



# ANNUAL REPORT 2017/18

WESTERN AUSTRALIAN PLANNING COMMISSION

Shaping the future of Western Australia



## 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 2018.



Cover photo  
courtesy of  
Optus Stadium

## STATEMENT OF COMPLIANCE

To the  
**Hon 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 2018.

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

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



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The Western Australian Planning Commission acknowledges the traditional owners and custodians of this land. We pay our respect to Elders past and present, their descendants who are with us today, and those who will follow in their footsteps.

#### Disclaimer

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## A MESSAGE FROM THE CHAIRMAN

**David Caddy**  
Chairman  
Western Australian Planning Commission

The 2017/18 financial year was marked by a change of leadership; the culmination of a place-defining project; and the release of planning reform proposals which promise a significant impact on the role, responsibilities and format of the Western Australian Planning Commission.

My three-year term began in April 2018. In my short time as chairman, I have endeavoured to meet with as many State and local government planning and development sector representatives as I can to spell out my vision for the future, in the short-term at least.

I see my role as ensuring that the Commission is well-placed to provide the necessary support for State Government priorities that will bring about a historical transformation of our capital city including delivering METRONET, progressing the Westport strategy, and ensuring infrastructure provision is fully integrated with land use planning.

Out-going chairman Eric Lumsden left in March 2018 to take up the role of Chief Commissioner for the City of Perth.

Eric was appointed WAPC chairman in 2013, following six years at the helm of the then Department of Planning and its predecessor, the Department of Planning and Infrastructure.

Eric brought more than 45 years' experience as a planning professional and stamped his mark on the role and direction of the Commission at a time of significant change. I thank him for his unshakeable commitment to the benefits of good planning as well as the knowledge and skill that he brought to all of his deliberations.

One of Eric's major legacy projects was the development of the Perth and Peel@3.5million sub-regional planning and infrastructure frameworks, released by the State Government in March 2018.

The four frameworks for the Central, North-West, North-East and South Metropolitan and Peel sub-regions, determine Perth and Peel's urban form for the next 30 years. They aim to accommodate 3.5 million people by 2050, by creating vibrant communities within a compact and connected city, making best use of existing and proposed infrastructure and protecting important environmental assets.

These strategic documents have been aligned to the METRONET blueprint and aim to enhance the liveability of our communities through a planned and coordinated approach to land use planning and major infrastructure provision not previously achieved in Western Australia.

A comprehensive work plan has been developed to implement the frameworks which are due to be reviewed after three years.

With regard to regional planning, the State Government moved quickly to fulfil a pre-election commitment by establishing the Bunbury Development Committee in February 2018. The new committee will guide the development of three key projects, including redevelopment projects in Withers and Glen Iris and the transformative Bunbury Waterfront development. I welcome this valuable local knowledge and commitment.

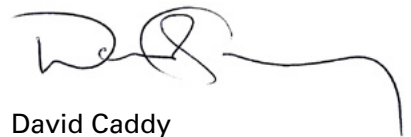
While not a Commission initiative, the *Modernising Western Australia's Planning System*, the planning reform Green Paper, released for public comment in May 2018 is likely to have far-reaching implications for the Commission.

The paper proposes five key reform areas to help make the system more efficient, open and understandable to everyone. If endorsed, this will see a recalibration of the role of the Commission, shifting towards a greater strategic focus, with increased decision-making delegations, a smaller board, and as-required committees.

This will invariably impact on the relationship between the Commission and the department, which works extremely efficiently and effectively on the Commission's behalf.

More than 6,500 decisions were made either by or on behalf of the Commission via delegation to the department in 2017/18. This is a remarkable volume of work that often requires complex investigation, consultation and collaboration with a range of stakeholders. This is just part of the work we do to create sustainable, liveable communities for Western Australians now and in the future.

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



**David Caddy**  
Chairman  
Western Australian Planning Commission

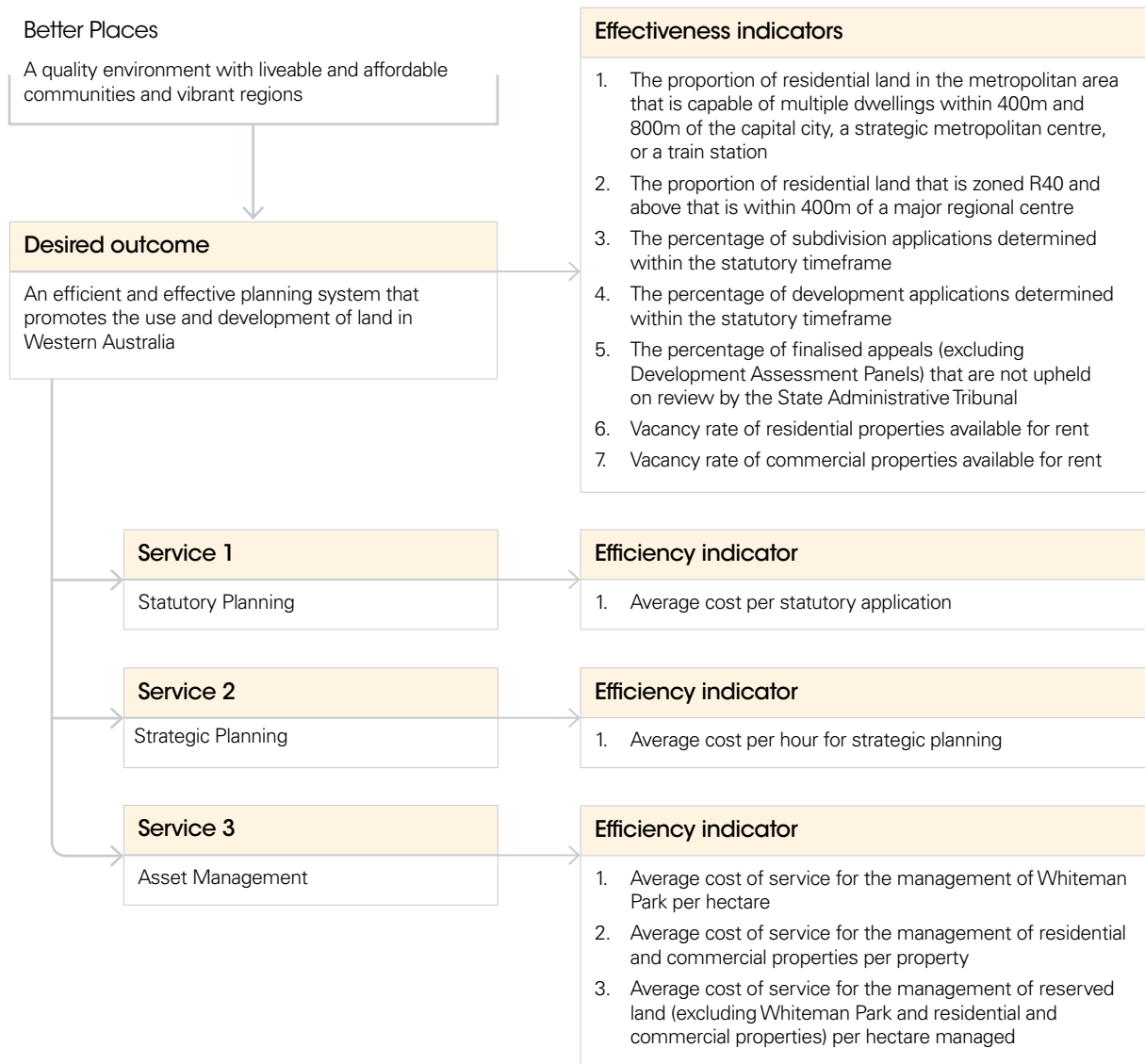
## THE YEAR AT A GLANCE

- Drafting the Waterloo Industrial Park District Structure Plan for 1,200 hectares of **employment-generating industrial land**
- More than **\$600,000 in grants** provided for coastal planning projects across the State
- Good design **pocket guide for house-hunters and renters** released as part of the Design WA initiative
- Changes to provide **certainty for landowners** over Mandogalup buffer exclusion area
- Appointment of **new chairman** David Caddy
- Release of the final **Perth and Peel@3.5million** integrated land use planning and infrastructure frameworks
- Establishment of the **Bunbury Development Committee**
- Infill rates rise to **41 per cent** (target 47 per cent by 2050)
- Significant involvement in the **METRONET and Westport programs**
- Work to allow **future urban development** in East Wanneroo
- Draft position statement for housing on **freehold lots less than 100m<sup>2</sup>**
- Shenton Park Hospital **Redevelopment Improvement Scheme**
- Draft position statement on **renewable energy facilities** advertised for public comment
- More than **6,500 planning decisions** made, either by the WAPC or through delegation

## 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 goal outlined below.



## Agency performance compared to targets

<b>Financial Targets</b>	<b>2017/18 Target <sup>(a)</sup> \$'000</b>	<b>2017/18 Actual \$'000</b>	<b>Variation <sup>(b)</sup> \$'000</b>
Total cost of services (expense limit)	50,514	77,532	27,018
Net cost of services	19,995	45,357	25,362
Total equity	1,059,611	970,204	(89,407)
Net increase / (decrease) in cash held	54,812	49,494	(5,318)
Approved salary expense level	-	-	-
Agreed borrowing limit	-	-	-

<b>Working Cash Targets</b>	<b>2017/18 Agreed Limit \$'000</b>	<b>2017/18 Target / Actual \$'000</b>	<b>Variation \$'000</b>
Agreed working cash limit (at Budget)	2,327	2,327	-
Agreed working cash limit (at Actuals)	2,327	2,212	(115)

### Notes

(a) The targets specified above are as per the 2017/18 Budget Statements.

(b) Further explanations are contained in Note 9.11 'Explanatory Statement' to the financial statements.



## Desired outcomes and key performance indicators

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

Key Effectiveness Indicators <sup>(a)</sup>	2017/18 Target <sup>(b)</sup>	2017/18 Actual	Variation <sup>(c)</sup>
The proportion of residential land in the metropolitan area that is capable of multiple dwellings within 400m and 800m of the capital city, a strategic metropolitan centre, or a train station:			
- 400 metres	36%	39.2%	3.2%
- 800 metres	30%	30.6%	0.6%
The proportion of residential land that is zoned R40 and above that is within 400m of a major regional centre	64%	66.7%	2.7%
The percentage of Subdivision Applications determined within the statutory timeframe	80%	83%	3%
The percentage of Development Applications determined within the statutory timeframe	70%	75%	5%
The percentage of finalised appeals (excluding DAPS) that are not upheld on review by the State Administrative Tribunal	95%	98.6%	3.6%
Vacancy rate of residential properties available for rent	8%	5.9%	(2.1%)
Vacancy rate of commercial properties available for rent	8%	8.2%	0.2%
<b>Key Efficiency Indicators <sup>(a)</sup></b>			
<b>Service 1: Statutory Planning</b>			
Average cost per statutory application	\$2,896	\$2,799	(\$97)
<b>Service 2: Strategic Planning</b>			
Average cost per hour for strategic planning	\$156.59	\$133.35	(\$23.24)
<b>Service 3: Asset Management</b>			
Average cost of service for the management of Whiteman Park per hectare <sup>(d)</sup>	\$2,184	\$2,543	\$359
Average cost of service for the management of residential and commercial properties per property	\$18,779	\$18,973	\$194
Average cost of service for the management of reserved land (excluding Whiteman Park and residential and commercial properties) per hectare managed	\$461.16	468.19	\$7.03

### Notes

- (a) The tables above provide a summary of the WAPC's Key Performance Indicators for 2017/18. For more detailed information, including explanations for significant variances, refer to the Key Performance Indicators section of this report at pages 96 – 109.
- (b) The targets specified above are as per the 2017/18 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.
- (d) On 24 May 2018 the Under Treasurer approved a change in this KPI from that specified in the 2017/18 Budget Statements.

## SIGNIFICANT ISSUES IMPACTING THE WAPC

### METRONET

METRONET is the State Government's flagship initiative for integrated land use and infrastructure in the Perth metropolitan area. Over and above its aim to deliver a world-class public transport system, METRONET will facilitate the interconnection of urban centres and encourage appropriate density around station precincts.

[www.metronet.wa.gov.au](http://www.metronet.wa.gov.au)

METRONET will drive land use change in more than 5,000 hectares of land within walking distance of the new stations. METRONET station precincts will be planned to create connected community centres that are universally accessible and provide a range of housing, jobs and services to our growing population.



### Modernising Western Australia's planning system

The planning reform Green Paper was released for public consultation in May 2018.

[www.planning.wa.gov.au/dop\\_pub\\_pdf/Green\\_Paper\\_May2018.pdf](http://www.planning.wa.gov.au/dop_pub_pdf/Green_Paper_May2018.pdf)

The key objectives include:

- making strategic planning the cornerstone of all planning decisions
- opening up the planning system so that it is understandable to all
- clarifying local and State planning roles and functions of the WAPC and the department
- responding to community concerns about accountability and transparency of Development Assessment Panels
- formally recognising the need for community participation
- creating more certainty for industry and cutting red tape
- refining developer contribution schemes.

Five key reform areas – making the planning system strategically-led, legible, transparent, efficient and delivering smart growth – were identified to develop a more efficient, open and understandable system. Proposals within the Green Paper will have significant impact on the role, responsibility and format of the WAPC.

## Perth and Peel@3.5million

The WAPC's Perth and Peel@3.5million land use planning and infrastructure frameworks were released by the State Government in March 2018.

[www.planning.wa.gov.au/10586.aspx](http://www.planning.wa.gov.au/10586.aspx)

The four sub-regional frameworks – for the Central, North-West, North-East and South Metropolitan Peel regions - aim to accommodate 3.5 million people by 2050 by creating vibrant communities within a compact and connected city; making best use of existing and proposed infrastructure; and protecting important environmental assets.

They will also encourage greater housing diversity and choice to meet changing community needs, limit unsustainable urban sprawl and support METRONET initiatives to connect suburbs, reduce road congestion and develop communities close to train station precincts.

At least 800,000 new homes are needed for the increased population. Almost half - 380,000 at a minimum - will be provided through increased infill development, predominantly in existing suburbs and around key public transport locations. The frameworks will be reviewed after three years.

The draft Strategic Assessment of the Perth and Peel Regions (SAPPR) helped to inform the development of the frameworks. A critical review is being carried out before the future of the project is decided.



## Land supply

The WAPC's Urban Development Program tracks and models land supply as outlined in the *Planning and Development Act 2005*. The program aims to monitor and coordinate land supply and the timely delivery of residential, industrial and commercial land.

[www.planning.wa.gov.au/Urban-Development-Program.aspx](http://www.planning.wa.gov.au/Urban-Development-Program.aspx)

The ninth edition of the Urban Growth Monitor which tracks zoned land supply and land consumption through development for the Perth metropolitan, Peel and Greater Bunbury regions, was released in December 2017.

