Water licence - accumulated amortisation	(1,626)	(1,319)
	36,702	**37,016**

Reconciliation	**2026 $'000**	**2025 $'000**
1 July 2025		
Gross carrying amount	38,355	37,829
Accumulated amortisation	(1,339)	(999)
Carrying amount at start of period	**37,016**	**36,830**
Additions	-	546
Disposal	(5)	-
Transfers	-	(20)
Amortisation expense	(309)	(340)
Carrying amount at end of period	**36,702**	**37,016**

[a] 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 recognised at cost less any accumulated amortisation and accumulated impairment loss and considered to have a useful life as disclosed below.

Subsequent measurement

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

4.2.1 Amortisation and impairment

	2026 $'000	2025 $'000
Amortisation charge		
Water license	309	340
Total amortisation charge	**309**	**340**

As at 30 June 2026, there were no indications of impairment to software and water licence, and no impairment identified from the impairment test performed on caveat interest.

4.2.1 Amortisation and impairment (continued)

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 licences represent the legal right to take or interfere with surface water, overland flow water or groundwater. The useful life and amortisation period are based on the remaining period of the licence.

Impairment of intangible assets

Intangible assets with indefinite useful lives are tested for impairment annually or when an indication of impairment is identified. As at 30 June 2026, there were no indications of impairment to intangible assets.

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

	2026 $'000	2025 $'000
Receivables	18,550	7,553
Allowance for impairment of receivables	(339)	(852)
GST receivable	-	565
Accrued interest	7,486	6,056
Other accrued income	139	122
Total receivables	**25,836**	**13,444**
Reconciliation of changes in the allowance for impairment of trade receivables:		
Opening balance	(852)	(513)
Decrease/(increase) in expected credit loss allowance	317	(339)
Amounts written off during the period	196	-
Allowance for impairment at end of period	**(339)**	**(852)**

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.

5.1 Receivables (continued)

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

	2026 $'000	2025 $'000
Current		
Prepayments	-	50
Unsettled land and building purchases	29	10,192
Tenant security bonds	399	392
Total other assets	**428**	**10,634**

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)

	2026 $'000	2025 $'000
Non-current	8,539	8,159
Total amounts receivable for services at end of period	**8,539**	**8,159**

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 financial assets at amortised cost and are not considered impaired.

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

	2026 $'000	2025 $'000
Current		
Trade payables	-	6
Accrued expenses	6,783	6,439
Retention money held	25	16
GST payable	4,790	-
Total current payables	**11,598**	**6,461**

Trade 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.

5.4 Payables (continued)

Retention money held represents a portion of contractual payments retained by the WAPC to ensure the completion of contractual obligations in accordance with agreed terms. Upon fulfilment of the specified conditions, retention money is released to the contractor following either the practical completion date or the final completion date, as stipulated in the contract. The WAPC considers the carrying amount of retention money held to approximate its fair value.

5.5 Other current liabilities

	2026 $'000	2025 $'000
Current		
Tenants' bonds [(a)]	399	392
Income in advance [(b)]	1,213	1,109
Provision for compensation claim - taking order land [(c)]	2,001	3,152
Deposit in advance	121	495
Total other liabilities	**3,734**	**5,148**

(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

	2026 $'000	2025 $'000
Current		
Unsettled land and building sales	12,983	2,405
Total provisions at end of period	**12,983**	**2,405**

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	6.1
Capital commitments	6.2

6.1 Cash and cash equivalents

	2026 $'000	2025 $'000
Cash and cash equivalents		
WAPC Account	20,195	15,300
Cash advance	2	2
Total cash and cash equivalents	**20,197**	**15,302**
Restricted cash and cash equivalents		
Metropolitan Region Improvement Fund [(a)]	669,355	492,079
WAPC Account [(b)]	32,484	29,665
Total restricted cash and cash equivalents	**701,839**	**521,744**
Total cash and cash equivalents	**722,036**	**537,046**

(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 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

	2026 $'000	2025 $'000
Capital expenditure commitments, being contracted capital expenditure additional to the amounts reported in the financial statements, are payable as follows:		
Within one year	92	200
Later than one year and not later than five years	4	-
	96	**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:

	2026 $'000	2025 $'000
Financial assets		
Cash and cash equivalents	722,036	537,046
Financial assets at amortised cost [(a)]	34,375	21,038
Total financial assets	**756,411**	**558,084**
Financial liabilities		
Financial liabilities at amortised cost [(b)]	6,808	6,461
Total financial liability	**6,808**	**6,461**

7.1 Financial instruments (continued)

(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:

	2026 $'000	2025 $'000
Litigations in progress	87,195	78,230
Total	**87,195**	**78,230**

Under the operation of the Metropolitan, Peel and Greater Bunbury Region Schemes, reservations exist on properties that may result in compensation being paid to landholders or the acquisition of properties into the WAPC's land asset portfolio. The WAPC sets such compensation and acquisition priorities on an annual basis. In some instances, landholders may dispute compensation amounts determined by the WAPC through arbitration or court proceedings. The ultimate outcome of these matters is uncertain and may result in additional compensation payments. At 30 June 2026, the estimated contingent liability associated with these matters was approximately $87.2 million (2025: $78.2 million).

Contaminated Sites

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

A contingent liability is recognised where sites are classified as *contaminated – remediation required* or *possibly contaminated – investigation required*, the WAPC may have a present or potential obligation to incur investigation and/or remediation costs.

At 30 June 2026, 3 sites were classified as *contaminated – remediation required* and 22 sites were classified as *possible contaminated – investigation required*. Following assessment, no provision or contingent liability has been recognised as the existence and extent of any potential obligation cannot be reliably determined at the reporting date.

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
Related party transactions	8.4
Related bodies	8.5
Affiliated bodies	8.6
Special purpose accounts	8.7
Remuneration of auditors	8.8
Non-current assets classified as assets held for sale	8.9
Non-current assets classified as assets held distribution to owners	8.10
Equity	8.11
Supplementary financial information	8.12

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

There were no new or amended standards and interpretations that became effective for the first time for the financial year beginning 1 July 2025 that were relevant or have a material impact to the WAPC.

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 members of the WAPC for the reporting period are presented within the following bands:

Compensation band ($)	2026	2025
350,001 - 400,000	1	-
300,001 - 350,000	-	-
250,001 - 300,000	-	1
200,001 - 250,000	-	1
150,001 - 200,000	-	-
100,001 - 150,000	-	-
50,001 - 100,000	6	5
0 - 50,000 [(a)]	4	5
	11	**12**

[(a)] Includes 3 members (2025: 3 members) from other Government agencies who did not receive any compensation from the WAPC.

	2026 $'000	2025 $'000
Total compensation of senior officers	**801**	**846**

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 agencies 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.

8.4 Related party transactions (continued)

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
Resources provided by the Department	2.1
Grant and subsidies payable to other government agencies	2.3
Income from State Government	3.1
Other income including proceeds on disposals from other agencies	3.5
Infrastructure, property, plant and equipment including transfer to State and sales to other public sector entities	4.1
Amounts receivable for services including transactions with other public sector entities	5.3
Other current liabilities include rent received in advance from other entities	5.5
Remuneration of services provided by the Auditor General	8.8

8.5 Related bodies

The WAPC had no related bodies during the financial year 2025-26 and 2024-25.

