



Western Australian Planning Commission Annual Report

2016/17

Shaping the future of Western Australia





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Published by the  
Western Australian Planning Commission  
Gordon Stephenson House  
140 William Street  
Perth WA 6000

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Published October 2017

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Western  
Australian  
Planning  
Commission

## About this report

This annual report covers the operations of the Western Australian Planning Commission. The report also presents a series of audited financial statements and performance indicators for the year ended 30 June 2017.

Key definitions, acronyms and abbreviations referred to in this report are located at Appendix 7.

# Statement of compliance

To the  
**Honourable Rita Saffioti, MLA BBus**  
Minister for Transport; Planning; 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 2017.

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



**Eric Lumsden PSM**  
Chairman  
Western Australian Planning Commission  
26 September 2017

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# Message from the Chairman



On behalf of the Western Australian Planning Commission (WAPC) I am pleased to present the 2016/17 Annual Report.

The report highlights Commission achievements over the past year and our future priorities as we work towards implementing

our new strategic plan in line with the State Government's policy priorities in 2017/2018 and beyond.

The WAPC has taken a whole-of-government approach to the development of a suite of high level policies setting out a long-term vision and strategy for planning, infrastructure, transport and environmental approval processes. On behalf of the Commission, the Department of Planning (the Department) has worked closely with relevant agencies to ensure these policies align. When finalised, they will provide an unprecedented blueprint for future integrated land use, infrastructure and environmental development, and preservation.

The WAPC Board (the Board) constantly reviews and considers the data — including population growth, demographic trends, Consumer Price Index and economic development — underpinning these strategies to ensure that the planning system responds to present and future challenges.

Facilitating density around major transport infrastructure is a key priority of the State Government's METRONET initiative. The WAPC's *Directions 2031 and beyond* and the draft *Perth and Peel@3.5million* land use planning and infrastructure frameworks identify the most appropriate locations for density in close proximity to urban corridors and METRONET station precincts. The aim is to achieve significantly greater infill housing development through policy levers and initiatives to facilitate Perth's transition into a smarter and more liveable city.

Over the past few years the WAPC has focused on a more strategic land use planning approach to ensure wider community benefit. This continued in 2016/17 with progression of the following initiatives and projects:

- Design WA is a collaboration between the WAPC, Department and the Office of the Government Architect to ensure good design is at the centre of all development in Western Australia. It aims to elevate the role of design in our planning system and ensure the delivery of quality, well-designed buildings that stand the test of time.

In 2016 Design WA Stage One policies were released for public comment. More than 200 submissions were received, with widespread support for the initiative. The project team continues to work to ensure the final documents reflect comments received.

- The WAPC continued its assessment of the draft *Perth and Peel@3.5million* sub-regional land use planning and infrastructure frameworks. More than 1000 submissions were received during the public consultation period for these important documents and considerable work has been carried out to finalise land use proposals.
- Infrastructure is a key priority of the WAPC and the central advisory roles of the Infrastructure Coordinating Committee (ICC) and Infrastructure Steering Group (ISG)



in the coordinated planning of the State's strategic infrastructure was strengthened throughout the course of 2016/17. On behalf of, and funded by the WAPC's ICC and ISG, the Department and Treasury have progressed the development of an Infrastructure Coordination Framework. This framework encourages collaboration among infrastructure agencies and provides a mechanism to drive greater land use and infrastructure coordination outcomes that align with the Government's strategic objectives.

The past year has also been busy fulfilling our requirements under the *Planning and Development Act 2005* (the Act). This includes consideration and approval of strategic planning policies, statutory planning business (major region scheme amendments), State planning policies, planning strategies, development control policies, and planning guidelines.

We devoted time throughout the year to ensure the principles of good governance are embedded into processes. The Commission's standing orders were updated and adopted and a revised board charter is close to endorsement. The Public Sector Commissioner met with members in March to

discuss conduct and integrity, and members have undertaken training in accountable and ethical decision-making.

The year ahead will see the WAPC focusing on driving planning and design initiatives as part of a multi-agency team overseeing the approval and delivery of METRONET. I will continue to focus on ensuring that jobs and infrastructure for the State remain a key priority; that our work champions liveable communities and a better built environment; that developments are sustainable for our natural environment and resources; and importantly, that we do this within a transparent, equitable and efficient planning framework.

I would like to thank our former Minister for Planning, the Honourable Donna Faragher MLC for her contribution to land use planning in Western Australia during her time in this portfolio.

I would also like to extend a warm welcome to the current Minister for Planning, the Honourable Rita Saffioti MLA who took up her position in March 2017.

As always, I offer my thanks to members of the WAPC and its committees for their tremendous work and commitment throughout the past year. I acknowledge the contribution of members whose terms have come to an end, and welcome our new members.

Finally, I extend appreciation and thanks to Gail McGowan, Director General of the Department of Planning, her management team and staff for their support to the Commission in delivering planning services to the people of Western Australia.

**Eric Lumsden PSM**  
**Chairman**  
**Western Australian Planning Commission**



# Overview

## Highlights of the year snapshot

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- The WAPC endorsed the final Perth and Peel@3.5million Sub-regional Planning Frameworks to accommodate 3.5 million people by 2050.
- A range of State Planning Policies were reviewed and amended to ensure the planning system provides contemporary guidance [www.planning.wa.gov.au/State-planning-framework.aspx](http://www.planning.wa.gov.au/State-planning-framework.aspx)
- The Forrestfield North District Structure Plan was endorsed.
- Design WA draft policies released for public comment [www.planning.wa.gov.au/publications/DesignWA.aspx](http://www.planning.wa.gov.au/publications/DesignWA.aspx)
- Urban Growth Monitor 8 was released [www.planning.wa.gov.au/publications/6182.aspx](http://www.planning.wa.gov.au/publications/6182.aspx)
- The draft Ascot Kilns Local Development Plan and Design Guidelines released for public comment [www.planning.wa.gov.au/publications/8015.aspx](http://www.planning.wa.gov.au/publications/8015.aspx)
- Draft Waterloo Industrial Park district structure plan released for public comment [www.planning.wa.gov.au/publications/10130.aspx](http://www.planning.wa.gov.au/publications/10130.aspx)
- New Outcome Based Management Framework approved
- Revised Standing Orders adopted
- Conflicts of Interest – Gifts, Benefits and Hospitality Policy adopted



# WAPC's Performance

## Outcome Based Management Framework

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

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### Government goal

State Building - Major Projects

Building strategic infrastructure that will create jobs and underpin Western Australia's long-term economic development

### Desired outcome

Land use planning and land use implementation strategies to guide the State's long-term urban settlement and economic development

### Effectiveness indicators

1. Number of planning applications determined within set statutory parameters
2. Determinations which were processed without a successful appeal
3. Applications processed within the statutory timeframes
4. Planning decisions – strategic, environment, industry, infrastructure, transport
5. Client satisfaction with strategic planning activities (via survey)
6. Client satisfaction with the timeliness of strategic planning activities (via survey)
7. Acquisitions – acceptances within approved range
8. Acquisitions – approved schedule acquired within period
9. Disposals – realised in excess of reserved price
10. Disposals – approved schedule disposed within period
11. Available days tenanted for residential buildings only
12. Approved management program achieved
13. Approved management plan activities achieved

### Service 1

Statutory planning

### Efficiency indicator

1. Average cost per application determined

### Service 2

Strategic planning

### Efficiency indicator

1. Average cost per planning decision - strategic, environment, industry, infrastructure and transport

### Service 3

Asset management

### Efficiency indicator

1. Hectares managed
2. Average cost per hectare managed



## Actual results versus budget target

Financial Targets (as specified in the Budget Statements)	2016/17 Target \$000	2016/17 Actual \$000	Variation \$000	Explanation for variance
Total cost of services (expense limit)	49,329	120,466	71,137	Mainly due to asset revaluation decrements (\$49.5m) and impairment losses (\$26.3m). Revaluation and loss adjustments are not included in the budget target.
Net cost of services	12,617	76,441	63,824	In addition to the explanation above, the net variance was mainly due to an increase in the gain on disposal of non-current assets (\$6.9m).
Total equity	1,042,426	911,030	(131,396)	Mainly due to asset revaluation adjustments for decrements and impairment losses as noted above.
Net increase/ (decrease) in cash held	70,654	61,324	(9,330)	Mainly due to lower proceeds from sale of non-current assets, user fees and charges and service appropriation (total decrease of \$15.2m) which were offset by a lower payment for Service Delivery Agreement (\$6.4m).
Approved salary expense level	-	-	-	

Working Cash Targets	2016/17 Agreed limit \$000	2016/17 Target/ actual \$000	Variation \$000	Explanation for variance
Agreed working cash limit (at Budget)	2,268	2,268	-	
Agreed working cash limit (at Actuals)	2,268	1,938	(330)	

### Definitions

The target working cash limit at budget is calculated by multiplying 5% by budgeted recurrent payments (total operating and financial).

The Agreed Working Cash Limit was subsequently revised at Mid-Year Review when predicted reduction in salary expenses resulted in a contraction of the agreed limit.

For further information on the Working Cash Target, see the [Cash Management Policy \(2007\)](#).

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## Summary of key performance indicators against targets

Key Effectiveness Indicators <sup>(a)</sup>	2016/17 Target <sup>(b)</sup>	2016/17 Actual	Variation <sup>(c)</sup>
Desired Outcome: Land use planning and land use implementation strategies to guide the State's long-term urban settlement and economic development			
Number of planning applications determined within set statutory parameters			
- Metropolitan Perth	2,300	1,922	(378)
- Country Western Australia	575	456	(119)
Determinations which were processed without a successful appeal	99%	99%	0.0%
Applications processed within the statutory timeframes	80%	72%	(8.0%)
Planning decisions - strategic, environment, industry, infrastructure, transport	215	302	87
Client satisfaction with strategic planning activities (via survey)	75%	80%	5.0%
Client satisfaction with the timeliness of strategic planning activities (via survey)	60%	68%	8.0%
Acquisitions - acceptances within approved range	95%	99%	4.0%
Acquisitions - approved schedule acquired within period	100%	91%	(9.0%)
Disposals - realised in excess of reserved price	100%	100%	0.0%
Disposals - approved schedule disposed within period	100%	57%	(43.0%)
Available days tenanted for residential buildings only	94%	93%	(1.0%)
Approved management program achieved	95%	122%	27.0%
Approved management plan activities achieved	95%	122%	27.0%

Key Efficiency Indicators <sup>(a)</sup>	2016/17 Target <sup>(b)</sup>	2016/17 Actual	Variation <sup>(c)</sup>
Service 1: Statutory Planning			
Average cost per application determined	\$4,209	\$4,085	(\$124)
Service 2: Strategic Planning			
Average cost per planning decision - strategic, environment, industry, infrastructure and transport	\$37,572	\$14,709	(\$22,863)
Service 3: Asset Management			
Hectares managed:			
- Improvement plans, regional roads and other uses (includes rental properties)	3,250	3,297	47
- Parks and recreational reserves	11,000	11,035	35
Average cost per hectare managed	\$1,831	\$1,865	\$34

### Notes

- (a) The tables above provide a summary of the WAPC's Key Performance Indicators for 2016/17. For more detailed information, including explanations for significant variances, refer to the Key Performance Indicators section of this report at pages 51 – 65.
- (b) The targets specified above are as per the 2016/17 Budget Statements.
- (c) Variations shown in brackets represent a decrease in the actual result compared to the target. Depending on the KPI, a decrease in the actual result does not necessarily mean that the target has not been achieved.

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## Review of Outcome Based Management Framework

The WAPC's Outcome Based Management Framework did not change during 2016-17. However, the WAPC completed a review of its Outcome Structure and Key Performance Indicators (KPIs). As a result, a new framework was developed and approved by the Department of Treasury. The new Outcome Structure and KPIs took effect from 1 July 2017.

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## Government goal

Results-based Service Delivery

Greater focus on achieving results in key service delivery areas for the benefit of all Western Australians

### Desired outcome

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

### Service 1

Statutory planning

### Service 2

Strategic planning

### Service 3

Asset management

### Effectiveness indicators

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

### Efficiency indicator

1. Average cost per statutory application

### Efficiency indicator

1. Average cost per hour for strategic planning

### Efficiency indicator

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



## Significant Issues impacting the WAPC

### Current and emerging issues and trends

- Development and delivery of the METRONET initiative and the WAPC's role in responding to assessing and approving relevant planning instruments to ensure timely and effective integrated land use and transport planning.
- Impact of "disruptive technologies" on urban and regional development, built form, transport, systems, and government service delivery at State and local levels, including planning.
- Continued impact of climate change on Western Australia's environment and communities with specific reference to coastal, bushfires, bio-diversity and water resources.

### Economic and social trends

- The 2016 Census showed that the total population of Western Australia had reached nearly 2.5 million, up from 2.2 million in 2011.
- The population of Western Australia is ageing; today, approximately one in 8 persons is aged 65 or over.

- Many Western Australians, particularly younger people, are choosing to live in areas that have greater accessibility to amenities that support their lifestyle.
- Between 2005 and 2012, Perth's population growth was driven by a strong increase in the net inflow of overseas migration. Perth has attracted an increased share of the national overseas migration due primarily, to greater labour force requirements of Western Australia's large resource projects.
- Recently the Net Overseas Migration has fallen from the 2012 peak as mining and energy projects have largely transitioned to an operational phase.
- The recent dampening of population growth is considered to be within the anticipated medium-term population outlook, and the fundamentals underpinning a return to the long-term growth rate remain sound.
- Demand for residential land and housing is driven by the fundamentals of economic prosperity, productivity, population growth, demographic factors (particularly age), employment, income (particularly wages), household formation and family composition.
- Greater diversity of housing choice (medium density, apartments, age-appropriate housing) will be needed to cater for future growth and changing population demographic in Western Australia.

### Legal determinations

- **Western Australian Planning Commission v Southregal Pty Ltd [2017] HCA 7 (Southregal)**, High Court ruling that a purchaser of land reserved under a planning scheme is not entitled to claim compensation for injurious affection. In February 2017 the High Court held that the owner of land at the date it is reserved for a public purpose under a planning scheme is entitled to claim compensation under the Act, but a subsequent owner of injuriously affected land is not so entitled. Once land is sold following its reservation, even where the original owner has not claimed compensation, later refusal to grant a development application does not give rise to an entitlement to compensation. Notwithstanding this ruling, a purchaser of reserved land will still be entitled to be paid compensation when the land is needed for the public purpose for which it was reserved and the responsible authority acquires the land, either by negotiated purchase or compulsory acquisition.

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## Machinery of Government

- Two key government drivers will impact on the role, functions and operations of the WAPC in 2017/18:
  - As part of the machinery of government (MOG) process, a new Department of Planning, Lands, and Heritage was established on 1 July 2017. The new department integrates land use planning, the land supply chain, land administration and asset management, heritage, and Aboriginal heritage and lands.
  - The Service Priority Review into the functions, operations and culture of the Western Australian public sector aims to drive lasting reform of service delivery, accountability and efficiency. The review panel will make recommendations to the State Government on ways to achieve:
    - a more efficient, collaborative, adaptable and outcomes-based public sector that is aligned to the State Government's strategic priorities
    - the delivery of different, better and more affordable services

- As a result it is likely that in 2017/18 both the Act and the Service Delivery Agreement between the WAPC and the Department of Planning, Lands and Heritage will need to be amended. This will provide an opportunity to both respond to changes in operations including contemporary governance and consultation processes, as well as efficiencies in service delivery, while ensuring continuation of the WAPC's core services to the State Government: Strategic and Statutory Planning, and Asset Management.

## Policies and regulations

- Complete the review of State Planning Policies and in particular, the draft *Design WA* suite of planning policies and documents and achieve successful implementation.
- Conclude the legislative and regulatory amendments initiated under earlier planning reform processes, as well as identifying future legislative and regulatory changes to respond to the wider public sector reform agenda will impact on the scope and operations of the WAPC in 2017/18.







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The WAPC has statewide responsibility for urban, rural and regional integrated strategic and statutory land use planning and land development. Its functions and authority to undertake and regulate land use planning and development derives from its function from various statutes but primarily from the Act.

It responds to the strategic direction of the State Government and is responsible for:

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



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## Vision

The WAPC responds to the strategic direction of government on urban, rural and regional land-use planning and land development matters throughout Western Australia.

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## Mission

The WAPC will take a lead role in shaping the future of Western Australia in a sustainable manner through leading whole of government in integrated strategic and statutory land use planning, land development and infrastructure coordination.

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## Review of Strategic Plan 2015-17

The WAPC reviewed its *Strategic Plan 2015-17* during the year. A draft plan for 2018-2021 incorporating State Government priorities is being developed for final approval in 2017/18. This will align with the Government's overall goals and objectives, and the WAPC's KPIs.

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## Responsible Minister

**Hon. Rita Saffioti MLA BBus**  
Minister for Transport; Planning;  
Lands

## Legislation

The WAPC is established under section 7 of the *Planning and Development Act 2005* (the Act).

The Act is the primary piece of legislation governing development and subdivision in Western Australia, and its stated purposes are to provide for an efficient and effective land-use planning system in the State, and to promote the sustainable use and development of land in the State.

The key regulations are the Planning and Development (Local Planning Schemes) Regulations 2015 (LPS Regulations) which replaced the Town Planning Regulations 1967.

The WAPC is also responsible for the following subsidiary legislation under the Act:

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

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

## Other key legislation

There are a number of pieces of legislation that set up separate planning regimes for location-specific areas.

- *Metropolitan Redevelopment Authority Act 2011*
- *Perry Lakes Redevelopment Act 2005*
- *Hope Valley Wattleup Redevelopment Act 2000*
- *Swan and Canning Rivers Management Act 2006*
- *Swan Valley Planning Act 1995*

In addition, the following legislation may need to be considered in various planning decisions:

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

The following legislation overrides planning legislation:

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

See *Appendix 5* for further details.

## Relationship with the Department of Planning

The Department is the primary independent land use planning advisor to the WAPC and provides funded services on an annual and ongoing basis in accordance with the Published Budget.

A four-year Service Delivery Agreement (SDA) was signed in 2016 between the WAPC and the Department and sets out the Department's delivery of certain projects and services to the WAPC as well as other services funded by the Department. The funding is sourced from:

- the Metropolitan Region Improvement Fund (MRIF)
- the WAPC Trust Account
- appropriation from the Consolidated Fund
- other funding from Consolidated Fund referred to as Restricted Cash.

As part of the SDA, the WAPC and the Department must agree on the services for a financial year, during the WAPC's annual budget process. These services are included in the Annual Scope of Services Statement, and are agreed to by the Chairman of the WAPC and the Director General of the Department on the following:

- projects and services required by the WAPC
- projects and services the Department has the capacity to deliver
- full-time equivalent staff and other resources required and the budgeted costs to deliver the projects and services
- the amount of funds to be left unallocated in the Project Planning Contingency Funding for matters such as contingencies, funding for new projects and services, or additional funding for existing projects or services.

The services delivered to the WAPC by the Department under the SDA are:

- advice on and delivery of Strategic Planning Projects
- Regional Schemes and Regional Open Spaces
- Whiteman Park operations
- property services
- corporate services including:
  - Office of the Commission
  - Committee Support
  - Geo-Spatial Planning Support

- Financial Services
- Internal Audit
- Legal services
- Communication services
- Scheme amendments.

In addition, the SDA services include the administration of statutory planning functions and the collection of statutory fees and charges. The cost of delivering these functions is incurred by the Department.

The Department also provides services to the WAPC that are not funded by the SDA or otherwise charged to the WAPC. These include:

- certain statutory planning approval activities under delegated authority
- certain strategic planning activities
- employment costs to deliver strategic planning activities and projects
- advice, including policy, economic, governance, financial or other advice
- other corporate services
- miscellaneous services including administrative and executive support.

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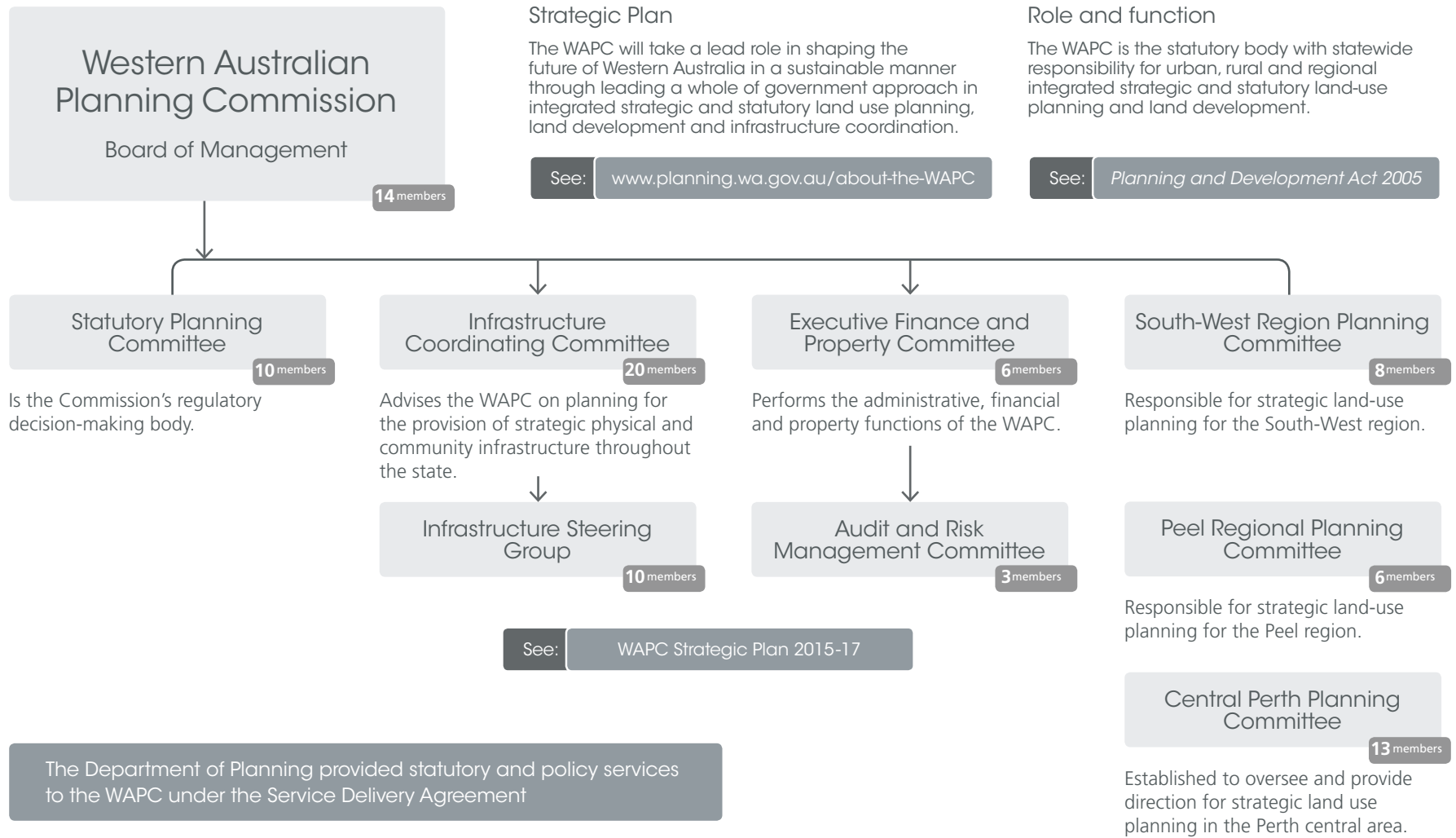
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# Organisational chart of the Western Australian Planning Commission



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## Composition of the WAPC Board

The Board currently comprises 14 members, including the Chair, representing industry, government and the community. A profile of each member can be found at Appendix 1.

## WAPC committees

As well as the WAPC itself, the committees which met regularly throughout 2016/17 were:

- Statutory Planning Committee
- Infrastructure Coordinating Committee
- Infrastructure Steering Group
- Executive, Finance and Property Committee
- Audit and Risk Management Committee
- Central Perth Planning Committee.

The role of each of the above committees can be found at Appendix 2 and membership attendance records at Appendix 3.

The Statutory Planning Committee agendas and minutes (except for confidential items) are available on the WAPC's website.

Reports for consideration are provided to the WAPC and its committees by the Department under the strategic and statutory planning, and asset management and administration functions

provided for under the SDA. A minor number of reports are provided by other departments, for example, the Department of Transport. The WAPC also provides interested parties with the opportunity to present deputations on planning matters under consideration. Requests for deputations can be made via the WAPC's website and are approved by the Chairman. Refer to Table 1.

## Delegations

The majority of the WAPC's day-to-day statutory functions are undertaken by the Department's officers under delegated authority. This enables the WAPC to respond to the strategic direction

of government and focus on the strategic planning of the State, while ensuring its comprehensive workload is properly managed and its responsibilities met in a timely and professional manner.

The WAPC adopts a best practice approach to the delegation of authority. As such, instruments of delegation are routinely examined to ensure they remain accurate and appropriate. In 2016/17, the delegations were revised and updated seven times. Refer to the [WAPC website](#) for further information.

Table 1 Summary of Board and Committee meetings during 2016/17

Board/Committee Name	Number of meetings	Number of reports	Numbers of deputations/presentations
Western Australian Planning Commission	11	146	40
WAPC Perth and Peel@3.5million special meetings	11	37	94
WAPC – Pilbara Stakeholders Meeting	1	0	6
WAPC MRS Meeting – Guildford Rd	1	296 submissions	23
Statutory Planning Committee	22	265	304
Executive, Finance and Property Committee	13	105	13
Audit and Risk Management Committee	5	16	0
Infrastructure Coordinating Committee	1	5	2
Infrastructure Steering Group	6	32	10
Central Perth Planning Committee	2	4	7

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# The WAPC's Operational Performance

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The WAPC contributes to all State Government goals and predominately to the *Government Goal of State Building – Major Projects - Building strategic infrastructure that will create jobs and underpin Western Australia's long-term economic development*, through the WAPC's desired outcome of "Land use planning and land use implementation strategies to guide the State's long-term urban settlement and economic development" and the following services:

## Service 1 Statutory Planning

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

## Service 2 Strategic Planning

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

## Service 3 Asset Management

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

# Service 1: Statutory Planning Services

Under the SDA, the Department delivers a range of services to the WAPC to ensure its objectives and outputs are being achieved for Statutory Planning services.

## Region Planning Schemes

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

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

Refer to Appendix 6 for details of specific region scheme amendments.

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## Metropolitan Region Scheme

Two major amendments, 9 minor amendments, and six Clause 27 transfers (where land included within the urban deferred zone may be transferred to the urban zone) were finalised for the MRS in 2016/17.

### Example

***Maddington-Kenwick Strategic Employment Area MRS Rezoning***  
***More than 390 hectares of land was rezoned in the Metropolitan Region Scheme in the Maddington-Kenwick Strategic Employment Area to facilitate development of industrial land uses.***

The Act entitles a person to be heard before a decision is taken that could affect their rights or property. A total of 102 people attended WAPC hearings in relation to the MRS in 2016/17. For MRS amendment 1310/41 (Guildford Road from East Parade to Tonkin Highway), the WAPC received deputations from 23 parties.

Table 2: Hearings committees for MRS amendments 2016/17

Hearings committees for MRS amendments	Number of people attending
MRS Amendment 1280/41 Mangles Bay Marina	67
MRS Amendment 1291/41 Herdsman-Glendalough Precinct	7
MRS Amendment 1298/41 West Mundijong Industrial Precinct	4
MRS Amendment 1308/41 East Wanneroo Structure Plan Area	24

## Peel Region Scheme

One minor PRS amendment was finalised during 2016/17.

### Example

#### ***Nambeelup Business Park***

***The WAPC finalised and forwarded to Government for approval an amendment to the Peel Region Scheme to transfer 120 hectares from Rural to the Industrial zone, a key step in establishing the Nambeelup Business Park.***

There were no hearings held in relation to the PRS.



## Greater Bunbury Region Scheme

Two minor GBRS amendments and three other amendments were finalised during 2016/17.

### Example

*The Ashburton North Strategic Industrial Area (ANSIA) located 12 kilometres south west of Onslow, is of strategic economic significance to the State and in September 2016, the ANSIA Improvement Scheme No. 1 became operational. The ANSIA provides for the development of liquefied natural gas production and domestic natural gas, other hydrocarbon based processing industries, and associated support industries. Two development applications were approved under the ANSIA Improvement Scheme during 2016-17.*

There were no hearings held in relation to the GBRS.

## Interim development orders

Interim development orders can be made under Part 6 of the Act, and are used to regulate, restrict or prohibit development in certain areas while a region or local planning scheme is being prepared for that area. In 2016/17 the WAPC was not required to approve any Interim Development Orders.

## Improvement plans

**Improvement plans** are used to facilitate the development of land in areas identified as requiring special planning, where it is recommended that:

- the land should be planned, replanned, designed, redesigned, consolidated, re-subdivided, cleared, developed, reconstructed or rehabilitated; or
- provision should be made for the land to be used for such residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses, buildings, works, improvements or facilities, or spaces for those purposes, as may be appropriate or necessary.

In 2016/17, the WAPC revoked one Improvement Plan, the Finalised Improvement Plan 30 - Clayton Street, Bellevue (revocation).

## Improvement schemes

An **improvement scheme** is similar to a local planning scheme. It contains development control provisions relating to the area subject to the associated improvement plan, and is based on the Planning and Development (Local Planning Schemes) Regulations 2015.

In 2016/17, the WAPC approved Shenton Park Hospital Redevelopment Improvement Scheme to facilitate the development of an urban village

with exceptional design outcomes, providing a flagship demonstration of infill development in Perth's established central suburbs.

## Planning control areas

**Planning control areas (PCAs)** are used by the WAPC, with Ministerial approval, to protect land that has been identified for future use for various public purposes (specific uses are listed in Schedule 6 of the *Planning and Development Act 2005* and include car parks, cultural heritage conservation, parks, important regional roads, railways, universities and waterways).

The WAPC finalised three planning control areas in the MRS in 2016/17:

- [PCA 123 - Scarborough Beach Road between Odin Road and Hinderwell Street](#)
- [PCA 124 - Kenwick Rail Freight Facility](#)
- [PCA 125 - Charles Street](#)

## Local planning strategy

A **local planning strategy** establishes the planning framework for each local government, and provides the strategic basis for local planning schemes. It sets out the local government objectives for future land use planning and development, and includes a broad framework by which to pursue those objectives. A local planning strategy needs to address the social,



environmental, resource management and economic factors that affect and are affected by, land use and development.

In 2016/17, the WAPC considered the following local planning strategies:

- Seven local planning strategies were given final approval by the WAPC for the local governments of Peppermint Grove, Mingenew, Esperance, Irwin and Cranbrook, and the first ever strategies for Carnarvon, and Coolgardie
- Nine local planning strategies were approved for public advertising for the local governments of Canning, Kalgoorlie-Boulder, Esperance, East Pilbara, Bunbury, Cranbrook, Jerramungup, Upper Gascoyne and Dandaragan.

## Local planning schemes

***Local planning schemes*** are the principal statutory tool for achieving a local government's aims and objectives with respect to the development of its local area, subject to compliance with the State Government's statutory and strategic planning framework.

In 2016/17, the WAPC considered:

- One local planning scheme which was given final approval for the Perth and Peel regions.

- Five local planning schemes which were given final approval for the local governments of Coolgardie, Three Springs, Ravensthorpe, Kondinin and Sandstone.

During 2016/17, the WAPC, and the Department on behalf of the WAPC recommended 243 amendments to the Minister for final approval of which 145 related to the Perth and Peel region and 98 to regional Western Australia.

## Local structure plans

A local structure plan is a statutory spatial plan, prepared by local government, a landowner, or a landowner representative, and approved in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015. Local structure plans provide a framework for the assessment of detailed scheme amendments, subdivision and development proposals.

The plans must be advertised by local government for public comment, and are required to be assessed and endorsed, subject to any necessary modifications, by the WAPC.

In 2016/17 the WAPC considered:

- 110 local structure plan applications and modifications in the Perth and Peel regions
- 33 local structure plan applications and modifications for regional Western Australia

## Activity centre structure plan

An activity centre structure plan is a form of local structure plan required specifically according to the provisions of *State Planning Policy 4.2 Activity Centres for Perth and Peel*. Activity centre structure plans can be prepared by local government, a landowner, or a landowner representative. Before any major development or subdivision can be approved in a centre, an activity centre structure plan should be prepared, advertised for public comment, and assessed and endorsed by the WAPC, subject to any necessary modifications. This will ensure all activity centre development is integrated, cohesive and accessible.

In 2016/17, the WAPC endorsed and amended four activity centre plans for the Perth and Peel regions, including Subiaco, the Canning City Centre, Melville District Centre and Halls Head.

Plans for other centres currently being prepared and assessed include Yanchep, Midland and the Stirling City Centre.