This edition (using data as at 31 December 2016) indicated that the infill rates for the Perth and Peel regions rose to 41 per cent, up from 34 per cent in 2015. It also showed a gain of 60 hectares of land zoned for urban development across the three region schemes.

## Machinery of Government

As part of the machinery of government (MOG) process, the 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.

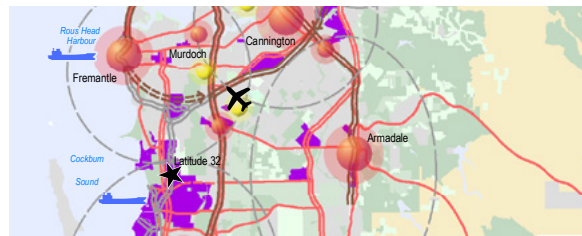
The final report of the Service Priority Review into the functions, operations and culture of the Western Australian public sector made 17 recommendations and 37 actions for a more efficient, collaborative, adaptable and outcomes-based public sector.

[www.dpc.wa.gov.au/ProjectsandSpecialEvents/Public-sector-reform/Pages/default.aspx](http://www.dpc.wa.gov.au/ProjectsandSpecialEvents/Public-sector-reform/Pages/default.aspx)

## ABOUT THE WESTERN AUSTRALIAN PLANNING COMMISSION

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

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





# OPERATIONAL STRUCTURE

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In 2017, the Western Australian Planning Commission endorsed a new four-year Strategic Plan 2018/2021 that focused on functions, priorities and outcomes:

[www.planning.wa.gov.au/dop\\_pub\\_pdf/WAPCStrategicPlan.pdf](http://www.planning.wa.gov.au/dop_pub_pdf/WAPCStrategicPlan.pdf)

## Vision

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

## Mission

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

## Responsible Minister

Hon Rita Saffioti MLA BBUS, Minister for Transport; Planning; Lands

## Administered legislation

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

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

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

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

## Other key legislation

- Planning and Development (Development Assessment Panels) Regulations 2011
- *Forrest Place and City Station Development Act 1985*
- *Hope Valley-Wattleup Redevelopment Act 2000*
- Hope Valley-Wattleup Redevelopment Regulations 2000
- *Metropolitan Region Improvement Tax Act 1959*
- *Metropolitan Region Scheme (Fremantle) Act 1994*

- Planning and Development Regulations 2009
- *Perry Lakes Redevelopment Act 2005*
- Perry Lakes Redevelopment Regulations 2006
- *Planning and Development (Consequential and Transitional Provisions) Act 2005*
- Planning and Development (Local Planning Schemes) Regulations 2015
- *Port Kennedy Development Agreement Act 1992*
- *Road Closure Act 1969*
- *Swan Valley Planning Act 1995.*

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

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

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The following legislation overrides planning legislation:

- *Mining Act 1978*
- State Agreement Acts



## Relationship with the Department of Planning, Lands and Heritage

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

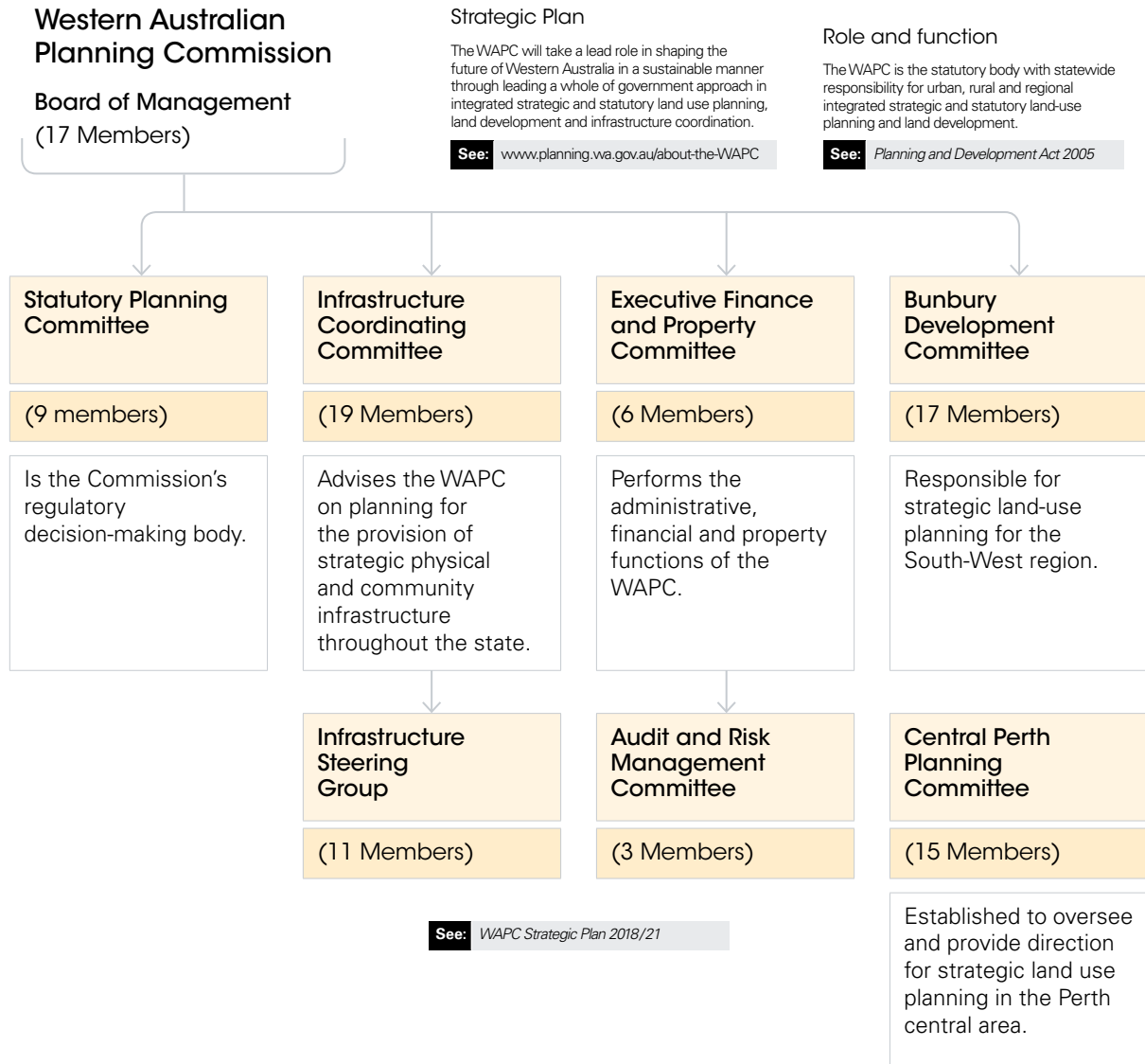
- advice on and delivery of strategic planning projects
- advice on and delivery of regional schemes and regional open spaces
- Whiteman Park operations
- property services
- corporate services including:
  - Office of the Commission
  - committee support
  - geo-spatial planning support
  - financial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

The department also provides:

- statutory planning activities
- strategic planning activities and projects
- advice, including policy, economic, governance, financial or other advice
- other corporate services including administrative and executive support.



## Organisational Structure



## WAPC Board

The Board comprises a Chair and 16 members representing industry, government and the community. A profile of members can be found in Appendix 1.

## WAPC committees

The following committees met regularly throughout 2017/18:

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

Information on each committee can be found in Appendix 2 and membership attendance and remuneration records in Appendix 3. The Statutory Planning Committee agendas and minutes (except for confidential items) are available on the WAPC's website:

[www.planning.wa.gov.au/About-the-WAPC.aspx](http://www.planning.wa.gov.au/About-the-WAPC.aspx)

## Delegations

Much of the WAPC's day-to-day statutory functions are carried out by departmental officers under delegated authority. This allows the WAPC to respond to the strategic direction of government and focus on the strategic planning of the State. The WAPC adopts a best practice approach to the delegation of authority. Instruments of delegation are routinely examined to ensure they remain accurate and appropriate.



Contents | Operational Structure | Operational Performance | Communications and Sponsorship  
| Governance and Other Disclosures | Financials and Performance Indicators | Appendices

# THE WAPC'S OPERATIONAL PERFORMANCE

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The WAPC contributes to all State Government goals and predominately to the Government Goal – Better Places: A quality environment with liveable and affordable communities and vibrant regions through the following services:

### Service 1: Statutory Planning

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

### Service 2: Strategic Planning

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

### Service 3: Asset Management

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

## Service 1: Statutory Planning Services

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).

## Metropolitan Region Scheme

Metropolitan Region Scheme amendments		Major			Minor		Other	
No.	Amendment title	In	Tab	Fin	In	Fin	In	Fin
1107/33A	Tonkin Highway access to Perth Airport					✓		
1271/41	Lot 59 Wilkins Road, Kalamunda			✓				
1277/57	Mount Helena Urban Precinct					✓		
1280/41	Mangles Bay Marina			✓				
1285/27	Southern River Precinct 3D							✓
1291/41	Herdsmen-Glendalough Precinct			✓				
1292/57	North East and North West Districts Omnibus 1					✓		
1297/57	South East and South West Districts Omnibus 2					✓		
1298/41	West Mundijong Industrial Precinct			✓				
1308/41	East Wanneroo Structure Plan Area		✓					
1320/57	Western Power Omnibus 2					✓		
1321/57	Anstey Road East Precinct					✓		
1327/27	Part of Bullsbrook East							✓
1329/57	Henley Brook Urban Precinct				✓			
1330/57	Hamilton Hill High School Site				✓	✓		
1331/57	Rosehill Waters				✓			
1332/41	Swan Valley Omnibus 1	✓						
1333/57	Bush Forever Omnibus 1				✓			
1334/57	Bush Forever Omnibus 2				✓			
1335/57	Bush Forever Omnibus 3				✓			
1336/27	Lot 9006 Reilly Road, Harrisdale						✓	✓
1337/27	Lot 9000 Bushmead Road, Hazelmere						✓	✓
1338/27	Lots 1, 2, 7, 12, 13, 36, 37 & 38 Caporn Street, Wanneroo						✓	✓
1339/57	North-East and North-West Districts Omnibus 2				✓			
1340/57	South Forrestdale Business Park Stage 2				✓			
1341/57	Central Districts Omnibus 5				✓			
1342/57	Eric Singleton Reserve and Environs				✓			
1343/57	South-East and South-West Districts Omnibus 3				✓			
1344/57	Maida Vale Urban Precinct				✓			
1345/27	Lyon Road, Wandii Precinct						✓	
PCA 122	Armadale Road Deviation (Cockburn Central)						✓	✓
PCA 126	Dampier Drive, Golden Bay						✓	✓
PCA 127	Scarborough Beach Road (King Edward Road to Main Street)						✓	✓
PCA 128	Lot 77 Yangedi Road, Keysbrook						✓	✓

### Table legend

IN	Initiated in 2017/18
FIN	Finalised in 2017/18
TAB	Tabled in Parliament in 2017/18

## Peel Region Scheme

Peel Region Scheme amendments		Major			Minor		Other	
No.	Amendment title	In	Tab	Fin	In	Fin	In	Fin
042/57	Lot Napier Road, Oakley – Reconfiguration of Industrial Zone					✓		
043/57	Lot 600 Lakes Road, Nambeelup – Transfer to Industrial Zone					✓		
044/41	Lots 89 and 109 Readheads Road, Nambeelup – Transfer to Industrial Zone	✓						

### Table legend

IN	Initiated in 2017/18
FIN	Finalised in 2017/18
TAB	Tabled in Parliament in 2017/18

## Greater Bunbury Region Scheme

Greater Bunbury Region Scheme amendments		Major			Minor		Other	
No.	Amendment title	In	Tab	Fin	In	Fin	In	Fin
0041/57	Public Drinking Water Source Protection Areas					✓		
0044/57	Department of Parks and Wildlife, 'Visitor Gateway' project Koombana Drive, Bunbury				✓			
0047/57	Lot 6238 Mitchell Road, Benger					✓		
0049/57	Lot 2 Prowse Road, Capel					✓		
0050/57	Lot 1 and 9,000 Boyanup – Picton Road, Picton East (formally Part Lot 301 Boyanup – Picton Road, Picton East)				✓	✓		
0051/57	Proposed modifications of zoning and reserve boundaries – various lots Jubilee and Jeffrey Roads, Glen Iris				✓			
0052/13	Lifting of Urban Deferred – Pt Lot 75 Clarke Street, Burekup						✓	✓

### Table legend

IN	Initiated in 2017/18
FIN	Finalised in 2017/18
TAB	Tabled in Parliament in 2017/18

### Notes

- Major amendments are indicated by / 41
- Minor amendments are indicated by / 57
- Lifting of Urban Deferred and Industrial Deferred outside MRS are indicated by / 13
- Lifting of Urban Deferred within MRS are indicated by / 27
- PCA represents Planning Control Area

## Review of WAPC decisions

Most WAPC decisions can be reviewed through the State Administrative Tribunal (SAT). In 2017/18 the SAT finalised 69 applications for review out of more than 6500 decisions; 61 were mediated or withdrawn without the need for a substantive hearing; eight were determined by the SAT after a substantive hearing, of which one was upheld, and seven were dismissed.

## Transport route planning

Transport Route Planning undertakes studies to assess the adequacy of planned transport corridors and prepares and reviews road alignment and reservation plans for regional roads.

Transport Route Planning supports the WAPC in its land and infrastructure coordinating role by providing technical advice to committees, other divisions and agencies and the State Administrative Tribunal. It manages statutory planning referrals for Other Regional Roads, providing transport planning comments, advice and recommendations at all levels of the planning process.

In 2017/18 planning was undertaken for key transport routes including Forrest Road, Wungong Road, Eleventh Road, Soldiers Road and Bishop Road, within the City of Armadale and Shire of Serpentine-Jarrahdale.

Completed studies include the reservation protected via a Planning Control Area for Dampier Drive, and the Rowley and Anketell/Thomas Roads study. Other road studies progressed in 2017/18 included Old Yanchep Road, Two Rocks Road, Breakwater Drive, Stakehill Road and Ranford Road.

## 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. 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** builds on the vision of *Directions 2031 and beyond* and provides strategic guidance on land use, land supply, land development, environmental protection, infrastructure investment and the delivery of physical and community/social infrastructure across Perth and Peel.



## Perth and Peel@3.5million

The strategic sub-regional land use planning and infrastructure frameworks for the Central, North-West, North-East and South Metropolitan Peel regions were released in March 2018.

The frameworks aim to accommodate 3.5 million people by 2050 and define the urban form for Perth and Peel for the next 30 years. They determine where new homes and jobs will be located, how to make best use of existing and proposed infrastructure and how to best protect environmental assets. They align with METRONET Stage 1 and will help to guide the development of vibrant new communities around station precincts.