8.6 Affiliated bodies

The WAPC had no affiliated bodies during the financial year 2025-26 and 2024-25.

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.

	2026 $'000	2025 $'000
Balance at start of period	492,079	452,278
Receipts	228,191	149,119
Payments	(50,916)	(109,318)
Balance at end of period	**669,354**	**492,079**

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:

	2026 $'000	2025 $'000
Auditing the accounts, financial statements, controls and key performance indicators	275	290
Total	**275**	**290**

8.9 Non-current assets classified as assets held for sale

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

2025	Land $'000	Building $'000	Total $'000
Opening Balance	810	-	**810**
Asset reclassified as held for sale	758	-	**758**
Total assets classified as held for sale	**1,568**	**-**	**1,568**
Less assets sold	(980)	-	**(980)**
Less assets transferred to property, plant and equipment	(35)	-	**(35)**
Total non-current assets classified as assets held for sale at end of period	**553**	**-**	**553**

2026	Land $'000	Building $'000	Total $'000
Opening Balance	553	-	**553**
Asset reclassified as held for sale	15,634	40	**15,674**
Total assets classified as held for sale	**16,187**	**40**	**16,227**
Less assets sold	(346)	-	**(346)**
Less assets transferred to property, plant and equipment	(207)	-	**(207)**
Total non-current assets classified as assets held for sale at end of period	**15,634**	**40**	**15,674**

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:

	2026 $'000	2025 $'000
Opening balance	24,627	108,730
Assets reclassified as held for distribution to owners	1,305	24,627
Total assets classified as held for distribution to owners	**25,932**	**133,357**
Less transfers out to other State Government agencies	(25,932)	(108,730)
Total non-current assets classified as assets held for distribution to owners at end of period	**-**	**24,627**

Non-current assets classified as assets held for distribution to owners represent funding contributions for the construction of Byford Rail Station. Upon completion of the station, the asset was transferred to the Public Transport Authority (PTA).

8.11 Equity

	2026 $'000	2025 $'000
Contributed equity		
Balance at start of period	**-**	**8,944**
Contribution by owners		
Capital appropriation	5,400	5,400
Total contributions by owners	**5,400**	**5,400**
Distributions to owners		
Transfer of assets to the State of WA	(41,867)	(115,301)
Total distributions to owners	**(41,867)**	**(115,301)**
Net contributed equity	(36,467)	(100,957)
Transfer of debit balance from contributed equity to accumulated surplus [(a)]	36,467	100,957
Total contributed equity	**-**	**-**
Asset revaluation surplus		
Balance at the start of period	**325,572**	**73,867**
Net revaluation increments/(decrements)		
Land	207,291	244,682
Rental and heritage buildings	11,564	4,875
Regional open space buildings	616	1,408
Regional open space infrastructure	(3,997)	1,322
Revaluation arising from measurement of non-current asset classified as held for sale	(1,293)	(582)
Balance at end of period	**539,753**	**325,572**
Accumulated surplus		
Balance at the start of period	**1,510,955**	**1,503,534**
Net revaluation increments/(decrements)		
Result for the period	147,778	108,378
Transfer of debit balance from contributed equity to accumulated surplus [(a)]	(36,467)	(100,957)
Total accumulated surplus	**1,622,266**	**1,510,955**
Balance at end of period	**2,162,019**	**1,836,527**

[(a)] In accordance with the requirements of Treasurer's Guidance Handbook Chapter 8 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

There were write-offs of $0.2 million in 2026 (2025: $NIL) relating to leases and rates during the year.

(b) Losses through theft, defaults and other causes

There were no losses of public money, public property or other property through theft, default or other causes during the financial year 2025-26 and 2024-25.

(c) Gifts of public property

There were no gifts of public property provided by the WAPC during the financial year 2025-26 and 2024-25.

9. Explanatory statements for controlled operations

This section explains variations in the financial performance of the WAPC undertaking transactions under its own control, as represented by the primary financial statements.

All variances between annual estimates (original budget) and actual results for 2026, and between the actual results for 2026 and 2025 are shown below. Narratives are provided for major variances which are more than 10% of the comparative and which are more than 1% of the following (as appropriate):

1) Estimate and actual results for the current year:
   - Total Cost of Services of the annual estimates for the Statement of comprehensive income and Statement of cash flows (i.e. 1% of $72,697,000); and
   - Total Assets of the annual estimate for the Statement of financial position (i.e. 1% of $1,807,653,000).
2) Actual results between the current year and the previous year:
   - Total Cost of Services of the previous year for the Statement of comprehensive income and Statement of cash flows (i.e. 1% of $65,147,000); and
   - Total Assets of the previous year for the Statement of financial position (i.e. 1% of $1,850,541,000).

9.1 Statement of comprehensive income variances

	Variance Note	Estimate[1] 2026 $'000	Actual 2026 $'000	Actual 2025 $'000	Variance between estimate and actual $'000	Variance between actual results for 2026 and 2025 $'000
Expenses						
Supplies and services		39,268	40,526	39,032	1,258	1,494
Depreciation expense	1	4,600	6,413	5,857	1,813	556
Committee / board fees		1,185	519	562	(666)	(43)
Grants and subsidies expense	2, A	7,627	4,111	6,498	(3,516)	(2,387)
Other expenses	3, B	20,017	17,172	13,198	(2,845)	3,974
Total cost of services		**72,697**	**68,741**	**65,147**	**(3,956)**	**3,594**
Income						
Rental revenue	4	9,372	11,007	10,008	1,635	999
Revaluation increment	C	-	-	1,414	-	(1,414)
User charges and fees	5	15,401	17,550	16,155	2,149	1,395
Interest revenue	6, D	21,000	26,509	23,705	5,509	2,804
Other income	7, E	3,250	35,184	10,437	31,934	24,747
Total Income		**49,023**	**90,250**	**61,719**	**41,227**	**28,531**
Total income other than income from State Government		**49,023**	**90,250**	**61,719**	**41,227**	**28,531**
Net cost of services		**23,674**	**(21,509)**	**3,428**	**(45,183)**	**(24,937)**
Income from State Government						
Service appropriation	F	121,625	126,156	111,720	4,531	14,436
Services received free of charge		450	113	86	(337)	27
Total income from State Government		**122,075**	**126,269**	**111,806**	**4,194**	**14,463**
Surplus/(deficit) for the period		**98,401**	**147,778**	**108,378**	**49,377**	**39,400**
Other comprehensive income						
Items not reclassified subsequently to profit or loss						
Changes in asset revaluation surplus		-	214,181	251,705	214,181	(37,524)
Total other comprehensive income		**-**	**214,181**	**251,705**	**214,181**	**(37,524)**
Total comprehensive income for the period		**98,401**	**361,959**	**360,083**	**263,558**	**1,876**

[1] These are annual estimates published for the financial year ended 30 June 2026.