## Subdivision applications

The WAPC is responsible for determining all subdivision applications under the Act, and certain classes of strata subdivision applications under the *Strata Titles Act 1985*. The WAPC delegates some of its functions to the Department's officers including decisions

on subdivision when they comply with WAPC policies and practices. When a subdivision doesn't comply with the WAPC policy or practice, the Department then submits the application to the relevant WAPC committee for consideration and a decision.

During 2016/17, the WAPC received 2,828 subdivision applications (down 9.3 per cent on the previous year). A total of 18,477 residential lots were lodged during 2016/17 (down 26 per cent on the previous year). The WAPC granted conditional approval for 17,687 residential lots (down 25 per cent on the previous year), and final approval for 11,228 residential lots (down 33 per cent on the previous year). The actual number of lots given conditional and final approval is lower in 2016/17 as a result of weaker economic conditions and a decrease in population growth. On 30 June 2017, the number of residential lots across Western Australia stood at 73,464 (down 5 per cent on the previous year).

In 2016/17, 2,874 subdivision applications were determined by the WAPC and the Department under delegated authority; 2,356 in the Perth and Peel region and 518 in Regional Western Australia. The following table summarises the number of subdivision applications received and determined for 2016/17 in comparison to the previous year.

Table 3: Subdivision applications received and determined

	2015/16	2016/17
Subdivision applications (including Freehold, Strata, Survey Strata and Vacant Strata)		
Received	3,119	2,828
Determined	3,094	2,874
Determined within the statutory timeframe	2,519	2,100
Percentage determined within the statutory timeframe (target 80%)	81.4%	73.1%

**Example**

*A 105 lot residential subdivision was approved for Chittering, as part of Stage 1 of the 240 lot structure plan that provides for a new water provider to enter the market.*

## Development applications

Approval is required for development applications (DA) not just for physical works but also the actual use of any land or building if a planning scheme or interim development order specifically states that it does. Where there is no planning scheme or interim development order in place, development does not require planning approval (although other government approvals, such as a building licence, may be required).

In most circumstances the WAPC delegates its development control function under any applicable region scheme to the relevant local government or Development Assessment

Panel (DAP). The WAPC also delegates some of its functions to Departmental officers. This delegated authority includes decisions on development applications, when they comply with WAPC policies and practices. When a DA doesn't comply with the WAPC policy or practice, the Department then submits the application to the relevant WAPC committee for consideration and a decision.

During 2016/17:

- the WAPC received 467 development applications (down 17.9 per cent on the previous year)
- 427 development applications were determined by the WAPC and the Department under delegated authority; 418 in the Perth and Peel region and 9 in Regional Western Australia.

The following table summarises the number of development applications received and determined for 2016/17 in comparison to the previous year.

Table 4: Development applications received and determined

	2015/16	2016/17
Development applications		
Received	569	467
Determined	546	427
Determined within the statutory timeframe	421	278
Percentage determined within the statutory timeframe (target 80%)	77.1%	65.1%



## Review of WAPC decisions

Certain WAPC decisions can be reviewed through the State Administrative Tribunal (SAT). In 2016/17, 60 review applications were received by the SAT out of a total of 3,301 WAPC determinations on subdivision, survey strata, and development applications.

The SAT finalised 52 applications for review; 46 were mediated or withdrawn without the need for a substantive hearing; six were determined by the SAT after a substantive hearing, of which two were upheld, and four were dismissed.

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## Service 2: Strategic Planning Services

Strategic planning documents are developed and implemented by the WAPC and local government to provide guidance on planning, land use and development matters.

Under the SDA, the Department delivers a range of services to the WAPC to ensure its objectives and outputs are being achieved for Strategic Planning Services.

The WAPC's highest level planning strategies currently include:

- ***the State Planning Strategy 2050***, the lead strategic planning document within Government aims to provide a credible strategic context and basis for the integration and coordination of land use planning and development across State, regional and local jurisdictions
- ***Directions 2031 and beyond***, a high-level spatial framework and strategic plan for future growth for the Perth and Peel regions, guiding detailed planning and delivery of housing, infrastructure and services necessary to accommodate future population growth

- ***Regional Planning and Infrastructure Frameworks*** for the State's eight country planning regions which establish a regional vision and basis for decision-making
- the draft land use planning and infrastructure frameworks, ***Perth and Peel@3.5million*** provide strategic guidance to government agencies and local governments on land use, land supply, land development, environmental protection, infrastructure investment and the delivery of physical and community/social infrastructure across Perth and Peel.

### State planning policies

***State Planning Policies (SPPs)*** are required to be prepared and reviewed by the WAPC according to procedures established in the Act. A recommendation of the Minister for Planning and approval of the Governor is required before a policy has force or effect.

The State Planning Framework is the overarching SPP and is, therefore, numbered SPP 1. Other SPPs dealing with key sectors of the planning framework follow, and are categorised according to subject matter – environment and natural resources; urban growth and settlement; the economy and employment; transport and infrastructure; and regional development.

The WAPC tasked the Department with a program of reviewing, updating and simplifying the SPPs. Reviews of the following policies were finalised in 2016/17:

- *State Planning Policy 2.3 – Jandakot Groundwater Protection*
- *State Planning Policy 2.5 – Rural Planning*
- *State Planning Policy 5.3 – Land Use Planning in the Vicinity of Jandakot Airport*

The following policies are currently under review:

- *State Planning Policy 1 – State Planning Framework Policy*
- *State Planning Policy 2.1 – Peel Harvey Coastal Plain Catchment*
- *State Planning Policy 2.2 – Gnangara Groundwater Protection*
- *State Planning Policy 2.7 – Public Drinking Water Source.*
- *State Planning Policy 2.9 – Water Resources*
- *State Planning Policy 2.10 – Swan-Canning River System*
- *State Planning Policy 3.1 – Residential Design Codes*
- *State Planning Policy 3.6 – Development Contributions for Infrastructure*
- *State Planning Policy 7 – Design of the Built Environment*

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Highlights include:

### ***State Planning Policy 3.1 Residential Design Codes***

SPP 3.1 outlines the *Residential Design Codes (R-Codes)* that apply to all residential development in Western Australia. The R-Codes include standards for lot sizes, required dwelling setbacks from lot boundaries, requirements for public open space and the proportion of built form permitted on each lot (plot ratio), amongst other things. Special provisions are also included for multi-unit development. The WAPC has regard to the prescribed minimum and average lot sizes contained in the R-Codes when considering applications for the subdivision of land, and both the WAPC and local government must apply the “design principles” and “deemed-to-comply requirements” in their assessment of applications for residential development.

The WAPC released proposed amendments to the R-Codes in October 2016 for public comment. These minor amendments address stakeholder concerns regarding misinterpretation and inconsistency of application of certain R-Codes provisions and improve alignment with the Planning and Development (Local Planning Schemes) Regulations 2015. The amendments are still being considered in the context of the Design WA suite of policies.

### ***State Planning Policy 6.1 Leeuwin-Naturaliste Ridge***

The Department completed a Report Card on *State Planning Policy 6.1 Leeuwin-Naturaliste Ridge* for the WAPC. The report card was based on surveys of stakeholders and revealed that the intent of the policy remains relevant to the area, and requires some adjustment to reflect changes to planning policy and processes since the policy was first introduced in 2003.

## Development control policies

*Development control policies (DCs)* guide WAPC decision-making on subdivision and development applications. Like SPPs, DCs are grouped by subject matter and provide detailed guidance on topics including residential, rural, industrial and commercial land planning.

In addition to the standard DCs, the WAPC has adopted *Liveable Neighbourhoods (LN)* as a key operational policy. LN is to be followed in the design and approval of urban development for greenfield sites and for the redevelopment of large brownfield and urban infill sites. Generally LN replaces other WAPC development control policies that deal with the same matters. Where there is conflict with existing policies, LN prevails unless an applicant can demonstrate why it cannot or should not apply.

In 2016/17, the WAPC considered public comment on proposed changes to the *Development Control Policy 2.2 – Residential Subdivision (DC 2.2)*. This proposed policy sets out the WAPC's requirements for landowners intending to subdivide residential land, and assists to create a diversity of lot and housing types throughout the State. The proposed changes would introduce new criteria for average lot size variations greater than five per cent. This will be finalised in 2017/18.

## Bushfire Planning

A staged review of the *Guidelines for Planning in Bushfire Prone Areas* was initiated with assistance of an external working group comprising local government, industry, bushfire consultants and State government agencies. A number of updates have been released with further updates to come.

The WAPC also undertook a number of initiatives to increase the knowledge and capabilities of bushfire risk and management within local governments. As at 30 June 2017 there were 71 Level 1 Bushfire Attack Level (BAL) Assessors; 11 Level 2 Bushfire Planning Practitioners – Prescriptive; and 5 Level 3 Bushfire Planning Practitioners – Performance, accredited through the Western Australian Bushfire Accreditation framework. *State Planning Policy 3.7 Planning in Bushfire Prone Areas* strongly recommends

the use of Accredited Level 1 BAL Assessors or Bushfire Planning Practitioners to undertake various bushfire management measures in designated bushfire prone areas.

## Government Sewerage Policy

The draft *Government Sewerage Policy 2016* promotes reticulated sewerage as the best disposal method for sewage. It requires all new subdivision and development to be connected to reticulated sewerage where available or considered necessary on health, environment or planning grounds. The draft *Government Sewerage Policy* is a joint project with the Departments of Water and Health and was released for public comment in November 2016. An extensive range of submissions were received and are being taken into consideration in developing a revised final version of the policy.

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## Perth and Peel@3.5 million

*Perth and Peel@3.5million* is a suite of draft strategic land use planning and infrastructure documents and includes:

- *Perth and Peel@3.5million*
- *Central Sub-Regional Planning Framework*
- *North-East Sub-Regional Planning Framework*
- *North-West Sub-Regional Planning Framework*
- *South Metropolitan Peel Sub-regional Planning Framework*

The draft frameworks provide a strategic whole-of-Government approach to land use planning and infrastructure provision, balancing social, economic and environmental factors to meet the residential and employment needs of 3.5 million people by 2050. The frameworks are based on the following core principles:

- a consolidated urban form
- infill dwelling targets
- maximising the use of existing and proposed infrastructure
- sufficient land for housing and jobs to meet projected demand
- avoiding and protecting environmental attributes

The final frameworks will inform local planning strategies and schemes governing land uses and to assist in the timely and efficient provision of infrastructure and services.

More than 1,000 public submissions were received during the consultation period in 2015. The WAPC, together with staff from a range of relevant agencies, undertook three site visits to view key framework locations across Perth and Peel and nine special meetings were held to consider the proposals, including three meetings to hear 95 deputations.

In March 2017, the WAPC adopted the draft final plans, which have been presented to the Government for consideration and approval.

## Design WA

*Design WA* is a State Government initiative to ensure good design is at the centre of all development in Western Australia, from the early stages, right through to delivery. Design WA aims to elevate the role of good design in our planning system and ensure the delivery of quality, well-designed buildings that stand the test of time.

Design WA is a collaboration between the Western Australian Planning Commission, Department of Planning and the Office of the Government Architect. The policy development was informed by extensive consultation, research

and testing. More than 150 professionals participated in a practitioner working group which gathered expert input and advice from local governments, practitioners and industry representatives.

Design WA Stage One, released in 2016 for public comment, included:

- State Planning Policy 7 for Design of the Built Environment: the lead policy that establishes ten design principles and other measures.
- Apartment Design – Volume 2 of the Residential Design Codes: a design-oriented statutory policy for multiple-dwelling and mixed-use developments.
- Design Review Guide: to assist local governments to establish and operate design review processes, and improve the consistency of design review practice in WA.
- Design Skills Discussion Paper: to seek industry and public views on whether the State should apply requirements for accredited designers for complex developments.

More than 200 submissions were received and work continues to finalise the policies.

The next stages will formulate House Design – Volume 1 of the Residential Design Codes to provide standards for single and grouped dwellings, aligning with measures in Apartment Design but adapted for house-building context. Forthcoming policies for Neighbourhood Design and Precinct Design will establish best-practice for planning of new neighbourhoods, densification of existing neighbourhoods and detailed precinct-based planning of activity centres and corridors.

## Forrest Airport Link – Station Precinct Planning

The *Forrestfield Airport Link (FAL)* Project is an 8.5 kilometre extension of the Perth rail network from Bayswater to Forrestfield, which includes the construction of three new stations at Belmont, Airport Central and Forrestfield. The FAL project is an integral component of the METRONET program, and will provide a convenient, high quality transit connection from Perth's eastern suburbs, through Perth Airport and into the Perth central business district.

The project will also act as a catalyst for development of intensive transit-oriented development around both of the new Belmont and Forrestfield stations, contributing to the State Government's urban consolidation targets identified in the *Perth and Peel@3.5 million* draft frameworks.

The WAPC has endorsed a Strategic Planning Framework for the FAL project. This sets out a strategy to achieve the highest and best land use mix around Belmont and Forrestfield stations. It requires land surrounding Belmont and Forrestfield stations to be planned and developed in accordance with *Development Control Policy 1.6: Planning to Support Transit Use and Transit Oriented Development (DC1.6)*. The key planning and development objectives of DC1.6 are:

- to promote and facilitate the use of public transport as a more sustainable alternative to the private car for personal travel;
- to enhance accessibility to jobs, services and facilities; and to improve accessibility for those who do not own or have access to a car;
- to encourage spatial patterns of development that make it easier to plan and efficiently operate public transport services;
- to encourage balanced public transport ridership along transit corridors by creating places that are destinations as well as points of departure;
- to ensure the optimal use of land within transit oriented precincts by encouraging the development of uses and activities that benefit from their proximity and accessibility to public transport, and which in turn generate demand for the use of transit infrastructure and services;



- to ensure that opportunities for transit supportive development are realised, both on public and privately owned land, and that transit infrastructure is effectively integrated with other development to maximise safety, security and convenience for transit users; and
- to promote and facilitate walking and cycling within transit oriented precincts by establishing and maintaining high levels of amenity, safety and permeability in the urban form.

In October 2016 the WAPC endorsed the *Forrestfield North District Structure Plan*. This identifies a long-term vision for Forrestfield North, to create an attractive, vibrant and sustainable urban setting within a landscaped context, focused on medium and high-density housing with local employment opportunities. The area will have direct access to Perth's regional road network and will be serviced by high-quality public transport focused on the new Forrestfield Train Station.

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## Coastal zone management

The *coastal zone management program* supports integrated coastal planning and management. In 2016/17 five projects received \$212,900 through the Coastal Management Plan Assistance Program for the preparation of coastal management plans, coastal planning strategies and coastal hazard risk management and adaptation plans. The successful recipients were the City of Greater Geraldton, City of Busselton, Peron Naturaliste Partnership, Shire of Jerramungup and Shire of Denmark. Coastwest grants totalling \$338,100 were provided to 18 projects for coastal managers to partner with community groups to participate in coastal planning and on-ground management activities.

A survey of coastal land managers was undertaken to identify coastal strategies, management plans, and coastal hazard/vulnerability studies. Survey outcomes assist in identifying priority planning tasks and activities which may be considered for future funding. This information will be available through the PlanWA public mapping tool allowing the spatial extent of coastal plans to be viewed.

Final data was provided from the major bathymetric LiDAR survey of the coastline between Hillarys and Horrocks, Abrolhos Islands and selected inland waterways in southwest WA. This baseline information will support

decision-making on the coast and ensure better management of coastal resources, including contingency planning and preparation of digital elevation models to analyse the impacts of climate change on infrastructure and the environment.

## Infrastructure planning and NetVIEW

The central advisory role of the ICC/ISG in the coordinated planning of the State's strategic infrastructure has been strengthened throughout the course of 2016/17. The Departments of Planning and Treasury have progressed the development of an Infrastructure Coordination Framework (ICF) on behalf of the WAPC. This encourages collaboration among infrastructure agencies and provides a mechanism to drive greater land use and infrastructure coordination outcomes that align with Government's strategic objectives.

The ICF is supported by a spatial viewer netVIEW, which provides agencies with a platform to share and align infrastructure planning with land use and demand forecasts over the short, medium and long term. The ICC/ISG regularly monitors and updates the ICF in sequence with the annual budget process to ensure Government meets its priorities through appropriate and timely investment in the State's infrastructure network.

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## Ascot Kilns and Golden Gateway

The draft *Ascot Kilns Local Development Plan and Design Guidelines* were produced to establish a vision and framework for the comprehensive redevelopment of the 1.6 hectare former Bristle site. The Ascot Kilns site contains a cluster of heritage listed beehive kilns and chimney stacks which now serve as landmarks in the local area. The local development plan seeks to ensure future uses contribute to local amenity and integrate with these heritage structures.

Engagement with the local community, the City of Belmont and other key agencies during preparation informed the intent and provisions of the local development plan. Development sites capable of yielding 200 to 250 residential apartments, in a scale of generally two or eight storeys and the retention of the majority of the kilns and stacks are included in the plan.

The City of Belmont, with support from the WAPC, is preparing a local structure plan to guide land use and development outcomes in the broader Golden Gateway precinct, an area encompassing the Kiln site and bounded by the Great Eastern Highway, Resolution Drive, Grandstand Road and the Swan River. The plan sets out a vision for future redevelopment of the 27 hectare precinct and will be used to guide land-use and development outcomes.

## Urban Tree Canopy Project

The WAPC progressed the Urban Tree Canopy Project during 2016/17. The Urban Tree Canopy Project will provide a balanced framework for protecting existing tree canopy cover and promote urban greening. This project aims to:

- prevent the avoidable loss of tree canopy in urban areas
- increase tree canopy cover in areas most affected by the heat island effect
- highlight the multiple benefits and value of the tree canopy in urban areas
- promote consistency among local governments on tree canopy policies
- encourage the use of native flora in landscaping and urban design.

## Urban Development Program

The Urban Development Program monitors and assesses trends in land supply and other urban phenomena for the WAPC to inform strategic planning and to enable the efficient delivery of serviced land and infrastructure across Western Australia's urban centres. The *Urban Growth Monitor 8* provides a detailed assessment of the stock of land zoned for urban development under the Metropolitan, Peel and Greater Bunbury Schemes. The report identified a substantial stock of undeveloped land that could theoretically satisfy urban growth for the long term.

The *Urban Growth Monitor 8* also discusses the themes of urban infill and dwelling density, providing research and analysis on current trends and, Perth and Peel's progress toward achieving a more compact urban form. Although still short of the target rate of 47 per cent, the net infill rate rose to 34 per cent in 2015, the highest since monitoring commenced in 2011.

The *Urban Land Development Outlook (ULDO)* identifies land in the Perth and Peel metropolitan area expected to be developed for residential, special rural, industrial and commercial purposes over the next 20 plus years. The ULDO provides intelligence on the type of development likely to be undertaken, anticipated yields and staging, to provide service agencies with a better understanding of future requirements and to inform small area land use forecasting.

In addition to monitoring land supply in the Perth and Peel regions, important analysis regarding the State's regional centres is also undertaken as part of the Urban Development Program. In 2016/17 detailed *Regional Land Supply Assessments* were completed for the City of Busselton and the Shire of Augusta-Margaret River, with similar assessments for the City of Geraldton, Shire of Denmark and Shire of Chittering also nearing completion.

The *Land Use and Employment Survey 2015/17* acts as a census of all commercial and industrial areas and places designated for public purpose use in the Perth metropolitan and Peel regions. The survey collects key information relating to land use and employment, including the type of activities businesses conduct, how much floorspace the activity occupies and how many people work in each activity.

The data collected will help to:

- inform the preparation of population forecasts and transport studies;
- inform coordination and planning of land development and infrastructure and services; and
- provide an essential baseline of shared information to guide investment.

The *Land Use and Employment Survey 2015/17* has been finalised and aggregated figures for each local government area will be made available on the WAPC's website.

## Integrated land use and transport route planning

In 2016/17 the Department undertook the following on behalf of the WAPC:

### Jandakot Eastern Link Road

The Minister for Planning has endorsed an amendment that reserves land for an eastern road link which connects with Ranford Road in accordance with the Jandakot Airport Master Plan. The road link will provide improved access to the airport, waste treatment facility and Canning Vale Sports Master Plan precinct.

### Ranford Road

Ranford Road serves a key transport role for the south-east areas of Perth, connecting the strategic centres of Armadale, Murdoch and Fremantle via South Street and Armadale Road. The road has been identified as an important high frequency bus corridor connecting to the proposed Ranford Road railway station identified in the State Government's METRONET initiative. The Department has worked closely with State agencies and the cities of Canning, Gosnells and Armadale to complete the Ranford Road Reservation Review study. The study reviewed the function of Ranford Road and recommended the road reservation boundaries for its ultimate development.

### Rowley Road and Anketell/Thomas Roads

Rowley Road and Anketell/Thomas Roads (between Tonkin Highway and Kwinana Freeway) are identified as regional roads and freight routes to service the Kwinana Industrial Area, Latitude 32 Industrial Estate and future Kwinana Quay Port. Design concept and reservation plans have recently been prepared to accommodate future freight demand. The roads will be upgraded to a 4-lane divided main road standard to support freight movements from Tonkin Highway to the coast.

### Two Rocks Road and Breakwater Drive

Two Rocks Road (between Yanchep Beach Road and Reef Break Drive), Yanchep Beach Road (between Marmion Avenue and Two Rocks Road), Toreopango Avenue (west of Parktree Avenue) and Breakwater Drive (between Damepattie Drive and the Freeway reserve) are identified as future regional roads in the draft North-West Sub-Regional Planning Framework. The Department is working with the City of Wanneroo and land holders to develop land protection plans for dual carriageway roads. Two separate studies are currently underway.



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## Neaves-Rutland Link

Strategic transport documents have identified Neaves and Rutland Roads as regionally significant freight transport links connecting the north-west and the north-east urban and industrial corridors of Perth. The Department and City of Swan sought feedback on a high standard dual carriageway road concept design from the land owners impacted by the project. State and local government agencies are jointly implementing the feedback received from the community within the final design.

## Russell Road

The Department is working with the City of Cockburn and in consultation with LandCorp, Main Roads WA and other key stakeholders to review the adequacy of the existing Russell Road reservation, established in the early 1990s.

## Collaboration with the City of Stirling's Better Suburbs project

This study aims to develop an integrated planning strategy for the north-east portion of the City of Stirling. As part of this project, the Department is working with the City to review the regional roads in the Better Suburbs project area and make recommendations on how to align their function with the High Priority Public Transit corridors in draft frameworks and other transport planning strategies.

## Other Road Design Planning

Road design planning has recently commenced within Perth's south. The following roads are currently being reviewed to support future urban development as identified within the Perth and Peel@3.5million planning framework. These include: Forrest Road, Wungong Road, Eleventh Road, Soldiers Road, Bishop Road and Norman Road which are within the City of Armadale and Shire of Serpentine-Jarrahdale.

## Regional Highlights

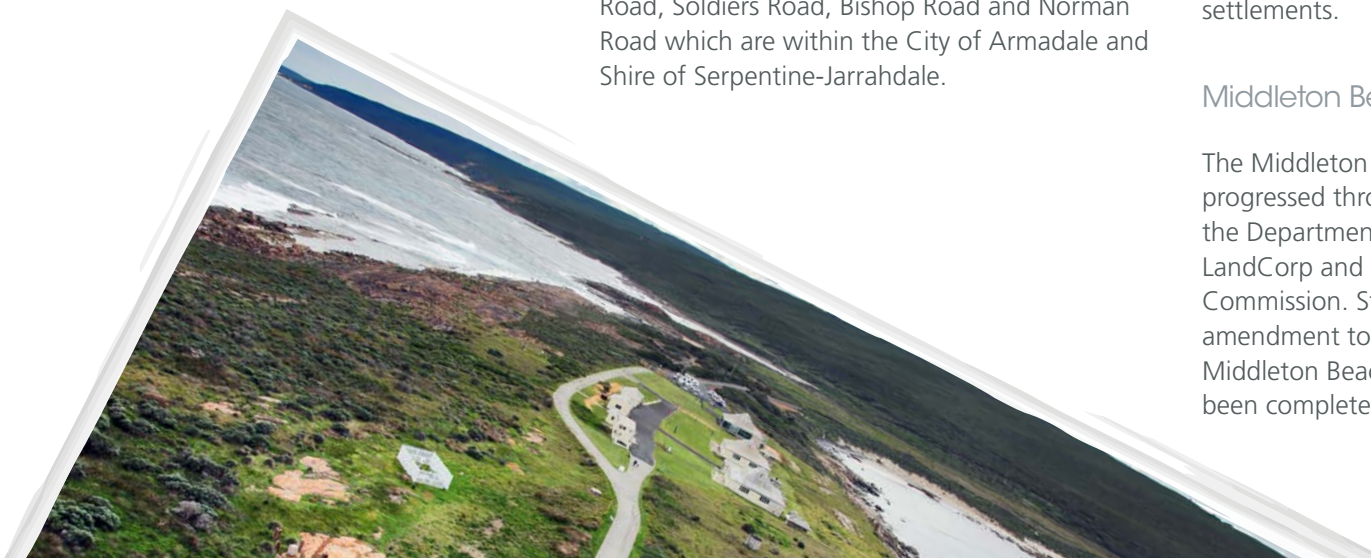
### Leeuwin-Naturaliste and Guilderton to Kalbarri sub-regional strategies

Two sub-regional strategies were commenced for the Leeuwin-Naturaliste and Guilderton to Kalbarri areas. These plans have been prepared with the oversight of steering groups chaired by WAPC members, and with the assistance of local governments, regional development commissions and State agencies. The plans are to be released for public comment later in 2017 and reflect the State's position on issues including mining, hydraulic fracturing, bush fire, coastal, rural and settlement planning.

The draft Gascoyne Coast sub-regional strategy was released for public comment in February 2017. The strategy has a focus on the sustainable growth of the Carnarvon, Exmouth and Denham settlements.

### Middleton Beach redevelopment

The Middleton Beach Redevelopment was progressed through the collective efforts of the Department of Planning, City of Albany, LandCorp and the Great Southern Development Commission. Structure planning and a scheme amendment to enable redevelopment of the Middleton Beach Activity Centre in Albany has been completed. The planning framework will



allow the development of mixed uses including a hotel, restaurants and limited residential development together with the upgrading of the foreshore.

## Industrial Planning

A feasibility study progressed through 2016/17 for rail corridor extension to service the Mirambeena Strategic Industrial Area near Albany. Next stages include structure planning to accommodate industrial development. In Bunbury, the *draft Waterloo Industrial Park District Structure Plan* for the Waterloo Industrial Estate (approximately 1,350 ha) was advertised, and the Kemerton Strategic Industrial Area Structure Plan was approved. In the Wheatbelt, the Department is working with proponents and the Shire of Chittering to facilitate development of the Muchea Employment Node.

## Residential land supply

Residential land supply is being supported by initiatives such as Bunbury's Wanju Urban Expansion Area (1,250ha for urban land to accommodate approximately 20,000 new dwellings) is completed and the WAPC has considered submissions. Further work in response to submissions is underway.

## Remote settlements

Layout plans are prepared under the WAPC's *State Planning Policy 3.2 Aboriginal Settlements*. During 2016/17 the WAPC endorsed two new layout plans and endorsed 46 layout plan amendments. The Department undertook a range of activities on behalf of the WAPC to implement State Planning Policy 3.2, including the following:

- Drinking Water Source Protection Plans were completed for remote settlements in the Shires of Derby West Kimberley, Wyndham East Kimberley, Ashburton and Halls Creek (Kupungarri, Dodnun, Ngallagunda, Imintji, Pandanus Park, Yiyli and Wakathuni).
- Coastal vulnerability and flood assessments were completed for remote communities in the Shire of Broome (Ardyaloon, Djarindjin/Lombadina, Beagle Bay and Bidyadanga).
- Flood assessments were completed for remote communities in the Shire of Halls Creek (Billiluna and Kundat Djaru).

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## Service 3: Asset Management Services

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

### Property acquisition

The WAPC's land acquisition program for 2016/17 included the purchase or payment of compensation (injurious affection) for 39 properties totaling 126.66 hectares at a cost of \$42.21 million.

### Roads

To meet future strategic infrastructure plans, 22 properties were purchased comprising 24.81 hectares at a cost of \$22.22 million:

### Railways

Four properties totaling 4.46 hectares were purchased for the extension of the northern suburbs and Ellenbrook railways and the Nicholson Road Station site at a cost of \$4.910 million.

### Parks and recreation (regional open space)

### River and ocean foreshores

Eight river and ocean foreshore properties were acquired at a cost of \$1.83 million, involving 47.9097 hectares.

### Regional parks

Three properties comprising 37.451 hectares were purchased at a cost of \$2.80 million for regional parks in the Metropolitan, Peel and Greater Bunbury Region Schemes.

### Bush Forever

Approximately 87 per cent of Bush Forever land is now owned by the State Government with 8 per cent in private ownership, 3 per cent in Commonwealth ownership and the remainder in local government or State-owned corporation ownership.

The WAPC is reviewing *State Planning Policy 2.8 Bushland Policy for the Perth Metropolitan Region* as part of the Strategic Assessment of Perth and Peel. It also provided bushland conservation advice to 65 formal and 75 informal referrals from State Government agencies, local government, property owners and the general public.

One property comprising 0.31 hectares was purchased in 2016/17 at a cost of \$0.31 million for Bush Forever sites.

### Long-term property acquisition

With an objective to save costs over the long term, the WAPC implemented an initiative for the forward purchase of strategic properties prior to the State's actual requirements for these sites. During 2016/17, the WAPC worked with the Departments of Treasury and Education on the first strategic acquisition under this initiative, and an 11.74 hectare site was purchased at a cost of \$10.13 million for the future Alkimos Senior High School.

### Major projects

During the year the WAPC progressed the following projects:

- Port Catherine Development Agreement (Port Coogee) - This project involved a long-term land exchange and remediation of the former heavily contaminated South Coogee industrial area which has developed into a thriving residential and marina project.
- Jindee Innovation Project - This project is ongoing as a land development project to be delivered over the next 15-20 years.

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A key component of the project involved the exchange of a rocky coastal node to the developers in exchange for alternative areas of regional open space to be developed with agreed public works and the provision of additional future integrated car parking near the future beach node facilities.

- Ascot Waters – This State and Federal initiative under the Building Better Cities program was completed some years ago except for the “Community Commercial” component that comprises the heritage-listed former Bristle Kiln complex. The WAPC is currently working with the City of Belmont to establish a viable project for the kilns site before inviting the private sector to reconsider further participation in the site.

## Property disposals

Property disposals comprise predominantly of the remaining land purchased for strategic reserve purposes that is surplus to requirements following changes to regional planning. Surplus land may also include subdivided land where the WAPC purchases whole lots, with the agreement of the owner (when only part is required). The lot is then subdivided and the required portion transferred to the end Government land user (for example Main Roads WA) and the surplus balance is available for disposal.

During 2016/17:

- 3 lots totaling 21.4378 hectares, were transferred free of cost to the State for Parks and Recreational purposes including the Canning River foreshore and Mary Carroll Park.
- A 1.59 hectare lot was transferred to the State of WA free of cost for the City of Gosnell’s new Local Bush Fire Brigade and State Emergency Services facility at Kenwick.
- A 0.70 hectare lot was transferred to the State of WA for a new water storage tower for the Water Corporation at Bedforddale, with another 0.14 hectare lot at Whiteman transferred directly to the Water Corporation for a pump site.
- A smaller surplus residual lot was also transferred free of cost to the State of WA as it formed part of the Canning Vale Prison Complex entry, with the Department of Corrective services assuming management.

- 12 lots were dedicated free of cost for other regional roads within the Cities of Gosnells, Vincent, Mandurah, Swan, Rockingham, Subiaco, Stirling and the Town of Claremont.
- 13 lots comprising 186.24 hectares were sold to Main Roads WA for the Perth to Darwin Highway, Reid Highway, the Roe 8 extension and widening to Tonkin Highway.
- A 0.51 hectare lot was sold to the Public Transport Authority for the future Forrestfield Railway Station for the sum of \$655,000.
- The WAPC sold a 2.19 hectare urban zoned portion of land at Eglinton to Landcorp for \$1,818,182 as part of a land exchange involving the acquisition of land for the Northern Suburbs Railway and Indian Ocean Foreshore.
- A 0.3796 hectare lot in Beckenham was sold to the Housing Authority for \$1,725,000 for use as affordable housing near the Beckenham railway station.

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

Six surplus lots were sold by private treaty during the 2016/17 financial year for \$3.785 million.

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## Field management

The Department provides management services to the WAPC for its property portfolio and land estate. During 2016/17 the WAPC estate grew as the land acquisition process continued within the Metropolitan, Peel and Greater Bunbury Region Schemes. It is envisaged that some significant areas of the estate will be transferred to end of line managers during 2017/18.