A work program was developed to guide the seamless implementation of the frameworks, particularly for State Government agencies and local government. The documents will be reviewed after three years to ensure they remain responsive to changing needs.

[www.planning.wa.gov.au/10586.aspx](http://www.planning.wa.gov.au/10586.aspx)



## METRONET

The WAPC is a member of the METRONET Taskforce and the Station Precincts Steering Committee and is identified as one of the lead agencies responsible for planning and delivery of METRONET station precincts. Others include:

- DPLH
- LandCorp/MRA
- Department of Communities

Each of the lead agencies play key roles in working with local governments, the private sector and local communities to plan and deliver successful METRONET station precincts.

The WAPC will ensure that local planning frameworks support delivery of METRONET outcomes. It has assessed activity centre structure plans for Yanchep and Alkimos and considered structure plans for Bayswater and Forrestfield North.

The WAPC will consider the application of Improvement Plans and Improvement Schemes on a case-by-case basis if the need is warranted. It is also reviewing its land assets within the proximity of METRONET stations to identify opportunities for higher and better use.

Station precinct planning is being undertaken in parallel with planning and design of the transport infrastructure to maximise land use integration opportunities.

Some 30 amendments to local planning schemes that may assist in land use planning within one kilometre of existing and proposed METRONET stations were progressed in 2017/18.

[www.metronet.wa.gov.au](http://www.metronet.wa.gov.au)

## Westport

The Westport: Port and Environs Strategy (the Strategy) was announced in September 2017. The aim is to provide guidance to the Government on the planning, development and growth of the Port of Fremantle at the Inner and Outer Harbours, required rail and road networks, and the potential for the Port of Bunbury to contribute to the handling of anticipated growth in the State's trade task over the next 50 years.

Overseeing the project is the Westport Taskforce Steering Committee, which includes Directors General from six government departments including the Department of Planning; Lands and Heritage (DPLH), the Chairman of the Western Australian Planning Commission (WAPC) and the Chairman of the Fremantle Ports Board.

The Strategy will be prepared by a multi-agency, multi-disciplinary team comprising the Westport Project Office (WPO). As a key agency in the WPO, the DPLH is providing key land use planning input as part of a comprehensive methodology that follows Infrastructure Australia's nationally-accepted approach to developing major infrastructure.

Key components of this work include understanding existing facilities and associated infrastructure; constraints that may impede future development; future requirements of the trade task; and economic, environmental and social opportunities. The final Strategy will be presented to government in the second half of 2019.

[www.transport.wa.gov.au/projects/westport-port-and-environs-strategy.asp](http://www.transport.wa.gov.au/projects/westport-port-and-environs-strategy.asp)



## East Wanneroo structure plan

To further progress the urbanisation of East Wanneroo, work to develop the East Wanneroo District Structure Plan (DSP) continued during 2017/18.

The North-West Sub-regional Planning Framework as part of the Perth and Peel@3.5million suite of documents identifies for East Wanneroo approximately:

- 3,000 ha for Urban Expansion and Urban Investigation
- 1,000 ha for Industrial and Industrial Investigation
- 1,400 ha for Open Space and Open space Investigation; and
- 600ha as Planning Investigation where further work needs to be done to identify the appropriate land use.

The DSP will provide guidance on future land use, employment, density targets, protection of environmental assets and the coordination and the provision of major infrastructure. It will also identify future obligations to be addressed by subsequent planning stages, and provide the basis for the subsequent preparation of local structure plans and developer contribution plans

The document is being prepared in close consultation with the City of Wanneroo, as well as relevant government agencies and servicing authorities. A Community Reference Group will be established to facilitate community input later in 2018.



## Policy Review and Amendment Program

The WAPC is required under legislation to review State planning policies (SPPs).

[www.planning.wa.gov.au/State-planning-framework.aspx](http://www.planning.wa.gov.au/State-planning-framework.aspx)

The aim is to create a contemporary, streamlined and simplified suite of policies. The review of SPP 1 State Planning Framework was completed in 2017/2018. The following draft policies were released for public comment in 2017/2018:

### SPP 4.1 State Industrial Interface

This aims to protect the long-term future operation of strategically important Industry and Infrastructure facilities. It guides planning decisions related to protecting strategically important industrial areas, individual industries and infrastructure facilities required for State growth.

The WAPC released a draft in November 2017 for public comment. The draft policy included guidance on providing transitioning compatible zones, reserves and land uses between industry and sensitive land uses to avoid potential conflict. The policy review is being overseen by a WAPC-appointed steering committee, with input provided by a working group comprising State and local government agencies and industry peak bodies.



### SPP 5.4 Road and Rail Noise

A revised draft was released for public comment by the WAPC in September 2017. Stakeholders from across industry, local government and the community provided submissions and these will inform the final policy. Preparation of the final policy will be overseen by the Transport Corridor Protection Steering Group, which will provide strategic direction on the resolution of key issues.

The following policies are currently under review or development:

- SPP 2.4 Basic Raw Materials
- SPP 2.8 Bushland Policy for the Perth Metropolitan Region
- SPP 3.2 Aboriginal Settlements (and Guidelines)
- SPP 3.5 Historic Heritage Conservation
- SPP 4.2 Activity Centres for Perth and Peel
- SPP 6.1 Leeuwin-Naturaliste Ridge
- SPP 7 Design of the Built Environment
- SPP 7.3 (Vol 2) Apartment Design
- Government Sewerage Policy

## Water Policy Reform

Currently there are six SPPs that deal with the protection of water. Two review programs are underway, to be completed in 2019, to streamline and simplify these policies.

SPP 2.1 Peel-Harvey Coastal Plain Catchment, SPP 2.9 Water Resources and SPP 2.10 Swan-Canning River System are being amalgamated into a single SPP on Water Resources that will cover the entire State. This review is being undertaken with the Department of Water and Environmental Regulation and the Department of Biodiversity, Conservation and Attractions and will address emerging challenges to the management of water resources such as climate change, water use efficiency, new technologies, water sensitive urban design and flood risk management.

The department and the Department of Water and Environmental Regulation are also collaborating on the review of SPP 2.2 Gnamagara Groundwater Protection, SPP 2.3 Jandakot Groundwater Protection and SPP 2.7 Public Drinking Water Source Policy with the potential to amalgamate all three. An Issues Paper was released in early 2018 to key stakeholders directly engaged with public drinking water source areas proclaimed under the *Metropolitan Water Supply, Sewerage, and Drainage Act 1909* or the *Country Areas Water Supply Act 1947* (depending on their location in WA).

## Design WA

Design WA aims 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 WAPC, the department and the Office of the Government Architect. The policy development was informed by extensive consultation, research and testing.

[www.planning.wa.gov.au/publications/DesignWA.aspx](http://www.planning.wa.gov.au/publications/DesignWA.aspx)



## 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 program coordinates the development of serviced land in a sustainable and timely manner for the guidance of State infrastructure agencies, public utilities, local governments and the private sector.

The Urban Growth Monitor reports on several key stages of the land supply process. It serves as an evaluation tool to measure delivery of the key aims of the Perth and Peel@3.5million frameworks.

The ninth edition of the Urban Growth Monitor reports on residential infill development in the Metropolitan and Peel Region Schemes from 2011 to 2016. The net infill rate for Perth and Peel was 41 per cent in 2016, the highest since infill monitoring began in 2011. The report also identified a substantial stock of undeveloped land to support urban growth into the long term.

[www.planning.wa.gov.au/publications/6182.aspx](http://www.planning.wa.gov.au/publications/6182.aspx)

Important analysis regarding the State's regional centres is also undertaken as part of the Urban Development Program. In 2017/18 detailed Regional Land Supply Assessments were completed for the City of Greater Geraldton and the Shire of Denmark, with similar assessments for the Shire of Chittering and Shire of Gingin also nearing completion.

## The Land Use and Employment Survey

The Land Use and Employment Survey acts as a census of all commercial and industrial areas and places designated for public purpose use in the Perth and Peel regions and selected regional centres. The survey collects key information relating to land use and employment, including the types 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 for Perth Metropolitan and Peel regions has been finalised.

[www.planning.wa.gov.au/lues.aspx](http://www.planning.wa.gov.au/lues.aspx)

Infrastructure coordination services will continue to ensure alignment of land use and infrastructure planning and provision to achieve the Government's strategic objectives. The scope of netVIEW will be broadened to include regional centres and new infrastructure types. Opportunities to include capacity information into netVIEW will be investigated, to further enhance the baseline information used to inform decision making

## State Lot Activity

The State Lot Activity provides a summary of the current subdivision activity across Western Australia. It reports on subdivision approvals covering applications submitted, pending, conditional approvals, developers' stock of approvals and final approvals for all land uses.

[www.planning.wa.gov.au/publications/1158.aspx](http://www.planning.wa.gov.au/publications/1158.aspx)

## Bullsbrook Freight and Industrial Masterplan

Work progressed in partnership with the Department of Transport for the preparation of a strategic master plan for the proposed Bullsbrook intermodal freight terminal and surrounding industrial land. This will support a future Metropolitan Region Scheme amendment to reserve the proposed site and protect it from encroachment by incompatible development.

## Coastal Zone Management

The Coastal Zone Management program supports integrated planning and management of the Western Australian coast, and implementation of the State Coastal Planning Policy SPP2.6

[www.planning.wa.gov.au/6857.aspx](http://www.planning.wa.gov.au/6857.aspx)

The interagency Coastal Management Advisory Group oversaw a work program which included the publication of the WA Coastal Zone Strategy; the completion of an assessment of coastal erosion hotspots; and ongoing development and refinement of policy guidelines and tools for coastal managers undertaking coastal hazard risk management and adaptation planning.

The WAPC sponsored the first combined State Natural Resource Management and Coastal Conference in August 2017 which included the WA Coastal Awards for Excellence.

[www.planning.wa.gov.au/dop\\_pub\\_pdf/WA\\_Coastal\\_Awards\\_2017.pdf](http://www.planning.wa.gov.au/dop_pub_pdf/WA_Coastal_Awards_2017.pdf)

## Coastal Management Plan Assistance Program

In 2017-18 Coastal Management Plan Assistance Program grants worth \$215,000 were awarded to three local governments for the preparation of coastal hazard risk management and adaptation plans. Five previously funded projects were completed.

## Coastwest

Twenty one Coastwest grants totalling \$338,169 were provided for coastal managers to partner with community groups to participate in coastal planning and on-ground management activities. In this same period 16 previously funded Coastwest projects were completed.

[www.planning.wa.gov.au/dop\\_pub\\_pdf/Coastwest%202017\\_18%20Projects.pdf](http://www.planning.wa.gov.au/dop_pub_pdf/Coastwest%202017_18%20Projects.pdf)

## Planning decision-making

The department supports the WAPC to perform its decision-making functions under the *Planning and Development Act 2005* via delegated authority. This involves the assessment and determination of a range of planning proposals including region schemes, local schemes and strategies, scheme amendments, structure plans, subdivision and development. Some highlights include:

- Local Planning Schemes were published for the local governments of Mosman Park, Vincent, Esperance, Ravensthorpe, Bunbury, Katanning, and Wongan-Ballidu
- Local Planning Strategies were endorsed for the local governments of Nedlands, Joondalup, Esperance, Upper Gascoyne, Bunbury and Toodyay
- three schemes were updated via omnibus amendments to be consistent with the new format of the Planning and Development (Local Planning Schemes) Regulations 2015, and the department considered five reports of review on scheme operation
- major urban structure plans and activity centre plans determined for East Margaret River, Witchcliffe and Dalyellup South, Bunbury Centrepoint and Eaton Fair.

[www.planning.wa.gov.au/The-planning-system.aspx](http://www.planning.wa.gov.au/The-planning-system.aspx)

## Planning for employment

During 2017/18 many planning initiatives were progressed to facilitate employment-generating industrial land development, particularly in regional areas. This included:

- improvement schemes – Oakajee, Ashburton North, Anketell, Maitland
- a Position Statement on Workforce Accommodation to guide local government decision making when planning for this type of accommodation
- planning for industrial land - zoning, structure planning and subdivision proposals were progressed to allocate land for industrial development, including Northam, Narrogin, Waterloo (Bunbury) and the first stage of the Mueha Industrial Park
- protection of land required for agriculture and horticulture to support local and export economies.

## Planning for tourism

Many local governments in WA are seeking to diversify their economy through tourism.

The WAPC encouraged the growth of tourism in the Gascoyne Region by driving the coastal hazard risk management and adaptation planning to inform the Monkey Mia Structure Plan. This aims to guide the redevelopment and expansion of the Monkey Mia Dolphin Resort into a quality tourist development, capitalising on the Shark Bay World Heritage Area. The WAPC approved the Structure Plan in July 2017.

Regarding the redevelopment of the Ningaloo Reef Resort, assistance was provided to the proponent to undertake coastal hazard planning and support to the Shire of Carnarvon with the development application.

Approximately 200ha of land north of Seabird was zoned for tourism purposes, to facilitate development of a resort and caravan park.

The Guilderton-Kalbarri sub-regional strategy sought to secure Indian Ocean Drive for tourism uses, and designated a number of tourist sites along the coast.

## Planning for the environment

Protection of vegetation, coastal adaptation and renewable energy have dominated environmental planning approaches in WA.

With Commonwealth listing of banksia woodlands, Wheatbelt eucalypt woodlands and proposed listing of Tuart woodlands, work is underway with proponents and local governments to achieve a sensible balance of environmental protection, while still providing for growth.

There has been an increase in subdivision applications for conservation purposes, with landowners entering into covenant arrangements with environmental agencies to secure biodiversity assets in perpetuity. WAPC policy allows for these sites to be progressively zoned for conservation purposes meaning the extent of private conservation land will become more visible in coming years.

The Leschenault Regional Park Establishment Plan was finalised in July 2017.

[www.planning.wa.gov.au/dop\\_pub\\_pdf/Leschenault\\_Regional\\_Park\\_Establishment\\_Plan\\_2017.pdf](http://www.planning.wa.gov.au/dop_pub_pdf/Leschenault_Regional_Park_Establishment_Plan_2017.pdf)

This provides for acquisition of significant natural habitat including the Leschenault Peninsula, the White Mangrove colony in the Leschenault Inlet and the foreshores of the Leschenault Estuary, Collie, Brunswick and Preston Rivers. The plan provides for the creation of the regional park. Together with the Preston River to Ocean Regional Park it will create a continuous 3,000 hectare protected green network stretching from the Leschenault Estuary to Dalyellup.