9.1 Statement of comprehensive income variances (continued)

Major estimate and actual (2026) variance narratives:

1. **Depreciation expense** was higher than the budget estimate by $1.8 million, primarily due to higher depreciation of building assets following the increase in building values resulting from the 2024-25 revaluation.
2. **Grants and subsidies expense** was lower than the budget estimate by $3.5 million, mainly due to delays in payments under the Let's Grow and Area Assistance Grant Scheme programs.
3. **Other expenses** were lower than the budget estimate by $2.8 million, mainly due to lower compensation costs associated with land acquisitions than estimated.
4. **Rental revenue** was higher than the budget estimate by $1.6 million, mainly due to the increased demand in a competitive rental market.
5. **User charges and fees** were higher than the budget estimate by $2.1 million, mainly due to higher statutory planning application fees received as a result of strong property market activity.
6. **Interest revenue** was higher than the budget estimate by $5.5 million, mainly due to higher interest rates earned on increased cash balances.
7. **Other income** was higher than the budget estimate by $31.9 million, mainly due to greater than anticipated net gains on disposal of non-current assets, largely contributed by the land sales to DevelopmentWA for the Latitude 32 Industrial Zone in Wattleup and land parcels in the Whiteman Park Precinct for affordable social housing.

Major actual (2026) and comparative (2025) variance narratives:

A. **Grants and subsidies expense** decreased by $2.4 million, mainly due to lower service delivery agreement payments to the Department in 2025-26, including $0.2 million for CoastWA and $0.4 million for the Urban Greening Strategy. The decrease also reflects the non-recurring contribution of $1.7 million provided in the prior year to the Department for planning reform, the State Design Review Panel and major project facilitation.

B. **Other expenses** increased by $4.0 million, mainly due to higher compensation costs associated with land acquisitions.

C. **Revaluation increment income** decreased by $1.4 million as no revaluation increment was recognised in 2025-26.

D. **Interest revenue** increased by $2.8 million mainly due to higher interest rates on increased cash balances.

E. **Other income** increased by $24.7 million, mainly due to higher gains on land disposals during the year, with 37 properties sold compared to 12 in the previous year, including significant land sales to DevelopmentWA for the Latitude 32 Industrial Zone in Wattleup and land parcels in the Whiteman Park Precinct for affordable social housing.

F. **Service appropriation** increased by $14.4 million, mainly due to higher Metropolitan Region Improvement Tax collections.

9.2 Statement of financial position variances

	Variance Note	Estimate 2026 $'000	Actual 2026 $'000	Actual 2025 $'000	Variance between estimate and actual $'000	Variance between actual results for 2026 and 2025 $'000
Assets						
Current assets						
Cash and cash equivalents		14,056	20,197	15,302	6,141	4,895
Restricted cash and cash equivalents		553,180	701,839	521,744	148,659	180,095
Receivables		9,249	25,836	13,444	16,587	12,392
Other current assets		2,563	428	10,634	(2,135)	(10,206)
Non-current assets classified as held for sale		812	15,674	553	14,862	15,121
Non-current assets classified as held for distribution to owners	1, A	108,370	-	24,627	(108,370)	(24,627)
Total current assets		**688,230**	**763,974**	**586,304**	**75,744**	**177,670**
Non-current assets						
Amounts receivable for services		8,539	8,539	8,159	-	380
Infrastructure, property, plant and equipment	2, B	1,074,754	1,381,119	1,219,062	306,365	162,057
Intangible assets		36,130	36,702	37,016	572	(314)
Total non-current assets		**1,119,423**	**1,426,360**	**1,264,237**	**306,937**	**162,123**
Total assets		**1,807,653**	**2,190,334**	**1,850,541**	**382,681**	**339,793**
Liabilities						
Current liabilities						
Payables		1,976	11,598	6,461	9,622	5,137
Other current liabilities		11,207	3,734	5,148	(7,473)	(1,414)
Contract liabilities		6,887	12,983	2,405	6,096	10,578
Total current liabilities		**20,070**	**28,315**	**14,014**	**8,245**	**14,301**
Total liabilities		**20,070**	**28,315**	**14,014**	**8,245**	**14,301**
Net assets		**1,787,583**	**2,162,019**	**1,836,527**	**374,436**	**325,492**
Equity						
Contributed equity		19,744	-	-	(19,744)	-
Reserves		73,867	539,753	325,572	465,886	214,181
Accumulated surplus		1,693,972	1,622,266	1,510,955	(71,706)	111,311
Other		-			-	-
Total equity		**1,787,583**	**2,162,019**	**1,836,527**	**374,436**	**325,492**

[1] These are annual estimates published for the financial year ended 30 June 2026.

9.2 Statement of financial position variance (continued)

Major estimate and actual (2026) variance narratives:

1. **Non-current assets classified as held for distribution to owners** were lower than the budget estimate by $108.4 million mainly due to the completion of the construction and transfer of Byford Rail Station to the PTA during the financial year.
2. **Infrastructure, property, plant and equipment** was higher than the budget estimate by $306.4 million, mainly due to higher land and building values following revaluations recognised in 2025-26.

Major actual (2026) and comparative (2025) variance narratives:

A. **Non-current assets classified as held for distribution to owners** decreased by $24.6 million primarily due to the transfer of the METRONET Byford Rail Extension asset to the PTA.

B. **Infrastructure, property, plant and equipment** increased by $162.1 million, primarily due to increases arising from the annual revaluation of land and buildings by $215.5 million, partially offset by asset disposals, transfers to assets held for sale and transfers to other government agencies by $74.0 million.

9.3 Statement of cash flow variances

	Variance Note	Estimate 2026 $'000	Actual 2026 $'000	Actual 2025 $'000	Variance between estimate and actual $'000	Variance between actual results for 2026 and 2025 $'000
Cash flows from the State Government						
Service appropriation	A	121,245	125,776	111,340	4,531	14,436
Capital appropriations		5,400	5,400	5,400	-	-
Net cash provided by State Government		**126,645**	**131,176**	**116,740**	**4,531**	**14,436**
Cash flows from operating activities						
Payments						
Supplies and services		(38,818)	(40,418)	(37,727)	(1,600)	(2,691)
Grants and subsidies	1, B	(7,627)	(4,393)	(6,137)	3,234	1,744
GST payments on purchases	2, C	(3,020)	(514)	(5,601)	2,506	5,087
GST payments to taxation authority	3, D	(310)	(4,074)	(2,932)	(3,764)	(1,142)
Other payments	4	(21,172)	(15,590)	(14,778)	5,582	(812)
Receipts						
Rental received		9,372	10,183	9,706	811	477
User charges and fees	5	15,401	17,538	16,230	2,137	1,308
Interest received	6	21,000	25,079	22,906	4,079	2,173
GST receipts on sales	7, E	310	8,490	1,794	8,180	6,696
GST receipts from taxation authority	8, F	3,020	1,452	4,204	(1,568)	(2,752)
Other receipts		750	1,040	1,177	290	(137)
Net cash provided by/(used in) operating activities		**(21,094)**	**(1,207)**	**(11,158)**	**19,887**	**9,951**
Cash flows from investing activities						
Payments						
Proceeds from sale of non-current assets	9, G	20,250	69,542	8,378	49,292	61,164
Purchase of non-current assets	10, H	(48,251)	(14,521)	(68,322)	33,730	53,801
Net cash provided by/(used in) investing activities		**(28,001)**	**55,021**	**(59,944)**	**83,022**	**114,965**
Net increase/(decrease) in cash and cash equivalents		77,550	184,990	45,638	107,440	139,352
Cash and cash equivalents at the beginning of the period		489,686	537,046	491,408	47,360	45,638
Cash and cash equivalents at the end of the period		**567,236**	**722,036**	**537,046**	**154,800**	**184,990**

[1] These are annual estimates published for the financial year ended 30 June 2026.