The Department manages approximately 15,000 hectares of land across the three region schemes. The completion of various Bushfire Management Plans provided the WAPC with contemporary fire mitigation programs while undertaking other primary management operations including fencing, rubbish removal, control of alien flora and fauna, liaison with neighbours and various government instrumentalities.

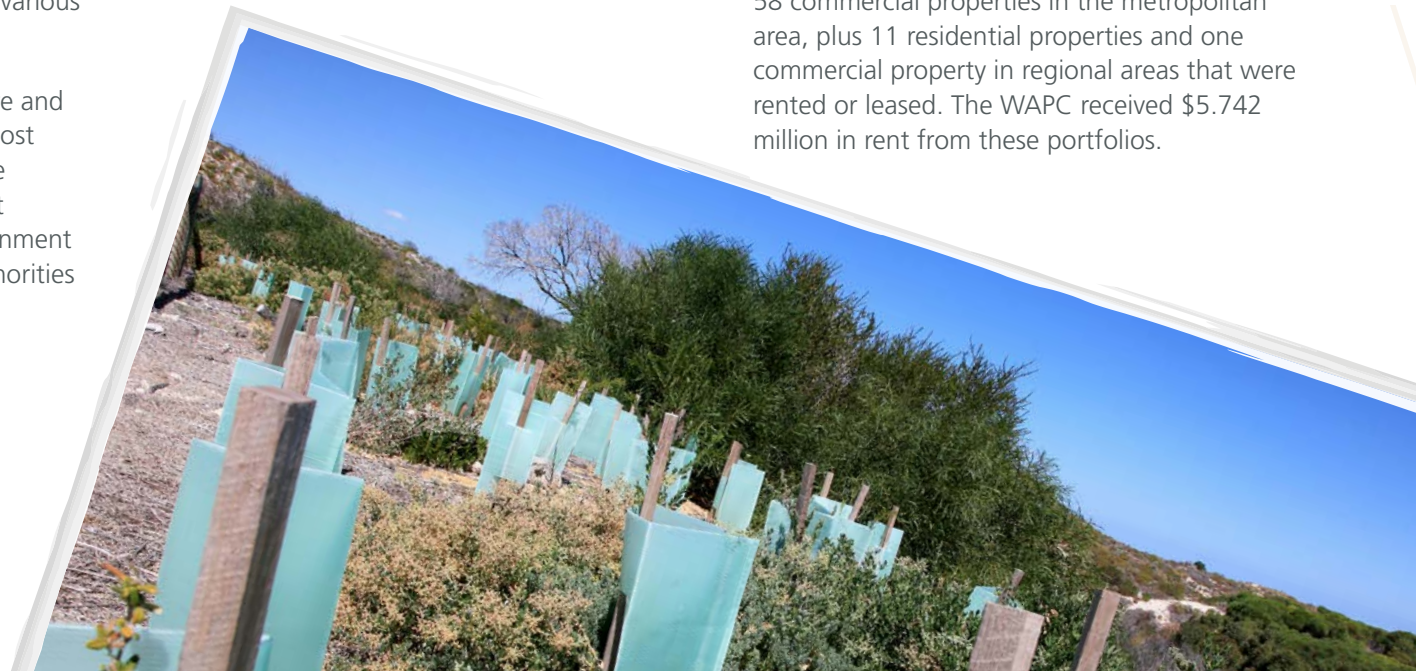
Criminal damage to WAPC infrastructure and dumping of rubbish continued as the most problematic ongoing issues. Surveillance programs and the establishment of joint information gathering with State Government departments and local government authorities provided some positive outcomes.

The Department is involved in revegetation, civil works and improvement programs where these meet the region scheme requirements as well as local and State Government priorities. The Department continues to work with local community representatives, Landcare groups and the community to ensure that, where possible, public access to the estate is enhanced through revegetation and other programs. The Department continues to engage expert advice and service provision to undertake significant operational works and is closely guided by State procurement requirements and financial management practice as it undertakes its annual programs.

## Rental management

The WAPC has, as part of its asset acquisition program, a number of properties that have been purchased in preparation for future infrastructure developments and regional open space. These properties are suitable for, and consequently managed as, commercial or private residential rentals until required for a schemes intended purpose. Rental rates for each property are benchmarked against industry standard rates for their respective areas and the Department abides by the *Residential Tenancies Act 1987* in applying rates for all residential tenancies and the *Commercial Tenancy (Retail Shops) Agreements Act 1985* for its commercial tenancy rates.

During 2016/17, there were 226 residential and 58 commercial properties in the metropolitan area, plus 11 residential properties and one commercial property in regional areas that were rented or leased. The WAPC received \$5.742 million in rent from these portfolios.



## Whiteman Park

Whiteman Park is owned by the WAPC and the Department of Planning is tasked with the operational management of Whiteman Park (under a Service Delivery Agreement) on behalf of the WAPC.

A key achievement during the year was the release of the Whiteman Park Strategic Plan 2017-2021 in January 2017. The plan outlines four key outcomes:

- provide interconnected meeting places for communities to meet, recreate in and enjoy
- provide improved community access to the Park's activities
- a destination of significance for local and international visitors
- conserving the environment and Whiteman Park's heritage for future generations

## Capital works and general improvements

This year the Park successfully completed approximately \$1.2 million dollars in capital works projects that added to its other great facilities. These included:

- Construction of a link road to Revolutions Transport Heritage Museum which now allows access to the park via a "Ring Road". Visitors can now drive around all the attractions; the road also creates better escape routes in the event an evacuation.
- Additional car parking was constructed adjacent to the new Motor Museum extension increasing parking capacity in the Whiteman Village.
- Additional pedestrian and bike paths were upgraded within the Whiteman Village/ Mussel Pool area as a continuation of the upgrade program.
- Construction/resurfacing of fire breaks to create vehicle access tracks for use during fire and emergency situations has continued with over 3 km of track being constructed around the Woodland Reserve Stage 2.
- Continued landscaping within the Whiteman Village around the Administration Building has added to the amenity of the village.
- Whiteman Village toilet block was renovated with new roofing and tiling as well as increasing the water storage capacity of the toilet block to ensure capacity meets demand during event days.
- Installation of 10 rain water tanks around the Motor Museum which will hold 320,000 litres of water collected from the roof to be used for reticulation of gardens.
- Construction of a quarantine/isolation cage for all animals being translocated into Woodland Reserve.
- Purchase of a small tipper truck that can be driven on a standard car licence.
- Solar Powered security cameras linked to computers and mobile phones were installed on all entries and strategic locations within the park ensuring better security after hours.
- Creation of a truck turn around and delivery area behind the village businesses has created better functionality and a safer area for users and the business operators.
- Improvements in supply capacity were made to the potable water system, effectively doubling the potable water supply capacity to keep pace with increased visitation.
- Improved Fire Escape and storage facilities at Revolutions Transport Heritage Museum.

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# Communications and Stakeholder Engagement

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The WAPC works with a wide and highly diverse range of stakeholders including the State Government, local governments, industry associations, builders and architects, State and Commonwealth Government agencies, environmental groups, not-for-profit organisations, community groups, individual land owners and their legal representatives, and property developers.

In 2016/17 the WAPC identified the need to enhance its commitment to providing more opportunities for awareness of and participation in the State's planning process. A new Stakeholder Management Plan was developed to establish a process to ensure the WAPC is relevant to its stakeholders; that it shares knowledge with a diverse range of stakeholders; and seeks their input for continuous improvement. It is intended that this plan is initiated in 2017/18.

In 2017, on behalf of the WAPC, the Chairman initiated a structured ongoing series of quarterly meetings to brief stakeholders on key WAPC planning issues, and receive feedback. These stakeholders included:

- Western Australian Local Government Association (WALGA)
- Committee for Perth
- Conservation Council
- Environmental Protection Authority
- Planning Institute of Australia

- Chamber of Commerce and Industry (CCI) WA
- Housing Industry Association
- Heritage Council of WA
- Landcorp
- Water Corporation
- National Trust
- Property Council of Australia (WA)
- Urban Development Institute of Australia (UDIA)
- WA Tourism Commission
- Master Builders Association
- Department of Mines and Petroleum

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## Client Satisfaction Survey

An annual client satisfaction survey is carried out on the WAPC's operations to ensure that service standards meet or exceed client needs. Survey results are used to inform the WAPC's key performance indicators.

The 2016/17 survey found that overall satisfaction with the WAPC's strategic planning direction was unchanged from the previous year, at 73.3 per cent for metropolitan planning and 74.8 per cent for regional planning.

Table 5: Client satisfaction survey results

Overall Satisfaction	2014/15 %	2015/16 %	2016/17 %
Metropolitan planning	70.7	75.8	73.3
Regional planning	64.5	75.9	74.8

The proportion of clients 'highly satisfied' with metropolitan planning doubled from 4.1 per cent to 8.2 per cent. Overall satisfaction with the service delivery for WAPC strategic planning and policy has an 80.2 per cent satisfaction rate (with 33.5 per cent of respondents very satisfied); and a 68.4 per cent satisfaction rate (with 30.1 per cent of respondents very satisfied) with the timeliness of strategic planning services.

Overall attitudes to strategic planning services and timeliness were fairly similar across all responders, including local government, the private sector or State Government, or metropolitan versus regional. Private sector developers indicated 27.5 per cent were not satisfied with service at all (compared to an average of 4.8 per cent not satisfied).

The WAPC has acknowledged the need to improve responses from moderately satisfied to satisfied in the regions. Regional clients have requested greater consultation on policy; and an acknowledgement that implementation of policy in the regions is very different to implementation in the metropolitan area.

## Social media

The WAPC has a social media presence on Twitter, "@theWAPC" with 205 followers. This account has tweeted more than 100 posts on initiatives such as Coastwest and the Coastal Management Plan Assistance Program, new and updated policies, public consultations and the publishing of Statutory Planning Committee agendas and minutes on the website.

Whiteman Park uses Facebook to promote the Park's many attractions and facilities, while boosting its profile as a world-class recreation and conservation reserve. Facebook provides a platform to engage with the public, advertise events and activities at low-cost, showcase unique flora and fauna with locals and tourists alike, and share what is happening with the many community groups within the Park. As of 30 June 2017, the Whiteman Park page had 7,650 followers, with an average weekly reach of 43,500 and 4,500 post engagements. Staff answered 59 enquiries from Facebook Messages.

## Grants, sponsorship and research agreements

The *External Funding and Other Agreements Policy* which aligns with the WAPC's Strategic Plan and State Government policies, guidelines and codes was adopted in February 2017.

Compliance with this policy will improve governance processes and accountability for WAPC funds, and will assist the WAPC to:

- demonstrate the required standard of accountability for expenditure of public monies on funding arrangements
- ensure that the funded subject, event, organisation, project or otherwise is compatible with the WAPC's legislation, role, business, goals, objectives and image.

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## Research agreements

### The Australian Urban Design Research Centre

The Australian Urban Design Research Centre (AUDRC) is a joint initiative of the State Government and the University of Western Australia (UWA). The AUDRC aims to bridge urban design practice and research, harnessing the capacities of practitioners and academics to achieve excellence in design. It provides university students with opportunities to work directly with communities and practicing professionals on significant design and research projects. The AUDRC also produces research-driven urban design proposals, research reports, publications and prototypes for government, industry and the community. The WAPC provides the AUDRC funding (\$50,000 per annum, capped at \$165,000) for two projects with clear deliverables. One is a factual comparison of urban centre and suburban development; the other researches strategies for intensifying suburban cities.

### Planning and Transport Research Centre

The Planning and Transport Research Centre (PATREC) is a collaboration among the University of Western Australia (UWA), Curtin University, Edith Cowan University, the Department of Transport, Main Roads 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. A new Collaborative Research Agreement was signed in December 2016 and includes a three-year rolling funding arrangement, with the WAPC contributing \$70,000 per annum.

### Perth Infill Project

The WAPC has signed a funding agreement for an RMIT University-led project for \$10,000 per annum over four years, through the RMIT Centre for Urban Research. The project links housing outcomes to metrics and evaluation of housing design in the rapidly growing infill multi-residential sector.

### Bigger and Better Beyond the Boom

The WAPC has signed a funding agreement with the UWA and the Committee for Perth for a research project focussed on the current and future economy of the Perth and Peel region. The project, entitled "Bigger and Better Beyond the Boom: Perth's economic future as a region of 3.5 million people" will examine the size, industry composition and spatial structure of Perth and Peel and the wider Western Australian economy. It will identify strategies for a more economically diverse and robust future for the region. The WAPC has contributed \$50,000 towards this important work.



## Sponsorship Agreements

### Planning Institute of Australia Annual Conference

The WAPC contributed \$10,000 towards a conference in September 2016 for Planning Institute of Australia (PIA) members and practitioners from the planning, engineering and legal professions, local governments and elected members, developers and community groups.

### PIA WA Awards for Planning Excellence

The WAPC contributed \$5,000 towards the WA Awards Ceremony of the PIA in 2016, celebrating the contribution that planners and planning make to society. The event highlights the exceptional examples of planning and inspires others to achieve the same high standards.

### Urban Development Institute of Australia National Congress

The WAPC contributed \$10,000 to host a study tour as part of the UDIA's National Congress held in Perth in April 2017.

## Disability Access and Inclusion Plan

In accordance with the *Disability Services Act 1993*, the WAPC and the Department of Planning developed a ***Disability Access and Inclusion Plan (DAIP)*** for 2016-2020. The DAIP outlines the ways in which the WAPC will ensure that people with disability have equal access to facilities and services.

The WAPC sought community and stakeholder feedback on all aspects of the draft DAIP, particularly the identified barriers and strategies and worked collaboratively with the Department to improve access and inclusion in line with the seven DAIP outcomes.

### General actions

- The WAPC's Request for Deputation/ Presentation to Committee Form was updated to include a special access and inclusion requirements option.
- The Department of Planning/WAPC's website was updated to state that the agendas and minutes of the Statutory Planning Committee are provided in alternative formats on request.

### Whiteman Park

- Further upgrades have occurred to the new Lord Street entry to ensure all paths, ramps and signage meet the relevant disability standards, and that access within the park and information on access options is easily available to visitors who arrive at the front entry.
- Allowances have been made to construct an all-in-one information and pick-up bay with a bus turn around area that will allow for wheelchair access to a bus.
- Upgrades to the width of all brick paved footpath networks within the Whiteman Village to ensure they meet dual access standards.
- Participation in the Companion Card program, where free entry is available for carers when the card is shown, at a number of Whiteman Park attractions.

For more information on the WAPC/Department of Planning DAIP outcomes and actions, see the Department of Planning Annual Report 2016/17.

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To ensure the community and government have confidence, the WAPC must act with integrity and is committed to upholding high standards of ethics and conduct, and operating in an environment of transparency and accountability.

A suite of WAPC governance documents is available to aid board and committee members to understand their role and responsibilities, obligations and scope as public sector board members. These documents include, but are not limited to the:

- Board Charter
- Code of Conduct
- Standing Orders

During the year, the WAPC initiated a review of the Board Charter. Substantial changes to the Charter and an amalgamation of all related WAPC governance documents into one consolidated document were made after assessment against the Public Sector Commission's Good Governance Guide for Public Sector Boards and Committees. This resulted in:

- further clarity around the role of the WAPC;
- increased transparency of the WAPC's work;
- greater details relating to conduct and disclosures.

The reviewed and amended Board Charter will be recommended for consideration and adoption by the WAPC later in 2017.

The Standing Orders were also reviewed in early 2017 and adopted by the WAPC in March 2017.

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## Conflicts of Interest – Gifts, Benefits and Hospitality

The *Conflicts of Interest – Gifts, Benefits and Hospitality Policy* was adopted by the WAPC on 9 August 2016. This policy supports the WAPC Code of Conduct for Board and Committee members, and outlines the requirements for identifying, declaring and managing an actual, perceived or potential conflict of interest that may arise from the acceptance of gifts, benefits or hospitality.

## Primary and annual returns

In accordance with Part 5.3 of the WAPC Board Charter, Board and Committee Members must lodge a Primary Return within three months of their appointment and an Annual Return for the return period by 31 August of that year.

## Accountable and ethical decision-making

The WAPC has committed to an *Accountable and Ethical Decision Making* (AEDM) Program, in line with the recommendations of the Western Australian Public Sector Commission.

Board members are required to undertake training in recognition of the role they play as custodians of decisions of the State.

In 2016/17, the WAPC hosted the Public Sector Commissioner, Mr Mal Wauchope to deliver a presentation of AEDM to WAPC members. In addition, new online AEDM training modules for WAPC members were developed and launched.

## Risk management

During the year, the WAPC undertook a comprehensive process to develop and approve a Strategic Risk Register (SRR). This process involved a number of workshops and significant consultation with the WAPC board and committee members, and the Department. The Strategic Risk Register contains nine risks based on the themes of strategic positioning, efficiency and effectiveness, and engagement.

The Strategic Risk Register is monitored regularly by the WAPC's Audit and Risk Management Committee.

## Internal audit

In accordance with the Service Delivery Agreement, the Department's internal audit function provides an independent and objective assurance and consulting service to the WAPC. Internal Audit conducts comprehensive audits in accordance with an endorsed Internal Audit Charter and Audit Program. The key reviews undertaken in 2016/17 included:

- Accounts Payable and Cash Disbursements
- Purchasing Card Usage
- Follow-Up Governance Framework-WAPC Board and Committees.

Internal Audit also conducted a number of reviews to provide the Department with assurance that adequate and appropriate controls were in place for various functions and activities that are undertaken on behalf of the WAPC including Time Recording and Leave Management.

The recommendations from internal audit reviews that impact on the WAPC are managed and monitored through the Department's Audit Recommendation Management System. The system enables officers with responsibility for actioning matters to view, update and request to clear audit issues at any time. Progress reporting on the status of implementation of internal audit recommendations impacting on the WAPC is reported to the Audit and Risk Management Committee.



## External audit

Apart from the Office of the Auditor General's annual financial attest audit, the WAPC was not included in any other specific audits in 2016/17.

## Other governance functions

The WAPC is assisted by the Department to undertake certain governance functions including those related to public interest disclosure, record keeping and freedom of information.

## Public interest disclosure

In accordance with the *Public Interest Disclosure Act 2003*, a public interest disclosure (PID) is made when a person discloses to a proper authority, such as a PID officer, information that tends to show past, present or proposed future improper conduct by a public body in the exercise of public functions.

The WAPC is assisted by the Department to provide mechanisms for the lodgment of PIDs; the Department has designated three staff members as PID Officers to receive PIDs on behalf of the WAPC. During the year, no public interest disclosures were received by the WAPC.

## Recordkeeping

During the year, the WAPC continued to demonstrate its commitment to good recordkeeping under the *State Records Act 2000*. The WAPC utilises *Objective* as its Electronic Document and Records Management System, which provides for the management of both digital and paper records within an integrated environment.

## Freedom of information

The WAPC and the Department of Planning are considered one organisation for matters under the *Freedom of Information Act 1992*, with the Department being responsible for processing freedom of information (FOI) applications on behalf of the WAPC. During 2016/17, the Department received 124 FOI applications.

## Ministerial directives

There were no Ministerial directives during 2016/17.

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## Financial disclosures

### Pricing policies

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

The current fees and charges were published in the Government Gazette on 14 June 2016 and introduced on 1 July 2016. Details are available on the [WAPC's website](#).

### Advertising and marketing expenditure

The WAPC incurred total expenditure of \$243,193.59 for 2016/17.

In accordance with section 175ZE of the *Electoral Act 1907*, the WAPC incurred the following expenditure:

Table 6 – Advertising and marketing expenditure

Type of Expenditure	Total (\$)	Organisation	Amount (\$)
Advertising	2,906.39	WA News	1,654.04
		Capt On Hold Mpp	346.82
		Datatrax Pty Limited	268.18
		Facebook	382.80
		On Topic Media Pty Ltd	254.55
Market research organisations	Nil	-	-
Polling Organisations	Nil	-	-
Direct Mail organisations	Nil	-	-
Media advertising organisations	240,287.20	Adcorp Australia Limited	51,259.18
		Optimum Media Decisions (WA) Limited	189,028.02

### Major Capital Projects

Details of the WAPC's major capital project as at 30 June 2017 in accordance with Treasurer's Instruction 903(13)(ii)(a) and (b) is listed below.

Table 7 – Major Capital Projects

Project Name	Expected year of completion	Estimated cost to complete (\$)	Estimated total cost of project as reported in 2016/17 (\$)
Construction of Fire Escape Road at Whiteman Park	2017/18	622,000	650,000

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## Contact information

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# Auditor General Independent Auditor's Report

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Auditor General

## INDEPENDENT AUDITOR'S REPORT

To the Parliament of Western Australia

### WESTERN AUSTRALIAN PLANNING COMMISSION

#### Report on the Financial Statements

##### *Opinion*

I have audited the financial statements of the Western Australian Planning Commission which comprise the Statement of Financial Position as at 30 June 2017, the Statement of Comprehensive Income, Statement of Changes in Equity, Statement of Cash Flows for the year then ended, and Notes comprising a summary of significant accounting policies and other explanatory information.

In my opinion, the financial statements are based on proper accounts and present fairly, in all material respects, the operating results and cash flows of the Western Australian Planning Commission for the year ended 30 June 2017 and the financial position at the end of that period. They are in accordance with Australian Accounting Standards, the *Financial Management Act 2006* and the Treasurer's Instructions.

##### *Basis for Opinion*

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

##### *Key Audit Matters*

Key audit matters are those matters that, in my professional judgement, were of most significance in the audit of the financial statements of the current period. These matters were addressed in the context of my audit of the financial statements as a whole, and in forming my opinion thereon, and I do not provide a separate opinion on these matters.

##### *Valuation of Properties and Infrastructure*

Management has estimated the fair value of properties and infrastructure to be \$519.7 million at 30 June 2017. The Commission obtained independent external valuations to support management's estimates. This matter was significant to my audit because the valuation involved significant management judgement and estimation. There was also a risk that the properties and infrastructure may not be fairly stated if the valuation methodology adopted and the key assumptions applied by the valuers were inappropriate. A small change in the key assumptions applied by the valuers including the market comparable used, capitalisation rate, the most probable use and inherent restrictions can have a significant impact on the valuation.

My audit procedures included assessing the competency, capability and objectivity of the valuers. We also considered the terms of engagement of the valuers by the Commission to determine that there were no matters that might have affected their objectivity or limited the scope of their work. In addition, my procedures also confirmed the appropriateness of the valuation processes, and the assumptions of the valuers. I also confirmed the adequacy of the disclosure in the financial statements.

The Commission's disclosures about its properties and infrastructure are included in Note 27 and Note 28 of the financial statements.

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#### **Responsibility of the Commission for the Financial Statements**

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

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

#### **Auditor's Responsibility for the Audit of the Financial Statements**

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

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

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

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

From the matters communicated with the Commission, I determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. I describe these matters in the auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, I determine that a matter should not be communicated in my report because of the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefit of such communication.

#### **Report on Controls**

##### **Opinion**

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

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

In my opinion, in all material respects, the controls exercised by the Western Australian Planning Commission are sufficiently adequate to provide reasonable assurance that the receipt, expenditure and investment of money, the acquisition and disposal of property and the incurring of liabilities have been in accordance with legislative provisions during the year ended 30 June 2017.

##### **The Commission's Responsibilities**

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

##### **Auditor General's Responsibilities**

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

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

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

##### **Limitations of Controls**

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



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## Report on the Key Performance Indicators

### Opinion

I have undertaken a reasonable assurance engagement on the key performance indicators of the Western Australian Planning Commission for the year ended 30 June 2017. The key performance indicators are the key effectiveness indicators and the key efficiency indicators that provide performance information about achieving outcomes and delivering services.

In my opinion, in all material respects, the key performance indicators of the Western Australian Planning Commission are relevant and appropriate to assist users to assess the Commission's performance and fairly represent indicated performance for the year ended 30 June 2017.

### The Commission's Responsibility for the Key Performance Indicators

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

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

### Auditor General's Responsibility

As required by the *Auditor General Act 2006*, my responsibility as an assurance practitioner is to express an opinion on the key performance indicators. The objectives of my engagement are to obtain reasonable assurance about whether the key performance indicators are relevant and appropriate to assist users to assess the agency's performance and whether the key performance indicators are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. I conducted my engagement in accordance with Standard on Assurance Engagements ASAE 3000 *Assurance Engagements Other than Audits or Reviews of Historical Financial Information* issued by the Australian Auditing and Assurance Standards Board. That standard requires that I comply with relevant ethical requirements relating to assurance engagements.

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

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

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

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

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

This auditor's report relates to the financial statements and key performance indicators of the Western Australian Planning Commission for the year ended 30 June 2017 included on the Commission's website. The Commission's management is responsible for the integrity of the Commission's website. This audit does not provide assurance on the integrity of the Commission's website. The auditor's report refers only to the financial statements and key performance indicators described above. It does not provide an opinion on any other information which may have been hyperlinked to/from these financial statements or key performance indicators. If users of the financial statements and key performance indicators are concerned with the inherent risks arising from publication on a website, they are advised to refer to the hard copy of the audited financial statements and key performance indicators to confirm the information contained in this website version of the financial statements and key performance indicators.



SANDRA LABUSCHAGNE  
 ACTING DEPUTY AUDITOR GENERAL  
 Delegate of the Auditor General for Western Australia  
 Perth, Western Australia  
 20 September 2017

# Certification of Financial Statements

The accompanying financial statements of the Western Australian Planning Commission have been prepared in compliance with the provisions of the *Financial Management Act 2006* from proper accounts and records to present fairly the financial transactions for the reporting period ended 30 June 2017 and the financial position as at 30 June 2017.

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

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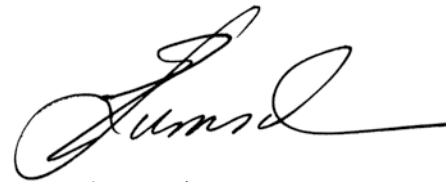
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John Deery  
Chief Financial Officer  
Western Australian Planning Commission  
18 September 2017



Eric Lumsden  
Chairman  
Western Australian Planning Commission  
18 September 2017

# Financial Statements

## Statement of comprehensive income for the year ended 30 June 2017

<b>COST OF SERVICES</b>	Note	<b>2017 \$000</b>	<b>2016 \$000</b>		Note	<b>2017 \$000</b>	<b>2016 \$000</b>
<b>Expenses</b>				<b>OTHER COMPREHENSIVE INCOME</b>			
Supplies and services	6	34,262	36,273	<b>Items not reclassified subsequently to profit or loss</b>			
Depreciation expense	7	3,381	3,354	Changes in asset revaluation surplus	34	771	2,420
Committee/board fees	8	463	487	<b>Total other comprehensive income</b>		<u>771</u>	<u>2,420</u>
Grants and subsidies	10	4,145	8,566				
Revaluation decrement	11	49,505	44,317	<b>TOTAL COMPREHENSIVE INCOME FOR THE PERIOD</b>		<u><b>26,957</b></u>	<u><b>31,044</b></u>
Compensation payment	12	-	2,626				
Other expenses	13	28,710	35,290				
<b>Total cost of services</b>		<u><b>120,466</b></u>	<u><b>130,913</b></u>				
<b>Income</b>							
<b>Revenue</b>							
Rental revenue		6,149	6,337				
User charges and fees	15	11,670	12,818				
Interest revenue	16	6,897	6,453				
Other revenue	17	4,928	13,303				
<b>Total Revenue</b>		<u><b>29,644</b></u>	<u><b>38,911</b></u>				
<b>Gains</b>							
Gain on disposal of non-current assets	18	14,381	13,292				
<b>Total Gains</b>		<u><b>14,381</b></u>	<u><b>13,292</b></u>				
<b>Total income other than income from State Government</b>		<u><b>44,025</b></u>	<u><b>52,203</b></u>				
<b>NET COST OF SERVICES</b>		<b>76,441</b>	<b>78,710</b>				
<b>Income from State Government</b>	19						
Service appropriation		101,997	107,030				
Services received free of charge		630	304				
<b>Total income from State Government</b>		<u><b>102,627</b></u>	<u><b>107,334</b></u>				
<b>SURPLUS/(DEFICIT) FOR THE PERIOD</b>		<u><b>26,186</b></u>	<u><b>28,624</b></u>				

See also Note 46 'Schedule of Income and Expenses by Service'.

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

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# Financial Statements

## Statement of financial position as at 30 June 2017

	Note	2017 \$000	2016 \$000
<b>ASSETS</b>			
<b>Current Assets</b>			
Cash and cash equivalents	20	356,033	300,498
Restricted cash and cash equivalents	21	6,623	834
Receivables	22	3,951	4,885
Inventories	23	2	2
Other current assets	24	10,848	47,855
Non-current assets classified as held for sale	25	3,475	7,105
<b>Total Current Assets</b>		<b>380,932</b>	<b>361,179</b>
<b>Non-Current Assets</b>			
Amounts receivable for services	26	5,119	4,739
Property, plant and equipment	27	515,467	507,508
Infrastructure	28	7,194	7,332
Intangible assets	30	23,815	23,821
<b>Total Non-Current Assets</b>		<b>551,595</b>	<b>543,400</b>
<b>TOTAL ASSETS</b>		<b>932,527</b>	<b>904,579</b>
<b>LIABILITIES</b>			
<b>Current Liabilities</b>			
Payables	32	6,249	4,928
Other current liabilities	33	15,248	18,196
<b>Total Current Liabilities</b>		<b>21,497</b>	<b>23,124</b>
<b>TOTAL LIABILITIES</b>		<b>21,497</b>	<b>23,124</b>
<b>NET ASSETS</b>		<b>911,030</b>	<b>881,455</b>
<b>EQUITY</b>			
Contributed equity	34	12,261	9,643
Reserves		39,077	38,306
Accumulated surplus/(deficit)		859,692	833,506
<b>TOTAL EQUITY</b>		<b>911,030</b>	<b>881,455</b>

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

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## Statement of changes in equity for the year ended 30 June 2017

	Note	Contributed Equity \$000	Reserves \$000	Accumulated surplus/ (deficit) \$000	Total equity \$000
<b>Balance at 1 July 2015</b>	34	-	35,886	804,882	840,768
Surplus/(deficit)		-	-	28,624	28,624
Other comprehensive income		-	2,420	-	2,420
Total comprehensive income for the period		-	2,420	28,624	31,044
Transactions with owners in their capacity as owners:					
Capital appropriations		18,290	-	-	18,290
Distributions to owners		(8,647)	-	-	(8,647)
Total		9,643	-	-	9,643
<b>Balance at 30 June 2016</b>		<b>9,643</b>	<b>38,306</b>	<b>833,506</b>	<b>881,455</b>
<b>Balance at 1 July 2016</b>		<b>9,643</b>	<b>38,306</b>	<b>833,506</b>	<b>881,455</b>
Surplus/(deficit)		-	-	26,186	26,186
Other comprehensive income		-	771	-	771
Total comprehensive income for the period		-	771	26,186	26,957
Transactions with owners in their capacity as owners:					
Capital appropriations		6,000	-	-	6,000
Distributions to owners		(3,382)	-	-	(3,382)
Total		2,618	-	-	2,618
<b>Balance at 30 June 2017</b>		<b>12,261</b>	<b>39,077</b>	<b>859,692</b>	<b>911,030</b>

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

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## Statement of cash flows for the year ended 30 June 2017

	Note	2017 \$000	2016 \$000
<b>CASH FLOWS FROM STATE GOVERNMENT</b>			
Service appropriation		101,617	106,650
Capital contributions		6,000	18,290
<b>Net cash provided by State Government</b>		<b>107,617</b>	<b>124,940</b>
<b>Utilised as follows:</b>			
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
<b>Payments</b>			
Supplies and services		(34,419)	(43,192)
Grants and subsidies		(4,150)	(8,471)
GST payments on purchases		(2,741)	(6,158)
GST payment to taxation authority		(274)	(124)
Other payments		(186)	(3,631)
<b>Receipts</b>			
Rental received		5,949	6,270
User charges and fees		11,634	12,894
Interest received		6,861	6,137
GST receipts on sales		666	2,854
GST receipts from taxation authority		2,681	3,839
Other receipts		2,561	5,389
<b>Net cash provided by/(used in) operating activities</b>	35	<b>(11,418)</b>	<b>(24,193)</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Proceeds from sale of non-current assets		8,435	31,110
Purchase of non-current assets		(43,310)	(106,933)
<b>Net cash provided by/(used in) investing activities</b>		<b>(34,875)</b>	<b>(75,823)</b>
<b>Net increase/(decrease) in cash and cash equivalents</b>		<b>61,324</b>	<b>24,924</b>
Cash and cash equivalents at the beginning of period		301,332	276,408
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>	35	<b>362,656</b>	<b>301,332</b>

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

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# Financial Statements

## Notes to the financial statements for the year ended 30 June 2017

### 1. Australian Accounting Standards

#### General

The financial statements of the Western Australian Planning Commission (WAPC) for the year ended 30 June 2017 have been prepared in accordance with Australian Accounting Standards. The term 'Australian Accounting Standards' refers to Standards and Interpretations issued by the Australian Accounting Standard Board (AASB).