## Regional planning projects

A number of sub-regional strategies were prepared to co-ordinate planning issues across local governments, and guide future land use and development:

- The Gascoyne Coast sub-regional planning strategy considers a range of population growth scenarios and analyses the capacities of settlements to accommodate growth

[www.planning.wa.gov.au/publications/10004.aspx](http://www.planning.wa.gov.au/publications/10004.aspx)

- The draft Leeuwin Naturaliste sub-regional planning strategy seeks to support the values that make this area important to residents and visitors alike

[www.planning.wa.gov.au/publications/10263.aspx](http://www.planning.wa.gov.au/publications/10263.aspx)

- The draft Guilderton to Kalbarri sub-regional planning strategy sets out a nodal development pattern along the coast which aims to expand townsites and provide for increased tourism. The environmental values of the coast are identified, with the Indian Ocean Drive retained as a tourism route.

[www.planning.wa.gov.au/publications/10318.aspx](http://www.planning.wa.gov.au/publications/10318.aspx)

## Urban settlement projects

The WAPC is supported by the department in land use planning to guide major residential and industrial developments in urban centres throughout Western Australia by preparing district level structure plans and assisting with a range of planning projects:

- implementation of the Shenton Park Hospital Redevelopment Improvement Scheme, including the consideration of subdivisions and the establishment of a design review process for future development applications; the first mixed-use proposal will be approved in 2018

[www.planning.wa.gov.au/publications/8236.aspx](http://www.planning.wa.gov.au/publications/8236.aspx)

- preparation of a district structure plan for the East Wanneroo area to provide guidance on future land use, employment, density targets, protection of environmental assets and the coordination of major infrastructure

[www.planning.wa.gov.au/10238.aspx](http://www.planning.wa.gov.au/10238.aspx)

- redevelopment of Middleton Beach, Albany, through the Middleton Beach Activity Centre Working Group; draft Design Guidelines and a Foreshore Management Plan have been advertised for public consultation and an Expressions of Interest for a hotel developer has also been released

[www.planning.wa.gov.au/publications/7308.aspx](http://www.planning.wa.gov.au/publications/7308.aspx)



- planning for the Wanju and Waterloo urban development areas, to provide sufficient residential and employment lands for over 150,000 residents by 2050. The Wanju District Structure Plan looks to promote higher densities than has been typical for Bunbury as well as looking at development and construction methods that will reduce use of fill and promote opportunities for lightweight construction methods.

[www.planning.wa.gov.au/publications/8346.aspx](http://www.planning.wa.gov.au/publications/8346.aspx)

[www.planning.wa.gov.au/dop\\_pub\\_pdf/Draft\\_Waterloo\\_Industrial\\_Park\\_District\\_Structure\\_Plan.pdf](http://www.planning.wa.gov.au/dop_pub_pdf/Draft_Waterloo_Industrial_Park_District_Structure_Plan.pdf)

## Aboriginal communities

Layout plans are prepared under the WAPC's State Planning Policy 3.2 Aboriginal Settlements. During 2017/18 the WAPC endorsed one new layout plan and endorsed 40 layout plan amendments. A range of activities to implement the policy included:

- completion of Drinking Water Source Protection Plans for remote settlements in the Shire of Derby-West Kimberley (Jarlmadangah and Ngalingkadji)
- completion of flood assessments for remote settlements in the Shires of Derby-West Kimberley and Wyndham-East Kimberley (Imintji, Kupungarri, Ngallagunda and Dodnun)
- new aerial photos for approximately 40 remote settlements.

Work was also undertaken to prepare cemetery plans, initiating road naming in remote settlements and coordinating Crown land redescrptions.

[www.planning.wa.gov.au/Aboriginal-settlements.aspx](http://www.planning.wa.gov.au/Aboriginal-settlements.aspx)



## Bentley-Curtin Specialised Activity Centre Plan

The Bentley-Curtin Specialised Activity Centre Plan is a strategic framework to guide further detailed planning and development of sub-precincts within the Bentley-Curtin Specialised Activity Centre.

[www.planning.wa.gov.au/Bentley-Curtin.aspx](http://www.planning.wa.gov.au/Bentley-Curtin.aspx)

It supports the WAPC's strategic intent and planning framework for metropolitan Perth and specialised activity centres, including accommodating growth via a connected city pattern, increasing housing density, land for commercial development and employment in proximity to housing. The plan is progressing through the approval process.

## Development Control/Operational Policies and Position Statements

A number of Development Control Policies have been approved for update and old Planning Bulletins that contain policy are being updated and reframed as Position Statements.

[www.planning.wa.gov.au/State-planning-framework.aspx](http://www.planning.wa.gov.au/State-planning-framework.aspx)

The following were advertised for public comment in 2017/2018:

- DC 1.1 subdivision of Land – General Principles
- DC 1.2 Development Control – General Principles
- DC 1.7 General Road Planning
- DC 2.5 Special Residential Zones
- DC 5.1 Regional Roads (Vehicular Access)
- DC 2.2 Residential Subdivision

Workforce Accommodation was the first of the new Position Statements to be released. A draft Position Statement on Renewable Energy Facilities has been advertised for comment. This will replace and expand upon the existing Planning Bulletin 67 Guidelines for Wind Farm Development. A draft Position Statement on Housing on Lots less than 100m<sup>2</sup> was also published for public comment.

The following are under review/development:

- DC 1.9 Amendment to region schemes
- DC 2.2 Residential Subdivision
- DC 4.1 Industrial Subdivision
- DC 5.3 Use of Land Reserved for Parks and Recreation and Regional Open Space
- DC 5.4 Advertising on Reserved Land
- PB 102 Section 76 of the *Planning and Development Act 2005*
- PB 104 Improvement Schemes and Plans
- PB 105 Section 126 - Zoning amended by regional planning schemes
- PB 72 Child Care Centres
- PB 94 Approval Requirements for Public Works and Development by Public Authorities
- PB 97 Proposed Street Tree and Utility Planning Amendments to Liveable Neighbourhoods and Development Control Policy 1.3 Strata Titles
- PB 113 Multiple Dwellings in R40 coded areas and variation to R-Codes Multiple Dwelling development standards
- PB 21 Cash-in-Lieu of Public Open Space
- PB 67 Guidelines for Wind Farm Development
- PS Planning for Tourism (amalgamation of PB 49 Caravan parks, PB 83 Planning for Tourism and PB 99 Holiday Home Guidelines)
- PB 87 High Pressure Gas Transmission Pipelines in the Perth Metropolitan Region
- PS Planning for Tourism in Bushfire Prone Areas

## netVIEW (Infrastructure Coordination Framework program)

The Infrastructure Coordination Framework (ICF) has been prepared to assist the Infrastructure Coordinating Committee (ICC) facilitate greater whole-of-government alignment of strategic land use and infrastructure. It incorporates netVIEW, a dynamic spatial and reporting tool.

The ICF 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 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 ICF provided infrastructure coordination services to high priority State projects, including the Inner City College, Westport and METRONET. The netVIEW spatial viewer has been refreshed with updated information and incremental enhancements. This has included the implementation of a new security protocol, improved reporting functionality, and changes to improve functionality.

## 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 2017/18 included the purchase or payment of compensation (injurious affection) for 37 properties totalling 433.6 hectares at a cost of \$38.3 million.

### Roads

To meet future strategic infrastructure plans, 18 properties were purchased comprising 6.9 hectares at a cost of \$14.6 million:

- Canning Hwy 4 properties
- Stirling Hwy 1 property
- Albany Hwy 1 property
- Tonkin Hwy 2 properties
- Roe Hwy and Perth-Adelaide Hwy (1 property each)
- Scarborough Beach Road, Lord St, Walcott St, London St, Main St, Nairn Rd, Thomas Roads and Boyanup Bypass (1 property each)

### Railways

Four properties totalling 3.66ha hectares were purchased for the extension of the METRONET Perth to Yanchep rail line at a cost of \$2.9 million.

## River and ocean foreshores

Six river and ocean foreshore properties were acquired at a cost of \$6.2 million, involving 142.5 hectares.

## Regional parks

Two properties comprising 12.3 hectares were purchased at a cost of \$2.6 million for regional parks in the Metropolitan and Peel Region Schemes.

## Bush Forever

The WAPC is reviewing State Planning Policy 2.8 Bushland Policy for the Perth Metropolitan Region.

Two properties comprising 263 hectares were purchased in 2017/18 at a cost of \$6.4 million for Bush Forever sites. This brings the total funds expended on Bush Forever sites reserved under MRS Amendment 1082/33 (Bush Forever and Related Lands) and additional Planning Control Area to 2043 hectares at a cost of \$151.9 million. There are 19 properties still to be acquired for MRS Amendment 1082/33.

## Long-term property acquisition

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 2017/18, the WAPC worked with the Department of Transport on the strategic acquisition of the Perth to Dampier Gas Pipeline Communications Repeater Tower site, to allow for the tower to be removed allowing the reserved portion of the land to be utilised as part of the forward planning for the Perth to Ellenbrook Rail METRONET project. The 1.6 hectare site was purchased at a cost of \$4.5 million and will result in the consolidation of a 1.5 hectare site at the Ellenbrook train

station for appropriate uses to support the railway investment and development of the town centre.

## 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 2017/18:

- 1 property comprising 0.5114 hectares was sold to the City of Wanneroo for \$921,686 for future dedication as road to enable the extension of Gnangara Road.
- 1 property comprising 0.2048 hectares was sold to Main Roads Western Australia for \$14,571 for the widening of the South West Highway at Wokelup.
- 3 properties comprising 2.0317 hectares were sold to Main Roads Western Australia for \$152,074 for the widening of Armadale Road.
- 18 lots comprising 1.7738 hectares were dedicated free of cost for other regional roads within the Cities of Gosnells, Vincent, Armadale, Canning, Stirling and the Town of Victoria Park.
- A 0.0396ha property was dedicated as a local road free of cost in the City of Gosnells as part of the road layout surrounding a future primary school site.
- 6 lots totalling 2.3283 hectares, were transferred free of cost to the State for Parks and Recreational purposes including the Herdsman Lake Regional Park, Canning River Foreshore and Minawarra Reserve.

A further 6 surplus lots were sold by private treaty during the 2017/18 financial year for \$3.7 million. Total sales combined amounted to \$4.8 million.

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

### Field management

The department provides management services to the WAPC for its property portfolio and land estate. During 2017/18 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 including the Beelie Wetlands and Yellagonga National Park. 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 issue. Surveillance programs and the establishment of joint information gathering with State Government departments and local government authorities provided some positive outcomes.

The WAPC, through 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. Work with local community representatives, landcare groups and the community is ongoing to ensure that, where possible, public access to the estate is enhanced through revegetation and other 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 2017/18, there were 218 residential and 65 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 \$5.8 million in rent from these portfolios.

## Whiteman Park

WAPC-owned Whiteman Park is one of Perth's premier tourist attractions winning the Gold Medal for Major Tourist Attraction in the WATC Tourism Awards two consecutive years (2016 and 2017). In 2018 Whiteman Park hopes to go one better and if successful in winning a third consecutive time, will become a Tourism Hall of Fame inductee, cementing its place within the tourism industry.

Over the past 10 years (2008-2018) visitation numbers have increased dramatically, from approximately 680,000 in 2008 to around 1.2 million in the 2017/18 financial year. This has placed increased pressure on facilities and staff to ensure they not only meet, but exceed visitor expectation. As a result, there has been a major emphasis on providing the highest standard facilities and customer service to ensure all those who visit the park leave with fond memories.

The park has continued to improve its business process and products on offer for the public.

The park introduced an Online Booking System, which has seen major efficiency gains for the bookings office making it easier for visitors to pre-book tours, shelters and other park products without the need to contact the park directly.

The park also introduced Aboriginal Education Programs, offered to school children to meet learning outcomes of the learning curriculum. To support this initiative, a "Tarwonga" (Talking Place) was constructed where the programs are delivered by Aboriginal presenters.

The park, in partnership with the Motor Museum of WA, secured Daniel Ricciardo's 2014 Red Bull F1 racer, creating interest from around the world. Daniel Ricciardo also officially opened the new Motor Museum extension in September 2017, attracting nation-wide media attention.

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

- additional dual use path (pedestrian and bike) constructed completing a path circle ensuring visitors can start at one point in the park and end up back at the same point simply by following the path network
- solar panel installation to the administration building and the Woodland Environmental Centre vastly reducing the reliance on conventional electricity supply thus reducing the cost of electricity
- construction of two additional wooden shade shelters for hire to keep pace with public demand
- construction/resurfacing of fire breaks to create vehicle access tracks for use during fire and emergency situations has continued with over three kilometres of track being constructed around the Woodland Reserve Stage 2
- construction of additional car parking spaces including additional accessible parking in key locations
- purchase of a small tipper truck
- hard surfacing of fire access tracks using recycled building material to ensure ease of access during fire emergencies
- resurfacing of access roads within the village and a connecting internal road from the equestrian centre with the shooting complex used during fire emergencies.

Whiteman Park's future is set to see the Park become more of an attraction for locals, interstate and international visitors and as such planning for expected increases has been a key focus for park management.

[www.whitemanpark.com.au/](http://www.whitemanpark.com.au/)

# COMMUNICATIONS AND SPONSORSHIP AGREEMENTS

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Contents | Operational Structure | Operational Performance | Communications and Sponsorship  
| Governance and Other Disclosures | Financials and Performance Indicators | Appendices

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

### Social media

The WAPC has a social media presence on Twitter, “@theWAPC” with 322 followers. This account has tweeted more than 62 posts on initiatives such as Coastwest and the Coastal Management Plan Assistance Program, new and updated policies, public consultations and the online publishing of Statutory Planning Committee agendas and minutes.

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 2018, the Whiteman Park page had 9,107 followers, with an average weekly reach of 39,098 and 3,966 post engagements. Staff answered over 150 enquiries from Facebook Messages.

Whiteman Park began using Instagram in January 2018 to engage the audience demographic of this social platform to increase awareness of the Park’s attractions through posts, stories and hashtags. It has more than 800 followers.

### Research agreements

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

### Planning and Transport Research Centre

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

Its objective is collaborative, applied research and teaching in support of policy in the connected spaces of transport and land use planning in Western Australia. A new Collaborative Research Agreement was signed in December 2016 and includes a three-year rolling funding arrangement, with the WAPC contributing \$35,000 per annum.

## Perth Infill Project

The WAPC signed a funding agreement in 2016 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.

## The Historic Heart Project

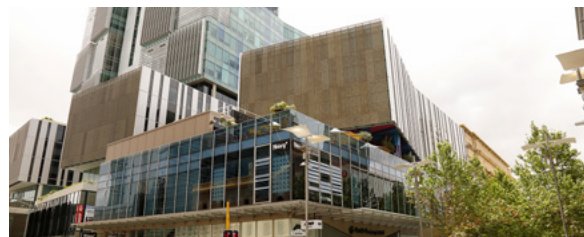
In August 2017, the WAPC committed a contribution of \$25,000 to a State government agreement of \$250,000 for the Historic Heart Project. The Historic Heart project aims to revitalise the east end of the Perth CBD (spanning from Barrack Street in the west to the Perth Mint in the east). It seeks to address social, urban and economic issues negatively impacting Perth's east end. The vision is to transform the existing neighbourhood into a vibrant destination for both the local community and visitors to our city.