9.3 Statement of cash flow variances (continued)

Major estimate and actual (2026) variance narratives:

1. **Grants and subsidies payments** were lower than the budget estimate by $3.2 million, mainly due to delays in payments under the Let's Grow and Area Assistance Grant Scheme programs.
2. **GST payments on purchases** were lower than the budget estimate by $2.5 million, mainly due to lower payments for land acquisitions.
3. **GST payments to taxation authority** were higher than the budget estimate by $3.8 million, mainly due to higher GST remitted on taxable land sales.
4. **Other payments** were lower than the budget estimate by $5.6 million, mainly due to lower compensation payments associated with land acquisitions than estimated.
5. **User charges and fees** were higher than the budget estimate by $2.1 million, mainly due to higher statutory planning application fees received as a result of strong property market activity.
6. **Interest received** was higher than budget estimate by $4.1 million mainly due to higher interest rates earned on increased cash balances.
7. **GST receipts on sales** were higher than the budget estimate by $8.2 million, mainly due to higher taxable land sales.
8. **GST receipts from taxation authority** were lower than the budget estimate by $1.6 million, mainly due to lower GST paid on taxable land acquisitions.
9. **Proceeds from the sale of non-current assets** were higher than the budget estimate by $49.3 million, mainly due to the sale of land parcels to DevelopmentWA and other private parties settling earlier than estimated.
10. **Payments for the purchase of non-current assets** were lower than the budget estimate by $33.7 million, mainly due to the deferral of land acquisitions to future financial years.

Major actual (2026) and comparative (2025) variance narratives:

A. **Service appropriation** increased by $14.4 million, mainly due to higher Metropolitan Region Improvement Tax collections.

B. **Grants and subsidies payment** decreased by $1.7 million, mainly due to the non-recurring contribution to the Department for planning reform recognised in the prior year.

C. **GST payments on purchases** decreased by $5.1 million mainly due to lower payments for land acquisitions.

D. **GST payments to taxation authority** increased by $1.1 million, mainly due to higher GST remitted on taxable land sales.

E. **GST receipts on sales** increased by $6.7 million, mainly due to higher taxable land sales.

F. **GST receipts from taxation authority** decreased by $2.8 million, mainly due to lower GST paid on taxable land acquisition costs.

G. **Proceeds from sale of non-current assets** increased by $61.2 million, due to the sale of land parcels to DevelopmentWA and other private parties during the year.

H. **Purchase of non-current assets** decreased by $53.8 million, due to the deferral of land acquisitions to future financial years.

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 Australian Planning Commission's performance, and fairly represent the performance of the Western Australian Planning Commission for the financial year ended 30 June 2026.



Ray Haeren
Acting Chairperson
Western Australian Planning Commission

1 October 2026



Bianca Sandri
Commissioner
Western Australian Planning Commission

1 October 2026

Outcome and key performance indicators

Outcome 1 – A planning system with aligned policies and plans which enable land use planning and investment decisions for the long-term benefit of Western Australia.

Effectiveness indicator

Proportion of schemes gazetted or reviewed within the last 10 years, or under review.

This indicator measures the currency and relevance of statutory planning schemes which include region planning schemes and improvement schemes (which the WAPC maintains) and local planning schemes (which the WAPC oversees and provides advice to the Minister on). It tracks the proportion of planning schemes that have been updated within the last 10 years or are currently under review. This indicator is vital for ensuring that planning schemes reflect the latest regulatory requirements and community needs, helping manage land use, development, and apply zoning that aligns with current and future policy and strategic objectives.

Effectiveness indicator	2024–25 Actual	2025–26 Target	2025–26 Actual
Proportion of schemes gazetted or reviewed within the last 10 years, or under review	87%	82%	89.1%

Explanation for significant variance

The 2025–26 actual exceeded the 2025–26 target due to the continued monitoring of the currency of local planning frameworks, increased engagement with local governments, and the commencement of additional scheme reviews during the reporting period. These activities have supported a greater proportion of local planning strategies and local planning schemes being reviewed within the required timeframes.

This is a new KPI in 2025–26. The 2024–25 actual has been backcast for comparative purposes.

Effectiveness indicator

Proportion of policy and strategic planning documents that have been written or revised within the last 10 years, or under review.

This indicator measures the currency and relevance of key policy and strategic planning documents forming part of the State Planning Framework which include the State Planning Strategy, regional and sub-regional strategies, planning codes and State planning policies. It tracks the proportion of documents that have been updated within the past 10 years or are currently being reviewed, helping ensure that these respond to the most strategic imperatives, opportunities and change.

Effectiveness indicator	2024–25 Actual	2025–26 Target	2025–26 Actual
Proportion of policy and strategic planning documents that have been written or revised within the last 10 years, or under review	86.3%	82%	80%

Explanation for significant variance

The variance between the 2025–26 actual and the 2024–25 actual was influenced by the finalisation of State Planning Policy 2.9 Water, which facilitated the repeal of six existing State Planning Policies. This resulted in a reduction in both the total number of policies in place and the proportion under review and reflects a successful policy consolidation outcome and a more streamlined, contemporary planning framework.

This is a new KPI in 2025–26. The 2024–25 actual has been backcast for comparative purposes.

Effectiveness indicator

Proportion of acquisitions consistent with Strategic Asset Plan.

The WAPC prepares an annual Strategic Asset Plan (SAP) where it sets strategic objectives, focus and priorities for land acquisition, investment, compensation and disposal. This indicator confirms that the acquisition of properties is consistent with the intent and objectives of the SAP.

This indicator is calculated as the proportion of acquisitions and compensation claims settled in alignment with the SAP, against the total number of acquisitions and compensation claims settled in the financial year.

Effectiveness indicator	2024–25 Actual	2025–26 Target	2025–26 Actual
Proportion of acquisitions consistent with Strategic Asset Plan	100%	100%	100%

This is a new KPI in 2025–26. The 2024–25 actual has been backcast for comparative purposes.

Service 1 – Statutory planning

Efficiency indicator

Average cost per statutory planning application (including planning instruments submitted for approval, and appeals).

Assessing and determining statutory planning proposals is a key function of the WAPC. This indicator captures the WAPC's cost in providing the statutory planning service to the community, which includes the following services (excludes those provided by local government):

- Local planning schemes and amendments
- Structure plans and amendments
- Subdivision applications
- WAPC leases, licences, classes, agreements to sell and options to purchase
- Development applications
- Planning appeals.

Efficiency indicator	2024–25 Actual[b]	2025–26 Revised Target[a]	2025–26 Actual
Average cost per statutory planning application (including planning instruments submitted for approval, and appeals)	$3,376	$3,130	$2,912

[a] Revised target is set using the current approved cost allocation in accordance with WAPC financial reporting. The original target of $5,641 was as published in the 2025–26 Budget Papers and was set using proposed cost allocations.

[b] As this is a new KPI in 2025–26, the 2024–25 actual has been backcast for comparative purposes.