The WAPC has adopted any applicable new and revised Australian Accounting Standards from their operative dates.

#### Early adoption of standards

The WAPC cannot early adopt an Australian Accounting Standard unless specifically permitted by Treasurer's Instruction (TI) 1101 *Application of Australian Accounting Standards and Other Pronouncements*. There has been no early adoption of any other Australian Accounting Standards that have been issued or amended (but not operative) by the WAPC for the annual reporting period ended 30 June 2017.

### 2. Summary of significant accounting policies

#### (a) General Statement

The WAPC is a not-for-profit reporting entity that prepares general purpose financial statements in accordance with the Australian Accounting Standards, the Framework, Statements of Accounting Concepts and other authoritative pronouncements of the AASB as applied by the Treasurer's Instructions. Several of these are modified by the Treasurer's Instructions to vary application, disclosure, format and wording.

The *Financial Management Act* and the Treasurer's Instructions impose legislative provisions that govern the preparation of financial statements and take precedence over Australian Accounting Standards, the Framework, Statements of Accounting Concepts and other authoritative pronouncements of the AASB.

Where modification is required and has had a material or significant financial effect upon the reported results, details of that modification and the resulting financial effect are disclosed in the notes to the financial statements.

#### (b) Basis of Preparation

The financial statements have been prepared on the accrual basis of accounting using the historical cost convention, except for land, buildings and infrastructure which have been measured at fair value.

The accounting policies adopted in the preparation of the financial statements have been consistently applied throughout all periods presented unless otherwise stated.

The financial statements are presented in Australian dollars and all values are rounded to the nearest thousand dollars (\$'000).

Note 3 'Judgements made by management in applying accounting policies' discloses judgements that have been made in the process of applying the WAPC's accounting policies resulting in the most significant effect on amounts recognised in the financial statements.

Note 4 'Key sources of estimation uncertainty' discloses key assumptions made concerning the future, and other key sources of estimation uncertainty at the end of the reporting period, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

#### (c) Reporting Entity

The reporting entity comprises the Western Australian Planning Commission.

#### (d) Contributed Equity

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

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

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### (e) Income

#### *Revenue recognition*

Revenue is measured at the fair value of consideration received or receivable. Revenue is recognised for the major business activities as follows:

#### *Sale of land and other assets*

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

#### *Provision of services*

Revenue is recognised by reference to the stage of completion of the transaction.

#### *Subdivision and strata title application fees*

Revenue is recognised on receipt of application fees and the services are contracted to Department of Planning for determination.

#### *Rental*

Revenue is recognised on a straight line basis in accordance to leasing terms. Refer also Note 2(o) 'Rent'.

#### *Interest*

Revenue is recognised as the interest accrues.

#### *Service Appropriations*

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

#### *Grants, donations, gifts and other non-reciprocal contributions*

Revenue is recognised at fair value when the WAPC obtains control over the assets comprising the contributions, usually when cash is received.

Other non-reciprocal contributions that are not contributions by owners are recognised at their fair value. Contributions of services are only recognised when a fair value can be reliably determined and the services would be purchased if not donated.

Where contributions recognised as revenues during the reporting period were obtained on the condition that they be expended in a particular manner or used over a particular period, and those conditions were undischarged as at the end of the reporting period, the nature of, and amounts pertaining to, those undischarged conditions are disclosed in the notes.

#### *Gains*

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

### (f) Property, Plant and Equipment and Infrastructure

#### *Capitalisation/expensing of assets*

Items of property, plant and equipment and infrastructure costing \$5,000 or more are recognised as assets and the cost of utilising assets is expensed (depreciated) over their useful lives. Items of property, plant and equipment and infrastructure costing less than \$5,000 are immediately expensed direct to the Statement of Comprehensive Income (other than where they form part of a group of similar items which are significant in total).

#### *Initial recognition and measurement*

Property, plant and equipment and infrastructure are initially recognised at cost.

For items of property, plant and equipment and infrastructure acquired at no cost or for nominal cost, the cost is their fair value at the date of acquisition.

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## Notes to the financial statements for the year ended 30 June 2017

### *Subsequent measurement*

Subsequent to initial recognition as an asset, the revaluation model is used for the measurement of land, buildings and infrastructure and historical cost for all other property, plant and equipment. Land, buildings and infrastructure are carried at fair value less accumulated depreciation (buildings and infrastructure only) and accumulated impairment losses. All other items of property, plant and equipment are stated at historical cost less accumulated depreciation and accumulated impairment losses.

Where market-based evidence is available, the fair value of land and buildings is determined on the basis of current market buying values determined by reference to recent market transactions. When buildings are revalued by reference to recent market transactions, the accumulated depreciation is eliminated against the gross carrying amount of the asset and the net amount restated to the revalued amount.

In the absence of the market-based evidence, fair value of land and buildings is determined on the basis of existing use. This normally applies where buildings are specialised or where land use is restricted. Fair value for existing use buildings is determined by reference to the cost of replacing the remaining future economic benefits embodied in the asset, i.e. the depreciated replacement cost. Where the fair value of buildings is determined on using the depreciated replacement cost basis, the accumulated depreciation is eliminated against the gross carrying amount of the asset and the net amount restated to the revalued amount. Fair value for restricted use land is determined by comparison with market evidence for land with similar approximate utility (high restricted use land) or market value of comparable unrestricted land (low restricted use land).

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

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

When regional open space buildings and infrastructure are revalued, the accumulated depreciation is eliminated against the gross carrying amount of the asset and the net amount restated to the revalued amount.

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 external valuer is required where the evidence does not provide a clear distinction between market type assets and existing use assets.

Refer to Note 27 'Property, Plant and Equipment' and Note 28 'Infrastructure' for further information on revaluations.

### *Derecognition*

Upon disposal or derecognition of an item of property, plant and equipment and infrastructure, any revaluation surplus relating to that asset is retained in the asset revaluation surplus.

### *Asset revaluation surplus*

The asset revaluation surplus is used to record increments and decrements on the revaluation of non-current assets as described in Note 27 'Property, Plant and Equipment' and Note 28 'Infrastructure'.

### *Depreciation*

All non-current assets 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.

Land is not depreciated. Depreciation on other assets is calculated using the straight line method, using rates which are reviewed annually. Estimated useful lives for each class of depreciable asset are:

Buildings	10 - 40 years
Infrastructure	10 - 40 years
Computer equipment	2.5 years
Other equipment	5 - 20 years
Motor vehicles	5 - 10 years

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### (g) Intangible Assets

#### *Capitalisation/expensing of assets*

Acquisitions of intangible assets costing \$5,000 or more and internally generated intangible assets costing \$50,000 or more are capitalised. The cost of utilising the assets is expensed (amortised) over their useful lives. Cost incurred below these thresholds are immediately expensed directly to the Statement of Comprehensive Income.

Intangible assets are initially recognised at cost. For assets acquired at no cost or for nominal cost, the cost is their fair value at the date of acquisition.

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

#### *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.

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

### (h) Impairment of Assets

Property, plant and equipment and infrastructure are tested for any indication of impairment at the end of each reporting period. Where there is an indication of impairment, the recoverable amount is estimated. Where the recoverable amount is less than the carrying amount, the asset is considered impaired and is written down to the recoverable amount and an impairment loss is recognised. Where an asset measured at cost is written down to recoverable amount, an impairment loss is recognised in profit or loss. Where a previously revalued asset is written down to recoverable amount, the loss is recognised as a revaluation decrement in other comprehensive income. As the WAPC is a not-for-profit entity, unless a specialised asset has been identified as a surplus asset, the recoverable amount is the higher of an asset's fair value less costs to sell and depreciated replacement cost.

The risk of impairment is generally limited to circumstances where an asset's depreciation is materially understated, or 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 falling replacement costs.

The recoverable amount of assets identified as surplus assets is the higher of fair value less costs to sell and the present value of future cash flows expected to be derived from the asset. Surplus assets carried at fair value have no risk of material impairment where fair value is determined by reference to market-based evidence. Where fair value is determined by reference to depreciated replacement cost, surplus assets are at risk of impairment and the recoverable amount is measured. Surplus assets at cost are tested for indications of impairment at the end of each reporting period.

Refer to Note 31 'Impairment of Assets' for the outcome of impairment reviews and testing.

### (i) Non-current Assets (or Disposal Groups) Classified as Held for Sale

Non-current assets (or disposal groups) held for sale are recognised at the lower of carrying amount and fair value less costs to sell and are presented separately from other assets in the Statement of Financial Position. Assets classified as held for sale are not depreciated or amortised.

### (j) Leases

Finance lease rights and obligations are initially recognised, at the commencement of the lease term, as assets and liabilities equal in amount to the fair value of the leased item or, if lower, the present value of the minimum lease payments, determined at the inception of the lease. The assets are disclosed as plant, equipment and vehicles under lease, and are depreciated over the period during which the WAPC is expected to benefit from their use. Minimum lease payments are apportioned between the finance charge and the reduction of the outstanding lease liability, according to the interest rate implicit in the lease.

The WAPC has entered into a number of leases to rent land and buildings where the WAPC, as lessor, retains all the risks and rewards incidental to ownership. Accordingly, these leases have been classified as operating leases. Lease revenue is recognised in the Statement of Comprehensive Income on a straight line basis over the lease term.

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## Notes to the financial statements for the year ended 30 June 2017

### (k) Financial Instruments

In addition to cash, the WAPC has two categories of financial instrument:

- Loans and receivables; and
- Financial liabilities measured at amortised cost.

Financial instruments have been disaggregated into the following classes:

#### Financial Assets

- Cash and cash equivalents
- Restricted cash and cash equivalents
- Receivables
- Amounts receivable for services

#### Financial Liabilities

- Payables
- Finance lease liabilities
- Borrowings

Initial recognition and measurement of financial instruments is at fair value which normally equates to the transaction cost or the face value. Subsequent measurement is at amortised cost using the effective interest method.

The fair value of short-term receivables and payables is the transaction cost or the face value because there is no interest rate applicable and subsequent measurement is not required as the effect of discounting is not material.

### (l) Cash and Cash Equivalents

For the purpose of the Statement of Cash Flows, cash and cash equivalent (and restricted cash and cash equivalent) 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.

### (m) Inventories

Inventories are measured at the lower of cost and net realisable value. Costs are assigned by the method most appropriate to each particular class of inventory, with the majority being valued on a first-in first-out basis.

### (n) Amounts Receivable for Services (Holding Account)

The WAPC receives income from the State Government partly in cash and partly as an asset (holding account receivable). The holding account receivable balance, resulting from service appropriation funding, is accessible on the emergence of the cash funding requirement to cover asset replacement.

### (o) Rent

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

Regular rental valuations are commissioned to ensure a competitive rental is obtained for each leased property. Rental revenue receivables are recognised at the amounts receivable, as they are due for settlement no more than 30 days from the date of recognition.

### (p) Receivables

Receivables are recognised and carried at original invoice amount less an allowance for any uncollectible amounts (i.e. impairment). The collectability of receivables is reviewed on an ongoing basis and any receivables identified as uncollectible are written off against the allowance account. The allowance for uncollectible amounts (doubtful debts) is raised when there is objective evidence that the WAPC will not be able to collect the debts. The carrying amount is equivalent to fair value as it is due for settlement within 30 days.

### (q) Payables

Payables are recognised 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 they are generally settled within 30 days.

### (r) Superannuation Expense

The superannuation expense in the Statement of Comprehensive Income comprises of employer contributions paid to the GSS (concurrent contributions), the WSS, the GESBS, and other superannuation fund.

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### (s) Assets and Services Received Free of Charge or for Nominal Cost

Assets or services received free of charge or for nominal cost, that the WAPC would otherwise purchase if not donated, are recognised as income at the fair value of the assets or services where they can be reliably measured. A corresponding expense is recognised for services received. Receipts of assets are recognised in the Statement of Financial Position.

Assets or services received from other State Government agencies are separately disclosed under Income from State Government in the Statement of Comprehensive Income.

### (t) Comparative Figures

Comparative figures are, where appropriate, reclassified to be comparable with the figures presented in the current financial year.

### 3. Judgements made by management in applying accounting policies

The preparation of financial statements requires management to make judgements about the application of accounting policies that have a significant effect on the amounts recognised in the financial statements. The WAPC evaluates these judgements regularly.

#### Operating lease commitments

The WAPC has entered into a number of leases to rent land and buildings where the WAPC, as lessor, retains all the risks and rewards incidental to ownership. Accordingly, these leases have been classified as operating leases.

### 4. Key sources of estimation uncertainty

Key estimates and assumptions concerning the future are based on historical experience and various other factors that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

#### Estimating economic service potential of rental buildings

The WAPC has depreciated its rental buildings based on the estimated economic service potential of each building to the WAPC. The service potential of the buildings cannot always be reliably estimated due to timing of land disposals not always being under the control of the WAPC. For example, changes to the Metropolitan Region Scheme and the capital works programs of other agencies and local governments.

### 5. Disclosure of changes in accounting policy and estimates

#### Initial application of an Australian Accounting Standard

The WAPC has applied the following Australian Accounting Standards effective for annual reporting periods beginning on or after 1 July 2016 that impacted on the WAPC.

#### AASB 1057 Application of Australian Accounting Standards

This Standard lists the application paragraphs for each other Standard (and Interpretation), grouped where they are the same. There is no financial impact.

#### AASB 2014-4 Amendments to Australian Accounting Standards – Clarification of Acceptable Methods of Depreciation and Amortisation [AASB 116 & 138]

The adoption of this Standard has no financial impact for the WAPC as depreciation and amortisation is not determined by reference to revenue generation, but by reference to consumption of future economic benefits.

#### AASB 2014-9 Amendments to Australian Accounting Standards - Equity Method in Separate Financial Statements [AASB 1, 127 & 128]

This Standard amends AASB 127, and consequentially amends AASB 1 and AASB 128, to allow entities to use the equity method of accounting for investment in subsidiaries, joint ventures and associates in their separate financial statements. As the WAPC has no joint ventures and associates, the application of the Standard has no financial impact.

#### AASB 2015-1 Amendments to Australian Accounting Standards - Annual Improvements to Australian Accounting Standards 2012-2014 Cycle [AASB 1, 2, 3, 5, 7, 11, 110, 119, 121, 133, 134, 137 & 140]

These amendments arise from the issuance of International Financial Reporting Standard *Annual Improvements to IFRSs 2012-2014 Cycle* in September 2014, and editorial corrections. The WAPC has determined that the application of the Standard has no financial impact.

#### AASB 2015-2 Amendments to Australian Accounting Standards - Disclosure Initiative: Amendments to AASB 101 [AASB 7, 101, 134 & 1049]

This Standard amends AASB 101 to provide clarification regarding the disclosure requirements in AASB 101. Specifically, the Standard proposes narrow-focus amendments to address some of the concerns expressed about existing presentation and disclosure requirements and to ensure entities are able to use judgement when applying a Standard in determining what information to disclose in their financial statements. There is no financial impact.

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### *AASB 2015-6 Amendments to Australian Accounting Standards - Extending Related Party Disclosures to Not-for-Profit Public Sector Entities [AASB 10, 124 & 1049]*

The amendments extend the scope of AASB 124 to include application by not-for-profit public sector entities. Implementation guidance is included to assist application of the Standard by not-for-profit public sector entities. There is no financial impact.

### *AASB 2015-10 Amendments to Australian Accounting Standards - Effective Date of Amendments to AASB 10 & 128*

This Standard defers the mandatory effective (application date) of amendments to AASB 10 & 128 that were originally made in AASB 2014-10 so that the amendments are required to be applied for annual reporting periods beginning on or after 1 January 2018 instead of 1 January 2016. There is no financial impact.

### **Future impact of Australian Accounting Standards not yet operative**

The WAPC cannot early adopt an Australian Accounting Standard unless specifically permitted by TI 1101 *Application of Australian Accounting Standards and Other Pronouncements* or by an exemption from TI 1101. By virtue of a limited exemption, the WAPC has early adopted AASB 2015-7 *Amendments to Australian Accounting Standards - Fair Value Disclosures of Not-for-Profit Public Sector Entities*. Where applicable, the WAPC plans to apply the following Australian Accounting Standards from their application date.

### *AASB 9 Financial Instruments*

This Standard supersedes AASB 139 *Financial Instruments: Recognition and Measurement*, introducing a number of changes to accounting treatments.

The mandatory application date of this Standard is currently 1 January 2018 after being amended by AASB 2012-6, AASB 2013-9 and AASB 2014-1 *Amendments to Australian Accounting Standards*. The WAPC has not yet determined the application or the potential impact of the Standard.

### *AASB 15 Revenue from Contracts with Customers*

This Standard establishes the principles that the WAPC shall apply to report useful information to users of financial statements about the nature, amount, timing and uncertainty of revenue and cashflows arising from a contract with a customer.

The WAPC's income is principally derived from appropriations which will be measured under AASB 1058 *Income of Not-for-Profit Entities* and will be unaffected by this change. However, the WAPC has not yet determined the potential impact of the Standard on 'User charges and fees' and 'Sales' revenues. In broad terms, it is anticipated that the terms and conditions attached to these revenues will defer recognition until the WAPC has discharged its performance obligations.

### *AASB 16 Leases*

This Standard introduces a single lessee accounting model and requires a lessee to recognise assets and liabilities for all leases with a term of more than 12 months, unless the underlying asset is of low value.

Whilst the impact of AASB 16 has not yet been quantified, the WAPC currently has operating lease commitments for \$216,000. The worth of non-cancellable operating leases which the WAPC anticipates most of this amount will be brought onto the statement of financial position, excepting amounts pertinent to short term or low value leases. Interest and amortisation expense will increase and rental expense will decrease.

### *AASB 1058 Income of Not-for Profit Entities*

This Standard clarifies and simplifies the income recognition requirements that apply to not-for-profit (NFP) entities, more closely reflecting the economic reality of NFP entity transactions that are not contracts with customers. Timing of income recognition is dependent on whether such a transaction gives rise to a liability, or a performance obligation (a promise to transfer a good or service), or, an obligation to acquire an asset. The WAPC has yet determined the application of the potential impact of the Standard.

**Operative for reporting periods beginning on/after**

1 Jan 2019

1 Jan 2019

1 Jan 2019

**Operative for reporting periods beginning on/after**

1 Jan 2018



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	Operative for reporting periods beginning on/after		Operative for reporting periods beginning on/after
<p><i>AASB 2010-7 Amendments to Australian Accounting Standards arising from AASB 9 (December 2010) [AASB 1, 3, 4, 5, 7, 101, 102, 108, 112, 118, 120, 121, 127, 128, 131, 132, 136, 137, 139, 1023 &amp; 1038 and Int 2, 5, 10, 12, 19 &amp; 127]</i></p> <p>This Standard makes consequential amendments to other Australian Accounting Standards and Interpretations as a result of issuing AASB 9 in December 2010.</p> <p>The mandatory application date of this Standard has been amended by AASB 2012-6 and AASB 2014-1 to 1 January 2018. The WAPC has not yet determined the application or the potential impact of the Standard.</p>	1 Jan 2018	<p><i>AASB 2014-10 Amendments to Australian Accounting Standards - Sale or Contribution of Assets between an Investor and its Associate or Joint Venture [AASB 10 &amp; 128]</i></p> <p>This Standard amends AASB 10 and AASB 128 to address an inconsistency between the requirements in AASB 10 and those in AASB 128 (August 2011), in dealing with the sale or contribution of assets between an investor and its associate or joint venture. The mandatory effective date (application date) for the Standard has been deferred to 1 January 2018 by AASB 2015-10. The WAPC has determined that the Standard has no financial impact.</p>	1 Jan 2018
<p><i>AASB 2014-1 Amendments to Australian Accounting Standards</i></p> <p>Part E of this Standard makes amendments to AASB 9 and consequential amendments to other Standards. It has not yet been assessed by the WAPC to determine the application or potential impact of the Standard.</p>	1 Jan 2018	<p><i>AASB 2015-8 Amendments to Australian Accounting Standards - Effective Date of AASB 15</i></p> <p>This Standard amends the mandatory effective date (application date) of AASB 15 Revenue from Contracts with Customer so that AASB 15 is required to be applied for annual reporting periods beginning on or after 1 January 2018 instead of 1 January 2017. For Not-for-Profit entities, the mandatory effective date has subsequently been amended to 1 January 2019 by AASB 2016-7. The WAPC has not yet determined the application of the potential impact of AASB 15.</p>	1 Jan 2019
<p><i>AASB 2014-5 Amendments to Australian Accounting Standards arising from AASB 15</i></p> <p>This Standard gives effect to the consequential amendments to Australian Accounting Standards (including Interpretations) arising from the issuance of AASB 15. The WAPC has not yet determined the application or the potential impact of the Standard.</p>	1 Jan 2018	<p><i>AASB 2016-2 Amendments to Australian Accounting Standards - Disclosure Initiative: Amendments to AASB 107</i></p> <p>This Standard amends AASB 107 Statement of Cash Flows (August 2015) to require disclosures that enable users of financial statements to evaluate changes in liabilities arising from financing activities, including both changes arising from cash flows and non-cash changes. There is no financial impact.</p>	1 Jan 2017
<p><i>AASB 2014-7 Amendments to Australian Accounting Standards arising from AASB 9 (December 2014)</i></p> <p>This Standard gives effect to the consequential amendments to Australian Accounting Standards (including Interpretations) arising from the issuance of AASB 9 (December 2014). The WAPC has not yet determined the application or the potential impact of the Standard.</p>	1 Jan 2018	<p><i>AASB 2016-3 Amendments to Australian Accounting Standards - Clarifications to AASB 15</i></p> <p>This Standard clarifies identifying performance obligations, principal versus agent considerations, timing of recognising revenue from granting a licence, and, provides further transitional provisions to AASB 15. The WAPC has not yet determined the application or the potential impact.</p>	1 Jan 2018

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	Operative for reporting periods beginning on/after		2017 \$000	2016 \$000
<i>AASB 2016-4 Amendments to Australian Accounting Standards - Recoverable Amount of Non-Cash-Generating Specialised Assets of Not-for-Profit Entities</i>	1 Jan 2017			
This Standard clarifies that the recoverable amount of primarily non-cash-generating assets of not-for-profit entities, which are typically specialised in nature and held for continuing use of their service capacity, is expected to be materially the same as fair value determined under AASB 13 <i>Fair Value Measurement</i> . The WAPC has not yet determined the application or the potential impact.				
<i>AASB 2016-7 Amendments to Australian Accounting Standards - Deferral of AASB 15 for Not-for-Profit Entities</i>	1 Jan 2017			
This Standard amends the mandatory effective date (application date) of AASB 15 and defers the consequential amendments that were originally set out in AASB 2014 5 Amendments to Australian Accounting Standards arising from AASB 15 for not for profit entities to annual reporting periods beginning on or after 1 January 2019, instead of 1 January 2018. There is no financial impact.				
<i>AASB 2016-8 Amendments to Australian Accounting Standards Australian Implementation Guidance for Not for Profit Entities</i>	1 Jan 2019			
This Standard inserts Australian requirements and authoritative implementation guidance for not for profit entities into AASB 9 and AASB 15. This guidance assists not-for-profit entities in applying those Standards to particular transactions and other events. There is no financial impact.				
<i>AASB 2017-2 Amendments to Australian Accounting Standards Further Annual Improvements 2014-2016 Cycle</i>	1 Jan 2017			
This Standard clarifies the scope of AASB 12 by specifying that the disclosure requirements apply to an entity's interests in other entities that are classified as held for sale, held for distribution to owners in their capacity as owners or discontinued operations in accordance with AASB 5. There is no financial impact.				
		<b>6. Supplies and Services</b>		
		Consultants and contractors	3,844	6,118
		Services provided by Department of Planning - labour	7,978	8,260
		Services provided by Department of Planning - other	14,845	15,972
		Repairs and maintenance	6,140	4,409
		Cleaning / gardening	162	150
		Lease / rental / hire charges	216	241
		Advertising and promotion	313	306
		Printing	52	72
		Utilities	238	246
		Communication	70	81
		Consumables	352	316
		Other	52	102
			<b>34,262</b>	<b>36,273</b>
		<b>7. Depreciation</b>		
		Regional open space buildings	450	431
		Rental buildings	2,142	2,238
		Infrastructure	320	241
		Equipment	402	404
		Vehicles	67	40
			<b>3,381</b>	<b>3,354</b>
		<b>8. Committee / Board Fees</b>		
		Travel	53	90
		Sitting fees	372	362
		Superannuation	35	31
		Other	3	4
			<b>463</b>	<b>487</b>

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	2017 \$000	2016 \$000
<b>9. Compensation of Key Management Personnel</b>		
The WAPC has determined that key management personnel include the responsible Minister, board members, and senior officer of the WAPC. However, the WAPC is not obligated to compensate the responsible Minister and therefore disclosures in relation to the responsible Minister's compensation may be found in the <i>Annual Report on State Finances</i> .		
<u>Compensation of members of the accountable authority and senior officer</u>		
Compensation Band (\$)	<b>No.</b>	<b>No.</b>
0 - 10,000 <sup>(a)</sup>	12	11
10,001 - 20,000	4	5
20,001 - 30,000	3	1
200,001 - 210,000	1	-
230,001 - 240,000	-	1
(a) Includes 7 members (2016: 8 members) from other government agencies who did not receive any compensation from WAPC.		
	<b>\$000</b>	<b>\$000</b>
Short term employee benefits	322	306
Other long term benefits	18	18
Post employee benefits	28	25
Termination benefits	-	-
<b>Total compensation of members of key management personnel</b>	<b>368</b>	<b>349</b>
<b>10. Grants and Subsidies</b>		
General government agencies	1,420	7,641
Non government agencies	339	641
Local government	2,376	274
Other	10	10
	<b>4,145</b>	<b>8,566</b>

	2017 \$000	2016 \$000
<b>11. Revaluation Decrement</b>		
Land	49,505	44,317
	<b>49,505</b>	<b>44,317</b>
<b>12. Compensation Payment</b>		
Interest compensation and contribution of legal costs on acquisition of property	-	2,626
	<b>-</b>	<b>2,626</b>
<b>13. Other Expenses</b>		
Licence / maintenance fees	120	69
Minor equipment purchases	111	83
Other staff costs	91	107
Rates and taxes	822	896
Insurance	319	295
Doubtful debts expense	58	26
Impairment losses for land	26,306	33,406
Other	883	407
	<b>28,710</b>	<b>35,290</b>
<b>14. Related Party Transactions</b>		

The WAPC is a wholly owned and controlled entity of the State of Western Australia. In conducting its activities, the WAPC is required to pay various taxes and levies based on the standard terms and conditions that apply to all tax and levy payers to the State and entities related to the State.

Related parties of the department include:

- all 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;
- all departments and public sector entities, including related bodies included in the whole of government consolidated financial statements;
- associates and joint ventures, that are included in the whole of government consolidated financial statements; and
- the Government Employees Superannuation Board (GESB).



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	2017 \$000	2016 \$000
<u>Significant transactions with government related entities</u>		
Significant transactions include:		
<ul style="list-style-type: none"> <li>• service appropriations (Note 19);</li> <li>• capital appropriations (Note 34);</li> <li>• service received free of charge from State Solicitor's Office (Note 19);</li> <li>• grants provided to Department of Transport (\$300,000) and Department of Parks and Wildlife (\$1,000,000)(Note 10);</li> <li>• service delivery agreement with Department of Planning (Note 6); and</li> <li>• land acquisitions and disposals (Note 27).</li> </ul>		
<u>Material transactions with related parties</u>		
The WAPC had no material related party transaction with Ministers/senior officers or their close family members or their controlled (or jointly controlled) entities for disclosure.		
All other transactions (including general citizen type transactions) between the WAPC and Ministers/senior officers or their close family members or their controlled (or jointly controlled) entities are not material for disclosure.		
<b>15. User Charges and Fees</b>		
Easements	6	5
Subdivision and strata title application fees	9,280	10,082
Endorsement fees	50	41
Plan and diagram fees	1,557	1,805
Land reservation certificates	775	858
Development application fees	2	27
	<b>11,670</b>	<b>12,818</b>

	2017 \$000	2016 \$000
<b>16. Interest Revenue</b>		
Interest earned on Commonwealth Bank account	6,897	6,453
	<b>6,897</b>	<b>6,453</b>
<b>17. Other Revenue</b>		
Whiteman Park revenue <sup>(a)</sup>	1,100	958
Recoup of expenditure	547	4,365
Land acquired for nil cost and capitalised at fair value	3,233	1,386
Unallocated service delivery agreement revenue	-	6,539
Other	48	55
	<b>4,928</b>	<b>13,303</b>
(a) Excludes rental revenue on leases held at Whiteman Park which is included within rental revenue on Statement of Comprehensive Income.		
<b>18. Net Gain/(Loss) on Disposal of Non-Current Assets</b>		
<u>Proceeds from disposal of non-current assets</u>		
Land	22,896	34,287
Rental Buildings	25	50
Other Assets	-	27
<u>Selling costs of disposal of non-current assets</u>		
Land	(78)	(37)
Rental Buildings	-	-
<u>Carrying amount of disposal of non-current assets</u>		
Land	(8,220)	(20,422)
Rental Buildings	(242)	(587)
Other Assets	-	(26)
Net gain/(loss)	<b>14,381</b>	<b>13,292</b>

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	2017 \$000	2016 \$000
<b>19. Income from State Government</b>		
Service appropriation received during the financial period <sup>(a)</sup> :		
- Metropolitan Region Improvement Tax	95,959	97,897
- Other	6,038	9,133
	<u>101,997</u>	<u>107,030</u>
Services received free of charge from other state government agencies during the financial period: <sup>(b)</sup>		
Determined on the basis of the following estimates provided by agencies: State Solicitor's Office	603	297
Department of Transport	15	-
Department of Water	12	7
	<u>630</u>	<u>304</u>
	<u><b>102,627</b></u>	<u><b>107,334</b></u>
(a) Service appropriations fund the net cost of services delivered. Appropriation revenue comprises a cash component and a receivable (asset). The receivable (holding account) comprises the budgeted depreciation expense for the year and any agreed increase in leave liabilities during the financial year.		
(b) Assets or services received free of charge or for nominal cost are recognised as revenue at the fair value of the assets and/or the fair value of those services that can be reliably measured and which would have been purchased if they were not donated. Contributions of assets or services in the nature of contributions by owners are recognised direct to equity.		
<b>20. Cash and Cash Equivalents</b>		
<u>Current</u>		
Cash held at the Commonwealth Bank:		
- Metropolitan Region Improvement Fund	348,102	292,777
- Western Australian Planning Commission Account	7,929	7,719
Cash advance	2	2
	<u>356,033</u>	<u>300,498</u>

	2017 \$000	2016 \$000
<b>21. Restricted Cash and Cash Equivalents</b>		
<u>Current</u>		
- Metropolitan Region Improvement Fund <sup>(a)</sup>	238	275
- Western Australian Planning Commission Account <sup>(b)</sup>	6,385	559
	<u><b>6,623</b></u>	<u><b>834</b></u>
(a) Cash held in the MRIF is to be used for various 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.		
<b>22. Receivables</b>		
<u>Current</u>		
Receivables	784	1,381
Allowance for impairment of receivables	(200)	(142)
GST receivable	1,371	1,718
Accrued interest	1,862	1,827
Other accrued income	134	101
	<u><b>3,951</b></u>	<u><b>4,885</b></u>
<b>Reconciliation of changes in the allowance for impairment of receivables:</b> Balance at start of period	142	116
Doubtful debts expense	58	26
<b>Balance at end of period</b>	<u><b>200</b></u>	<u><b>142</b></u>
<b>23. Inventories</b>		
<u>Current</u>		
Inventories held for resale:		
- Publications at cost	2	2
	<u><b>2</b></u>	<u><b>2</b></u>

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	2017 \$000	2016 \$000
<b>24. Other Assets</b>		
<u>Current</u>		
Settlement payments	10,572	47,599
Tenant security bonds	276	256
	<u>10,848</u>	<u>47,855</u>
<b>25. Non-current assets classified as held for sale</b>		
<u>Opening balance</u>		
Land	7,105	2,766
<u>Assets reclassified as held for sale</u>		
Land	820	4,339
Buildings	40	-
	<u>860</u>	<u>4,339</u>
<u>Total assets classified as held for sale</u>		
Land	7,925	7,105
Buildings	40	-
	<u>7,965</u>	<u>7,105</u>
<u>Less assets sold</u>		
Land	4,490	-
<u>Closing balance</u>		
Land	3,435	7,105
Buildings	40	-
	<u>3,475</u>	<u>7,105</u>
<b>26. Amounts Receivable for Services</b>		
Non-current	5,119	4,739
	<u>5,119</u>	<u>4,739</u>

Represents the non-cash component of service appropriations. See Note 2(n) 'Amounts Receivable For Services (Holding Account)'. It is restricted in that it can only be used for asset replacement.