## Perth Water Precinct Plan

As a member of the Perth Water Vision Group (PWVG), the WAPC provided \$25,000 in funding to support the Perth Water Precinct Plan to engage a consultant for the production of a precinct plan. The PWVG includes the: Department of Parks and Wildlife (lead agency); Department of Transport, Department of Planning, Lands and Heritage (representing the WAPC); Department of Sport and Recreation; Metropolitan Redevelopment Authority; City of Perth; City of South Perth; and Town of Victoria Park. The Perth Water Precinct Plan will guide the future use and management of Perth Water, the adjacent Parks and Recreation foreshore reserve and the development interface.

## Open House Perth

Open House Perth (OPH) is an annual event that promotes public awareness of good design by showcasing or 'opening' a selection of buildings throughout the central and inner city areas of Perth over one weekend. The event is run as a non-profit initiative with local volunteers and is part of a global network of 'open house' events in 30+ cities. The WAPC provided \$50,000 to support the event in November 2017.





## Planning Institute of Australia

The WAPC contributed to three events hosted by the Planning Institute of Australia (PIA) in 2017/2018. The Planning Institute of Australia is the national body representing planning and the planning profession. PIA's mission is to champion the role of planning in shaping Australia's future. The events supported by the WAPC include:

- The PIA State Conference held in September 2017 – the theme of this conference was: rocking the Suburbs – Transforming Economy, Society and Place: A new lens on suburbia. The WAPC contributed \$6,000 to this event.
- The PIA WA Awards for Planning Excellence held in November 2017 - the PIA Awards for Planning Excellence celebrate the contribution that planners and planning make to society, to highlight exceptional examples of planning and to inspire others to achieve the same high standards. The WAPC contributed \$5,000 to this event.
- The PIA National Congress 2018: Frontiers of Planning held in May 2018 – this event provides a significant opportunity to showcase the fantastic planning projects that are taking place in WA. The WAPC contributed \$10,000 to this event.

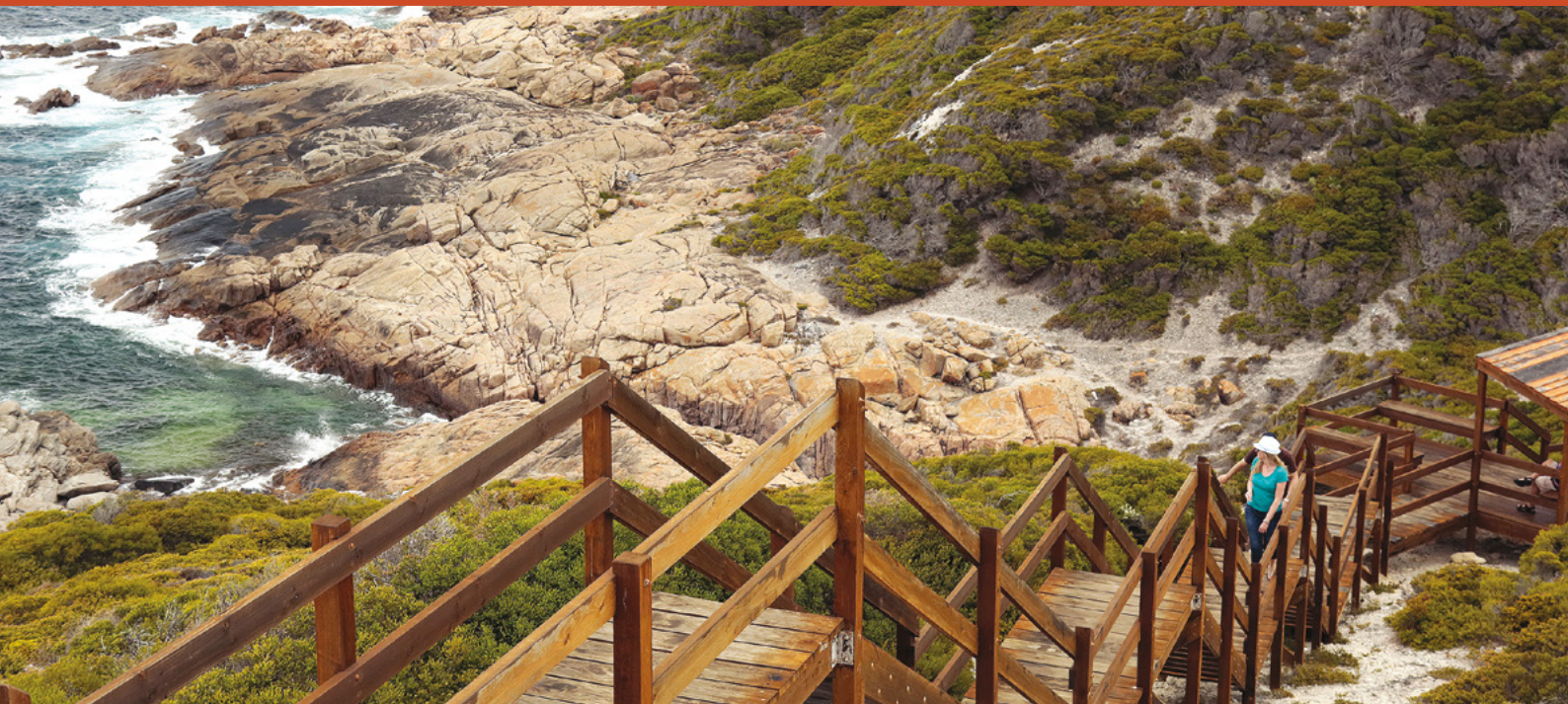
## UDIA Awards for Excellence

The WAPC contributed \$10,000 towards the Urban Development Institute of Australia, Western Australia Awards for Excellence in September 2017. The Awards for Excellence recognise excellence for the property development industry, and acknowledge the development projects that have significantly achieved over and above standard requirements.



# GOVERNANCE AND OTHER DISCLOSURES

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The WAPC is committed to upholding the highest standards of professionalism and integrity and operating in an environment of transparency and accountability. Board and committee members are supported in their roles and responsibilities through documents including:

- the Board Charter
- the Code of Conduct
- Standing Orders
- Conflicts of interest: Gifts, Benefits and Hospitality policy

### Conflicts of Interest – Gifts, Benefits and Hospitality

The Conflicts of Interest – Gifts, Benefits and Hospitality 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 and committee members are required to undertake training in recognition of the role they play as custodians of decisions of the State.

### 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.

## 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 2017/18 included:

- Payments to the WAPC Board / Committee Members
- WAPC Committee Members – Induction
- Register of Conflicts of Interest, Gifts, Lobbyists, Disclosures.

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 Records Management, Procurement Compliance Audit as per the State Supply Commission (SSC) Partial Exemption's terms and conditions, the Data Migration and Review of Key Finance System Controls.

The recommendations from internal audit reviews that impact on the WAPC are managed and monitored through the department's Audit Recommendation status reporting process. This process 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 Executive, Finance and Planning Committee.

## External audit

Apart from the Office of the Auditor General's annual financial attest audit, the WAPC was included in the OAG Audit of Financial Delegations in October 2017.

## 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.

## Disability Access and Inclusion Plan

In accordance with the *Disability Services Act 1993*, the WAPC and the Disability Access and Inclusion Plan (DAIP) outlines ways in which the agencies will ensure that people with disability have equal access to facilities and services. The DAIP was reviewed in 2017/18 and released for public consultation.

[www.planning.wa.gov.au/dop\\_pub\\_pdf/Draft\\_DAIP\\_2018\\_2023.pdf](http://www.planning.wa.gov.au/dop_pub_pdf/Draft_DAIP_2018_2023.pdf)

## 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. 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, Lands and Heritage 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 2017/18, the department received 138 FOI planning-related applications.

## Ministerial directives

There were no Ministerial directives during 2017/18.

## FINANCIAL DISCLOSURE

### 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 fees and charges were published in the Government Gazette on 30 June 2017 and introduced on 1 July 2017. Details are available on the WAPC website, [www.planning.wa.gov.au/Subdivision-forms-and-fees.aspx](http://www.planning.wa.gov.au/Subdivision-forms-and-fees.aspx).

### Advertising and marketing expenditure

The WAPC incurred total expenditure of \$256,789 for 2017/18. In accordance with section 175ZE of the *Electoral Act 1907*, the WAPC's expenditure is shown in the table below.

#### Advertising and marketing expenditure

Type of expenditure	Total \$	Organisation	Amount \$
Advertising	6,363	Datatrax Pty Ltd	805
		Facebook	628
		On Topic Media Pty Ltd	391
		Perth Region Tourism Organisation	250
		The West Australian	314
		Others	3,975
Marketing research	-		-
Polling organisations	-		-
Direct Mail organisations	-		-
Media advertising organisations	250,426	Adcorp Australia Limited	56,595
		Guru Productions Pty Ltd	22,500
		Optimum Media Decisions (WA) Limited	171,331

## Major Capital Projects

There were no major capital projects as at 30 June 2018 in accordance with Treasurer's Instruction 903(13)(ii)(a) and (b). Construction of the Fire Escape Road at Whiteman Park was completed in the 2017-18 financial year (\$0.7m).



# FINANCIAL STATEMENTS AND KEY PERFORMANCE INDICATORS

KEY PERFORMANCE INDICATORS

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# AUDITOR GENERALS INDEPENDENT AUDITORS REPORT



## 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 2018, the Statement of Comprehensive Income, Statement of Changes in Equity, Statement of Cash Flows, Schedule of Income and Expenses by Service and the Schedule of Assets and Liabilities by Service 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 2018 and the financial position at the end of that period. They are in accordance with Australian Accounting Standards, the *Financial Management Act 2006* and the Treasurer's Instructions.

##### **Basis for Opinion**

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

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

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

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

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

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

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

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

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

#### **Report on Controls**

##### ***Opinion***

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

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

In my opinion, in all material respects, the controls exercised by the Western Australian Planning Commission are sufficiently adequate to provide reasonable assurance that the receipt, expenditure and investment of money, the acquisition and disposal of property and the incurring of liabilities have been in accordance with legislative provisions during the year ended 30 June 2018.

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

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

**Auditor General's Responsibilities**

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

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

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

**Limitations of Controls**

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

**Report on the Key Performance Indicators**

**Opinion**

I have undertaken a reasonable assurance engagement on the key performance indicators of the Western Australian Planning Commission for the year ended 30 June 2018. 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 2018.

**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 2018 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  
10 September 2018

## CERTIFICATION OF FINANCIAL STATEMENTS

For the reporting period ended 30 June 2018

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 2018 and the financial position as at 30 June 2018.



**David Caddy**

Chairman  
Western Australian Planning Commission

3 September 2018



**John Deery**

Chief Finance Officer  
Western Australian Planning Commission

3 September 2018

## STATEMENT OF COMPREHENSIVE INCOME for the year ended 30 June 2018

	Notes	2018 \$000	2017 \$000
<b>COST OF SERVICES</b>			
<b>Expenses</b>			
Supplies and services	3.1	37,095	34,262
Depreciation expense	5.1	3,383	3,381
Committee / board fees	3.2	474	463
Grants and subsidies expense	3.3	3,331	4,145
Revaluation decrement	5.1	11,139	49,505
Other expenses	3.4	22,110	28,710
<b>Total cost of services</b>		<b>77,532</b>	<b>120,466</b>
<b>Income</b>			
<b>Revenue</b>			
Rental revenue	4.2	6,233	6,149
User charges and fees	4.3	12,581	11,670
Interest revenue	4.4	7,838	6,897
Other revenues	4.5	1,570	4,928
<b>Total revenue</b>		<b>28,222</b>	<b>29,644</b>
<b>Gains</b>			
Gain on disposal of non-current assets	4.6	3,695	14,381
Other gains	4.6	258	-
<b>Total gains</b>		<b>3,953</b>	<b>14,381</b>
<b>Total income other than income from State Government</b>		<b>32,175</b>	<b>44,025</b>
<b>NET COST OF SERVICES</b>		<b>45,357</b>	<b>76,441</b>
<b>Income from State Government</b>			
Service appropriation	4.1	99,262	101,997
Services received free of charge	4.1	211	630
<b>Total income from State Government</b>		<b>99,473</b>	<b>102,627</b>
<b>SURPLUS / (DEFICIT) FOR THE PERIOD</b>		<b>54,116</b>	<b>26,186</b>
<b>OTHER COMPREHENSIVE INCOME</b>			
<b>Items not reclassified subsequently to profit or loss</b>			
Changes in asset revaluation surplus	9.9	838	771
<b>Total other comprehensive income</b>		<b>838</b>	<b>771</b>
<b>TOTAL COMPREHENSIVE INCOME FOR THE PERIOD</b>		<b>54,954</b>	<b>26,957</b>

See also Note 2.2 'Schedule of Income and Expenses by Service'.

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

## STATEMENT OF FINANCIAL POSITION for the year ended 30 June 2018

	Notes	2018 \$000	2017 \$000
<b>ASSETS</b>			
<b>Current assets</b>			
Cash and cash equivalents	7.1	408,387	356,033
Restricted cash and cash equivalents	7.1	3,763	6,623
Receivables	6.1	4,110	3,951
Inventories	6.2	-	2
Other current assets	6.3	19,633	10,848
Non-current assets classified as held for sale	9.8	1,526	3,475
<b>Total current assets</b>		<b>437,419</b>	<b>380,932</b>
<b>Non-current assets</b>			
Amounts receivable for services	6.4	5,499	5,119
Infrastructure, property, plant and equipment	5.1	522,552	522,661
Intangible assets	5.2	24,611	23,815
<b>Total non-current assets</b>		<b>552,662</b>	<b>551,595</b>
<b>TOTAL ASSETS</b>		<b>990,081</b>	<b>932,527</b>
<b>LIABILITIES</b>			
<b>Current liabilities</b>			
Payables	6.5	5,869	6,249
Other current liabilities	6.6	14,008	15,248
<b>Total Current Liabilities</b>		<b>19,877</b>	<b>21,497</b>
<b>Total Liabilities</b>		<b>19,877</b>	<b>21,497</b>
<b>NET ASSETS</b>		<b>970,204</b>	<b>911,030</b>
<b>EQUITY</b>			
Contributed equity	9.9	16,481	12,261
Reserves	9.9	39,915	39,077
Accumulated surplus / (deficit)		913,808	859,692
<b>Total Equity</b>		<b>970,204</b>	<b>911,030</b>

See also Note 2.3 'Schedule of Assets and Liabilities by Service'.