Explanation for significant variance

A higher number (6,954) of statutory planning applications were processed in 2025–26 than the previous reporting period (5,982) or the revised target[a] (6,080), resulting in a lower cost per application.

The original budget target[a] for the 2025–26 reporting period was set using proposed cost allocations which required an update to the service charter between WAPC and the Department.

This KPI is being reported for the first time. During implementation of the proposed cost allocations, further updates to the service charter have been identified as being necessary. While this work is ongoing, WAPC has calculated the actual results for 2025–26 in accordance with the cost allocations used in the current approved WAPC financial reporting.

For comparative purposes, the 2025–26 target has also been revised to align with the current approved cost allocations for WAPC.

Service 2 – Strategic planning and policy development

Efficiency Indicator

Cost per capita to deliver strategic State planning services.

The WAPC is responsible for State and regional strategic planning and policy direction to inform investment and subsidiary planning decision making and, ultimately, delivery. This indicator is an efficiency metric that calculates the WAPC's cost required to provide state-level strategic planning services per capita, which includes the following:

- Planning policies
- Precinct planning
- Infrastructure policies and projects
- Design and built environment policies and projects
- Proportion demographics and data analytics
- Regional strategies.

Efficiency indicator	2024–25 Actual[(b)]	2025–26 Revised Target[(a)]	2025–26 Actual
Cost per capita to deliver strategic State planning services	$2.23	$2.74	$2.20

[(a)] Revised target is set using the current approved cost allocations used in WAPC financial reporting. The original target of $15.23 was as published in the 2025–26 Budget Papers and was set using a proposed cost allocation.

[(b)] As this is a new KPI in 2025-26, the 2024–25 actual has been backcast for comparative purposes.

Explanation for significant variance

This KPI is being reported for the first time in 2025–26. The original budget target was set using proposed cost allocations which required an update to the service charter between WAPC and the Department.

During implementation of the proposed cost allocations, further updates to the service charter have been identified as being necessary. While this work is ongoing, WAPC has calculated the actual results for 2025–26 in accordance with the current approved cost allocations used in WAPC financial reporting. For comparative purpose, the 2025–26 target has also been similarly revised.

The variance between the actual results and 2025–26 revised target[(a)] reflects lower than expected expenditure for some planning projects, resulting in lower cost per capita.

Service 3 – Strategic reservation and acquisition of land

Efficiency Indicator

Acquisition of region scheme reserve land (hectares).

Region planning schemes support well managed urban growth by reserving (protecting) land for future public purposes, such as regional roads, railways, foreshores and regional open space and major civic facilities like universities, high schools and hospitals.

The purchase of region scheme reserve land is a key activity of the WAPC to support the growth and development of the state. This indicator measures the acquisition of land reserved under the Metropolitan Region Scheme, Peel Region Scheme and Greater Bunbury Region Scheme.

It calculates the total hectares of land acquired in the financial year that includes land reserved within a region scheme.

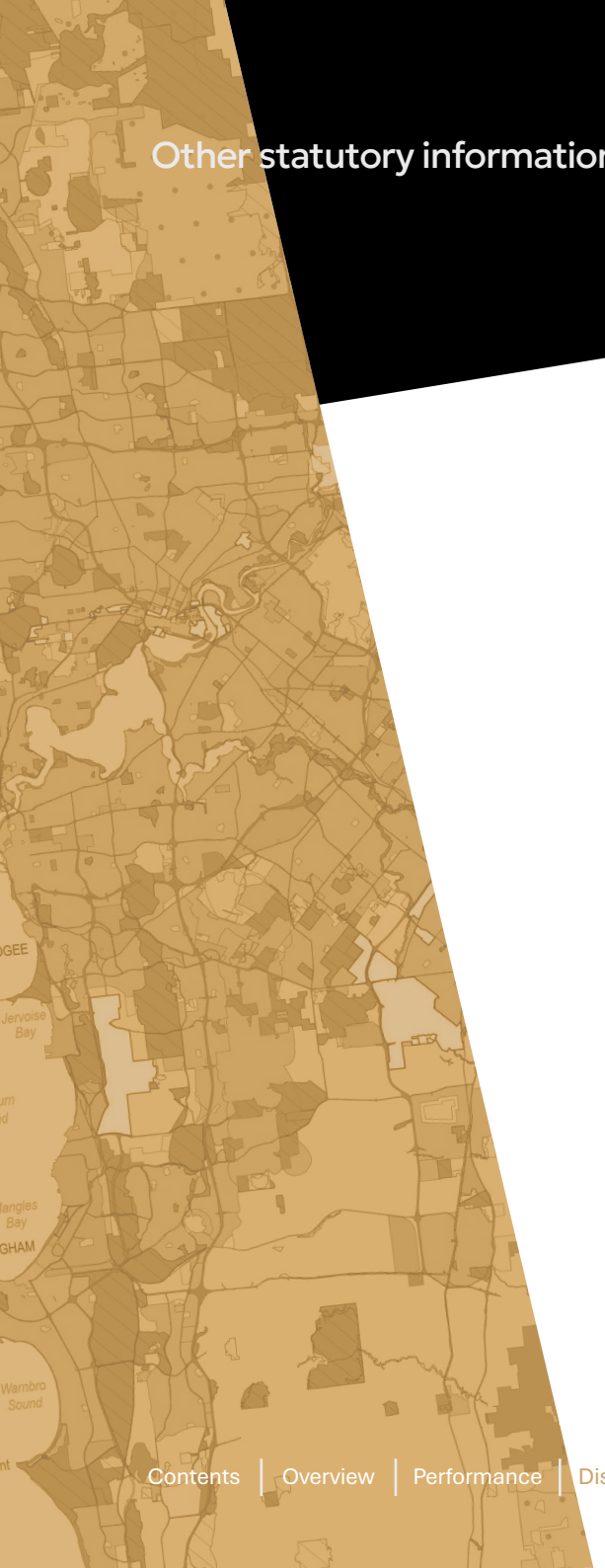
Efficiency indicator	2024–25 Actual	2025–26 Target	2025–26 Actual
Acquisition of region scheme reserve land (hectares)	64.36	20	67.27

Explanation for significant variance

The 2025–26 target was established based on the anticipated acquisition of land for the reporting period.

Actual acquisitions range from small road widening parcels of 20–110sqm through to large parcels of land spanning hundreds of hectares. During 2025–26, two acquisitions exceeded the target of 20 hectares, resulting in a much higher than expected result overall.

This is a new KPI in 2025–26. The 2024–25 actual has been backcast for comparative purposes.



Governance disclosures and policy requirements

Audit and Risk Committee

In line with the approved Charter between the WAPC and the Department, the Audit and Risk Committee (ARC) has been established as a key component of the governance framework. 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 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 five times during the reporting period. Key focus areas during 2025-26 were to oversee implementation of long-standing audit recommendations and monitor planning reform. The Financial Statement Sub Committee met regularly to support further strengthening of financial management activities.

Particulars of shares

The WAPC is a statutory body and does not have share capital.

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.

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
- Employment and industrial relations
- Major capital projects
- Ministerial directions
- National Agreement on Closing the Gap
- Occupational safety, health and injury management
- Premier's Circular 2025/17
- Pricing policies
- Recordkeeping plans
- Unauthorised use of credit cards
- WA Multicultural Policy Framework
- Workforce inclusiveness

Other legal requirements

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 Commissioner'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.