	2017 \$000	2016 \$000
<b>27. Property, Plant and Equipment</b>		
<u>Land</u>		
This represents the total fair value of properties owned by the WAPC. Properties are either negotiated purchases or are compulsorily acquired under the provisions of the <i>Planning and Development Act 2005</i> or the <i>Land Administration Act 1997</i> .		
<u>Metropolitan Region Scheme Purchases<sup>(a)</sup></u>		
Other regional roads - at fair value	10,870	10,421
Primary regional roads - at fair value	28,403	30,692
Parks and recreation areas - at fair value	317,649	313,997
Other land purchases - at fair value	21,155	19,511
Land surplus to requirements - at fair value	81,113	78,325
	<u>459,190</u>	<u>452,946</u>
<u>Peel and Greater Bunbury Region Scheme Purchases<sup>(a)</sup></u>		
Other regional roads - at fair value	45	45
Primary regional roads - at fair value	8,170	7,616
Parks and recreation areas - at fair value	13,694	12,265
Other land purchases - at fair value	2,028	1,976
Land surplus to requirements - at fair value	227	227
	<u>24,164</u>	<u>22,129</u>
<b>Total Land</b>	<u>483,354</u>	<u>475,075</u>
<u>Buildings</u>		
<u>Rental buildings</u>		
At fair value <sup>(a)</sup>	14,406	14,197
Accumulated depreciation	-	-
	<u>14,406</u>	<u>14,197</u>

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	2017 \$000	2016 \$000
<u>Regional open space buildings</u>		
At fair value	15,163	15,119
Accumulated depreciation	(450)	-
	<u>14,713</u>	<u>15,119</u>
<b>Total Buildings</b>	<b><u>29,119</u></b>	<b><u>29,316</u></b>
<u>Plant, Equipment and Vehicles</u>		
<u>Computer Equipment</u>		
At cost	160	160
Accumulated depreciation	(160)	(160)
	<u>-</u>	<u>-</u>
<u>Other Equipment</u>		
At cost	5,261	4,983
Accumulated depreciation	(2,585)	(2,191)
	<u>2,676</u>	<u>2,792</u>
<u>Vehicles</u>		
At cost	609	549
Accumulated depreciation	(291)	(224)
	<u>318</u>	<u>325</u>
<b>Total Plant, Equipment and Vehicles</b>	<b><u>2,994</u></b>	<b><u>3,117</u></b>
<b>Total Property, Plant and Equipment</b>	<b><u>515,467</u></b>	<b><u>507,508</u></b>

- (a) Land and rental buildings were revalued as at 1 July 2016 by the Western Australian Land Information Authority (Valuation Services). The valuations were performed during the year ended 30 June 2017 and recognised at 30 June 2017. In undertaking the revaluation, fair value was determined by reference to market value for land: \$85,329,000 (2016: \$82,337,000) and rental buildings: \$2,046,000 (2016: \$744,000). For the remaining balance, fair value of rental buildings was determined on the basis of depreciated replacement cost and fair value of land was determined on the basis of comparison with market evidence for land with low level utility (high restricted use land).

Information on fair value measurements is provided in Note 29.

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### Reconciliations - (part of Note 27)

Reconciliations of the carrying amounts of land and equity in land, buildings, equipment and motor vehicles at the beginning and end of the reporting period are set out in the table below.

	Land \$000	Rental Buildings \$000	Regional Open Space Buildings \$000	Equipment \$000	Motor Vehicles \$000	Total \$000
<b>2017</b>						
Carrying amount at start of year	475,075	14,197	15,119	2,792	325	507,508
Additions	92,019	1,861	44	47	59	94,031
Revaluation increments	-	771	-	-	-	771
Revaluation decrements	(49,505)	-	-	-	-	(49,505)
Classified as held for sale	(820)	(40)	-	-	-	(860)
Disposals	(3,728)	(30)	-	-	-	(3,759)
Transfers	(3,382)	-	-	-	-	(3,382)
Transferred to / from works in progress	-	-	-	239	-	239
Impairment losses <sup>(a)</sup>	(26,306)	-	-	-	-	(26,306)
Other - Demolished	-	(212)	-	-	-	(212)
Depreciation	-	(2,141)	(450)	(402)	(67)	(3,060)
<b>Carrying amount at end of year</b>	<b>483,354</b>	<b>14,406</b>	<b>14,713</b>	<b>2,676</b>	<b>318</b>	<b>515,467</b>

	Land \$000	Rental Buildings \$000	Regional Open Space Buildings \$000	Equipment \$000	Motor Vehicles \$000	Total \$000
<b>2016</b>						
Carrying amount at start of year	501,789	14,811	14,692	761	118	532,171
Additions	84,417	990	12	36	247	85,702
Revaluation increments	-	1,221	846	-	-	2,067
Revaluation decrements	(44,317)	-	-	-	-	(44,317)
Classified as held for sale	(4,339)	-	-	-	-	(4,339)
Disposals	(20,422)	(218)	-	(14)	-	(20,654)
Transfers	(8,647)	-	-	-	-	(8,647)
Transferred to / from works in progress	-	-	-	2,413	-	2,413
Impairment losses <sup>(a)</sup>	(33,406)	-	-	-	-	(33,406)
Other - Demolished	-	(369)	-	-	-	(369)
Depreciation	-	(2,238)	(431)	(404)	(40)	(3,113)
<b>Carrying amount at end of year</b>	<b>475,075</b>	<b>14,197</b>	<b>15,119</b>	<b>2,792</b>	<b>325</b>	<b>507,508</b>

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

Information on fair value measurements is provided in Note 29.

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	2017 \$000	2016 \$000
<b>28. Infrastructure</b>		
At fair value	7,281	6,952
Accumulated depreciation	(320)	-
	<u>6,961</u>	<u>6,952</u>
<b>Work in Progress</b>		
Construction costs	233	380
	<u>7,194</u>	<u>7,332</u>
<b>Infrastructure reconciliation</b>		
Carrying amount at start of period	6,952	6,160
Additions	59	353
Revaluation increments	-	353
Transferred to / from works in progress	270	338
Other - Demolished	-	(11)
Depreciation	(320)	(241)
<b>Carrying amount at end of period</b>	<u>6,961</u>	<u>6,952</u>
<b>Work in Progress reconciliation</b>		
Carrying amount at start of period	380	2,493
Additions	362	655
Transferred to / from works in progress	(509)	(2,752)
Expensed	-	(16)
<b>Carrying amount at end of period</b>	<u>233</u>	<u>380</u>

Information on fair value measurements is provided in Note 29.

## 29. Fair Value Measurements

### Assets measured at fair value

	Level 1 \$000	Level 2 \$000	Level 3 \$000	Fair value at end of period \$000
<b>2017</b>				
Non-current assets classified as held for sale (Note 25)	-	2,450	1,025	3,475
Land (Note 27)	-	85,329	398,025	483,354
Rental buildings (Note 27)	-	2,046	12,360	14,406
Regional open space buildings (Note 27)	-	-	14,713	14,713
Infrastructure (Note 28)	-	-	6,961	6,961
	<u>-</u>	<u>89,824</u>	<u>433,085</u>	<u>522,909</u>

### Assets measured at fair value

	Level 1 \$000	Level 2 \$000	Level 3 \$000	Fair value at end of period \$000
<b>2016</b>				
Non-current assets classified as held for sale (Note 25)	-	4,852	2,253	7,105
Land (Note 27)	-	82,337	392,738	475,075
Rental buildings (Note 27)	-	744	13,453	14,197
Regional open space buildings (Note 27)	-	-	15,119	15,119
Infrastructure (Note 28)	-	-	6,952	6,952
	<u>-</u>	<u>87,933</u>	<u>430,515</u>	<u>518,448</u>

The regional open space buildings and infrastructure assets are revalued every 3 years. The last revaluation was performed on 21 June 2016.

### Valuation techniques to derive Level 2 fair values

Level 2 fair values of Non-current assets held for sale, Land and Rental Buildings are derived using the market approach. Market evidence of sales prices of comparable non-current assets held for sale, land and buildings in close proximity is used to determine price per square metre.

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### Fair value measurements using significant unobservable inputs (Level 3)

2017	Non-current assets classified as held for sale	Land	Rental Buildings	Regional open space buildings	Infrastructure
	\$000	\$000	\$000	\$000	\$000
Fair Value at start of period	2,253	392,738	13,453	15,119	6,952
Additions	-	62,790	636	44	329
Revaluation increments/(decrements) recognised in Profit & Loss	-	(62,852)	-	-	-
Revaluation increments/(decrements) recognised in Other Comprehensive Income	-	-	710	-	-
Transfers (from/(to) Level 2)	-	8,956	(177)	-	-
Transfers from/(to) non-current assets classified as held for sale	240	(240)	-	-	-
Disposals	(1,468)	(375)	(30)	-	-
Transfers	-	(2,992)	-	-	-
Others - demolished	-	-	(212)	-	-
Depreciation Expense	-	-	(2,020)	(450)	(320)
<b>Fair Value at end of period</b>	<b>1,025</b>	<b>398,025</b>	<b>12,360</b>	<b>14,713</b>	<b>6,961</b>
Total gains or losses for the period included in profit or loss, under 'Other Gains'	-	-	-	-	-

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2016	Non-current assets classified as held for sale \$000	Land \$000	Rental Buildings \$000	Regional open space buildings \$000	Infrastructure \$000
Fair Value at start of period	2,224	392,705	13,760	14,692	6,160
Additions	-	46,410	890	12	692
Revaluation increments/(decrements) recognised in Profit & Loss	-	(47,208)	-	-	-
Revaluation increments/(decrements) recognised in Other Comprehensive Income	-	-	1,138	846	353
Transfers (from/(to) Level 2)	-	10,686	415	-	-
Transfers from/(to) non-current assets classified as held for sale	29	(29)	-	-	-
Disposals	-	(1,332)	(218)	-	-
Transfers	-	(8,494)	-	-	-
Others - demolished	-	-	(346)	-	(11)
Depreciation Expense	-	-	(2,187)	(431)	(241)
<b>Fair Value at end of period</b>	<b>2,253</b>	<b>392,738</b>	<b>13,453</b>	<b>15,119</b>	<b>6,952</b>
Total gains or losses for the period included in profit or loss, under 'Other Gains'	-	-	-	-	-

### Valuation processes

There were no changes in valuation techniques during the period.

Transfers in and out of a fair value level are recognised on the date of the event or change in circumstances that caused the transfer. Transfers are generally limited to assets newly classified as non-current assets held for sale as Treasurer's instructions require valuations of land, buildings and infrastructure to be categorised within Level 3 where the valuations will utilise significant Level 3 inputs on a recurring basis.

Fair value for existing use of regional open space buildings and infrastructure assets are determined by reference to the highest and best use, considering the most probable use that is physically, appropriately justified, legally permissible, financially feasible and which results in the highest value of the property being valued.

Fair value for restricted use land is based on comparison with market evidence for land with low level utility (high restricted use land). The relevant comparators of land with low level utility is selected by the Western Australian Land Information Authority (Valuation Services) and represents the application of a significant Level 3 input in this valuation methodology. The fair value measurement is sensitive to values of comparator land, with higher values of comparator land correlating with higher estimated fair values of land.

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### 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 an existing use basis. The existing use basis 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.

### Information about significant unobservable inputs (Level 3) in fair value measurements

Description	Fair value 2017 \$000	Fair value 2016 \$000	Valuation techniques	Unobservable inputs
Non-current assets classified as held for sale	1,025	2,253	Market approach	Selection of land with similar approximate utility
Land	398,025	392,738	Market approach	Selection of land with similar approximate utility
Rental buildings	12,360	13,453	Depreciated Replacement Cost	Consumed economic benefit / obsolescence of asset
Regional open space buildings	14,713	15,119	Depreciated Replacement Cost	Historical cost per square metre
Infrastructure	6,961	6,952	Depreciated Replacement Cost	Historical cost per square metre

Reconciliations of the opening and closing balances is provided in Note 27 to 28.

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### 30. Intangible Assets

Caveat interest

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

At the time of a compensation payment, the 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.

Caveat interest - at cost

23,815	23,821
<b>23,815</b>	<b>23,821</b>

### Reconciliation

Carrying amount at start of period	23,821	17,940
Additions	10	5,881
Disposals	(3)	-
Transfers	(13)	-
<b>Carrying amount at end of period</b>	<b>23,815</b>	<b>23,821</b>

### 31. Impairment of assets

Parcels of land acquired towards the end of financial year were not revalued by the Western Australian Land Information Authority (Valuation Services). These parcels of land were acquired for specific purposes such as primary regional roads, parks & recreation areas and others. As there was a change in the classification of land use, the Commission performed an assessment to determine the fair value of these parcels of land which resulted in an impairment loss of \$26.3 million.

There were no indications of impairment to buildings, infrastructure and equipment assets at 30 June 2017

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	2017 \$000	2016 \$000
<b>32. Payables</b>		
<u>Current</u>		
Accrued expenses	6,249	4,928
	<u>6,249</u>	<u>4,928</u>
<b>33. Other Liabilities</b>		
<u>Current</u>		
Tenants' bonds	276	256
Income in advance <sup>(a)</sup>	14,964	17,930
Other liabilities	8	10
	<u>15,248</u>	<u>18,196</u>

(a) \$9.3m (FY2016: \$9.3m) received from Public Transport Authority for full payment for lands acquired by the WAPC for the purpose of the Southern Suburbs Railway.

	2017 \$000	2016 \$000
<b>34. Equity</b>		
The Western Australian Government holds the equity interest in the WAPC on behalf of the community. Equity represents the residual interest in the net assets of the WAPC. The asset revaluation surplus represents that portion of equity resulting from the revaluation of non-current assets.		
<b>Contributed equity</b>		
Balance at start of period	9,643	-
<u>Contribution by owners</u>		
Capital contribution <sup>(a)</sup>	6,000	18,290
<b>Total contributions by owners</b>	<u>6,000</u>	<u>18,290</u>
<u>Distribution to owners</u>		
Net Assets transferred to Government <sup>(b)</sup>	(3,382)	(8,647)
<b>Total distribution to owners</b>	<u>(3,382)</u>	<u>(8,647)</u>
<b>Balance at end of period</b>	<u>12,261</u>	<u>9,643</u>

- (a) Under TI 955 *Contributions by Owners Made to Wholly Owned Public Sector Entities*, capital contributions have been designated as contributions by owners in accordance with AASB Interpretation 1038 *Contributions by Owners Made to Wholly Owned Public Sector Entities*.

TI 955 requires non-reciprocal transfers of net assets to Government to be accounted for as distribution to owners in accordance with AASB Interpretation 1038.

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	2017 \$000	2016 \$000
<b>Reserves</b>		
<u>Asset Revaluation Surplus:</u>		
Balance at start of period	38,306	35,886
Net revaluation increments/(decrements):		
Rental buildings	771	1,221
Regional open space buildings	-	846
Infrastructure	-	353
<b>Balance at end of period</b>	<b>39,077</b>	<b>38,306</b>
<b>Accumulated surplus/(deficit)</b>		
Balance at start of period	833,506	804,882
Result for the period	26,186	28,624
<b>Balance at end of period</b>	<b>859,692</b>	<b>833,506</b>
<b>Total Equity at end of period</b>	<b>911,030</b>	<b>881,455</b>

## 35. Notes to the Statement of Cash Flows

### Reconciliation of Cash

Cash at the end of the financial year as shown in the Statement of Cash Flows is reconciled to the related items in the Statement of Financial Position as follows:

Cash and cash equivalents (see Note 20 'Cash and Cash Equivalents')	356,033	300,498
Restricted cash and cash equivalents (see Note 21 'Restricted Cash and Cash Equivalents')	6,623	834
	<b>362,656</b>	<b>301,332</b>

	2017 \$000	2016 \$000
<b>Reconciliation of net cost of services to net cash flows provided by/(used in) operating activities</b>		
Net cost of services	(76,441)	(78,710)
<u>Non cash items:</u>		
Depreciation expense	3,381	3,354
Bad and doubtful debts expense	58	26
Revaluation (increment) / decrement	49,505	44,317
Resources received free of charge	630	304
Land not acquired at fair value (credited to other revenue)	(3,233)	(1,386)
Impairment losses	26,306	33,406
Adjustment for other non-cash items	(5)	16
Net (gain)/loss on sale of assets	(14,381)	(13,292)
<u>(Increase)/decrease in assets:</u>		
Current receivables	529	(1,156)
Current inventory	-	5
Other current assets	(20)	20
<u>Increase/(decrease) in liabilities:</u>		
Payables	1,832	(11,478)
Other current liabilities	74	(30)
Net GST receipts/(payments)	332	411
Change in GST in receivables/payables	15	-
<b>Net cash provided by/(used in) operating activities</b>	<b>(11,418)</b>	<b>(24,193)</b>

## 36. Remuneration of Auditor

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

Auditing the accounts, financial statements and key performance indicators	<b>70</b>	<b>70</b>
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### 37. Commitments

The commitments below are inclusive of GST where relevant

#### Non-cancellable operating lease commitments

Commitments in relation to non-cancellable operating lease rentals contracted for at the end of reporting period but not recognised as liabilities in the financial statements are payable as follows:

Within 1 year	87	88
Later than 1 year and not later than 5 years	129	190
	<u>216</u>	<u>278</u>

#### Lease commitments

Some of the buildings are leased to tenants under long-term operating leases with rentals payable monthly.

Future minimum rental receivables for operating leases at the end of the reporting period but not recognised as assets in the financial statements, are receivable as follows:

Within 1 year	343	425
Later than 1 year and not later than 5 years	846	802
Later than 5 years	818	786
	<u>2,007</u>	<u>2,013</u>

### 38. Contingent Liabilities and Contingent Assets

In addition to the liabilities included in the financial statements, there are the following contingent liabilities:

#### *Contingent Liabilities and Contingent Assets*

Under the operation of the Metropolitan, Peel and Greater Bunbury Region Schemes, reservations exist on properties that may result in compensation being paid to the landholder or the property being acquired for the WAPC's estate. The WAPC, on an annual basis, sets such compensation and acquisition priorities.

In some cases the landholder disputes the compensation/consideration offered by the WAPC, either through arbitration or through Court action. Resolving such disputes form part of the ordinary business of the WAPC and any additional payments that arise are managed within the resources of the Metropolitan Region Improvement Fund and the regional land Acquisition Appropriation.

The WAPC's contingent liabilities as at 30 June 2017 (with respect to the Metropolitan, Peel and Greater Bunbury Region Schemes) is approximately \$17.3 million. The WAPC is unable to provide individual estimates of each liability as negotiations are in progress. The provision of estimates may compromise the WAPC's legal position.

#### *Contaminated sites*

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

During the year, the WAPC reported no new suspected contaminated sites to DER. Previously reported sites have yet to be classified by DER. The WAPC is unable to assess the likely outcome of the classification process, and accordingly, it is not practical to estimate the potential financial effect or to identify the uncertainties relating to the amount or timing of any outflows. Whilst there is no possibility of reimbursement of any future expenses that may be incurred in the remediation of these sites, the WAPC may apply for funding from the Contaminated Sites Management Account to undertake further investigative work or to meet remediation costs that may be required.

### 39. Supplementary Financial Information

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

#### 40. Services Provided Free of Charge

During the period no services were provided to other agencies free of charge for functions outside the normal operations of the WAPC.

#### 41. Events Occurring after the end of the Reporting Period

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

#### 42. Related Bodies

The WAPC does not have any related bodies.

#### 43. Affiliated Bodies

The WAPC does not have any affiliated bodies.



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## Notes to the financial statements for the year ended 30 June 2017

### 44. Explanatory Statement

All variances between estimate (original budget) and actual results for 2017, and between the actual results for 2017 and 2016 are shown below. Narratives are provided for selected major variances, which are generally greater than:

- (a) 5% and \$1.0 million for the Statements of Comprehensive Income and Cash Flows; and  
 (b) 5% and \$18.1 million for the Statement of Financial Position.

Statement of Comprehensive Income	Variance Note	Estimate 2017 \$000	Actual 2017 \$000	Actual 2016 \$000	Variance between estimate and actual \$000	Variance between actual results for 2017 and 2016 \$000
<b>Expenses</b>						
Supplies and services	1, A	41,075	34,262	36,273	(6,813)	(2,011)
Depreciation expense		3,500	3,381	3,354	(119)	27
Committee/board fees		181	463	487	282	(24)
Grants and subsidies	2, B	2,349	4,145	8,566	1,796	(4,421)
Revaluation decrement	3, C	-	49,505	44,317	49,505	5,188
Compensation payment	D	-	-	2,626	-	(2,626)
Other expenses	4, E	2,224	28,710	35,290	26,486	(6,580)
<b>Total cost of services</b>		<b>49,329</b>	<b>120,466</b>	<b>130,913</b>	<b>71,137</b>	<b>(10,447)</b>
<b>Income</b>						
<b>Revenue</b>						
Rental revenue		6,900	6,149	6,337	(751)	(188)
User charges and fees	5, F	13,352	11,670	12,818	(1,682)	(1,148)
Interest revenue		7,300	6,897	6,453	(403)	444
Other revenue	6, G	1,660	4,928	13,303	3,268	(8,375)
<b>Total Revenue</b>		<b>29,212</b>	<b>29,644</b>	<b>38,911</b>	<b>432</b>	<b>(9,267)</b>

Statement of Comprehensive Income	Variance Note	Estimate 2017 \$000	Actual 2017 \$000	Actual 2016 \$000	Variance between estimate and actual \$000	Variance between actual results for 2017 and 2016 \$000
<b>Gains</b>						
Gain on disposal of non-current assets	7, H	7,500	14,381	13,292	6,881	1,089
<b>Total Gains</b>		<b>7,500</b>	<b>14,381</b>	<b>13,292</b>	<b>6,881</b>	<b>1,089</b>
<b>Total income other than income from State Government</b>		<b>36,712</b>	<b>44,025</b>	<b>52,203</b>	<b>7,313</b>	<b>(8,178)</b>
<b>NET COST OF SERVICES</b>		<b>12,617</b>	<b>76,441</b>	<b>78,710</b>	<b>63,824</b>	<b>(2,269)</b>
<b>Income from State Government</b>						
Service appropriation		103,998	101,997	107,030	(2,001)	(5,033)
Services received free of charge		450	630	304	180	326
<b>Total income from State Government</b>		<b>104,448</b>	<b>102,627</b>	<b>107,334</b>	<b>(1,821)</b>	<b>(4,707)</b>
<b>SURPLUS/(DEFICIT) FOR THE PERIOD</b>		<b>91,831</b>	<b>26,186</b>	<b>28,624</b>	<b>(65,645)</b>	<b>(2,438)</b>
<b>OTHER COMPREHENSIVE INCOME</b>						
<b>Items not reclassified subsequently to profit or loss</b>						
Changes in asset revaluation surplus		-	771	2,420	771	(1,649)
<b>Total other comprehensive income</b>		<b>-</b>	<b>771</b>	<b>2,420</b>	<b>771</b>	<b>(1,649)</b>
<b>TOTAL COMPREHENSIVE INCOME FOR THE PERIOD</b>		<b>91,831</b>	<b>26,957</b>	<b>31,044</b>	<b>(64,874)</b>	<b>(4,087)</b>

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## Notes to the financial statements for the year ended 30 June 2017

### Major Estimate and Actual (2017) Variance Narratives

- 1 Supplies and services was lower than estimate by \$6.9m (17%) due to underspend of the Service Delivery Agreement expenditure.
- 2 Grant and subsidies exceeded estimate by \$1.8m (76%) due to one off \$2m grant payment for Tamala Park dual use path project.
- 3 The revaluation decrement was not included in the estimate. Recent revaluation of land resulted in a decrement. These movements reflect the decrease in property fair values due to changes in the classification of land to highly restricted use land and subdued property market.
- 4 Other expenses exceeded estimate by \$26.5m (1191%) due to land impairment losses not included in the estimate. Land acquired and not revalued by VGO is impaired due to the highly restricted use land.
- 5 User charges and fees was lower than estimate by \$1.7m (13%) due to slowdown in the economic and property activities.
- 6 Other revenue exceeded estimate by \$3.3m (197%) as the estimate did not include the land acquired for nil cost and capitalised at fair value.
- 7 Gain on disposal of non-current assets exceeded estimate by \$6.9m (92%) mainly due to sale of land including land exchange which resulted in a gain on disposal of \$11.2m.

### Major Actual (2017) and Actual (2016) Variance Narratives

- A Supplies and services decreased by \$2.0m (6%) mainly due to deferral of a number of strategic projects to FY2018.
- B Grants and subsidies decreased by \$4.4m (52%) mainly due to one off grant payment for the Lloyd Street Underpass with Midland Health Campus project (\$4.5m) and the Strategic Assessment of Perth and Peel Regions (\$1.8m) in FY2016 (a decrease of \$6.3m) which was offset by one off \$2m grant payment for Tamala Park dual use path project in FY2017.
- C Revaluation decrement increased by \$5.2m (12%) due to fair value movements of land. Majority of the land portfolio are classified as highly restricted use land (not at market value) and the decrement is due to the newly acquired land where changes in the classification of land use resulted in change of valuation methodology from market value to current use and also a reflection of the subdued property market.

- D Compensation payment decreased by \$2.6m (100%) as there was no payment awarded for the compensation cases. The Commission has a number of compensation cases that are awaiting arbitration settlements and these outcomes can vary considerably between reporting periods.
- E Other expenses decreased by \$6.6m (19%) mainly due to impairment losses on land not revalued by VGO; \$26.3m for FY2017 as compared to \$33.4m for FY2016.
- F User charges and fees decreased by \$1.1m (9%) due to slowdown in the economic and property activities.
- G Other revenue decreased by \$8.4m (63%) due to reimbursement for land by Main Roads (\$4.1m) and the technical adjustment relating to FY2015 Service Delivery Agreement (\$6.5m) in FY2016 which was offset by an increase in land acquired for nil cost and capitalised at fair value of \$1.8m.
- H Gain on disposal of non-current assets increased by \$1.1m (8%) due to lower carrying amount for the land disposed of as compared to FY2016.

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<b>ASSETS</b>						
<b>Current Assets</b>						
Cash and cash equivalents		366,802	356,033	300,498	(10,769)	55,535
Restricted cash and cash equivalents		2,823	6,623	834	3,800	5,789
Receivables		5,774	3,951	4,885	(1,823)	(934)
Inventories		7	2	2	(5)	-
Other current assets	I	24,685	10,848	47,855	(13,837)	(37,007)
Non-current assets classified as held for sale		2,766	3,475	7,105	709	(3,630)
<b>Total Current Assets</b>		<b>402,857</b>	<b>380,932</b>	<b>361,179</b>	<b>(21,925)</b>	<b>19,753</b>
<b>Non-Current Assets</b>						
Amounts receivable for services		5,119	5,119	4,739	-	380
Property, plant and equipment	8	630,243	515,467	507,508	(114,776)	7,959
Infrastructure		11,723	7,194	7,332	(4,529)	(138)
Intangible assets		17,940	23,815	23,821	5,875	(6)
<b>Total Non-Current Assets</b>		<b>665,025</b>	<b>551,595</b>	<b>543,400</b>	<b>(113,430)</b>	<b>8,195</b>
<b>TOTAL ASSETS</b>		<b>1,067,882</b>	<b>932,527</b>	<b>904,579</b>	<b>(135,355)</b>	<b>27,948</b>
<b>LIABILITIES</b>						
<b>Current Liabilities</b>						
Payables		9,510	6,249	4,928	(3,261)	1,321
Other current liabilities		15,946	15,248	18,196	(698)	(2,948)
<b>Total Current Liabilities</b>		<b>25,456</b>	<b>21,497</b>	<b>23,124</b>	<b>(3,959)</b>	<b>(1,627)</b>
<b>TOTAL LIABILITIES</b>		<b>25,456</b>	<b>21,497</b>	<b>23,124</b>	<b>(3,959)</b>	<b>(1,627)</b>
<b>NET ASSETS</b>		<b>1,042,426</b>	<b>911,030</b>	<b>881,455</b>	<b>(131,396)</b>	<b>29,575</b>

Statement of Financial Position	Variance Note	Estimate 2017 \$000	Actual 2017 \$000	Actual 2016 \$000	Variance between estimate and actual \$000	Variance between actual results for 2017 and 2016 \$000
<b>EQUITY</b>						
Contributed equity		14,890	12,261	9,643	(2,629)	2,618
Reserves		35,886	39,077	38,306	3,191	771
Accumulated surplus/(deficit)		991,650	859,692	833,506	(131,958)	26,186
<b>TOTAL EQUITY</b>		<b>1,042,426</b>	<b>911,030</b>	<b>881,455</b>	<b>(131,396)</b>	<b>29,575</b>

### Major Estimate and Actual (2017) Variance Narratives

8 Property, plant and equipment was lower than estimate by \$114.8m (18%) mainly due to revaluation decrement and impairment loss not included in the estimate.

### Major Actual (2017) and Actual (2016) Variance Narratives

I In FY2016, there was approximately \$37.0m of land where the certificate of titles were pending and these certificate of titles were issued in FY2017.

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	Variance Note	Estimate 2017 \$000	Actual 2017 \$000	Actual 2016 \$000	Variance between estimate and actual \$000	Variance between actual results for 2017 and 2016 \$000
<b>Statement of Cash Flows</b>						
<b>CASH FLOWS FROM STATE GOVERNMENT</b>						
Service appropriation		103,618	101,617	106,650	(2,001)	(5,033)
Capital contributions	J	6,000	6,000	18,290	-	(12,290)
<b>Net cash provided by State Government</b>		<b>109,618</b>	<b>107,617</b>	<b>124,940</b>	<b>(2,001)</b>	<b>(17,323)</b>
<b>Utilised as follows:</b>						
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>						
<b>Payments</b>						
Supplies and services	K	(42,728)	(34,419)	(43,192)	8,309	8,773
Grants and subsidies		(2,349)	(4,150)	(8,471)	(1,801)	4,321
GST payments on purchases	L	(3,020)	(2,741)	(6,158)	279	3,417
GST payment to taxation authority		(310)	(274)	(124)	36	(150)
Other payments	M	(276)	(186)	(3,631)	90	3,445
<b>Receipts</b>						
Rental received		6,900	5,949	6,270	(951)	(321)
User charges and fees		13,352	11,634	12,894	(1,718)	(1,260)
Interest received		7,300	6,861	6,137	(439)	724
GST receipts on sales	N	310	666	2,854	356	(2,188)
GST receipts from taxation authority	O	3,020	2,681	3,839	(339)	(1,158)
Other receipts	P	1,660	2,561	5,389	901	(2,828)
<b>Net cash provided by/(used in) operating activities</b>		<b>(16,141)</b>	<b>(11,418)</b>	<b>(24,193)</b>	<b>4,723</b>	<b>12,775</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>						
Proceeds from sale of non-current assets	Q	20,000	8,435	31,110	(11,565)	(22,675)
Purchase of non-current assets	R	(42,823)	(43,310)	(106,933)	(487)	63,623
<b>Net cash provided by/(used in) investing activities</b>		<b>(22,823)</b>	<b>(34,875)</b>	<b>(75,823)</b>	<b>(12,052)</b>	<b>40,948</b>

	Variance Note	Estimate 2017 \$000	Actual 2017 \$000	Actual 2016 \$000	Variance between estimate and actual \$000	Variance between actual results for 2017 and 2016 \$000
<b>Statement of Cash Flows</b>						
<b>Net increase/(decrease) in cash and cash equivalents</b>						
		<b>70,654</b>	<b>61,324</b>	<b>24,924</b>	<b>(9,330)</b>	<b>36,400</b>
Cash and cash equivalents at the beginning of period		298,971	301,332	276,408	2,361	24,924
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>		<b>369,625</b>	<b>362,656</b>	<b>301,332</b>	<b>(6,969)</b>	<b>61,324</b>

## Major Actual (2017) and Actual (2016) Variance Narratives

- J Capital contributions decreased by \$12.3m (67%) due to additional capital appropriation provided by the Treasury for regional land acquisitions from compensation cases in FY2016.
- K Supplies and services decreased by \$8.8m (21%) mainly due to higher amount paid for the Service Delivery Agreement expenditure in FY2016.
- L GST payments on purchases decreased by \$3.4m (56%) due to decrease in the land acquisition expenditure where GST was included in the price.
- M Other payments decreased by \$3.4m (95%) due to no payment awarded for the compensation cases in FY2017.
- N GST receipts on sales decreased by \$2.2m (77%) due to decrease in taxable land sales.
- O GST receipts from taxation authority decreased by \$1.2m (30%) due to decrease in the land acquisition expenditure where GST was included in the price.
- P Other receipts decreased by \$2.8m (53%) mainly due to reimbursement for land by Main Roads in FY2016.