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

## STATEMENT OF CHANGES IN EQUITY for the year ended 30 June 2018

	Notes	Contributed equity	Reserves	Accumulated surplus/ (deficit)	Total equity
		\$000	\$000	\$000	\$000
<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	9.9	-	771	-	771
<b>Total comprehensive income for the period</b>		<b>-</b>	<b>771</b>	<b>26,186</b>	<b>26,957</b>
Transactions with owners in their capacity as owners:	9.9				
Capital appropriations		6,000	-	-	6,000
Distributions to owners		(3,382)	-	-	(3,382)
<b>Total</b>		<b>2,618</b>	<b>-</b>	<b>-</b>	<b>2,618</b>
<b>Balance at 30 June 2017</b>		<b>12,261</b>	<b>39,077</b>	<b>859,692</b>	<b>911,030</b>
<b>Balance at 1 July 2017</b>		<b>12,261</b>	<b>39,077</b>	<b>859,692</b>	<b>911,030</b>
Surplus / (deficit)		-	-	54,116	54,116
Other comprehensive income	9.9	-	838	-	838
<b>Total comprehensive income for the period</b>		<b>-</b>	<b>838</b>	<b>54,116</b>	<b>54,954</b>
Transactions with owners in their capacity as owners:	9.9				
Capital appropriations		5,504	-	-	5,504
Distributions to owners		(1,284)	-	-	(1,284)
<b>Total</b>		<b>4,220</b>	<b>-</b>	<b>-</b>	<b>4,220</b>
<b>Balance at 30 June 2018</b>		<b>16,481</b>	<b>39,915</b>	<b>913,808</b>	<b>970,204</b>

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



## STATEMENT OF CASH FLOWS for the year ended 30 June 2018

	Notes	2018 \$000	2017 \$000
<b>CASH FLOWS FROM STATE GOVERNMENT</b>			
Service appropriation		98,882	101,617
Capital appropriations		5,504	6,000
<b>Net cash provided by State Government</b>		<b>104,386</b>	<b>107,617</b>
<b>Utilised as follows:</b>			
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
<b>Payments</b>			
Supplies and services		(41,846)	(34,419)
Grants and subsidies		(2,274)	(4,150)
GST payments on purchases		(2,390)	(2,741)
GST payment to taxation authority		(279)	(274)
Other payments		(118)	(186)
<b>Receipts</b>			
Rental received		6,127	5,949
User charges and fees		12,655	11,634
Interest received		7,501	6,861
GST receipts on sales		630	666
GST receipts from taxation authority		3,321	2,681
Other receipts		1,553	2,561
<b>Net cash provided by / (used in) operating activities</b>	<b>7.1</b>	<b>(15,120)</b>	<b>(11,418)</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Proceeds from sale of non-current assets		4,330	8,435
Purchase of non-current assets		(44,102)	(43,310)
<b>Net cash provided by / (used in) investing activities</b>		<b>(39,772)</b>	<b>(34,875)</b>
Net increase / (decrease) in cash and cash equivalents		49,494	61,324
Cash and cash equivalents at the beginning of the period		362,656	301,332
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>	<b>7.1</b>	<b>412,150</b>	<b>362,656</b>

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

## NOTES TO THE FINANCIAL STATEMENTS for the year ended 30 June 2018

### 1. Basis of preparation

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

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

These annual financial statements were authorised for issue by the Chairman of the WAPC on 3 September 2018.

#### Statement of compliance

These general purpose financial statements have been prepared in accordance with:

- 1) The *Financial Management Act 2006* (FMA);
- 2) The Treasurer's Instructions (the Instructions or TI);
- 3) Australian Accounting Standards (AAS) including applicable interpretations; and
- 4) Where appropriate, those AAS paragraphs applicable for not-for-profit entities have been applied.

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

#### Basis of preparation

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

#### Judgements and estimates

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

#### Contributed Equity

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

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

## 2. WAPC outputs

### How the WAPC operates

This section includes information regarding the nature of funding the WAPC receives and how this funding is utilised to achieve the WAPC's objectives.

	Note
WAPC's objectives	2.1
Schedule of Income and Expenses by Services	2.2
Schedule of Assets and Liabilities by Services	2.3

### Service 3: Asset Management

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 areas and improvement plans and major land development projects.

### 2.1 Mission

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

#### Services

The WAPC provides the following services:

#### Service 1: Statutory Planning

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.

#### Service 2: Strategic Planning

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

## 2.2 Schedule of income and expenses by service for the year ended 30 June 2018

	Statutory Planning		Strategic Planning		Asset Management		Total	
	2018 \$000	2017 \$000	2018 \$000	2017 \$000	2018 \$000	2017 \$000	2018 \$000	2017 \$000
<b>COST OF SERVICES</b>								
<b>Expenses</b>								
Supplies and services	15,588	13,134	4,174	3,105	17,333	18,023	37,095	34,262
Depreciation expense	-	-	-	-	3,383	3,381	3,383	3,381
Committee / board fees	197	211	141	127	136	125	474	463
Grants and subsidies	-	40	1,195	1,015	2,136	3,090	3,331	4,145
Revaluation decrement	-	-	-	-	11,139	49,505	11,139	49,505
Other expenses	76	100	129	195	21,905	28,415	22,110	28,710
<b>Total cost of services</b>	<b>15,861</b>	<b>13,485</b>	<b>5,639</b>	<b>4,442</b>	<b>56,032</b>	<b>102,539</b>	<b>77,532</b>	<b>120,466</b>
<b>Income</b>								
Rental revenue	-	-	-	-	6,233	6,149	6,233	6,149
User fees and charges	11,820	10,889	759	775	2	6	12,581	11,670
Interest revenue	2,613	2,299	2,612	2,299	2,613	2,299	7,838	6,897
Other revenue	2	11	7	2	1,561	4,915	1,570	4,928
Gain on disposal of non-current assets	-	-	-	-	3,695	14,381	3,695	14,381
Other gains	-	-	-	-	258	-	258	-
<b>Total income other than income from State Government</b>	<b>14,435</b>	<b>13,199</b>	<b>3,378</b>	<b>3,076</b>	<b>14,362</b>	<b>27,750</b>	<b>32,175</b>	<b>44,025</b>
<b>NET COST OF SERVICES</b>	<b>1,426</b>	<b>286</b>	<b>2,261</b>	<b>1,366</b>	<b>41,670</b>	<b>74,789</b>	<b>45,357</b>	<b>76,441</b>
<b>INCOME FROM STATE GOVERNMENT</b>								
Service appropriation	33,569	30,440	12,963	10,959	52,730	60,598	99,262	101,997
Services received free of charge	2	4	2	19	207	607	211	630
<b>Total income from State Government</b>	<b>33,571</b>	<b>30,444</b>	<b>12,965</b>	<b>10,978</b>	<b>52,937</b>	<b>61,205</b>	<b>99,473</b>	<b>102,627</b>
<b>Surplus / (deficit) for the period</b>	<b>32,145</b>	<b>30,158</b>	<b>10,704</b>	<b>9,612</b>	<b>11,267</b>	<b>(13,584)</b>	<b>54,116</b>	<b>26,186</b>

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

## 2.3 Schedule of assets and liabilities by service as at 30 June 2018

	Statutory Planning		Strategic Planning		Asset Management		Total	
	2018 \$000	2017 \$000	2018 \$000	2017 \$000	2018 \$000	2017 \$000	2018 \$000	2017 \$000
<b>Assets</b>								
Current assets	89,484	42,642	31,814	14,046	316,121	324,244	437,419	380,932
Non-current assets	113,060	61,746	40,196	20,339	399,406	469,510	552,662	551,595
<b>Total assets</b>	<b>202,544</b>	<b>104,388</b>	<b>72,010</b>	<b>34,385</b>	<b>715,527</b>	<b>793,754</b>	<b>990,081</b>	<b>932,527</b>
<b>Liabilities</b>								
Current Liabilities	4,066	2,406	1,446	793	14,365	18,298	19,877	21,497
<b>Total liabilities</b>	<b>4,066</b>	<b>2,406</b>	<b>1,446</b>	<b>793</b>	<b>14,365</b>	<b>18,298</b>	<b>19,877</b>	<b>21,497</b>
<b>NET ASSETS</b>	<b>198,478</b>	<b>101,982</b>	<b>70,564</b>	<b>33,592</b>	<b>701,162</b>	<b>775,456</b>	<b>970,204</b>	<b>911,030</b>

The Schedule of Assets and Liabilities by Service should be read in conjunction with the accompanying notes.

### 3. Use of our funding

#### Expenses incurred in the delivery of services

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

	Notes	2018 \$000	2017 \$000
Supplies and services	3.1	37,095	34,262
Committee / board fees	3.2	474	463
Grants and subsidies	3.3	3,331	4,145
Other expenses	3.4	22,110	28,710

#### 3.1. Supplies and services

Consultants and contractors		3,197	3,844
Services provided by Department of Planning, Lands and Heritage - labour		10,858	7,978
Services provided by Department of Planning, Lands and Heritage - other		16,796	14,845
Repairs and maintenance		5,006	6,140
Cleaning / gardening		154	162
Lease / rental / hire charges		225	216
Advertising and promotion		307	313
Printing		73	52
Utilities		103	238
Communication		64	70
Consumables		235	352
Other		77	52
		<b>37,095</b>	<b>34,262</b>

Supplies and services are recognised as an expense in the reporting period in which they are incurred. Repairs and maintenance costs are recognised as expenses as incurred, except where they relate to the replacement of a significant component of an asset. In that case, the costs are capitalised and depreciated.

#### 3.2. Committee / board fees

Travel		20	53
Sitting fees		415	372
Superannuation		38	35
Other		1	3
		<b>474</b>	<b>463</b>

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

	Notes	2018 \$000	2017 \$000
<b>3.3 Grants and subsidies</b>			
General government agencies		1,325	1,420
Non government agencies		1,683	339
Local government		313	2,376
Other		10	10
		<b>3,331</b>	<b>4,145</b>

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

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

### 3.4 Other expenses

Licence / maintenance fees		123	120
Minor equipment purchases		51	111
Other staff costs		44	91
Rates and taxes		980	822
Insurance		340	319
Doubtful debts expense		103	58
Impairment losses for land		20,127	26,306
Other		242	883
		<b>22,110</b>	<b>28,710</b>

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

Doubtful debts expense is recognised as the movement in the provision for doubtful debt. Please refer to note 6.1.1 Movement of the allowance for impairment of receivables.

Notes  
2018  
\$000  
2017  
\$000

## 4. Our funding sources

### How WAPC obtains its funding

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

Income from State Government	4.1	99,473	102,627
Rental revenue	4.2	6,233	6,149
User charges and fees	4.3	12,581	11,670
Interest revenue	4.4	7,838	6,897
Other revenue	4.5	1,570	4,928
Gains	4.6	3,953	14,381

#### 4.1 Income from State Government

Appropriation received during the period <sup>(a)</sup>:

- Metropolitan Region Improvement Tax		93,326	95,959
- Service appropriation		5,936	6,038
		99,262	101,997

Services received free of charge from other state government agencies during the period <sup>(b)</sup>:

Determined on the basis of the following estimates provided by agencies:

State Solicitor's Office		204	603
Department of Transport		-	15
Department of Water and Environmental Regulation		7	12
		211	630
		99,473	102,627

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

Appropriations fund the net cost of services delivered (as set out in note 2.2). Appropriation revenue comprises a cash component and a receivable (asset). The receivable (holding account - note 6.4) comprises the budgeted depreciation expense for the year and any agreed increase in leave liabilities during the year.

<sup>(b)</sup> 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.



	Notes	2018 \$000	2017 \$000
<b>4.2 Rental revenue</b>			
Rental revenue		6,233	6,149
		<u>6,233</u>	<u>6,149</u>

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

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

### 4.3 User charges and fees

Easements		2	6
Subdivision and strata title application fees		10,111	9,280
Endorsement fees		27	50
Plan and diagram fees		1,682	1,557
Land reservation certificates		759	775
Development application fees		-	2
		<u>12,581</u>	<u>11,670</u>

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

### 4.4 Interest Revenue

Interest earned on Commonwealth Bank account		7,838	6,897
		<u>7,838</u>	<u>6,897</u>

Revenue is recognised as the interest accrues.

### 4.5 Other Revenue

Whiteman Park revenue <sup>(a)</sup>		1,110	1,100
Recoup of expenditure		384	547
Land acquired for nil cost and capitalised at fair value		52	3,233
Other		24	48
		<u>1,570</u>	<u>4,928</u>

<sup>(a)</sup> Excludes rental revenue on leases held at Whiteman Park which is included within rental revenue (note 4.2).

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

	Notes	2018 \$000	2017 \$000
<b>4.6 Gains</b>			
<b>Proceeds from disposal of non-current assets</b>			
Land		9,915	22,896
Rental Buildings		80	25
<b>Selling costs of disposal of non-current assets</b>			
Land		(808)	(78)
Rental Buildings		(4)	-
<b>Carrying amount of disposal of non-current assets</b>			
Land		(5,343)	(8,220)
Rental Buildings		(145)	(242)
<b>Net gain / (loss)</b>		<b>3,695</b>	<b>14,381</b>
Gain on remeasurement of non-current asset classified as held for sale		258	-
<b>Total gains</b>		<b>3,953</b>	<b>14,381</b>

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

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

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

## 5. Key assets

### Assets the WAPC utilises for economic benefit or service potential

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

Infrastructure, property, plant and equipment	5.1	522,552	522,661
Intangible assets	5.2	24,611	23,815
<b>Total key assets</b>		<b>547,163</b>	<b>546,476</b>

## 5.1 Infrastructure, property, plant and equipment

Year ended 30 June 2018	Land	Rental buildings	Regional open space	Infrastructure	Infrastructure under construction	Equipment	Motor Vehicles	Total
	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
<b>1 July 2017</b>								
Gross carrying amount	483,354	14,406	15,163	7,281	233	5,421	609	526,467
Accumulated depreciation	-	-	(450)	(320)	-	(2,745)	(291)	(3,806)
<b>Carrying amount at start of period</b>	<b>483,354</b>	<b>14,406</b>	<b>14,713</b>	<b>6,961</b>	<b>233</b>	<b>2,676</b>	<b>318</b>	<b>522,661</b>
Additions	34,740	2,100	-	-	1,377	-	-	38,217
Revaluation increments	-	838	-	-	-	-	-	838
Revaluation decrements	(11,139)	-	-	-	-	-	-	(11,139)
Classified as held for sale	(661)	-	-	-	-	-	-	(661)
Disposals	(2,471)	(37)	-	-	-	-	-	(2,508)
Transfers	(1,277)	-	-	-	-	-	-	(1,277)
Impairment losses <sup>(a)</sup>	(20,127)	-	-	-	-	-	-	(20,127)
Other - Demolished	-	(69)	-	-	-	-	-	(69)
Depreciation	-	(2,159)	(451)	(324)	-	(390)	(59)	(3,383)
<b>Carrying amount at 30 June 2018</b>	<b>482,419</b>	<b>15,079</b>	<b>14,262</b>	<b>6,637</b>	<b>1,610</b>	<b>2,286</b>	<b>259</b>	<b>522,552</b>
<b>Year ended 30 June 2017</b>								
<b>1 July 2016</b>								
Gross carrying amount	475,075	14,197	15,119	6,952	380	5,143	549	517,415
Accumulated depreciation	-	-	-	-	-	(2,351)	(224)	(2,575)
<b>Carrying amount at start of period</b>	<b>475,075</b>	<b>14,197</b>	<b>15,119</b>	<b>6,952</b>	<b>380</b>	<b>2,792</b>	<b>325</b>	<b>514,840</b>
Additions	92,019	1,861	44	59	362	47	60	94,453
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	-	-	-	270	(509)	239	-	-
Impairment losses <sup>(a)</sup>	(26,306)	-	-	-	-	-	-	(26,306)
Other - Demolished	-	(212)	-	-	-	-	-	(212)
Depreciation	-	(2,141)	(450)	(320)	-	(402)	(67)	(3,381)
<b>Carrying amount at 30 June 2017</b>	<b>483,354</b>	<b>14,406</b>	<b>14,713</b>	<b>6,961</b>	<b>233</b>	<b>2,676</b>	<b>318</b>	<b>522,661</b>

<sup>(a)</sup> 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 8.3.