The WAPC also complies with the obligations and duties set out in the *Planning and Development Act 2005* and the *Financial Management Act 2006*.

Board and committee remuneration

Western Australian Planning Commission

The WAPC is a statutory Board with statewide responsibility for integrated urban and regional land use planning and development. The WAPC met 21 times in 2025–26. The WAPC members are remunerated on a salary basis rather than per attendance at committee meetings, briefings and workshops throughout the year.

Position	Name	Type of remuneration	Period of membership	Base salary/sitting fees	Gross remuneration
WAPC Chair	Emma Cole	Per annum	12 months	$327,559	$326,513
Deputy Chair	Rene (Ray) Haeren	Per annum	12 months	$47,400	$59,691
Commissioner	Megan Adair	Per annum	12 months	$47,400	$45,722
Commissioner	Jane Bennett	Per annum	12 months	$47,400	$54,557
Commissioner	Helen Brookes	Per annum	12 months	$47,400	$52,918
Commissioner	Ryan Hall	N/A	12 months	N/A	N/A
Commissioner	Paul Lakey	Per annum	12 months	$47,400	$52,918
Commissioner	Bianca Sandri	Per annum	12 months	$47,400	$47,626
Commissioner	Amanda Sheers	N/A	12 months	N/A	N/A

Note:

- Gross remuneration includes base pay or sitting fees and superannuation contributions. It excludes expense reimbursements, travel allowances and training costs.
- Ryan Hall and Amanda Sheers are public sector employees and are not eligible for sitting fees under Premier's Circular 2025/15.
- Gross remuneration for Rene (Ray) Haeren includes payments for acting chair duties.

Executive, Finance and Property Committee

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

Position	Name	Type of remuneration	Period of membership	Base salary/sitting fees	Gross remuneration
WAPC Chair	Emma Cole	N/A	12 months	N/A	N/A
Deputy Chair	Rene (Ray) Haeren	Per meeting	12 months	$680 Full day >4hrs $442 Half day <4hrs	$5,940
Member	Rachel Chapman	Per meeting	12 months	$680 Full day >4hrs $442 Half day <4hrs	$5,940
Member	Samantha Edmonds	N/A	12 months	N/A	N/A
Member	Bianca Sandri	Per meeting	12 months	$680 Full day >4hrs $442 Half day <4hrs	$4,455

Note:

- Gross remuneration includes base pay or sitting fees and superannuation contributions. It excludes expense reimbursements, travel allowances and training costs.
- The WAPC Chair does not receive additional remuneration for committee work.
- Samantha Edmonds is a current non-academic employee of a public academic institution and therefore not eligible for sitting fees under Premier's Circular 2025/15.

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
WAPC Chair	Emma Cole	N/A	12 months	N/A	N/A
Deputy Chair	Rene (Ray) Haeren	Per meeting	12 months	$680 Full day >4hrs $442 Half day <4hrs	$19,611
Commissioner	Megan Adair	Per meeting	12 months	$680 Full day >4hrs $442 Half day <4hrs	$18,621
Commissioner	Helen Brookes	Per meeting	12 months	$680 Full day >4hrs $442 Half day <4hrs	$15,118
Member	Claire Franklin	Per meeting	12 months	$680 Full day >4hrs $442 Half day <4hrs	$20,144
Member	Chris Harman	Per meeting	12 months	$680 Full day >4hrs $442 Half day <4hrs	$23,876
Member	Cr Caroline Knight	Per meeting	12 months	$680 Full day >4hrs $442 Half day <4hrs	$19,916
Member	Paul Lakey	Per meeting	12 months	$680 Full day >4hrs $442 Half day <4hrs	$16,374
Member	Ms Rebecca Moore	Per meeting	12 months	$680 Full day >4hrs $442 Half day <4hrs	$19,154

Note:

- Gross remuneration includes base pay or sitting fees and superannuation contributions. It excludes expense reimbursements, travel allowances and training costs.
- The WAPC Chair does not receive additional remuneration for committee work.

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

Position	Name	Type of remuneration	Period of membership	Base salary/sitting fees	Gross/actual remuneration for financial year
WAPC Chair	Emma Cole	N/A	12 months	N/A	N/A
Deputy Chair	Rene (Ray) Haeren	Per meeting	12 months	$367.50 Full day >4hrs $238 Half day <4hrs	$1,066
Commissioner	Helen Brookes	Per meeting	12 months	$367.50 Full day >4hrs $238 Half day <4hrs	$1,599
Member	Claire Franklin	Per meeting	12 months	$367.50 Full day >4hrs $238 Half day <4hrs	$1,066
Member	Suzanne Hurt	Per meeting	12 months	$367.50 Full day >4hrs $238 Half day <4hrs	$1,599
Member	Daniel Stefanelli	Per meeting	3 months	$367.50 Full day >4hrs $238 Half day <4hrs	$1,319
Member	Charlie Zannino	Per meeting	12 months	$367.50 Full day >4hrs $238 Half day <4hrs	$1,599

Note:

- Gross remuneration includes base pay or sitting fees and superannuation contributions. It excludes expense reimbursements, travel allowances and training costs.
- The WAPC Chair does not receive additional remuneration for committee work.

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. In 2025–26, 39 members were selected to undertake more than 40 reviews of 26 projects.

Position	Name	Type of remuneration	Period of membership	Base salary/sitting fees	Gross/actual remuneration for financial year
Government Architect	Emma Williamson	Nil (Ex-officio)	12 months	N/A	N/A
Deputy Chair	Philip Gresley	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	–
Deputy Chair	Stuart Harrison	Nil (Ex-officio)	12 months	N/A	N/A
Deputy Chair	Geoffrey London	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	$1,848
Deputy Chair	Nicholas Temov	Nil (Ex-officio)	12 months	N/A	N/A
Member	Tina Arthur	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	–
Member	Jessica Beaver	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	$1,203
Member	Tony Blackwell	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	$601
Member	Julian Bolleter	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	$601
Member	Rocio Bona	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	–
Member	Anthony Brookfield	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	–
Member	Natalie Busch	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	$1,804
Member	Barbara Bynder	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	$1,203
Member	Joshua Byrne	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	–
Member	James Christou	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	$601
Member	Peter Ciemitis	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	$3,609
Member	Sophie Cleland	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	–
Member	Robina Crook	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	–

Other statutory information

Position	Name	Type of remuneration	Period of membership	Base salary/sitting fees	Gross/actual remuneration for financial year
Member	Catherine Cullity	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	$1,203
Member	Helen Curtis	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	$601
Member	Timothy Dawkins	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	–
Member	Peter Dean	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	$1,804
Member	Anthony Duckworth	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	$4,210
Member	Ryan Falconer	N/A	12 months	N/A	N/A
Member	Belinda Foster	N/A	12 months	N/A	N/A
Member	Dr Sarah Foster	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	–
Member	Marion Fredriksson	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	$3,007
Member	Nathan Greenhill	N/A	12 months	N/A	–
Member	Thomas Griffiths	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	$601
Member	Philip Griffiths	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	–
Member	Oliver Grimaldi	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	$601
Member	Elisabetta Guj	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	$601
Member	Samantha Hall	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	–
Member	Shea Hatch	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	$601
Member	Andrew Howe	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	–
Member	Karen Hyde	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	–
Member	Karen Jacobs	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	–
Member	David Karotkin	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	$1,203
Member	Alan Kelsall	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	–
Member	Patrick Kosky	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	$601