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- Q Proceeds from sale of non-current assets decreased by \$22.7m (73%) mainly due to \$23m sale of land to Landcorp in FY2016.
- R Purchase of non-current assets was higher in FY2016 due to land acquisition in Alkimos, Neerabup and Eglinton from Landcorp and land acquisition arising from compensation cases in both Peel and Greater Bunbury Region Schemes (item J).

### 45. Financial Instruments

#### (a) Financial Risk Management Objectives and Policies

Financial instruments held by the WAPC are cash and cash equivalents, receivables and payables. The WAPC has limited exposure to financial risks. The WAPC's overall risk management program focuses on managing the risks identified below.

##### *Credit risk*

Credit risk arises when there is the possibility of the WAPC's receivables defaulting on their contractual obligations resulting in financial loss to the WAPC.

The maximum exposure to credit risk at the end of the reporting period in relation to each class of recognised financial assets is the gross carrying amount of those assets inclusive of any allowance for impairment as shown in the table at Note 45(c) 'Financial Instruments Disclosures' and Note 22 'Receivables'.

Credit risk associated with the WAPC's financial assets is minimal because the main receivable is the amounts receivable for services (holding account). For receivables other than government, the WAPC trades only with recognised, creditworthy third parties. The WAPC has policies in place to ensure that sales of products and services are made to customers with an appropriate credit history. In addition, receivable balances are monitored on an ongoing basis with the result that the WAPC's exposure to bad debts is minimal. At the end of the reporting period, there were no significant concentrations of credit risk.

##### *Liquidity risk*

Liquidity risk arises when the WAPC is unable to meet its financial obligations as they fall due. The WAPC is exposed to liquidity risk through its trading in the normal course of business. The WAPC has appropriate procedures to manage cash flows including drawdowns of appropriations by monitoring forecast cash flows to ensure that sufficient funds are available to meet its commitments.

##### *Market risk*

Market risk is the risk that changes in market prices such as foreign exchange rates and interest rates will affect the WAPC's income or the value of its holdings of financial instruments. The WAPC does not trade in foreign currency and is not materially exposed to other price risks (for example, equity securities or commodity prices changes). The WAPC's exposure to market risk for changes in interest rates relates primarily to cash and cash equivalents and restricted cash and cash equivalents which are held at variable interest rates. The WAPC have no borrowings. Other than as detailed in the Interest rate sensitivity analysis table at Note 45(c), the WAPC is not exposed to interest rate risk.

#### (b) Categories of Financial Instruments

In addition to cash, the carrying amounts of each of the following categories of financial assets and financial liabilities at the end of the reporting period are as follows:

	2017 \$000	2016 \$000
<b>Financial Assets</b>		
Cash and cash equivalents	356,033	300,498
Restricted cash and cash equivalents	6,623	834
Receivables <sup>(a)</sup>	7,699	7,906
<b>Total Financial Assets</b>	<b>370,355</b>	<b>309,238</b>
<b>Financial liabilities</b>		
Payables	6,249	4,928
<b>Total Financial Liabilities</b>	<b>6,249</b>	<b>4,928</b>

(a) The amount of receivables excludes GST recoverable from the ATO (statutory receivable).

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### (c) Financial Instrument Disclosures

#### Credit risk

The following table disclose the WAPC's maximum exposure to credit risk and the ageing analysis of financial assets. The WAPC's maximum exposure to credit risk at the end of the reporting period is the carrying amount of financial assets as shown below. The table discloses the ageing of financial assets that are past due but not impaired and impaired financial assets. The table is based on information provided to senior management of the WAPC.

The WAPC does not hold any collateral as security or other credit enhancements relating to the financial assets it holds.

#### Aged analysis of financial assets

	Carrying amount \$000	Not past due and not impaired \$000	<u>Past due but not impaired</u>				More than 5 years \$000	Impaired financial assets \$000
			Up to 1 month \$000	1-3 months \$000	3 months to 1 year \$000	1-5 years \$000		
<b>2017</b>								
Cash and cash equivalents	356,033	356,033	-	-	-	-	-	
Restricted cash and cash equivalents	6,623	6,623	-	-	-	-	-	
Receivables <sup>(a)</sup>	2,580	2,036	177	136	188	43	-	
Amount receivable for services	5,119	5,119	-	-	-	-	-	
	<b>370,355</b>	<b>369,811</b>	<b>177</b>	<b>136</b>	<b>188</b>	<b>43</b>	<b>-</b>	
<b>2016</b>								
Cash and cash equivalents	300,498	300,498	-	-	-	-	-	
Restricted cash and cash equivalents	834	834	-	-	-	-	-	
Receivables <sup>(a)</sup>	3,167	2,827	86	92	77	85	-	
Amount receivable for services	4,739	4,739	-	-	-	-	-	
	<b>309,238</b>	<b>308,898</b>	<b>86</b>	<b>92</b>	<b>77</b>	<b>85</b>	<b>-</b>	

(a) The amount of receivables excludes the GST recoverable from the ATO (statutory receivable).

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### Liquidity risk and interest rate exposure

The following table details the WAPC's interest rate exposure and the contractual maturity analysis of financial assets and financial liabilities. The maturity analysis section includes interest and principal cash flows. The interest rate exposure section analyses only the carrying amounts of each item.

#### Interest rate exposures and maturity analysis of financial assets and financial liabilities

	Weighted average effective interest rate %	Interest rate exposure				Nominal amount \$000	Maturity dates				
		Carrying amount \$000	Fixed interest rate \$000	Variable interest rate \$000	Non-interest bearing \$000		Up to 1 month \$000	1-3 months \$000	3 months to 1 year \$000	1-5 years \$000	More than 5 years \$000
<b>2017</b>											
<u>Financial Assets</u>											
Cash and cash equivalents	1.98	356,033	-	356,031	2	356,033	356,033	-	-	-	-
Restricted cash and cash equivalents	1.98	6,623	-	6,623	-	6,623	6,623	-	-	-	-
Receivables <sup>(a)</sup>	-	2,580	-	-	2,580	2,580	2,580	-	-	-	-
Amount receivable for services	-	5,119	-	-	5,119	5,119	-	-	-	5,119	-
		<b>370,355</b>	<b>-</b>	<b>362,654</b>	<b>7,701</b>	<b>370,355</b>	<b>365,236</b>	<b>-</b>	<b>-</b>	<b>5,119</b>	<b>-</b>
<u>Financial Liabilities</u>											
Payables		6,249	-	-	6,249	6,249	6,249	-	-	-	-
		<b>6,249</b>	<b>-</b>	<b>-</b>	<b>6,249</b>	<b>6,249</b>	<b>6,249</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>(a) The amount of receivables excludes the GST recoverable from the ATO (statutory receivable).</b>											
<b>2016</b>											
<u>Financial Assets</u>											
Cash and cash equivalents	2.27	300,498	-	300,496	2	300,498	300,498	-	-	-	-
Restricted cash and cash equivalents	2.27	834	-	834	-	834	834	-	-	-	-
Receivables <sup>(a)</sup>	-	3,167	-	-	3,167	3,167	3,167	-	-	-	-
Amount receivable for services	-	4,739	-	-	4,739	4,739	-	-	-	4,739	-
		<b>309,238</b>	<b>-</b>	<b>301,330</b>	<b>7,908</b>	<b>309,238</b>	<b>304,499</b>	<b>-</b>	<b>-</b>	<b>4,739</b>	<b>-</b>
<u>Financial Liabilities</u>											
Payables		4,928	-	-	4,928	4,928	4,928	-	-	-	-
		<b>4,928</b>	<b>-</b>	<b>-</b>	<b>4,928</b>	<b>4,928</b>	<b>4,928</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>(a) The amount of receivables excludes the GST recoverable from the ATO (statutory receivable).</b>											

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### Interest rate sensitivity analysis

The following table represents a summary of the interest rate sensitivity of the WAPC's financial assets and liabilities at the end of the reporting period on the surplus for the period and equity for a 1% change in interest rates. It is assumed that the change in interest rates is held constant throughout the reporting period.

	Carrying Amount \$000	-100 basis points		+100 basis points	
		Surplus \$000	Equity \$000	Surplus \$000	Equity \$000
<b>2017</b>					
<u>Financial Assets</u>					
Cash and cash equivalents	356,033	(3,560)	(3,560)	3,560	3,560
Restricted cash and cash equivalents	6,623	(66)	(66)	66	66
	<b>362,656</b>	<b>(3,626)</b>	<b>(3,626)</b>	<b>3,626</b>	<b>3,626</b>

	Carrying Amount \$000	-100 basis points		+100 basis points	
		Surplus \$000	Equity \$000	Surplus \$000	Equity \$000
<b>2016</b>					
<u>Financial Assets</u>					
Cash and cash equivalents	300,498	(3,005)	(3,005)	3,005	3,005
Restricted cash and cash equivalents	834	(8)	(8)	8	8
	<b>301,332</b>	<b>(3,013)</b>	<b>(3,013)</b>	<b>3,013</b>	<b>3,013</b>

### Fair values

All financial assets and liabilities recognised in the Statement of Financial Position, whether they are carried at cost or fair value, are recognised at amounts that represent a reasonable approximation of fair value unless otherwise stated in the applicable notes.

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## Notes to the financial statements for the year ended 30 June 2017

### 46. Schedule of Income and Expenses by Service

	Statutory Planning		Strategic Planning		Asset Management		Unallocated		Total	
	2017 \$000	2016 \$000	2017 \$000	2016 \$000	2017 \$000	2016 \$000	2017 \$000	2016 \$000	2017 \$000	2016 \$000
<b>COST OF SERVICES</b>										
<b>Expenses</b>										
Supplies and services	13,134	14,304	3,105	5,646	18,023	16,323	-	-	34,262	36,273
Depreciation expense	-	-	-	-	3,381	3,354	-	-	3,381	3,354
Committee/board fees	211	233	127	127	125	127	-	-	463	487
Grants and subsidies	40	40	1,015	2,854	3,090	5,672	-	-	4,145	8,566
Revaluation decrement	-	-	-	-	49,505	44,317	-	-	49,505	44,317
Compensation payment	-	-	-	-	-	2,626	-	-	-	2,626
Other expenses	100	155	195	215	28,415	34,920	-	-	28,710	35,290
<b>Total cost of services</b>	<b>13,485</b>	<b>14,732</b>	<b>4,442</b>	<b>8,842</b>	<b>102,539</b>	<b>107,339</b>	<b>-</b>	<b>-</b>	<b>120,466</b>	<b>130,913</b>
<b>Income</b>										
<b>Revenue</b>										
Rental revenue	-	-	-	-	6,149	6,337	-	-	6,149	6,337
User fees and charges	10,889	11,955	775	858	6	5	-	-	11,670	12,818
Interest revenue	2,299	2,151	2,299	2,151	2,299	2,151	-	-	6,897	6,453
Other revenue	11	2	2	2	4,915	6,760	-	6,539	4,928	13,303
<b>Total Revenue</b>	<b>13,199</b>	<b>14,108</b>	<b>3,076</b>	<b>3,011</b>	<b>13,369</b>	<b>15,253</b>	<b>-</b>	<b>6,539</b>	<b>29,644</b>	<b>38,911</b>
<b>Gains</b>										
Gain on disposal of non-current assets	-	-	-	-	14,381	13,292	-	-	14,381	13,292
<b>Total Gains</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>14,381</b>	<b>13,292</b>	<b>-</b>	<b>-</b>	<b>14,381</b>	<b>13,292</b>
<b>Total income other than income from State Government</b>	<b>13,199</b>	<b>14,108</b>	<b>3,076</b>	<b>3,011</b>	<b>27,750</b>	<b>28,545</b>	<b>-</b>	<b>6,539</b>	<b>44,025</b>	<b>52,203</b>
<b>NET COST OF SERVICES</b>	<b>286</b>	<b>624</b>	<b>1,366</b>	<b>5,831</b>	<b>74,789</b>	<b>78,794</b>	<b>-</b>	<b>(6,539)</b>	<b>76,441</b>	<b>78,710</b>
<b>INCOME FROM STATE GOVERNMENT</b>										
Service appropriation	30,440	28,457	10,959	19,914	60,598	58,659	-	-	101,997	107,030
Services received free of charge	4	2	19	2	607	300	-	-	630	304
<b>Total income from State Government</b>	<b>30,444</b>	<b>28,459</b>	<b>10,978</b>	<b>19,916</b>	<b>61,205</b>	<b>58,959</b>	<b>-</b>	<b>-</b>	<b>102,627</b>	<b>107,334</b>
<b>Surplus/(deficit) for the period</b>	<b>30,158</b>	<b>27,835</b>	<b>9,612</b>	<b>14,085</b>	<b>(13,584)</b>	<b>(19,835)</b>	<b>-</b>	<b>6,539</b>	<b>26,186</b>	<b>28,624</b>

*The Schedule of Income and Expenses by Service should be read in conjunction with the accompanying notes.*

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# 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 reporting period ended 30 June 2017.



John Deery  
Chief Financial Officer  
Western Australian Planning Commission  
18 September 2017



Eric Lumsden  
Chairman  
Western Australian Planning Commission  
18 September 2017

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# WAPC Desired Outcome and Key Performance Indicators

For the year ended 30 June 2017

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

Government Goal	Desired Outcome	Services
State Building – Major Projects Building strategic infrastructure that will create jobs and underpin Western Australia's long-term economic development	Land use planning and land use implementation strategies to guide the State's long-term urban settlement and economic development	1. Statutory Planning 2. Strategic Planning 3. Asset Management

The planning community comprises the WAPC's primary client group and consists of a wide range of individuals, companies, agencies and groups involved in the land use planning process. The level of usefulness of the WAPC's activities to this client group directly measures how effective the WAPC is in guiding the State's long term urban settlement and economic development.

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

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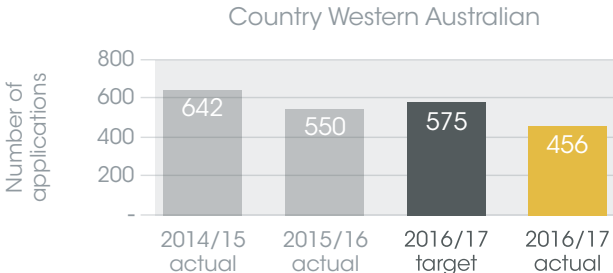
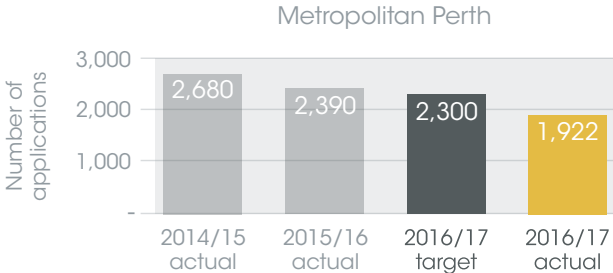
# Outcome and Key Effectiveness Indicators

**WAPC Desired Outcome:**  
 Land use planning and land use implementation strategies to guide the State's long-term urban settlement and economic development.

**Effectiveness Indicator:**  
 Number of planning applications determined within set statutory parameters

The WAPC seeks to provide sufficient land for housing to accommodate the anticipated future population growth of the State. To this end, the WAPC plays an important role by ensuring sufficient zoned urban land and facilitating orderly land release through structure planning and issuing subdivision approvals throughout the State. The WAPC is partnered with the Department of Planning in this process. In 2016/17, the WAPC issued preliminary (conditional) approvals for 2,356 subdivision applications in Perth and Peel, and 518 subdivision applications in Regional Western Australia. In addition, 418 development applications were determined for Perth and Peel, and nine for Regional Western Australia.

The WAPC is not the sole determinant of land availability, as for a number of reasons, not all preliminary approvals (which reflect a bank of developable land from which developers can draw) go through to the final approval stage. These include external factors such as availability of raw materials, interest rates, developer capacity and market conditions. Therefore, the WAPC is only able to respond to applications lodged for preliminary and final approval. These measures are extracted from the Department of Planning's electronic administrative subdivision tracking system and are published in the quarterly bulletin entitled State Lot Activity.



	2014/15 Actual	2015/16 Actual	2016/17 Target	2016/17 Actual	
Number of planning applications determined within set statutory parameters:					
- Metropolitan Perth	2,680	2,390	2,300	1,922	(a)
- Country Western Australia	642	550	575	456	(a)

(a) Weaker than anticipated economic conditions and population growth resulted in lower numbers of planning applications being submitted for determination.

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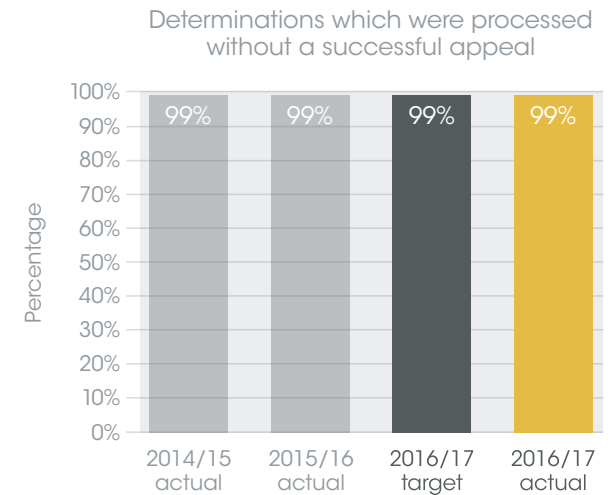


## Effectiveness Indicator: Determinations which were processed without a successful appeal

The percentage of determinations made without successful applications for review provides an indicator of the WAPC's effectiveness in the application of the State Planning Framework. Effective application of this framework delivers efficient decisions and ensures that new land is adequately serviced. Where a determination is successfully challenged by demonstrating flaws in the application of policy, additional costs may be incurred both by the developers and subsequently by land purchasers.

The indicator is the percentage of all subdivision, strata and development determinations made that are not successfully "reviewed" (i.e. upheld) before the State Administrative Tribunal (SAT). The data shows that out of 3,301 subdivision, strata and development applications that were determined in 2016/17, only two appeals were upheld before the SAT.

	2014/15 Actual	2015/16 Actual	2016/17 Target	2016/17 Actual
Determinations which were processed without a successful appeal	99%	99%	99%	99%



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## Effectiveness Indicator: Applications processed within the statutory timeframes

The WAPC determines a variety of land use planning applications, and each year, over 3,000 subdivision, strata and development applications are processed.

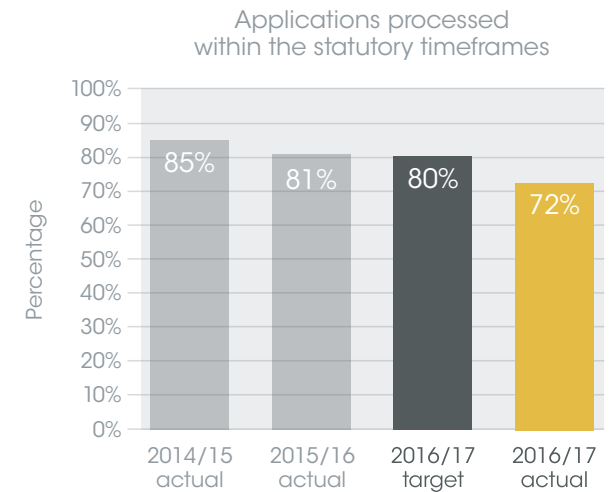
Under the *Planning and Development Act 2005*, the WAPC aims to deal with a subdivision application within 90 days, or within a longer period that may be agreed with the applicant. The statutory period for determining a development application is 60 days, or a longer period that may be agreed with the applicant.

This indicator measures the percentage of subdivision and development applications that have been determined within the statutory timeframe or within any such longer period that has been agreed with the applicant.

	2014/15 Actual	2015/16 Actual	2016/17 Target	2016/17 Actual	
Applications processed within the statutory timeframes	85%	81%	80%	72%	(a)

### Reason for significant variance

- (a) The variance between the 2016/17 target and actual result is due to the number of subdivision and development applications that required additional information for which extensions of time were not sought.



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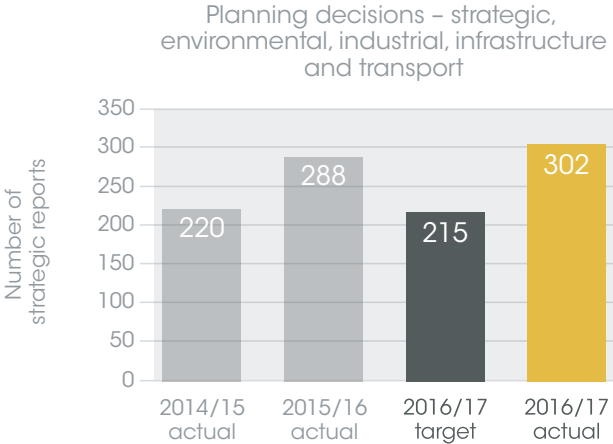
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**Effectiveness Indicator:**  
**Planning decisions – strategic, environment,  
 industry, infrastructure, transport**

The WAPC deliberates on various reports that are tabled at Board and statutory committee meetings, and makes its decisions based on information that is presented. This KPI measures the number of strategic planning reports that were tabled at the WAPC Board and various statutory committee meetings.

In 2016/17, a total of 37 meetings were held by the WAPC Board, Central Perth Planning Committee, Infrastructure Coordinating Committee, South West Regional Planning Committee and Statutory Planning Committee, where strategic, environmental, industry, infrastructure and transport related reports were tabled.

	2014/15 Actual	2015/16 Actual	2016/17 Target	2016/17 Actual	
Planning decisions - strategic, environment, industry, infrastructure, transport	220	288	215	302	(a)



**Reason for significant variance**

(a) The number of reports tabled at the WAPC Board and statutory committee meetings in 2016/17 was significantly higher than anticipated.

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## Effectiveness Indicator: Client satisfaction (via survey)

The WAPC conducts an annual survey of its strategic planning clients seeking their views on the activities of the WAPC in a wide range of strategic planning areas. To determine the effectiveness of strategic planning activities, an external survey is undertaken with the clients of the land use planning system (developers, infrastructure departments, local authorities and other stakeholders). The results of the survey (shown below) measure directly the effectiveness of the WAPC.

Research Solutions, an independent research consultancy, conducted the 2016/17 survey using telephone interviews. As each of the following KPIs reflects the response to a single question, and not all questions were answered by participants, each indicator has a separate response rate and confidence interval as noted below.

### Client satisfaction with strategic planning activities

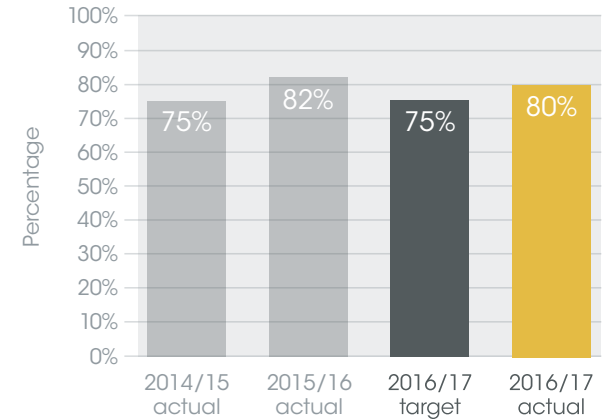
A response rate of 44% equal to 248 responses out of a population of 568 planning clients was achieved, with a confidence level of 95% and a sampling error of +/-4.7%.

### Client satisfaction with the timeliness of strategic planning activities

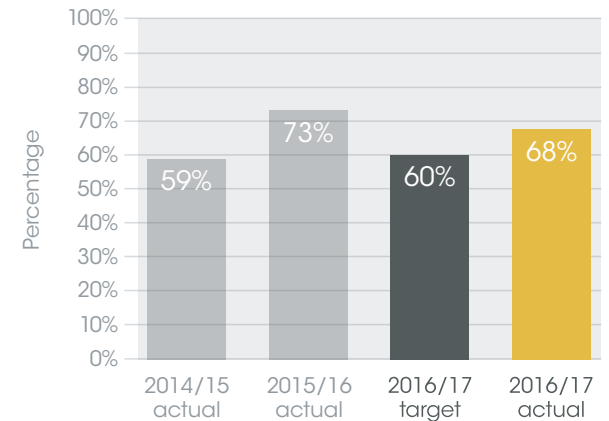
A response rate of 44% equal to 251 responses out of a population of 568 planning clients was achieved, with a confidence level of 95% and a sampling error of +/-4.6%.

	2014/15 Actual	2015/16 Actual	2016/17 Target	2016/17 Actual
Client satisfaction with strategic planning activities (via survey)	75%	82%	75%	80%
Client satisfaction with the timeliness of strategic planning activities (via survey)	59%	73%	60%	68%

Client satisfaction with strategic planning activities



Client satisfaction with the timeliness of strategic planning activities



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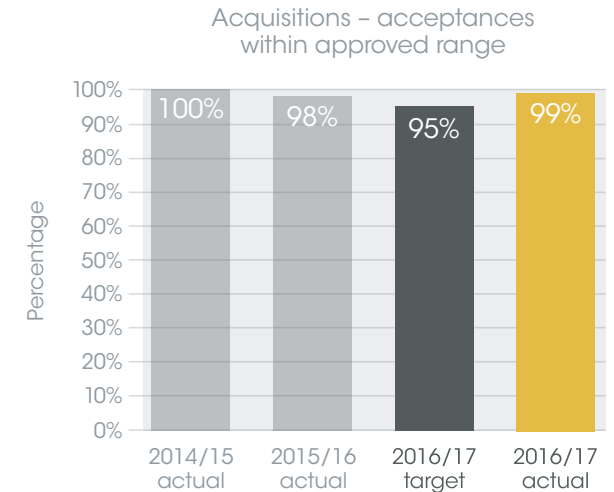


## Effectiveness Indicators: Price and timing for acquisition and disposal of land for region schemes

### Acquisitions

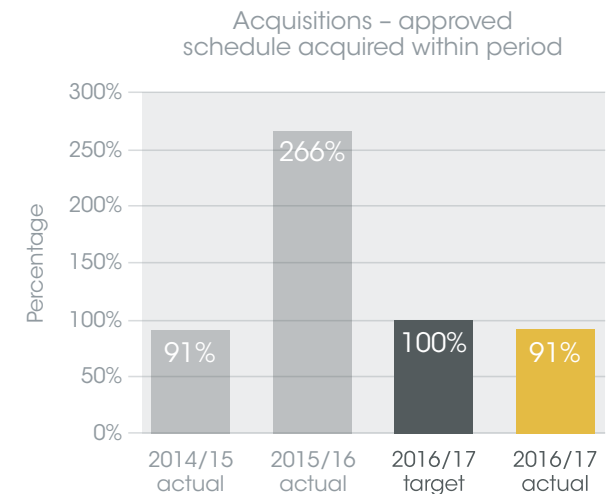
The prices for the acquisition of land are negotiated with reference to both internal and independent valuation information. This ensures that a fair price is determined for both parties to the transactions. The timing of acquisitions is important to ensure that land is acquired when needed.

	2014/15 Actual	2015/16 Actual	2016/17 Target	2016/17 Actual	
Acquisitions - acceptances within approved range	100%	98%	95%	99%	
Acquisitions - approved schedule acquired within period	91%	266%	100%	91%	(a)



### Reason for significant variance

(a) The variance between the actual for 2016/17 and the previous year's actual was due to the purchase of lands from Landcorp in 2015/16 for Bush Forever, the Northern Suburbs Railway and Mitchell Freeway extension, which were all approved as part of the mid-year review.



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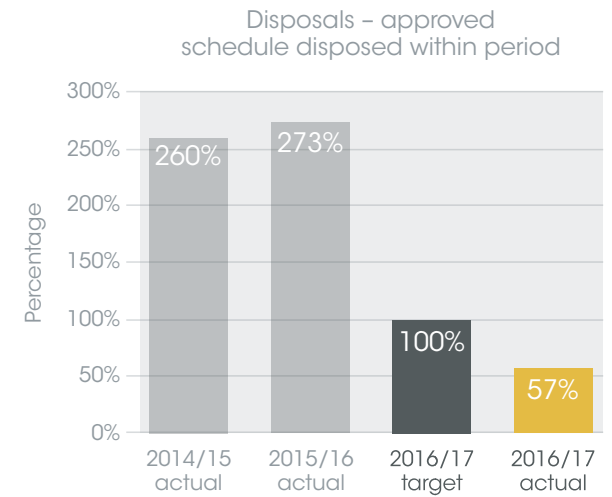
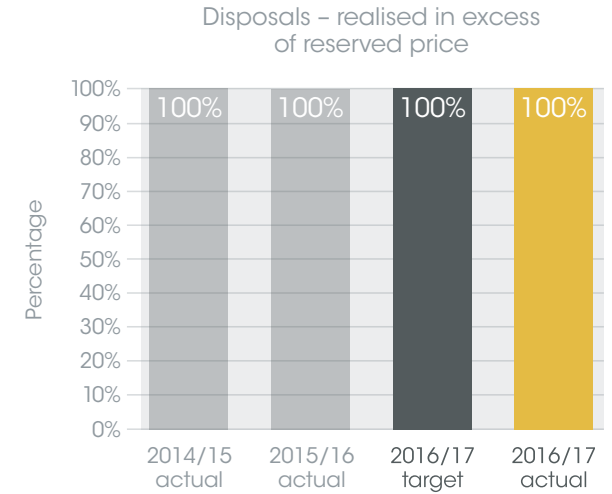
## Disposals

The prices for the disposal of land are negotiated with reference to both internal and independent valuation information. This ensures that a fair price is determined for both parties to the transactions. The timing of disposals is important to ensure that land is disposed of in accordance with a planned program.

	2014/15 Actual	2015/16 Actual	2016/17 Target	2016/17 Actual	
Disposals - realised in excess of reserved price	100%	100%	100%	100%	
Disposals - approved schedule disposed within period	260%	273%	100%	57%	(a)

### Reason for significant variance

(a) The disposals for 2016/17 reflect the subdued local market experienced during the year and the withdrawal of a number of surplus properties from the disposal program.



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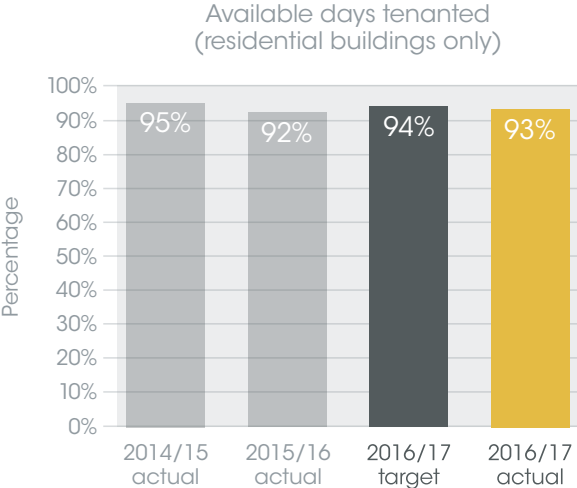
# Effectiveness Indicators: Occupancy rate and management of rental properties

## Occupancy rate of rental properties

Wherever possible, the WAPC leases residential and commercial buildings on acquired land until those properties are utilised for the purpose for which they were reserved. The WAPC aims to maximise rental income on the basis of high occupancy rates and market rentals. In 2016/17, the WAPC managed a total of 226 residential, and 58 commercial properties.

The following indicator shows the occupancy rate for residential properties that are available for lease.

	2014/15 Actual	2015/16 Actual	2016/17 Target	2016/17 Actual
Available days tenanted for residential buildings only	95%	92%	94%	93%



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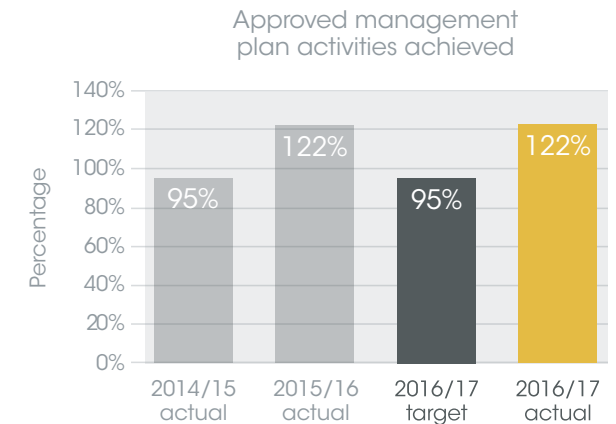
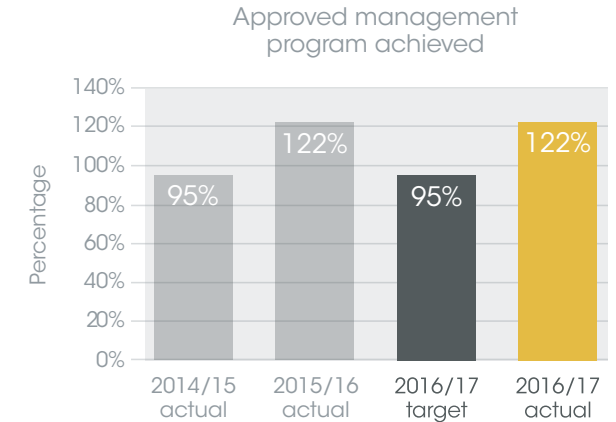
## Management of parks and reservations

The WAPC is also charged with the responsible ownership of the Parks and Reservations under its control. The approved management program achieved and approved management plan activities achieved reflects the total amount spent on management of these properties in comparison to budgeted amounts per the government budgeting process. The following two KPIs reflect the WAPC's effectiveness in managing these properties in line with expected expenditures.