## Initial recognition

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

## Subsequent measurement

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

- land;
- buildings; and
- infrastructure.

Land is carried at fair value.

Buildings and infrastructure are carried at fair value less accumulated depreciation and accumulated impairment losses.

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

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

Land and rental buildings were revalued as at 1 July 2017 by the Western Australian Land Information Authority (Valuation and Property Analytics). The valuations were performed during the year ended 30 June 2018 and recognised at 30 June 2018. In undertaking the revaluation, fair value was determined by reference to market value for land: \$73,663,000 (2017: \$85,329,000) and rental buildings: \$1,685,000 (2017: \$2,046,000). 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).

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

## Revaluation model:

- (a) Fair Value where market-based evidence is available:

The fair value of land and buildings is determined on the basis of current market 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.

- (b) Fair Value in the absence of market-based evidence:

Buildings and infrastructure are specialised or where land is restricted: Fair value of land, buildings and infrastructure is determined on the basis of existing use.

Existing use buildings and infrastructure: Fair value is determined by reference to the cost of replacing the remaining future economic benefits embodied in the asset, i.e. the depreciated replacement cost. 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.

Restricted use land: Fair value 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).

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

### 5.1.1 Depreciation and impairment

	2018 \$000	2017 \$000
<b>Charge for the period</b>		
<b>Depreciation</b>		
Regional open space buildings	451	450
Rental buildings	2,159	2,142
Infrastructure	324	320
Equipment	390	402
Vehicles	59	67
<b>Total depreciation for the period</b>	<b>3,383</b>	<b>3,381</b>

Parcels of land acquired towards the end of financial year were not revalued by the Western Australian Land Information Authority (Valuation and Property Analytics). These parcels of land were acquired for specific purposes such as primary regional roads, parks and recreation areas and others. As there was a change in the classification of land use, the WAPC performed an assessment to determine the fair value of these parcels of land which resulted in an impairment loss of \$20.1 million.

As at 30 June 2018, there were no indications of impairment to buildings, infrastructure and equipment assets.

#### Finite useful lives

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

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

Asset	Useful life: years
Buildings	10 - 40 years
Infrastructure	10 - 40 years
Computer equipment	2.5 years
Other equipment	5 - 20 years
Motor vehicles	5 - 10 years

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

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

## Impairment

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

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

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

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

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

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

## 5.2 Intangible assets

### Caveat interest

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

At the time of a compensation payment, the 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.

	2018 \$000	2017 \$000
Caveat interest - at cost	24,611	23,815
	<u>24,611</u>	<u>23,815</u>
<b>Reconciliation</b>		
Carrying amount at start of period	23,815	23,821
Additions	1,050	10
Disposals	(51)	(3)
Transfers	(203)	(13)
Carrying amount at end of period	<u>24,611</u>	<u>23,815</u>

### Initial recognition

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.

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.

### Subsequent measurement

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

## 6. Other assets and liabilities

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

	Notes	2018 \$000	2017 \$000
Receivables	6.1	4,110	3,951
Inventories	6.2	-	2
Other current assets	6.3	19,633	10,848
Amounts receivable for services	6.4	5,499	5,119
Payables	6.5	(5,869)	(6,249)
Other current liabilities	6.6	(14,008)	(15,248)

### 6.1 Receivables

#### Current

Receivables	2,156	784
Allowance for impairment of receivables	(303)	(200)
GST receivable	-	1,371
Accrued interest	2,198	1,862
Other accrued income	59	134
<b>Balance at end of period</b>	<b>4,110</b>	<b>3,951</b>

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

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

	Notes	2018 \$000	2017 \$000
<b>6.1.1 Movement of the allowance for impairment of receivables</b>			
<b>Reconciliation of changes in the allowance for impairment of receivables:</b>			
Balance at start of period		200	142
Doubtful debts expense		103	58
<b>Balance at end of period</b>		<b>303</b>	<b>200</b>

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.

## 6.2. Inventories

### Current

Inventories held for resale:

- Publications at cost		-	2
<b>Balance at end of period</b>		<b>-</b>	<b>2</b>

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.

## 6.3 Other assets

### Current

Settlement payments		19,330	10,572
Tenant security bonds		303	276
<b>Balance at end of period</b>		<b>19,633</b>	<b>10,848</b>

Settlement payments represent the land acquisition not been settled pending issuance of new certificate of title.

## 6.4 Amounts receivable for services

Non-current		5,499	5,119
<b>Balance at end of period</b>		<b>5,499</b>	<b>5,119</b>

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

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



	Notes	2018 \$000	2017 \$000
<b>6.5 Payables</b>			
<b>Current</b>			
GST payable		334	-
Accrued expenses		5,535	6,249
<b>Balance at end of period</b>		<b>5,869</b>	<b>6,249</b>

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

## 6.6 Other liabilities

<b>Current</b>			
Tenants' bonds		303	276
Income in advance <sup>(a)</sup>		13,028	14,964
Provision for compensation claim in relation to Taking Order of land		620	-
Other liabilities		57	8
<b>Balance at end of period</b>		<b>14,008</b>	<b>15,248</b>

<sup>(a)</sup> \$9.3 million (FY2017: \$9.3 million) received from Public Transport Authority for full payment for lands acquired by the WAPC for the purpose of the Southern Suburbs Railway.

## 7. Financing

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

	Notes	2018 \$000	2017 \$000
Cash and cash equivalents	7.1		
Reconciliation of cash	7.1.1		
Reconciliation of operating activities	7.1.2		
Commitments	7.2		
Non-cancellable operating lease commitments	7.2.1		

### 7.1 Cash and cash equivalents

#### 7.1.1 Reconciliation of cash

##### Cash and cash equivalents

- Metropolitan Region Improvement Fund (MRIF)		399,045	348,102
- Western Australian Planning Commission Account (WAPC Account)		9,340	7,929
		<u>408,385</u>	<u>356,031</u>

##### Restricted cash and cash equivalents

- Metropolitan Region Improvement Fund <sup>(a)</sup>		183	238
- Western Australian Planning Commission Account <sup>(b)</sup>		3,580	6,385
		<u>3,763</u>	<u>6,623</u>
Cash advance		2	2
<b>Balance as end of period</b>		<b><u>412,150</u></b>	<b><u>362,656</u></b>

<sup>(a)</sup> Cash held in the MRIF is to be used for various projects and studies

<sup>(b)</sup> Cash held in the WAPC Account is to be used for Regional Land Acquisitions, Coastal Zone Management and various other studies.

For the purpose of the statement of cash flows, cash and cash 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.

	Notes	2018 \$000	2017 \$000
<b>7.1.2 Reconciliation of net cost of services to net cash flows provided by / (used in) operating activities</b>			
Net cost of services		(45,357)	(76,441)
<b>Non cash items:</b>			
Depreciation expense	5.1.1	3,383	3,381
Bad and doubtful debts expense	3.4	103	58
Revaluation (increment) / decrement	5.1	11,139	49,505
Services received free of charge	4.1	211	630
Land not acquired at fair value (credited to other revenue)	4.5	(52)	(3,233)
Impairment losses	3.4	20,127	26,306
Adjustment for other non-cash items		(56)	(5)
Net (gain) / loss on sale of assets	4.6	(3,695)	(14,381)
Other gains	4.6	(258)	-
<b>(Increase) / decrease in assets:</b>			
Current receivables		(1,633)	529
Current inventory		2	-
Other current assets		(27)	(20)
<b>Increase / (decrease) in liabilities:</b>			
Payables		(714)	1,832
Other current liabilities		2	74
Net GST receipts / (payments)		1,282	332
Change in GST in receivables / payables		423	15
<b>Net cash provided by / (used in) operating activities</b>		<b>(15,120)</b>	<b>(11,418)</b>

## 7.2 Commitments

The commitments below are inclusive of GST where relevant.

### 7.2.1 Non-cancellable operating lease commitments

Commitments in relation to non-cancellable operating vehicle 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		74	87
Later than 1 year and not later than 5 years		87	129
<b>Balance at end of period</b>		<b>161</b>	<b>216</b>

Notes	2018 \$000	2017 \$000
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## 8. Risks and contingencies

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

Financial risk management	8.1
Contingent assets and liabilities	8.2
Fair value measurements	8.3

### 8.1 Financial risk management

Financial instruments held by the WAPC are cash and cash equivalents, restricted 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.

#### (a) Summary of risks and risk management

##### 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 asset is the gross carrying amount of those assets inclusive of any allowance for impairment as shown in the table at Note 8.1(c) 'Financial instruments disclosures' and Note 6.1 '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 agency'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. 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 has no borrowings. Other than as detailed in the Interest rate sensitivity analysis table at Note 8.1(e), the WAPC is not exposed to interest rate risk.

	Notes	2018 \$000	2017 \$000
<b>(b) Categories of financial instruments</b>			
The carrying amounts of each of the following categories of financial assets and financial liabilities at the end of the reporting period are:			
<b>Financial assets</b>			
Cash and cash equivalents		408,387	356,033
Restricted cash and cash equivalents		3,763	6,623
Receivables <sup>(a)</sup>		9,609	7,699
<b>Total financial assets</b>		<b>421,759</b>	<b>370,355</b>
<b>Financial liabilities</b>			
Payables <sup>(b)</sup>		5,535	6,249
<b>Total financial liabilities</b>		<b>5,535</b>	<b>6,249</b>

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

<sup>(b)</sup> The amount of payables excludes GST payable to the ATO (statutory payable).

(c) Ageing analysis of financial assets

	Carrying amount \$000	Not past due and not impaired \$000	Past due but not impaired					Impaired financial assets \$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>2018</b>								
Cash and cash equivalents	408,387	408,387	-	-	-	-	-	-
Restricted cash and cash equivalents	3,763	3,763	-	-	-	-	-	-
Receivables <sup>(a)</sup>	4,110	3,441	159	259	172	79	-	-
Amounts receivable for services	5,499	5,499	-	-	-	-	-	-
	<u>421,759</u>	<u>421,090</u>	<u>159</u>	<u>259</u>	<u>172</u>	<u>79</u>	<u>-</u>	<u>-</u>
<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	-	-
Amounts receivable for services	5,119	5,119	-	-	-	-	-	-
	<u>370,355</u>	<u>369,811</u>	<u>177</u>	<u>136</u>	<u>188</u>	<u>43</u>	<u>-</u>	<u>-</u>

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

(d) 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

	Interest rate exposure					Nominal amount \$000	Maturity dates				
	Weighted average effective interest rate	Carrying amount	Fixed interest rate	Variable interest rate	Non-interest bearing		Up to 1 month	1-3 months	3 months to 1 year	1-5 years	More than 5 years
	%	\$000	\$000	\$000	\$000		\$000	\$000	\$000	\$000	\$000
<b>2018</b>											
<b>Financial Assets</b>											
Cash and cash equivalents	2.12	408,387	-	408,385	2	408,387	408,387	-	-	-	-
Restricted cash and cash equivalents	2.12	3,763	-	3,763	-	3,763	3,763	-	-	-	-
Receivables <sup>(a)</sup>	-	4,110	-	-	4,110	4,110	4,110	-	-	-	-
Amounts receivable for services	-	5,499	-	-	5,499	5,499	-	-	-	5,499	-
		<u>421,759</u>	<u>-</u>	<u>412,148</u>	<u>9,611</u>	<u>421,759</u>	<u>416,260</u>	<u>-</u>	<u>-</u>	<u>5,499</u>	<u>-</u>
<b>Financial Liabilities</b>											
Payables <sup>(b)</sup>		5,535	-	-	5,535	5,535	5,535	-	-	-	-
		<u>5,535</u>	<u>-</u>	<u>-</u>	<u>5,535</u>	<u>5,535</u>	<u>5,535</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>2017</b>											
<b>Financial Assets</b>											
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	-	-	-	-
Amounts receivable for services	-	5,119	-	-	5,119	5,119	-	-	-	5,119	-
		<u>370,355</u>	<u>-</u>	<u>362,654</u>	<u>7,701</u>	<u>370,355</u>	<u>365,236</u>	<u>-</u>	<u>-</u>	<u>5,119</u>	<u>-</u>
<b>Financial Liabilities</b>											
Payables <sup>(b)</sup>		6,249	-	-	6,249	6,249	6,249	-	-	-	-
		<u>6,249</u>	<u>-</u>	<u>-</u>	<u>6,249</u>	<u>6,249</u>	<u>6,249</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

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

<sup>(b)</sup> The amount of payables excludes GST payable to the ATO (statutory payable).

### (e) 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.

	-100 basis points			+100 basis points	
	Carrying Amount \$000	Surplus \$000	Equity \$000	Surplus \$000	Equity \$000
<b>2018</b>					
<b>Financial Assets</b>					
Cash and cash equivalents	408,387	(4,084)	(4,084)	4,084	4,084
Restricted cash and cash equivalents	3,763	(38)	(38)	38	38
<b>Total increase / (decrease)</b>	<b>412,150</b>	<b>(4,122)</b>	<b>(4,122)</b>	<b>4,122</b>	<b>4,122</b>
<b>2017</b>					
<b>Financial Assets</b>					
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>Total increase / (decrease)</b>	<b>362,656</b>	<b>(3,626)</b>	<b>(3,626)</b>	<b>3,626</b>	<b>3,626</b>

## 8.2 Contingent assets and liabilities

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

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

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

### Litigation in progress

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 2018 (with respect to the Metropolitan, Peel and Greater Bunbury Region Schemes) is approximately \$85.4 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.