Other statutory information

Position	Name	Type of remuneration	Period of membership	Base salary/sitting fees	Gross/actual remuneration for financial year
Member	Scott Lang	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	$1,804
Member	Morag Lee	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	–
Member	Peter Lee	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	$3,609
Member	Helen Lochhead	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	$3,007
Member	Christopher Maher	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	$1,203
Member	Kenneth Maher AO	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	$1,804
Member	Vanessa Margetts	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	–
Member	Kellie McGivern	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	$601
Member	Kathy Meney	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	$1,203
Member	Nerida Moredoundt	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	–
Member	Denise Morgan	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	–
Member	Noel Morich	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	–
Member	Peter Mould	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	–
Member	Toni Neck	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	–
Member	Jennifer Officer	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	$3,007
Member	Katherine Parker	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	–
Member	Finn Pederson	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	–
Member	Annabelle Pegrum	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	$601
Member	Shelley Penn	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	$1,804
Member	Damien Pericles	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	$2,406
Member	Michael Rowlands	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	$2,406
Member	Annelise Safstrom	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	$4,812

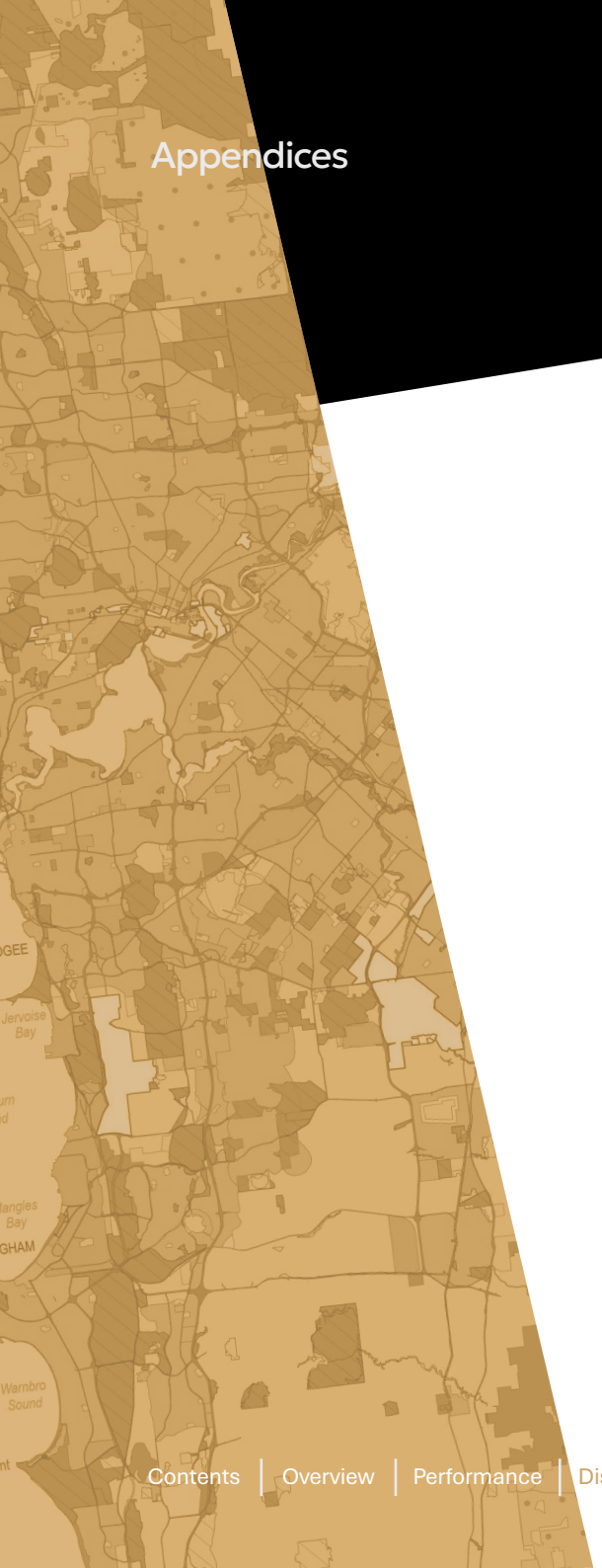
Position	Name	Type of remuneration	Period of membership	Base salary/sitting fees	Gross/actual remuneration for financial year
Member	Alf Seeling	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	–
Member	Shelley Shepherd	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	$2,406
Member	Lisa Shine	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	$601
Member	Craig Smith	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	–
Member	Dominic Snellgrove	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	–
Member	Sara Stace	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	$4,210
Member	Andrew Thomas	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	$3,609
Member	Emily Van Eyk	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	–
Member	Stephen van Leeuwen	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	–
Member	Sally-Ann Weerts	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	$601
Member	Deon White	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	–
Member	Suzie Zuber	Per meeting	12 months	$825 per full day (meetings over 4 hours) or $537 per half day	$1,203

Note:

- Gross remuneration includes base pay or sitting fees and superannuation contributions. It excludes expense reimbursements, travel allowances and training costs.
- Emma Williamson, Stuart Harrison, Ryan Falconer, Belinda Foster and Nathan Greenhill are public sector employees and are therefore not eligible for sitting fees under Premier's Circular 2025/15.
- 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 2025–26.

Capital City Planning Committee

The Capital City Planning Committee was established to oversee and provide direction for planning in the Perth city centre and its immediate surrounds. The Committee did not meet during 2025–26.



Appendix 1 – 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*.

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.

The WAPC administers the following planning schemes:

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

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

- *Environmental Protection Act 1986*
- *Heritage Act 2018*

Appendix 2 – Region planning scheme amendments

Metropolitan Region Scheme Amendments

Number	Name	Date Initiated	Finalised
1344/57	Maida Vale Urban Precinct		9 Sep 2025
1388/57	Wattle Grove (South) Precinct		29 May 2026
1421 (Standard)	Brabham and Dayton Urban Precincts		12 Sep 2025
1423 (Standard)	Lot 1 Labouchere Road, South Perth		12 Dec 2025
1425 (Standard)	Helena Valley Urban Precinct		26 Sep 2025
1426 (Complex)	Lyon and Kinley Roads, Banjup		15 May 2026
1427 (Standard)	North East Baldivis District Structure Plan Precinct 1		29 Aug 2025
1428 (Standard)	North East Baldivis District Structure Plan Precincts 2-4		29 Aug 2025
1435 (Standard)	Part Lot 5892 Maralla Road, Bullsbrook		17 Apr 2026
1436 (Standard)	Lots 22-25 Halleendale Road, Walliston		14 Nov 2025
1438 (Standard)	Sawley Close Urban Precinct		17 Apr 2026
1441 (Standard)	Lakefarm Retreat Urban Precinct		13 Mar 2026
1442/23	East Wanneroo District Structure Plan Precinct 7 & 8 and Part Precinct 15		18 Jul 2025
1443 (Standard)	ECU Mount Lawley Redevelopment	23 Jul 2025	12 Jun 2026
1444 (Standard)	Lot 1 & 2 Helena Valley Road, Helena Valley	13 Aug 2025	
1445 (Standard)	Lot 52 and 800 Chateau Place, Aveley	20 Aug 2025	
1446 (Standard)	Part Lot 9004 McDonald Road, Baldivis	20 Aug 2025	17 Apr 2026
1447 (Standard)	Morley Station Precinct	20 Aug 2025	
1448 (Complex)	Hepburn East Urban Precinct	20 Aug 2025	
1449 (Basic)	Brabham High School Site	1 Oct 2025	16 Jan 2026
1450/23	Lots 104 and 1522-1525 Leslie Street, Southern River	10 Dec 2025	16 Dec 2025
1451 (Standard)	South-East and South-West Districts Omnibus No. 5	4 Mar 2026	
1452 (Standard)	Lot 5130 Jandakot Road, Treeby	25 Mar 2026	
1453 (Standard)	North Bullsbrook Urban Precinct	25 Mar 2026	
1454 (Standard)	Lot 70 Wattleup Road, Wattleup	22 Apr 2026	
1455 (Standard)	Kwinana Rail Loop	20 May 2026	
1456 (Standard)	North Ellenbrook (West) Precinct 4	17 Jun 2026	

Greater Bunbury Region Scheme Amendments

Number	Name	Date Initiated	Finalised
0071/13	Treendale East Development Area	16 Jul 2025	25 Jul 2025

Improvement Plans and Planning Control Areas (MRS)

Number	Name	Date Initiated	Finalised
IP 65	Station Precincts	17 Jun 2026	
IP 43	Shenton Park Rehabilitation Hospital		4 Jul 2025
PCA 187	Midland Freight Rail Realignment	23 Jul 2025	9 Sep 2025
PCA 188	Stakehill Road, Karnup	23 Jul 2025	9 Sep 2025
PCA 189	Stock Road, Bullsbrook	23 Jul 2025	9 Sep 2025
PCA 190	Rowley Road (Kwinana Freeway and Rockingham Road)	23 Jul 2025	9 Sep 2025
PCA 191	Curtin Avenue, North Fremantle	23 Jul 2025	9 Sep 2025
PCA 192	Hutton Street (Hector Street to Howe Street)	1 Oct 2025	7 Nov 2025
PCA 193	Mortimer Road (Casuarina/Wellard)	1 Oct 2025	7 Nov 2025
PCA 194	Bishop Road (Whitby/Cardup)	26 Nov 2025	20 Mar 2026
PCA 195	Lloyd Street (Great Eastern Highway Bypass and Workshops Avenue)	20 May 2026	30 Jun 2026

Improvement Plans and Planning Control Areas (GBRS)

Number	Name	Date Initiated	Finalised
PCA 2	Wilman Wadandi Highway (Bunbury Outer Ring Road)		18 Jul 2025

Appendix 3 – WAPC decisions on land supply

WAPC decisions for 2025–26 that support the WAPC's strategic objectives:

Location	Date	Planning Decision	Estimated dwelling yield
North Ellenbrook (West) Precinct 4 MRS Amt 1456 (Standard)	17 June 2026	Approval to advertise. 215 ha for residential purposes.	2,285 dwellings
Commonage Road Structure Plan	10 June 2026 (SPC)	Require modifications and resubmit for approval. Approx. 54 ha for residential purposes.	470 dwellings
ECU Mount Lawley Redevelopment MRS Amt 1443 (Standard)	27 May 2026 (SPC)	Recommendation to Minister. Approx. 20ha from Public Purposes – Tertiary Education reserve to Urban zone and Public Purposes – High School reservation.	900 dwellings
Kennedy Bay (North) Structure Plan	13 May 2026 (SPC)	Require modifications and resubmit for approval. 66 ha for residential purposes	1,000 – 1,200 dwellings
Wattle Grove (South) Precinct MRS Amt 1388/57	22 April 2026	Recommendation to Minister. Approx. 126ha from Rural zone to Urban zone.	560 – 4,200 dwellings based on various housing density scenarios.
Lot 5130 Jandakot Road, Treeby MRS Amt 1452 (Standard)	25 March 2026	Approval to advertise. Approx. 28ha from Rural-Water Protection zone to Urban Deferred zone.	416 lots. (forms part of the Jandakot-Treeby DSP area which provides for 4,400 dwellings)
North Bullsbrook Urban Precinct MRS Amt 1453 (Standard)	25 March 2026	Approval to advertise. Approx. 80ha from Rural zone to Urban Deferred zone.	930 dwellings
North Ellenbrook East District Structure Plan (Amd 1)	25 March 2026	Approval to advertise. Approx. 500ha.	5,500 dwellings (under previously approved DSP)
Sawley Close, Golden Bay MRS Amt 1438 (Standard)	18 March 2026 (SPC)	Recommendation to Minister. Approx.16.5ha from Rural zone to Urban zone	142 lots

Location	Date	Planning Decision	Estimated dwelling yield
Lakefarm Retreat MRS Amt 1441(Complex)	25 February 2026	Recommendation to Minister. 59ha from the Rural – Water Protection zone to the Urban zone	780 dwellings
North Ellenbrook (East) MRS Amt 1411 (Complex)	25 February 2026	Recommendation to Minister. Approx. 500ha from the Rural zone to the Urban Deferred zone (covers land within North Ellenbrook East DSP area)	5,500 dwellings
West Leederville PSP	10 December 2025 (SPC)	Require modifications and resubmit for approval. 27ha for residential purposes	2,000 – 3,000 dwellings
Portion of North Ellenbrook (West) MRS Amt 1409/41	26 November 2025	Recommendation to Minister. 393ha from the Rural zone to the Urban Deferred zone (covers 64% of North Ellenbrook West DSP area)	4,000 – 4,500 dwellings over entire DSP area (611 hectares)
Treendale East Structure Plan	19 November 2025 (SPC)	211ha for residential development	2,200 dwellings
Floreat PSP	5 November 2025 (SPC)	10-12ha medium-high density residential development	900 – 1,200 dwellings
Carabooda DSP advertising	29 October 2025	979ha for urban and conservation	9,200 dwellings
Golden Gateway SP	10 September 2025 (SPC)	30ha site for high density residential and mixed-use development	2,300 dwellings
Hepburn East MRS Amt 1448 (Complex)	29 October 2025	Advertising of amt to rezone 111ha from Regional Open Space reserve and Rural zone to Urban zone	1,500 dwellings
Lyon & Kinley Roads, Banjup MRS Amt 1426 (Complex)	29 October 2025	57ha from the Rural-Water Protection zone to the Urban and Urban Deferred zones	750 dwellings
Precincts E1 & E2 Mundijong SP	13 August 2025 (SPC)	69ha residential land	1,900 dwellings
East Wanneroo Precinct 8 Local Structure Plan	23 July 2025	Require modifications and resubmit for approval. 97ha for residential purposes	2,500 dwellings
East Wanneroo Precinct 7 Local Structure Plan	23 July 2025	Require modifications and resubmit for approval. 120ha for residential purposes	3,200 dwellings