	2014/15 Actual	2015/16 Actual	2016/17 Target	2016/17 Actual	
Approved management program achieved	95%	122%	95%	122%	(a)
Approved management plan activities achieved	95%	122%	95%	122%	(a)

### Reason for significant variance

(a) The variance between the target and the actuals is due to additional work being carried out in 2016/17 on fencing, tree lopping, environmental management, ground maintenance and fire control measures.



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## Services and Key Efficiency Indicators

The WAPC's measures of efficiency are formulated to measure the cost per planning activity. The overall cost to the State of providing a land use planning service on a per capita basis and as a proportion of the State's economic activity is a macro level indicator that gauges the efficiency of the WAPC.

The WAPC sets in place land use plans and strategies to guide the State's long term urban settlement and economic development. These indicators of performance measure how efficiently the WAPC is conducting land use planning activities on a completion, time and cost basis.

### Service 1: Statutory Planning

Statutory planning involves the utilisation of statutory, consultative, legislative, regulatory reform and coordination processes that facilitate the implementation of creative and innovative strategic regional and local plans and policies.

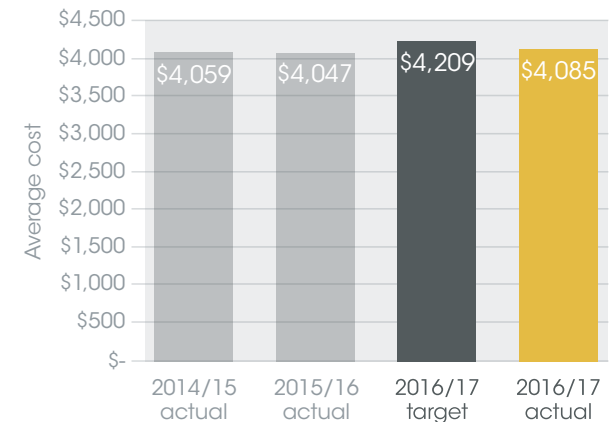
#### Efficiency Indicator: Average cost per application determined

The WAPC determines a variety of land use planning applications. This indicator measures the cost efficiency of the statutory approval processes employed by the WAPC.

The indicator is derived by dividing the full cost of Statutory Planning services by the number of statutory planning decisions made in the financial year. The figures are sourced from the WAPC's financial system and from an internal database which tracks the number of applications determined.

	2014/15 Actual	2015/16 Actual	2016/17 Target	2016/17 Actual
Average cost per application determined	\$4,059	\$4,047	\$4,209	\$4,085

Average cost per application determined



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## Service 2: Strategic Planning

Strategic Planning involves the development and advancement of planning strategies, policies and information systems that guide the State's long-term urban settlement, industrial and economic development and the management of the environment in such a way that reflects the aspirations of the Western Australian community for a high quality of life.

Efficiency Indicator: Average cost per planning decision - strategic, environment, industry, infrastructure and transport

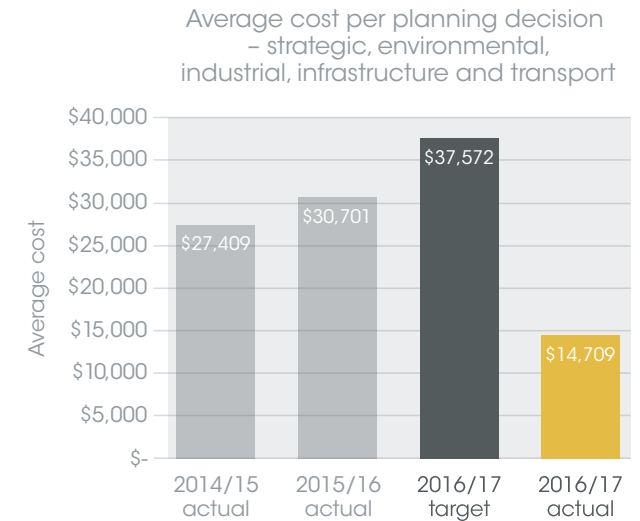
The WAPC makes decisions on a wide range of strategic land use planning matters. This indicator measures the cost efficiency of the WAPC in coming to its strategic decisions.

The indicator is derived by dividing the full cost of Strategic Planning services by the number of strategic planning decisions made in the financial year. The figures are sourced from the WAPC's financial system and from a register of reports tabled at the WAPC Board and statutory committee meetings.

	2014/15 Actual	2015/16 Actual	2016/17 Target	2016/17 Actual	
Average cost per planning decision - strategic, environment, industry, infrastructure and transport	\$27,409	\$30,701	\$37,572	\$14,709	(a)

### Reason for significant variance

- (a) Under spending against budget and the deferment of a number of strategic projects to 2017/18 resulted in lower than anticipated total cost on strategic planning. In addition, the number of reports tabled at the WAPC Board and statutory committee meetings in 2016/17 was significantly higher than anticipated.



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## Service 3: Asset Management

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

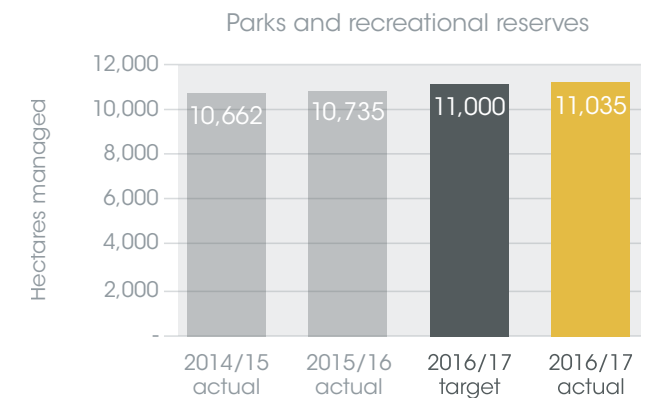
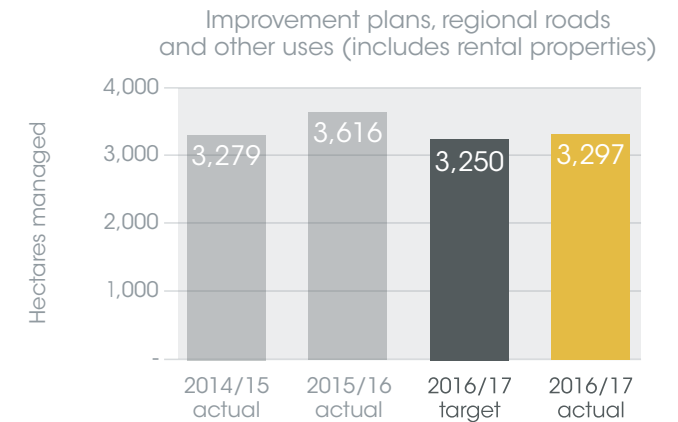
### Cost of management of land acquired for region schemes

#### Efficiency Indicator: Hectares managed

The WAPC holds land with a value in excess of \$483 million (fair value). These lands are held for a variety of purposes, but in the main are for park and recreational use, as well as for road and highway reserves.

This indicator outlines the number of hectares of reserved land that are managed by the WAPC.

	2014/15 Actual	2015/16 Actual	2016/17 Target	2016/17 Actual
Hectares managed:	3,279	3,616	3,250	3,297
• Improvement plans, regional roads and other uses (includes rental properties)				
• Parks and recreational reserves	10,662	10,735	11,000	11,035



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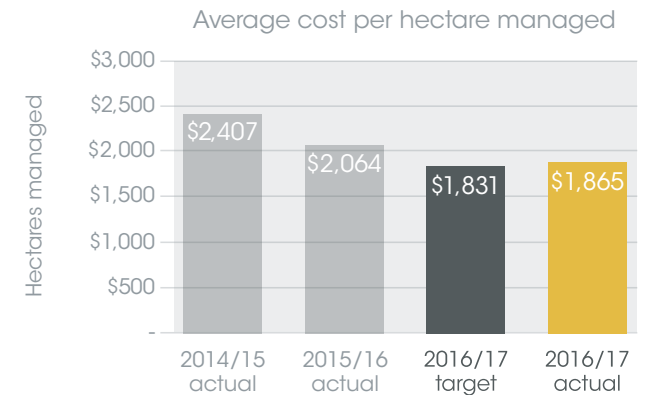
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## Efficiency Indicator: Average cost per hectare managed

The cost per hectare of managing reserved lands is a measure of cost efficiency for this service. The indicator is derived by dividing the full management costs (excluding revaluation decrements and impairment losses for land) associated with property activities by the number of hectares under management. The figures are sourced from the WAPC's financial system and from an in-house property database that tracks property holdings and transactions.

	2014/15 Actual	2015/16 Actual	2016/17 Target	2016/17 Actual
Average cost per hectare managed	\$2,407	\$2,064	\$1,831	\$1,865



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# Appendix 1: WAPC Members

WAPC members as at 30 June 2017 are:

## Mr Eric Lumsden PSM (Chairman)

Eric Lumsden was formally appointed the WAPC Chair in 2013, following 12 months in that role while also concluding six years as the Director General for the Department for Planning and Infrastructure (and later the Department of Planning). He was previously CEO of the City of Melville and the City of Swan. Mr Lumsden holds master's degrees in town planning and business administration, and post graduate qualifications in local government and social sciences, and has been a leading planning professional with over 45 years' experience. He is a life fellow of the Planning Institute of Australia, fellow of the Australian Institute of Management, fellow of the Institute of Public Administration, and fellow and past president of the WA division of the Local Government Managers Association. In 2005 Mr Lumsden was awarded a Public Service Medal for his contribution to local government, especially in the area of economic development. In 2012 he was made a National Fellow of the Institute of Public Administration of Australia and in 2015 was awarded the Dr Ken Michael Gold Medal by the Institute of Public Works Engineering Australia.

## Mayor Cr Henry Zelones OAM JP Local government (metropolitan) representative

Cr Henry Zelones OAM JP was elected as a Councillor at the City of Armadale in 1989, and appointed as Mayor in October 2011. He is a serving member of the WA Local Government Association State Council (appointed 2005) and serves on the City of Armadale's City Strategy Committee and Development Services Committee. As a board member of the Armadale Redevelopment Authority (2002-2011), the Metropolitan Redevelopment Authority's Armadale Local Redevelopment Committee (2011 – 2015) and the State Heritage Council (2008-2013), Cr Zelones has many years of experience in local government reform. He accumulated extensive experience in private industry, establishing his own electronics servicing business in 1971. He has served as a board member of the WA Chamber of Commerce and is a founding member of Business Armadale for more than 30 years.

## Cr Veronica Fleay – Local government (non-metropolitan) representative

Veronica (Ronnie) Fleay has an extensive record of high-level community, State Government and local government service, as well as several years' experience as a small business operator. Kojonup-born Ms Fleay lived in Exmouth for 12 years before returning to the Great Southern in 2011. She has served as Chair of the Gascoyne Development Commission and sat on the Gascoyne Regional Council, the Western Australian Planning Commission, the Ningaloo Coast Planning Committee, Western Australian Local Government Association and is Deputy Chair of the Great Southern Development Commission. Former President of the Shire of Exmouth, Ms Fleay is currently Kojonup Shire President.

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## Dr Garry Middle B.Sc.(Hons Env. Sc.); B.Sc. (Chem) Coastal Planning and Management Representative

Dr Garry Middle is an adjunct senior research fellow at Curtin University, and is the Director of an independent research company Vision Environment. He has more than 30 years' experience in environment planning, coastal planning, policy and governance; environmental impact assessment; and strategic environmental assessment; working with State and local governments as a consultant and an academic. Dr Middle was previously the Appeals Convenor for the Minister for Environment and prior to that was Director, Environment and Natural Resource Planning at the Department for Planning and Infrastructure; Manager, Strategic Planning and Environment at the City of Rockingham; and Manager, Environmental Planning Branch servicing the Environmental Protection Authority. Dr Middle sits on the Planning Institute of Australia's National Education Committee, is a member of the International Association of Impact Assessment and is chair of Great Victoria Desert Biodiversity Trust, an independent Trust fund.

## Mr Fred Chaney Professional representative, new member in 2016/17

Fred Chaney is the founding principal of Chaney Architecture. Fred has taught regularly at architecture schools in Australia including the University of Western Australia, Melbourne University and RMIT University. He is the Chairman of the Australian Urban Design Research Centre in Perth. Mr Chaney's professional background and experience includes 12 years of practice in Melbourne (including six as a Director of a national architectural practice), three years in the U.K. and over 12 years in Perth, Western Australia where the Chaney Architecture studio is based. His established relationships with national design and consultancy practices have directly informed the collaborative ethos of the practice.

## Ms Jane Bennett Professional representative, new member in 2016/17

Jane Bennett has experience across local government and private practice in both planning and business management, and is currently a Director of CLE Town Planning + Design. Ms Bennett has experience in the delivery of complex residential, industrial and centre projects, and has a strong passion for planning and policy reform to ensure efficiency and delivery of best practice outcomes. Ms Bennett has a Bachelor of Arts in Urban and Regional Planning, a Master's in Business Administration and an Australian Institute of Company Directors Diploma. Ms Bennett is also a UDIA WA Councillor and chair of the Urban Development Institute of Australia (UDIA) Planning Committee, where she has had an active role in advocating for planning reform. Ms Bennett was made a Fellow of the Planning Institute of Australia in 2015 for her contribution to planning.

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## Mr Clinton Wolf Community/Indigenous Affairs representative

Clinton Wolf is an experienced indigenous business executive and a former high-performance athlete. He is the former Chair of the WA Aboriginal Lands Trust; and former board member of Azure Capital and the Indigenous Construction Resource Group. He is a current board member of the Aboriginal Maritime Pty Ltd. Mr Wolf has substantial experience in the mining industry, leading negotiations as Chief Executive Officer of Western Desert Land Council with Rio Tinto and its sale of the world-class Kintyre Uranium deposit to Cameco/Mitsubishi.

## Ms Gail McGowan Director General, Department of Planning

Gail McGowan was appointed Director General of the Department of Planning in April 2014. Ms McGowan's key priority has been to ensure that the State Government and WAPC's comprehensive planning reform agenda is delivered. Ms McGowan has also overseen the development by the Department of Planning of the WAPC's suite of draft strategic land use planning and infrastructure documents, Perth and Peel@3.5million to accommodate a population of 3.5 million people by 2050. Ms McGowan is a highly-regarded leader and negotiator across industry, government and the wider community and has previously held senior positions at the Department of State Development and Worksafe. Ms McGowan is a Graduate of the Australian Institute of Company Directors and member of Chief Executive Women of Australia.

## Mr Mike Rowe Director General, Department of Water

Mike Rowe was the Acting Director General of the Department of Water since November 2014 and was appointed Director General in June 2016. He is an experienced member of the Western Australian Government's senior executive service, having worked in a variety of leadership, policy, advisory and delivery roles across nine agencies since 1993 including agriculture, environment, Aboriginal affairs, the Public Sector Commission, Premier and Cabinet and regional development.

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## Mr Richard Sellers Director General, Department of Transport

Richard Sellers was appointed Director General of the Department of Transport in Western Australia in September 2016. He came to the position from the Department of Mines and Petroleum (DMP) where he held the position of Director General. Mr Sellers holds a Bachelor of Applied Science Biology, a Graduate Diploma in Education and Master of Public Policy and Management. Mr Sellers has extensive experience in the public sector. His work on reform is widely recognised and in his previous position he took a lead role in improving WA's approval process and encouraging exploration to ensure WA's ongoing development, during the busiest growth period of Western Australia's resources sector. His contribution to the DMP and the sector was recognised by the Institute of Public Administration which appointed him a National Fellow in 2014.

## Mr Stephen Wood Director General, Department of State Development

Stephen Wood commenced his current position in May 2011. Prior to leading State Development he was a Commissioner of the Western Australian Industrial Relations Commission for approximately 10 years. He was the Deputy Director General of the Department of Premier and Cabinet from 1997 to 1999; and the Chief Executive, Policy Office in the Department of Premier and Cabinet from 1995 to 1996. Mr Wood held a variety of positions in the State Department of Productivity and Labour Relations between 1988 and 1993. He has also worked in the Commonwealth Public Service in the Department of Defence, the Public Service Board and Customs.

## Mr Paul Whyte Acting Chief Executive Officer, Housing Authority

Paul Whyte has been Acting Chief Executive Officer of the Housing Authority and Acting Director General of the Department of Housing since March 2015, and was previously General Manager of the Commercial Operations Division. Mr Whyte has broad experience in the private and public sectors. Before joining the Housing Authority in September 2009, he was Acting Chief Executive Officer at Landgate and has also held senior roles with the Valuer General's Office and the Department of Land Information. In late 2014, Mr Whyte held the position of Acting Director General of the Department of Regional Development, overseeing the Government's Royalties for Regions program.

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## Mr Ross Thornton Regional representative

Ross Thornton is a qualified town planner, registered builder and is presently farming in Denmark. Much of his early career focussed on residential/commercial and subdivisional development. For 30 years he owned and operated a building company carrying out commercial and residential development, while also running a hardware store/service station and farm. He established and chaired a transport cooperative for 15 years in Denmark. Mr Thornton was the Shire President (Denmark) from 2009 to October 2015, serving as a councillor 1977-1980 and 2007-2015. He serves as a member of the Statutory Planning Committee, and is the Chair of the Great Southern Development Commission. Mr Thornton is committed to coordinating and supporting endeavours that build a strong and integrated regional economy.

## Mr Jason Banks Director General, Department of Environment Regulation

Jason Banks, former Director General of the Department of Environment Regulation was replaced by Acting Director General Dan Volaric in April 2017.

## Mr Paul Drechsler Professional representative (expired 31 August 2016)

Paul Drechsler, professional Town Planner, Geographer and Land Economist, was a member from 2010 to August 2016. He is a former Group Managing Director of national architectural and planning practice, Hames Sharley and has 40 years of experience in urban and regional planning, commercial and retail development feasibility studies, urban design and large-scale land development. Mr Dreschler's professional affiliations include Fellow of the Planning Institute of Australia, Fellow of the Australian Property Institute and member of the Institute of Australian Geographers.

## Professor Robert Harvey Professional representative (expired 31 August 2016)

Professor Robert Harvey commenced his career as an engineer in the then Water Authority, specialising in resource management, planning and policy. His last position in the Authority was as Director Water Resources Planning. As an Executive Director at the Department of Justice from 1999 to 2003, he was responsible for community corrections, juvenile justice and correctional policy. He oversaw the introduction of the State's first privately operated prison and made significant improvements to an important part of the State's criminal justice system. From 2003 to 2009 Professor Harvey was Pro Vice-Chancellor and Dean of Business and Law at Edith Cowan University. He was a member of the Board of the Water Corporation from 2007 to 2012. Since 2012 Professor Harvey has been Deputy Chairman of the Environmental Protection Authority. He is also a Director of the Winston Churchill Memorial Trust Australia and Chairman of the Western Australian Division of the Trust.



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## Associate members

Mr David (Ralph) Addis  
Director General,  
Department of Regional  
Development

Ralph Addis was appointed as Director General of the Department of Regional Development in November 2014. He is currently involved with the oversight of the State Government's Regional Development agenda, which aims to build the socio-economic foundations for development, drive growth, and attract new investment, as a key to the future prosperity of our regions. Previously, Mr Addis was founding CEO of Wunan, an Aboriginal development agency in the Kimberley committed to providing Aboriginal people with opportunity through education, housing, and employment, where he helped build significant commercial assets, a major regional employment services business, and the innovative Transitional Housing model. He also chaired the Kimberley Development Commission for two years and held roles with the WA Regional Development Council and the WA Regional Development Trust. Mr Addis is a chartered accountant and economist.

## Deputy members for local government representatives

### Metropolitan

Cr Michael Huston  
(membership expired 31 August 2016)

Cr Jon Strachan  
(membership commenced 22 August 2016)

### Non-metropolitan

Cr Valery Ammon  
(membership expired 31 August 2016)

Cr Caroline Knight  
(membership commenced 22 August 2016)

# Appendix 2: WAPC committees

In addition to the Western Australian Planning Commission, the WAPC Committees which met regularly throughout 2016/17 were:

## Statutory Planning Committee

The Statutory Planning Committee performs a wide variety of regulatory and statutory planning and approval functions of the WAPC under the Act and other written laws. This statutory committee meets fortnightly and is the WAPC's regulatory decision-making body. Its functions include the approval of the subdivision of land, approval of leases and licenses, approval of strata schemes, advice to the Minister on local planning schemes and scheme amendments, and the determination of certain development applications under the Metropolitan Region Scheme.

## Executive, Finance and Property Committee

The Executive, Finance and Property Committee perform the administrative, financial and property functions of the WAPC as well as any other functions delegated to it. This statutory committee meets monthly. Its responsibilities include the preparation, adoption and management of budgets, the management of finances and assets, the approval of development projects, and the acquisition and disposal of property.

## Infrastructure Coordinating Committee

The Infrastructure Coordinating Committee advises the WAPC on planning for the provision of the physical and community infrastructure throughout the State. This statutory committee meets annually.

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## Other committees

In addition to the committees established under Schedule 2, the WAPC may establish other committees or sub-committees, and prescribe terms of reference and membership.

### Audit and Risk Management Committee

The Audit and Risk Management Committee (ARMC) was established as a sub-committee of the Executive, Finance and Property Committee. It meets on an as-needs basis and consists of three members with expertise in audit, risk management and governance. The key role of the ARMC is to assess and consider the implication of internal and external audits and to report on risk management. The ARMC is authorised by the Board to approve a program of internal auditing of WAPC-related business activity based on risk exposure, obligations and any specific requests by the WAPC.

The Audit and Risk Management Committee plays a central role in the oversight of the WAPC's financial and non-financial risks. Some of these risks include management complexity in terms of stewardship and accountability; clarity of objectives; skill gaps on the Board; and conflicts of interest. The Chair is responsible for managing these risks and keeping members informed of their obligations and responsibilities.

### Central Perth Planning Committee

The Central Perth Planning Committee was established to oversee and provide direction for strategic land use planning in the Perth central area. It operates in the following manner:

- 1) Government agency members will support the Central Perth Planning Committee by ensuring that their officers work collaboratively on strategic issues and matters, and bring items of significance to the Committee;
- 2) On strategic matters, the Central Perth Planning Committee will make decisions on a consensus basis, rather than by vote.

### Disbanded committees

On 23 November 2016 the South West Region Planning Committee and the Peel Region Planning Committee were disbanded, reflecting the WAPC's approach to the planning reform agenda to reduce the number of standing committees.

### Infrastructure Steering Group

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

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# Appendix 3: Meeting attendance by WAPC committee members

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		2016						2017					Meeting Participation
		26 July	30 Aug	27 Sept	25 Oct	29 Nov	13 Dec	15 Feb	29 Mar	27 Apr	24 May	28 June	
Mr Eric Lumsden	Chairman, WAPC												9
Mayor Henry Zelones	LG Representative - Metropolitan												9
Cr Jon Strachan	Deputy LG Representative - Metropolitan												1
Cr Veronica Fleay	LG Representative - Non-metropolitan												10
Cr Caroline Knight	Deputy LG Representative - Non-metropolitan												2
Mr Paul Drechsler	Professions Representative												2
Mr Robert Harvey	Professions Representative												2
Ms Jane Bennett	Professions Representative												9
Mr Fred Chaney	Professions Representative												7
Mr Clinton Wolf	Professions Representative												7
Dr Garry Middle	Coastal Planning and Management Representative												10
Mr Ross Thornton	Nominee of the Minister for Regional Development												9
Ms Gail McGowan	DG, Department of Planning												7
Ms Sue Burrows	A/DG, Department of Planning												1
Ms Lorissa Kelly	A/DG, Department of Planning												1
Mr Reece Waldock	DG, Department of Transport												1
Ms Nina Lyhne	A/DG, Department of Transport												1
Mr Richard Sellers	DG, Department of Transport												6
Mr Mike Rowe	DG, Department of Water												8
Mr Tad Bagdon	A/DG, Department of Water												1
Mr Jason Banks	DG, Department of Environment Regulation												4
Mr Dan Volaric	A/DG, Department of Environment Regulation												0
Mr Steve Wood	DG, Department of State Development												8
Mr Joe Ostojich	A/DG, Department of State Development												1
Mr Ralph Addis	DG, Department of Regional Development												1
Mr Paul Whyte	A/CEO, Housing Authority												8

Meeting Attendance   
 Leave of absence or apology   
 Prior to Appointment

## Statutory Planning Committee

		2016												2017							Meeting Participation			
		12 Jul	26 Jul	09 Aug	23 Aug	13 Sept	27 Sept	11 Oct	25 Oct	08 Nov	22 Nov	06 Dec	20 Dec	14 Feb	28 Feb	14 Mar	28 Mar	04 Apr	02 May	09 May		23 May	13 Jun	27 Jun
Mr Eric Lumsden	Chairman, WAPC																							19
Ms Elizabeth Taylor	LG Representative																							22
Ms Megan Adair	WAPC Appointee																							19
Ms Sue Burrows	WAPC Appointee																							18
Mr Ross Thornton	Nominee of the Minister for Regional Development																							19
Mr Ray Glickman	WAPC Appointee																							16
Mr Steve Hiller	WAPC Appointee																							18
Mr Ian Holloway	Professions Representative																							20
Ms Gail McGowan	DG, Department of Planning																							16
Mayor Henry Zelones	Deputy Chairman, WAPC																							1
Mayor Russell Aubrey	LG Representative																							4

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## Executive, Finance and Property Committee

		2016						2017						Meeting Participation
		13 Jul	09 Aug	14 Sept	12 Oct	09 Nov	14 Dec	8 Feb	8 Mar	12 Apr	20 Apr	10 May	14 Jun	
Mr Eric Lumsden	Chairman, WAPC													9
Ms Gail McGowan	DG, Department of Planning													5
Mr David Saunders	Nominee of the DG, DoP													1
Mayor Henry Zelones	Member of the WAPC													11
Mr Alan Ferris	WAPC appointee													12
Mr Cliff Frewing	WAPC appointee													10
Mr Rebecca Strom	WAPC appointee													12
Ms Sue Burrows	A/DG, Department of Planning													1

Meeting Attendance

Leave of absence or apology

Prior to Appointment








## Audit and Risk Management Committee

	2016			2017		Meeting Participation
	13 Jul	14 Sep	9 Nov	8 Mar	12 Apr	
Mr Alexander Frewing (Chairman)						5
Mr Alan Ferris (WAPC appointee)						5
Ms Rebecca Strom (WAPC appointee)						5

## Central Perth Planning Committee

	2016		Meeting Participation
	17 Aug	16 Nov	
Mr Eric Lumsden Chairman, WAPC			2
Prof Tony Blackwell Professions Representative			2
Cr Judy McEvoy Chairperson, City of Perth Planning Committee			2
Mr Frank Marra CEO, Landcorp			1
Mrs Alison Devellerez Community Representative			2
Mr Kieran Kinsella CEO Metropolitan Redevelopment Authority			0
Ms Gail McGowan DG, Department of Planning			2
Mr Hamish Beck Chairman, Swan River Trust			2
Lord Mayor Lisa Scaffidi Lord Mayor, City of Perth			2
Mr Nigel Hindmarsh Nominee of the DG, Department of Housing			0
Mr Richard Sellers DG, Department of Transport			1
Mr Geoff Warn Government Architect			2
Ms Nina Lyhne A/DG, Department of Transport			1
Mr Paul Whyte DG, Department of Housing			1
Mr Ryan Keys Deputy to the CEO, Metropolitan Redevelopment Authority			1

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# Infrastructure Coordinating Committee

		2016	
		14 December	Meeting Participation
Mr Eric Lumsden	Chairman, WAPC	█	1
Mr Daniel Simms	LG Representative	█	0
Mr David Smith	Nominee of the DG, Department of Premier and Cabinet	█	0
Dr Ray Challen	Deputy DG, Public Utilities Office, Department of Finance	█	0
Mr Gregory Martin	Professions Representative	█	0
Mr Mike Rowe	DG, Department of Water	█	0
Mr John Fischer	Nominee of the DG, Department of Education	█	0
Mr Frank Marra	WAPC Appointee - CEO, Landcorp	█	1
Ms Kaylene Gulich	WAPC Appointee - Nominee of the DG, Department of Treasury	█	0
Ms Angela Kelly	Nominee of the DG, Department of Health	█	0
Ms Gail McGowan	DG, Department of Planning	█	1
Ms Marion Fulker	Professions Representative	█	0
Mr Joe Ostojich	Nominee of the DG, Department of State Development	█	1
Mr Terence Werner	Department of Education Services	█	0
Ms Sue Murphy	WAPC Appointee - CEO, Water Corporation	█	0
Mr Bill Sullivan	WAPC Appointee - Nominee of the DG, Department of Finance	█	1
Mr Ralph Addis	DG, Department of Regional Development	█	0
Mr Tim Griffin	DG, Department of Mines and Petroleum	█	0
Mr Sarah McEvoy	Department of Environment Regulation	█	0
Mr Richard Sellers	DG, Department of Transport	█	0
Mr Nigel Hindmarsh	WAPC Appointee - Nominee of the DG, Housing Authority	█	0
Mr Steve Beyer	Deputy for the DG, Department of Transport	█	1
Mr Dean Davidson	Professions Representative	█	0

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# Infrastructure Steering Group

		2016			2017			Meeting Participation
		28 Jul	13 Sep	17 Nov	21 Feb	11 Apr	20 Jun	
Mr Eric Lumsden	Chairman, WAPC	█	█	█	█	█	█	6
Mr David Smith	Nominee of the DG, Department of Premier and Cabinet	█	█	█	█	█	█	0
Mr Gregory Martin	Professions Representative	█	█	█	█	█	█	3
Mr Mike Rowe	DG, Department of Water	█	█	█	█	█	█	4
Ms Kaylene Gulich	WAPC Appointee - Nominee of the DG, Department of Treasury	█	█	█	█	█	█	5
Ms Gail McGowan	DG, Department of Planning	█	█	█	█	█	█	3
Ms Marion Fulker	Professions Representative	█	█	█	█	█	█	2
Mr Joe Ostojich	Nominee of the DG, Department of State Development	█	█	█	█	█	█	5
Ms Jenness Gardner	Proxy for the Nominee of the DG, Department of State Development	█						1
Mr Ralph Addis	DG, Department of Regional Development	█	█	█	█	█	█	4
Mr Tim Griffin	DG, Department of Mines and Petroleum	█	█	█	█	█	█	3
Mr Richard Sellers	DG, Department of Mines and Petroleum / DG, Department of Transport	█	█	█	█	█	█	1
Mr Steve Beyer	Proxy for the DG, Department of Transport	█	█	█	█			4
Mr Colin Slattery	DG, Department of Lands	█	█	█	█	█	█	3
Ms Sue Burrows	A/DG, Department of Planning	█						1
Mr Reece Waldock	DG, Department of Transport	█						0
Mr Darren Corr	Proxy for the DG, Department of Lands	█						1
Mr Matt Darcey	Proxy for the DG, Department of Lands		█				█	2
Ms Lyn Genoni	Proxy for the DG, Department of Premier and Cabinet	█	█	█				3
Mr Don Crawford	Proxy for the DG, Department of Water			█			█	2
Mr Lance Glare	Proxy for the Nominee of the DG, Department of Premier and Cabinet				█			1
Mr Rosh Ireland	Proxy for the DG, Department of Premier and Cabinet					█	█	2
Mr Arron Minchin	Proxy for the DG, Department of Regional Development						█	1
Mr David Saunders	Proxy for the DG, Department of Planning						█	1
Mr Craig Wooldridge	Proxy for the DG, Department of Transport						█	1
Mr Darren Foster	DG, Department of Premier and Cabinet						█	0



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The ISG members can send a proxy to meetings, who can vote on their behalf.

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## South West Region Planning Committee

		2016	
		17 August	Meeting Participation
Mr Eric Lumsden	Chairman, WAPC		1
Cr Stephen Dilley	LG Representative		0
Mayor Gary Brennan	LG Representative		1
Mr Stuart Hicks	Nominee of the Regional Minister – South West Development Commission		1
Mr Geoff Klem	Professions Representative		1
Mr John Nicholas	LG Representative		1
Ms Rosanne Pimm	Community Representative		1
Mr David Saunders	Nominee of the DG, Department of Planning		1

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# Appendix 4: Remuneration for committee members

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Name	Position		Type of remuneration	Period of membership for 2016/17	Gross remuneration 2016/17
Mr Eric Lumsden	S10(1)(a)	Chairman, WAPC	Per Annum	12 months	\$191,520.00
Mayor Henry Zelones	S10(1)(b)(i)	LG Representative - Metropolitan	Per Annum	12 months	\$15,647.16
Cr Veronica Fleay	S10(1)(b)(ii)	LG Representative - Non-metropolitan	Per Annum	10 months	\$14,027.57
Dr Garry Middle	S10(1)(b)(iii)	Coastal Planning and Management Representative	Per Annum	12 months	\$14,027.57
Mr Paul Drechsler	S10(1)(b)(iv)	Professions Representative	Per Annum	2 months	\$2,283.32
Ms Jane Bennett	S10(1)(b)(iv)	Professions Representative	Per Annum	10 months	\$11,744.25
Mr Robert Harvey	S10(1)(b)(v)	Professions Representative	Per Annum	2 months	\$2,283.32
Mr Fred Chaney	S10(1)(b)(v)	Professions Representative	Per Annum	10 months	\$11,744.25
Mr Clinton Wolf	S10(1)(b)(vi)	Professions Representative	Per Annum	10 months	\$11,744.25
Ms Gail McGowan	S10(1)(c)(i)	DG, Department of Planning	N/A	12 months	\$-
Ms Sue Burrows	S10(1)(c)(i)	A/DG, Department of Planning	N/A	1 month	\$-
Ms Lorissa Kelly	S10(1)(c)(i)	A/DG, Department of Planning	N/A	1 month	\$-
Mr Mike Rowe	S10(1)(c)(ii)	DG, Department of Water	N/A	12 months	\$-
Mr Tad Bagdon	S10(1)(c)(ii)	A/DG, Department of Water	N/A	1 month	\$-
Mr Reece Waldock	S10(1)(c)(iii)	DG, Department of Transport	N/A	1 month	\$-
Ms Nina Lyhne	S10(1)(c)(iii)	A/DG, Department of Transport	N/A	1 month	\$-
Mr Richard Sellers	S10(1)(c)(iii)	DG, Department of Transport	N/A	10 months	\$-
Mr Jason Banks	S10(1)(c)(iv)	DG, Department of Environment Regulation	N/A	8 months	\$-
Mr Dan Volaric	S10(1)(c)(iv)	A/DG, Department of Environment Regulation	N/A	4 months	\$-
Mr Steve Wood	S10(1)(c)(v)	DG, Department of State Development	N/A	12 months	\$-
Mr Joe Ostojich	S10(1)(c)(v)	A/DG, Department of State Development	N/A	1 month	\$-
Mr Paul Whyte	S10(1)(c)(vi)	A/CEO, Housing Authority	N/A	12 months	\$-
Mr Ross Thornton	S10(1)(c)(viii)	Nominee of the Minister for Regional Development	Per Annum	12 months	\$14,027.57
Mr Ralph Addis	S11(2)	DG, Department of Regional Development	N/A	12 months	\$-
Cr Jon Strachan	Sch 1 cl 7(1)	Deputy LG Representative - Metropolitan	Per meeting	10 months	\$339.00
Cr Caroline Knight	Sch 1 cl 7(1)	Deputy LG Representative - Non-metropolitan	Per meeting	12 months	\$678.00

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## Central Perth Planning Committee

Name	Position	Type of remuneration	Period of membership for 2016/17	Gross remuneration 2016/17	
Mr Eric Lumsden	Sch 2 Cl 1(2)(c)(i)	Chairman, WAPC	N/A	12 months	\$-
Mr Hamish Beck	Sch 2 Cl 1(2)(c)(i)	Chairman, Swan River Trust	Per meeting	12 months	\$400.00
Prof Anthony Blackwell	Sch 2 Cl 1(2)(c)(i)	Professions Representative	Per meeting	12 months	\$400.00
Mrs Alison Devellerez	Sch 2 Cl 1(2)(c)(i)	Community Representative	Per meeting	12 months	\$400.00
Mr Nigel Hindmarsh	Sch 2 Cl 1(2)(c)(i)	Nominee of the DG, Department of Housing	N/A	12 months	\$-
Ms Nina Lyhne	Sch 2 Cl 1(2)(c)(i)	A/DG, Department of Transport	N/A	1 month	\$-
Mr Frank Marra	Sch 2 Cl 1(2)(c)(i)	CEO, Landcorp	N/A	12 months	\$-
Cr Judy McEvoy	Sch 2 Cl 1(2)(c)(i)	Chairperson, City of Perth Planning Committee	N/A	12 months	\$-
Ms Gail McGowan	Sch 2 Cl 1(2)(c)(i)	DG, Department of Planning	N/A	12 months	\$-
Lord Mayor Lisa Scaffidi	Sch 2 Cl 1(2)(c)(i)	Lord Mayor, City of Perth	Per meeting	12 months	\$400.00
Mr Geoffrey Warn	Sch 2 Cl 1(2)(c)(i)	Government Architect	N/A	12 months	\$-
Mr Paul Whyte	Sch 2 Cl 1(2)(c)(i)	DG, Department of Housing	N/A	12 months	\$-
Mr Kieran Kinsella	Sch 2 Cl 1(2)(c)(i)	CEO Metropolitan Redevelopment Authority	N/A	12 months	\$-
Mr Richard Sellers	Sch 2 Cl 1(2)(c)(i)	DG, Department of Transport	N/A	10 months	\$-
Mr Ryan Keys	Sch 2 Cl 1(2)(c)(i)	Deputy to the CEO, Metropolitan Redevelopment Authority	N/A	12 months	\$-

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## Executive, Finance and Property Committee

Name	Position	Type of remuneration	Period of membership for 2016/17	Gross remuneration 2016/17	
Mr Eric Lumsden	Sch 2 Cl 3(2)(a)	Chairman, WAPC	N/A	12 months	\$-
Ms Gail McGowan	Sch 2 Cl 3(2)(b)	DG, Department of Planning	N/A	12 months	\$-
Ms Sue Burrows	Sch 2 Cl 3(2)(b)	A/DG, Department of Planning	N/A	1 month	\$-
Mr David Saunders	Sch 2 Cl 3(2)(b)	Nominee of the DG, DoP	N/A	1 month	\$-
Mayor Henry Zelones	Sch 2 Cl 3(2)(c)	Member of the WAPC	Per meeting	12 months	\$4,074.00
Mr Alan Ferris	Sch 2 Cl 3(2)(d)	WAPC appointee	Per meeting	12 months	\$4,410.00
Mr Cliff Frewing	Sch 2 Cl 3(2)(d)	WAPC appointee	Per meeting	12 months	\$3,675.00
Ms Rebecca Strom	Sch 2 Cl 3(2)(d)	WAPC appointee	Per meeting	12 months	\$4,777.50

## Infrastructure Coordinating Committee

Name	Position	Type of remuneration	Period of membership for 2016/17	Gross remuneration 2016/17	
Mr Eric Lumsden	Sch 2 Cl 6(2)(a)	Chairman, WAPC	N/A	12 months	\$-
Ms Gail McGowan	Sch 2 Cl 6(2)(b)	DG, Department of Planning	N/A	12 months	\$-
Mr Richard Sellers	Sch 2 Cl 6(2)(b)	DG, Department of Transport	N/A	10 months	\$-
Mr Mike Rowe	Sch 2 Cl 6(2)(c)	DG, Department of Water	N/A	12 months	\$-
Dr Ray Challen	Sch 2 Cl 6(2)(d)	Deputy DG, Public Utilities Office, Department of Finance	N/A	7 months	\$-
Mr John Fischer	Sch 2 Cl 6(2)(e)	Nominee of the DG, Department of Education	N/A	11 months	\$-
Ms Angela Kelly	Sch 2 Cl 6(2)(f)	Nominee of the DG, Department of Health	N/A	11 months	\$-
Mr Ralph Addis	Sch 2 Cl 6(2)(g)	DG, Department of Regional Development	N/A	12 months	\$-
Mr Joe Ostojich	Sch 2 Cl 6(2)(h)	Nominee of the DG, Department of State Development	N/A	11 months	\$-
Mr Tim Griffin	Sch 2 Cl 6(2)(i)	DG, Department of Mines and Petroleum	N/A	10 months	\$-
Mr Daniel Simms	Sch 2 Cl 6(2)(j)	LG Representative	N/A	12 months	\$-
Mr Dean Davidson	Sch 2 Cl 6(2)(k)	Professions Representative	N/A	6 months	\$-
Mr Steve Beyer	Sch 2 Cl 6(2)(l)	Deputy for the DG, Department of Transport	N/A	11 months	\$-
Mr Gregory Martin	Sch 2 Cl 6(2)(l)	Professions Representative	Per meeting	6 months	\$-
Ms Marion Fulker	Sch 2 Cl 6(2)(l)	Professions Representative	Per meeting	6 months	\$-
Mr Nigel Hindmarsh	Sch 2 Cl 6(2)(l)	WAPC Appointee - Nominee of the DG, Housing Authority	N/A	11 months	\$-
Mr Frank Marra	Sch 2 Cl 6(2)(l)	WAPC Appointee - CEO, Landcorp	N/A	7 months	\$-
Ms Kaylene Gulich	Sch 2 Cl 6(2)(l)	WAPC Appointee - Nominee of the DG, Department of Treasury	N/A	7 months	\$-
Mr Bill Sullivan	Sch 2 Cl 6(2)(l)	WAPC Appointee - Nominee of the DG, Department of Finance	N/A	7 months	\$-
Ms Sue Murphy	Sch 2 Cl 6(2)(l)	WAPC Appointee - CEO, Water Corporation	N/A	11 months	\$-
Mr Terence Werner	Sch 2 Cl 6(2)(l)	Department of Education Services	N/A	7 months	\$-
Mr Sarah McEvoy	Sch 2 Cl 6(2)(l)	Department of Environment Regulation	N/A	11 months	\$-
Mr David Smith	Sch 2 Cl 6(2)(l)	Nominee of the DG, Department of Premier and Cabinet	N/A	11 months	\$-

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## South West Planning Committee

Name	Position		Type of remuneration	Period of membership for 2016/17	Gross remuneration 2016/17
Mr Eric Lumsden	Sch 2 Cl 8(2)(a)	Chairman, WAPC	N/A	4 months	\$-
Cr Stephen Dilley	Sch 2 Cl 8(2)(d)	LG Representative	Per meeting	4 months	\$-
Mayor Gary Brennan	Sch 2 Cl 8(2)(d)	LG Representative	Per meeting	4 months	\$210.00
Mr Stuart Hicks	Sch 2 Cl 8(2)(e)	Nominee of the Regional Minister – South West Development Commission	Per meeting	4 months	\$210.00
Mr Geoff Klem	Sch 2 Cl 8(2)(f)	Professions Representative	Per meeting	4 months	\$210.00
Mr John Nicholas	Sch 2 Cl 8(2)(d)	LG Representative	Per meeting	4 months	\$210.00
Ms Rosanne Pimm	Sch 2 Cl 8(2)(c)	Community Representative	Per meeting	4 months	\$210.00
Mr David Saunders	Sch 2 Cl 8(2)(b)	Nominee of the DG, Department of Planning	N/A	4 months	\$-

## Statutory Planning Committee

Name	Position		Type of remuneration	Period of membership for 2016/17	Gross remuneration 2016/17
Mr Eric Lumsden	Sch 2 cl 4(2)(a)	Chairman, WAPC	N/A	12 months	\$-
Mayor Henry Zelones	Sch 2 cl 4(2)(a)	Deputy Chairman, WAPC	N/A	12 months	\$-
Ms Gail McGowan	Sch 2 cl 4(2)(b)	DG, Department of Planning	N/A	12 months	\$-
Mr Ross Thornton	Sch 2 cl 4(2)(c)	Nominee of the Minister for Regional Development	Per meeting	12 months	\$7,350.00
Ms Elizabeth Taylor	Sch 2 cl 4(2)(d) and (f)	LG Representative	Per meeting	12 months	\$10,490.00
Mr Ian Holloway	Sch 2 cl 4(2)(e)	Professions Representative	Per meeting	12 months	\$8,820.00
Cr Russell Aubrey	Sch 2 cl 4(2)(f)	LG Representative	Per meeting	2 months	\$1,837.50
Mr Stephen Hiller	Sch 2 cl 4(2)(g)	WAPC Appointee	Per meeting	12 months	\$7,350.00
Mr Raymond Glickman	Sch 2 cl 4(2)(g)	WAPC Appointee	Per meeting	12 months	\$6,615.00
Ms Megan Adair	Sch 2 cl 4(2)(g)	WAPC Appointee	Per meeting	12 months	\$9,019.50
Ms Sue Burrows	Sch 2 cl 4(2)(g)	WAPC Appointee	N/A	12 months	\$-

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## Audit and Risk Management Committee

Name	Position		Type of remuneration	Period of membership for 2016/17	Gross remuneration 2016/17
Mr Alexander Frewing	Sch 2 Cl 1(2)(c)	Chairman	Per meeting	12 months	\$2,237.00
Mr Alan Ferris	Sch 2 Cl 1(2)(c)	WAPC Appointee	Per meeting	12 months	\$1,837.50
Ms Rebecca Strom	Sch 2 Cl 1(2)(c)	WAPC Appointee	Per meeting	12 months	\$1,837.50

## Infrastructure Steering Group

Name	Position		Type of remuneration	Period of membership for 2016/17	Gross remuneration 2016/17
Mr Eric Lumsden	Sch 2 Cl 6(2)(a)	Chairman, WAPC	N/A	12 months	\$-
Ms Gail McGowan	Sch 2 Cl 6(2)(b)	DG, Department of Planning	N/A	12 months	\$-
Mr Richard Sellers	Sch 2 Cl 6(2)(b)	DG, Department of Transport	N/A	10 months	\$-
Mr Mike Rowe	Sch 2 Cl 6(2)(c)	DG, Department of Water	N/A	12 months	\$-
Mr Ralph Addis	Sch 2 Cl 6(2)(g)	DG, Department of Regional Development	N/A	12 months	\$-
Mr Joe Ostojich	Sch 2 Cl 6(2)(h)	Nominee of the DG, Department of State Development	N/A	12 months	\$-
Mr Tim Griffin	Sch 2 Cl 6(2)(i)	DG, Department of Mines and Petroleum	N/A	10 months	\$-
Mr Gregory Martin	Sch 2 Cl 6(2)(l)	Professions Representative	Per meeting	6 months	\$1,050.00
Ms Marion Fulker	Sch 2 Cl 6(2)(l)	Professions Representative	Per meeting	6 months	\$700.00
Mr Steve Beyer	Sch 2 Cl 6(2)(l)	Nominee of the DG, Department of Transport	N/A	8 months	\$-
Ms Kaylene Gulich	Sch 2 Cl 6(2)(l)	WAPC Appointee - Nominee of the DG, Department of Treasury	N/A	12 months	\$-
Mr David Smith	Sch 2 Cl 6(2)(l)	Nominee of the DG, Department of Premier and Cabinet	N/A	12 months	\$-
Mr Colin Slattery	Sch 2 Cl 6(2)(l)	DG, Department of Lands	N/A	12 months	\$-

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# Appendix 5: Legislation impacting planning decision-making

## *Environmental Protection Act 1986*

The *Environmental Protection Act 1986* (EP Act) established a system where environmental assessment of proposals is required if there is likely to be a significant effect on the environment. If it is found that a proposal will have a significant effect, the Minister for Environment will ultimately determine whether the proposal can be implemented, and if so, what conditions are to be imposed. In practice, there are not many development or subdivision applications which require referral, and even fewer that require assessment. This is because the EP Act requires all planning schemes and amendments to planning schemes to be assessed by the Environmental Protection Authority, and any application for approval to commence development that meets the requirements of a planning scheme previously assessed by the EPA is assumed to be environmentally acceptable. However, where an application for approval to commence development raises environmental issues that were not considered during the assessment of the applicable planning scheme, the WAPC must refer the application to the EPA.

The WAPC must also refer an application to the EPA where an application for approval to commence development is considered to be:

- a significant proposal (such as major clearing of vegetation, potential threats to wetlands and watercourses, or major emissions)
- of a prescribed class (such as an abattoir or poultry farm).

Where a proposal has been referred to the EPA, and the EPA has decided to assess the proposal, the responsible planning authority shall not make a decision until the proposal has been assessed and determined by the Minister for Environment.

## *Heritage of Western Australia Act 1990*

The *Heritage of Western Australia Act 1990* (HWA Act) encourages the conservation of places of cultural heritage significance. “Cultural heritage significance” is defined in section 3 of the HWA Act as “the relative value which that place has in terms of its aesthetic, historic, scientific or social significance, for the present community and future generations”. The HWA Act establishes a State Register of Heritage Places, which is primarily a planning tool that notifies relevant planning decision-making authorities of heritage places and their significance.

Where land is listed on the State Register, a planning decision-making authority is required to obtain the advice of the Heritage Council before determining the application. If the planning decision-making authority approves the application, it must not impose any conditions on the approval that are inconsistent with conditions imposed by the Minister for Heritage or the Heritage Council.

In addition, the HWA Act provides for a local government to compile and maintain, after public consultation, an inventory of buildings within its district that are or may become of cultural heritage significance. The HWA Act does not require a local government to do anything specific with the inventory, except that it must be provided to the Heritage Council and be updated. In practice, a local government may use its heritage inventory when compiling a heritage list under its local planning scheme, which can be used to impose special development control restrictions on land identified in the list.

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## Contaminated Sites Act 2003

The *Contaminated Sites Act 2003* sets out a regime for classifying land that is contaminated. It classifies sites in accordance with the risk to human health that is posed by the condition of the land and the use to which it is being put. Where land is classified as “contaminated – remediation required”, the WAPC must not approve subdivision of that land, and a local government is not to approve development on that land, without seeking and taking into account the advice of the chief executive officer of the Department of Environment Regulation as to the suitability of the land for the purpose for which approval is sought.

## Environment Protection and Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Conservation Act 1999* (the EPBC Act) is the Australian Government’s central piece of environmental legislation. It provides a legal framework to protect and manage nationally and internationally important flora, fauna, ecological communities and heritage places – defined in the EPBC Act as matters of national environmental significance.

## Mining Act 1978

Under section 120 of the *Mining Act 1978*, while the Minister for Mines and Petroleum, the warden or the mining registrar will take into account any planning instrument made under the *Planning and Development Act 2005* when considering an application for a mining tenement, a planning instrument shall not operate to prohibit or affect the grant of such tenement.

There are some areas in the State where the *Mining Act 1978* has limited application. Where land was converted from Crown land to freehold title prior to 1899, the State Government only retains ownership of precious metals (for example, gold and silver). The ownership of non-precious metals remains with the landowner. In this situation, a mining lease is not required to mine for non-precious metals. It therefore follows that section 120 of the *Mining Act 1978* has no application in these circumstances.

The result of this is that the *Mining Act 1978* does not apply, and planning approvals under the relevant planning scheme are still required in relation to development on land which:

- was converted to freehold before 1899; and
- involves either the mining of a non-precious metal (such as basic raw materials) or other works or uses which support such operation

## State Agreement Acts

State Agreements are contracts between the State Government and proponents of major resources projects, which are ratified by an Act of State Parliament. They specify the rights, obligations, terms and conditions for development of the project and establish a framework for ongoing relations and cooperation between the State and the project proponent. State Agreements are used to foster major developments, including mineral, petroleum, wood processing and related downstream processing projects, together with associated infrastructure investments. Such projects require long-term certainty, extensive or complex land tenure and are often located in relatively remote areas, requiring significant infrastructure development. They are project-specific statutes often including a provision included which expressly exempts the proponent from having to obtain development approvals.

The Department of State Development administers State Agreement Acts on behalf of the State Government.

# Appendix 6: Regional Scheme Amendments

## Metropolitan Region Scheme

Metropolitan region scheme amendments		Major			Minor		Other	
No	Amendment title	In	Tab	Fin	In	Fin	In	Fin
1313/41	Midland Freight Rail Realignment	✓						
1323/41	South Bullsbrook Urban Precinct	✓						
1324/41	Central Bullsbrook Urban Precinct	✓						
1325/41	North Bullsbrook Urban Precinct	✓						
1210/41	Rationalisation of Stirling Highway Reservation			✓				
1310/41	Guildford Road from East Parade to Tonkin Highway			✓				
1311/57	Bedbrook Place, Shenton Park				✓	✓		
1312/57	Jandakot Airport Eastern Link Road				✓			
1315/57	South East Baldivis Urban Cell				✓	✓		
1320/57	Western Power Omnibus 2				✓			
1321/57	Anstey Road East Precinct				✓			
1322/57	Flynn Drive Other Regional Roads Reserve Review				✓			
1328/57	Hazelmere Enterprise Area Structure Plan – Precinct 7				✓			
1275/57	Central Districts Omnibus 4					✓		
1290/57	Anstey, Armadale and Keane Roads, Forrestdale Precinct					✓		
1293/57	Shenton Park Hospital Redevelopment					✓		
1300/57	Maddington-Kenwick Strategic Employment Area - Welshpool Road East Industrial Precinct					✓		
1301/57	Maddington-Kenwick Strategic Employment Area Precinct 2					✓		
1302/57	Maddington-Kenwick Strategic Employment Area Precincts 3A and 3B					✓		
1309/57	Industrial Zoning Anomalies					✓		
1314/27	Lot 20 Sixty Eight Road, Baldivis							✓
1316/27	Bennett Springs North West							✓
1317/27	South Baldivis High School Site							✓
1318/27	North Stoneville Townsite							✓
1319/27	Lot 19 Sixty Eight Road, Baldivis							✓
1326/27	Bullsbrook East							✓

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Major amendments are indicated by /41

Minor amendments are indicated by /57

Lifting of Urban Deferred outside MRS  
are indicated by /13

Lifting of Urban Deferred within MRS are  
indicated by /27

PCA represents Planning Control Area

## Peel Region Scheme

Metropolitan region scheme amendments		Major			Minor		Other	
No	Amendment title	In	Tab	Fin	In	Fin	In	Fin
042/57	Lot 1 Napier Road, Oakley – Reconfiguration of Industrial Zone				✓			
043/57	Lot 600 Lakes Road, Nambelup				✓			
040/57	Regional Reservations					✓		

## Greater Bunbury Region Scheme

Metropolitan region scheme amendments		Major			Minor		Other	
No	Amendment title	In	Tab	Fin	In	Fin	In	Fin
0041/57	Public Drinking Water Source Protection Areas				✓			
0047/57	Lot 6238 Mitchell Road, Bengel				✓			
0042/57	Kemerton Strategic Industrial Area					✓		
0046/57	Bunbury Airport Expansion offset and reservation anomaly				✓	✓		
0049/57	Lot 2 Prowse Road, Capel				✓			
0045/13	Lifting of Urban Deferred - Pt Lot 9001 Waterloo Road and Part of Waterloo Road Reserve, Roelands						✓	✓
0048/13	Lifting of Industrial Deferred - Part Lot 38 South Western Highway, Picton East						✓	✓
0044/57	Department of Parks and Wildlife, 'Visitor Gateway' project, Koombana Drive, Bunbury						✓	

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Lifting of Urban Deferred within MRS are indicated by /27

PCA represents Planning Control Area

# Appendix 7: Acronyms, Abbreviations and Definitions

## Acronyms and Abbreviations

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

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## Definitions

### Development Application

Approval is required for development applications not just for physical works but also the actual use of any land or building if a planning scheme or interim development order specifically states that it does. Where there is no planning scheme or interim development order in place, development does not require planning approval (although other government approvals, such as a building licence, may be required).

In most circumstances the WAPC delegates its development control function under any applicable region scheme to the relevant local government or Development Assessment Panel (DAP). Therefore, planning approval issued by a local government or DAP under the local planning scheme would also be an approval under the relevant region planning scheme. The exceptions to this are for development on or abutting certain regional reserves, or for certain classes of development that the WAPC wants to retain control over, in which circumstances applications for planning approval will be referred to the WAPC for determination.

The WAPC delegates some of its functions to Departmental officers. This delegated authority includes decisions on development applications, when they comply with WAPC policies and practices.

When a development application doesn't comply with the WAPC policy or practice, the Department then submits the application to the relevant WAPC committee for consideration and a decision.

### Development Control Policy

Development control policies (DCs) guide WAPC decision-making on subdivision and development applications. Like SPPs, DCs are grouped by subject matter and provide detailed guidance on topics including residential, rural, industrial and commercial land planning.

The WAPC's operational policies are supported by a variety of planning guidelines and manuals to assist in a range of planning issues. These documents are available to users of the planning system to provide additional guidance on the policy approach taken by the WAPC to land-use planning and development control across the state.

Guidelines and manuals are also issued to provide information on the expected content of planning documentation required by the WAPC of local government and proponents, such as local planning schemes and strategies, structure plans, and environmental management plans.

Planning bulletins are also issued by the WAPC to provide guidance and advice on certain statutory planning issues. Planning bulletins canvass proposed policy changes or highlight information about WAPC and DoP practices on a variety of planning matters.

### Interim development order

Interim development orders can be made under Part 6 of the Act, and are used to regulate, restrict or prohibit development in certain areas while a region or local planning scheme is being prepared for that area.

A regional interim development order may be made by the WAPC, with Ministerial approval, for an area outside the metropolitan region if the WAPC believes that development might materially affect the preparation or implementation of that scheme. A local interim development order may be made by the Minister for any district or part of a district where a local planning scheme is proposed, if the Minister thinks it is necessary and in the public interest to regulate, restrict or prohibit development of that land. Interim development orders can regulate development in various ways and may only apply until the relevant region or local planning scheme comes into operation; until they are revoked; or for three years, whichever occurs first (although there is an option to extend the life of an order by 12 months, more than once).

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## Local Planning Strategy

A local planning strategy (LPS) establishes the planning framework for each local government, and provides the strategic basis for local planning schemes. It sets out the local government objectives for future land use planning and development, and includes a broad framework by which to pursue those objectives. A LPS needs to address the social, environmental, resource management and economic factors that affect and are affected by, land use and development.

The local planning strategy should:

- be consistent with State and regional planning policy, including current strategies and structure plans (or provide the rationale for why it is not)
- provide strategic direction for land-use planning and development over the ensuing 10 years or longer as the basis for the local planning scheme
- set out the strategic direction for sustainable resource management and development in the context of State and regional planning
- provide the rationale for the zoning and reservation of land and for the provisions of the scheme relating to development and development control
- provide a strategic framework for assessment and decision-making in relation to proposed scheme amendments, subdivision, and development
- provide the context for coordinated planning and programming of physical and social infrastructure at the local level

- assess the capacity of infrastructure such as water, sewerage, electricity and roads to ensure there is sufficient infrastructure in a locality to accommodate managed growth
- identify the need for further studies or investigation within a local government area to address longer-term strategic planning and development issues.

Each LPS must be submitted to the WAPC for review prior to advertising, to ensure it meets the necessary standards and is consistent with State and regional policy and strategy. Following public advertising and once any submissions have been considered and the strategy modified appropriately, the WAPC will provide final endorsement of the LPS, at which point it can be used as the basis for more detailed local planning and preparation.

## Local Structure Plan

A local structure plan is a statutory spatial plan, prepared by local government, a landowner, or a landowner representative, and approved in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015. Local structure plans provide more specific detail on the proposed pattern of land use for a certain area, such as a residential neighbourhood or industrial area.

They provide a framework for the assessment of detailed scheme amendments, subdivision and development proposals. These plans include details of location and density of housing, road layout, pedestrian and cycle network, public open space, school sites, servicing infrastructure, community purpose sites and activity centre locations.

The plans must be advertised by local government for public comment, and are required to be assessed and endorsed, subject to any necessary modifications, by the WAPC.

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## Planning Control Area

Planning control areas are used by the WAPC, with Ministerial approval, to protect land that has been identified for future use for various public purposes (specific uses are listed in Schedule 6 of the *Planning and Development Act 2005* and include car parks, cultural heritage conservation, parks, important regional roads, railways, universities and waterways).

Often this mechanism is used as an interim device before land has been reserved in a region or local planning scheme; however, planning control areas can be used in any part of the State, whether land is subject to a planning scheme or not. Any application for development on that land must be forwarded by the relevant local government to the WAPC for determination. The WAPC will consider the purpose of the planning control area in making its decision.

## Regional planning and infrastructure frameworks

Regional Planning and Infrastructure Frameworks interpret the objectives of the State Planning Strategy at a regional level; provide an overview of the major regional economic, social, cultural and environmental issues; identify the priority actions required to enable comprehensive sub-regional planning and to guide local planning processes; and identify the regional infrastructure priorities to facilitate economic and population growth in a region.

Sub-regional structure plans are strategic spatial plans providing a broad framework for planning at a subregional level. They cover planning issues including location of urban growth and consolidation, population trends, employment areas, major commercial centres, transport links, infrastructure and servicing requirements, environmental protection and regional open space.

Preparation of a sub-regional structure plan is usually a precursor to the zoning and reservation of land under a region scheme and the plan should establish priorities and identify the additional studies and investigations needed to progress to the preparation of more detailed district and local structure plans.

Sub-regional structure plans are prepared by the WAPC, in liaison with local government, having due regard to the State Planning Strategy, SPPs, and relevant regional planning and infrastructure frameworks. They must be advertised for public comment before being modified as necessary and adopted by the WAPC.

The WAPC, in partnership with Regional Development Commissions, Regional Development Australia and local governments has also prepared Regional Planning and Infrastructure Frameworks for the State's eight country planning regions.

- Kimberley Regional Planning and Infrastructure Framework
- Pilbara Regional Planning and Infrastructure Framework
- Gascoyne Regional Planning and Infrastructure Framework
- Mid West Regional Planning and Infrastructure Framework
- Goldfields-Esperance Regional Planning and Infrastructure Framework
- Wheatbelt Regional Planning and Infrastructure Framework
- South West Regional Planning and Infrastructure Framework
- Great Southern Regional Planning and Infrastructure Framework

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## Regional Planning Scheme

In areas not covered by a region planning scheme, the relevant local planning scheme provides the only statutory reservation and zoning of land.

Where there is both a region planning scheme and a local planning scheme in place, generally only one approval is needed and in most circumstances the WAPC delegates its power under the region schemes to the relevant local government or Development Assessment Panel (DAP). Therefore, an approval is issued by the local government or DAP, but it is an approval under both the region and local planning schemes.

The exceptions to this are for development on or abutting certain regional reserves, or for certain classes of development over which the WAPC wants to retain control.

The procedures for preparing and amending a region planning scheme are established in the *Planning and Development Act 2005*, and involve an extended process of consultation; formal advertising; hearings if requested; and assessment and endorsement by the WAPC, the Minister, and (in the case of substantial amendments) the Governor and Parliament of Western Australia.

Each region scheme, or amendment to a region scheme, must be referred to the EPA early in the process, and may then be subject to an environmental assessment and, if appropriate, incorporation of environmental conditions set by the Minister for Environment. Other relevant government agencies and stakeholders, including relevant local government, will also be invited to comment on a proposed region scheme or amendment to a region scheme. Region scheme amendments can be progressed by the WAPC either as a substantial (major) amendment to the scheme, or a minor amendment.

Substantial amendments must have consent of the Minister to be advertised; are required to be advertised for not less than three months; must ultimately be approved by the Governor on recommendation of the Minister; and must be laid before both Houses of Parliament for 12 sitting days, during which time they are subject to a resolution of disallowance, before they have effect.

Minor amendments do not require Ministerial consent to advertise; need only be advertised for not less than 60 days; and require the final approval of the Minister, but do not need to go before the Governor or Parliament, before they have effect.

## State Planning Policy

State planning policies (SPPs) are required to be prepared and reviewed by the WAPC according to procedures established in the Act. A recommendation of the Minister for Planning and approval of the Governor is required before a policy has force or effect.

The State Planning Framework is the overarching SPP and is, therefore, numbered SPP 1. Other SPPs dealing with key sectors of the planning framework follow, and are categorised according to subject matter – environment and natural resources; urban growth and settlement; the economy and employment; transport and infrastructure; and regional development.

SPPs can be subject or location specific, and are generally used for two main purposes:

- To assist the WAPC in its decision-making with respect to the subdivision of land and development approval under region schemes
- To provide guidance to local government on the matters they need to take into account in preparing local planning schemes.

SPPs do not have a binding effect, but under the Act, every local government is required to have due regard to SPPs in preparing or amending a local planning scheme. SPPs may also be made part of local planning schemes through insertion of specific scheme provisions to this effect (see Residential Design Codes), and the Minister for Planning may order a local government to amend its scheme to be consistent with an SPP. The Act also requires SAT to have due regard to any relevant SPP which affects the subject matter of an application