The WAPC's contingent assets as at 30 June 2018 (with respect to the Metropolitan, Peel and Greater Bunbury Region Schemes) is approximately \$0.2 million, being claims seeking the reimbursement of legal costs incurred.



## Contaminated sites

Under the *Contaminated Sites Act 2003*, the WAPC is required to report known and suspected contaminated sites to the Department of Water and Environmental Regulation (DWER). In accordance with the Act, DWER classifies these sites on the basis of the risk to human health, the environment and environmental values. 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, there is no increase in the number of suspected contaminated sites reported to DWER.

## 8.3 Fair value measurements

### Assets measured at fair value

	Level 1	Level 2	Level 3	Fair value at end of period
	\$000	\$000	\$000	\$000
<b>2018</b>				
Non-current assets classified as held for sale (Note 9.8)	-	510	1,016	1,526
Land (Note 5.1)	-	73,663	408,756	482,419
Rental buildings (Note 5.1)	-	1,685	13,394	15,079
Regional open space buildings (Note 5.1)	-	-	14,262	14,262
Infrastructure (Note 5.1)	-	-	6,637	6,637
	-	75,858	444,065	519,923

### Assets measured at fair value

<b>2017</b>				
Non-current assets classified as held for sale (Note 9.8)	-	2,450	1,025	3,475
Land (Note 5.1)	-	85,329	398,025	483,354
Rental buildings (Note 5.1)	-	2,046	12,360	14,406
Regional open space buildings (Note 5.1)	-	-	14,713	14,713
Infrastructure (Note 5.1)	-	-	6,961	6,961
	-	89,824	433,085	522,909

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 land and buildings in close proximity is used to determine price per square metre.

Non-current assets held for sale have been written down to fair value less costs to sell. Fair value has been determined by reference to market evidence of sales prices of comparable assets.

Fair value measurements using significant unobservable inputs (Level 3)

	Non-current assets classified as held for sale	Land	Rental buildings	Regional open space buildings	Infrastructure
2018	\$000	\$000	\$000	\$000	\$000
Fair Value at start of period	1,025	398,025	12,360	14,713	6,961
Additions	-	11,792	1,040	-	-
Revaluation increments / (decrements) recognised in Profit & Loss	258	(7,046)	-	-	-
Revaluation increments / (decrements) recognised in Other Comprehensive Income	-	-	732	-	-
Transfers (from / (to) Level 2)	-	7,445	1,378	-	-
Transfers from / (to) non-current assets classified as held for sale	151	(151)	-	-	-
Disposals	(418)	(36)	-	-	-
Transfers	-	(1,273)	-	-	-
Others - demolished	-	-	(69)	-	-
Depreciation Expense	-	-	(2,047)	(451)	(324)
<b>Fair Value at end of period</b>	<b>1,016</b>	<b>408,756</b>	<b>13,394</b>	<b>14,262</b>	<b>6,637</b>
Total gains or losses for the period included in profit or loss, under 'Other Gains'	258	-	-	-	-
<b>2017</b>					
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'	-	-	-	-	-

## 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.

### Land (Level 3 fair values)

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 (Valuations and Property Analytics) 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.

### Buildings and infrastructure (Level 3 fair values)

Fair value for existing use specialised buildings and infrastructure assets is determined by reference to the cost of replacing the remaining future economic benefits embodied in the asset, i.e. the depreciated replacement cost. Depreciated replacement cost is the current replacement cost of an asset less accumulated depreciation calculated on the basis of such cost to reflect the already consumed or expired economic benefit, or obsolescence, and optimisation (where applicable) of the asset. Current replacement cost is generally determined by reference to the market observable replacement cost of a substitute asset of comparable utility and the gross project size specifications.

### 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 2018 \$000	Fair value 2017 \$000	Valuation techniques	Unobservable inputs
Non-current assets classified as held for sale	1,016	1,025	Market approach	Selection of land with similar approximate utility
Land	408,756	398,025	Market approach	Selection of land with similar approximate utility
Rental buildings	13,394	12,360	Depreciated replacement cost	Consumed economic benefit / obsolescence of asset
Regional open space buildings	14,262	14,713	Depreciated replacement cost	Historical cost per square metre
Infrastructure	6,637	6,961	Depreciated replacement cost	Historical cost per square metre

Notes

## 9. Other disclosures

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

Events occurring after the end of the reporting period	9.1
Future impact of Australian standards issued not yet operative	9.2
Key management personnel	9.3
Related party transactions	9.4
Related bodies	9.5
Affiliated bodies	9.6
Remuneration of auditors	9.7
Non-current assets classified as assets held for sale	9.8
Equity	9.9
Supplementary financial information	9.10
Explanatory statement	9.11

### 9.1 Events occurring after the end of the reporting period

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

## 9.2 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. Where applicable, the WAPC plans to apply the following Australian Accounting Standards from their application date.

		Operative for reporting periods beginning on/after
<b>AASB 9</b>	<b><i>Financial Instruments</i></b>  This Standard supersedes <i>AASB 139 Financial Instruments: Recognition and Measurement</i> , introducing a number of changes to accounting treatments.  The WAPC is not significantly impacted by the application of the Standard.	1 Jan 2018
<b>AASB 15</b>	<b><i>Revenue from Contracts with Customers</i></b>  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 mandatory application date of this Standard is currently 1 January 2019 after being amended by <i>AASB 2016-7</i> .  The WAPC's income is principally derived from appropriations which will be measured under <i>AASB 1058 Income of Not-for-Profit Entities</i> 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.	1 Jan 2019
<b>AASB 16</b>	<b><i>Leases</i></b>  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 <i>AASB 16</i> has not yet been quantified, the WAPC currently has commitments for \$161,000 worth of non-cancellable operating leases which will mostly be brought onto the statement of financial position. Interest and amortisation expense will increase and rental expense will decrease.	1 Jan 2019

Operative for  
reporting periods  
beginning on/after

**AASB 1058**     *Income of Not-for-Profit Entities*     1 Jan 2019

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 other performance obligation (a promise to transfer a good or service), or a contribution by owners, related to an asset (such as cash or another asset) received by an entity. The WAPC anticipates that the application will not materially impact appropriation or untied grant revenues.

**AASB 1059**     *Service Concession Arrangements: Grantors*     1 Jan 2019

This Standard addresses the accounting for a service concession arrangement (a type of public private partnership) by a grantor that is a public sector entity by prescribing the accounting for the arrangement from the grantor's perspective. Timing and measurement for the recognition of a specific asset class occurs on commencement of the arrangement and the accounting for associated liabilities is determined by whether the grantee is paid by the grantor or users of the public service provided. The WAPC has not identified any public private partnerships within scope of the Standard.

**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 & 1038 and Int 2, 5, 10, 12, 19 & 127]*     1 Jan 2018

This Standard makes consequential amendments to other Australian Accounting Standards and Interpretations as a result of issuing AASB 9 in December 2010.

The mandatory application date of this Standard has been amended by *AASB 2012-6* and *AASB 2014-1* to 1 January 2018. The WAPC is only insignificantly impacted by the application of the Standard.

**AASB 2014-1**     *Amendments to Australian Accounting Standards*     1 Jan 2018

Part E of this Standard makes amendments to *AASB 9* and consequential amendments to other Standards. These changes have no impact as Appendix E has been superseded and the WAPC was not permitted to early adopt *AASB 9*.

**AASB 2014-5**     *Amendments to Australian Accounting Standards arising from AASB 15*     1 Jan 2018

This Standard gives effect to the consequential amendments to Australian Accounting Standards (including Interpretations) arising from the issuance of *AASB 15*. The mandatory application date of this Standard has been amended by *AASB 2015-8* to 1 January 2018. The WAPC has not yet determined the application or the potential impact of the Standard.

	Operative for reporting periods beginning on/after
<p><b>AASB 2014-7</b> <i>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 <i>AASB 9 (December 2014)</i>. The WAPC has not yet determined the application or the potential impact of the Standard.</p>	1 Jan 2018
<p><b>AASB 2015-8</b> <i>Amendments to Australian Accounting Standards – Effective Date of AASB 15</i></p> <p>This Standard amends the mandatory application date of <i>AASB 15</i> to 1 January 2018 (instead of 1 January 2017). It also defers the consequential amendments that were originally set out in <i>AASB 2014-5</i>. There is no financial impact arising from this Standard.</p>	1 Jan 2018
<p><b>AASB 2016-3</b> <i>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 <i>AASB 15</i>. The WAPC has not yet determined the application or the potential impact when the deferred <i>AASB 15</i> becomes effective from 1 January 2019.</p>	1 Jan 2018
<p><b>AASB 2016-7</b> <i>Amendments to Australian Accounting Standards – Deferral of AASB 15 for Not- for- Profit Entities</i></p> <p>This Standard defers, for not-for-profit entities, the mandatory application date of <i>AASB 15</i> to 1 January 2019, and the consequential amendments that were originally set out in <i>AASB 2014-5</i>. There is no financial impact arising from this Standard.</p>	1 Jan 2018
<p><b>AASB 2016-8</b> <i>Amendments to Australian Accounting Standards – Australian Implementation Guidance for Not- for- Profit Entities</i></p> <p>This Standard inserts Australian requirements and authoritative implementation guidance for not-for-profit entities into <i>AASB 9</i> and <i>AASB 15</i>. This guidance assists not-for-profit entities in applying those Standards to particular transactions and other events. There is no financial impact.</p>	1 Jan 2019

### 9.3 Key management personnel

The WAPC has determined key management personnel to include cabinet ministers and senior officer of the WAPC. The WAPC does not incur expenditures to compensate Ministers and those disclosures may be found in the Annual Report on State Finances.

The total fees, salaries, superannuation, non-monetary benefits and other benefits for senior officers of the agency for the reporting period are presented within the following bands:

Compensation Band (\$)	2018	2017
0 - 10,000 <sup>(a)</sup>	13	12
10,001 - 20,000	6	4
20,001 - 30,000	1	3
60,001 - 70,000	1	-
200,001 - 210,000	-	1
230,001 - 240,000	1	-

<sup>(a)</sup> Includes 9 members (2017: 7 members) from other government agencies who did not receive any compensation from WAPC.

	2018 \$000	2017 \$000
Short term employee benefits	372	322
Other long term benefits	25	18
Post employment benefits	32	28
<b>Total compensation of senior officers</b>	<b>429</b>	<b>368</b>

Total compensation includes the superannuation expense incurred by the WAPC in respect of senior officers.

### 9.4 Related party transactions

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

Related parties of the WAPC include:

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



### Significant transactions with government related entities

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

- Income from State Government (Note 4.1);
- Equity contributions (Note 9.9);
- Services received free of charge from State Solicitor's Office and Department of Water and Environmental Regulations (Note 4.1);
- Grants provided to Department of Transport (\$300,000) and Department of Biodiversity, Conservation and Attractions (\$1,000,000) (Note 3.3);
- Service delivery agreement with Department of Planning, Lands and Heritage (Note 3.1);
- Remuneration for services provided by the Auditor General (Note 9.7); and
- Land acquisitions and disposals (Note 5.1).

### Material transactions with other related parties

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

## 9.5 Related bodies

The WAPC does not have any related bodies.

## 9.6 Affiliated bodies

The WAPC does not have any affiliated bodies.

## 9.7 Remuneration of auditors

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

	2018 \$000	2017 \$000
Auditing the accounts, financial statements, controls and key performance indicators	71	70

## 9.8 Non-current assets classified as assets held for sale

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

	Land \$000	Buildings \$000	Total \$000
<b>2018</b>			
Opening balance	3,435	40	3,475
Gain on re-measurement	258	-	258
Assets reclassified as held for sale	661	-	661
<b>Total assets classified as held for sale</b>	<b>4,354</b>	<b>40</b>	<b>4,394</b>
Less assets sold	2,828	40	2,868
<b>Closing balance</b>	<b>1,526</b>	<b>-</b>	<b>1,526</b>
<b>2017</b>			
Opening balance	7,105	-	7,105
Assets reclassified as held for sale	820	40	860
<b>Total assets classified as held for sale</b>	<b>7,925</b>	<b>40</b>	<b>7,965</b>
Less assets sold	4,490	-	4,490
<b>Closing balance</b>	<b>3,435</b>	<b>40</b>	<b>3,475</b>

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

## 9.9 Equity

	2018 \$000	2017 \$000
<b>Contributed equity</b>		
Balance at start of period	12,261	9,643
Contributions by owners		
Capital appropriation	5,504	6,000
<b>Total contributions by owners</b>	<b>5,504</b>	<b>6,000</b>
Distributions to owners		
Net assets transferred to Government	(1,284)	(3,382)
<b>Total distributions to owners</b>	<b>(1,284)</b>	<b>(3,382)</b>
<b>Balance at end of period</b>	<b>16,481</b>	<b>12,261</b>
<b>Asset Revaluation Surplus:</b>		
Balance at start of period	39,077	38,306
<b>Net revaluation increments / (decrements):</b>		
Rental buildings	838	771
<b>Balance at end of period</b>	<b>39,915</b>	<b>39,077</b>

## 9.10 Supplementary financial information

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

## 9.11 Explanatory Statement

All variances between estimates (original budget) and actual results for 2018, and between the actual results for 2018 and 2017 are shown below. Narratives are provided for key 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 \$18.7 million for the Statement of Financial Position.

9.11.1 Statement of Comprehensive Income variances

	Variance note	Estimate 2018	Actual 2018	Actual 2017	Variance between estimate and actual	Variance between actual results for 2018 and 2017
		\$000	\$000	\$000	\$000	\$000
<b>Expenses</b>						
Supplies and services	1, A	41,302	37,095	34,262	(4,207)	2,833
Depreciation expense		3,500	3,383	3,381	(117)	2
Committee / board fees		533	474	463	(59)	11
Grants and subsidies		2,866	3,331	4,145	465	(814)
Revaluation decrement	2, B	-	11,139	49,505	11,139	(38,366)
Other expenses	3, C	2,312	22,110	28,710	19,798	(6,600)
<b>Total cost of services</b>		<b>50,514</b>	<b>77,532</b>	<b>120,466</b>	<b>27,018</b>	<b>(42,934)</b>
<b>Income</b>						
<b>Revenue</b>						
Rental revenue		6,290	6,233	6,149	(57)	84
User charges and fees	4	10,369	12,581	11,670	2,212	911
Interest revenue		7,200	7,838	6,897	638	941
Other revenue	D	1,660	1,570	4,928	(90)	(3,358)
<b>Total Revenue</b>		<b>25,519</b>	<b>28,222</b>	<b>29,644</b>	<b>2,703</b>	<b>(1,422)</b>
<b>Gains</b>						
Gain on disposal of non-current assets	5, E	5,000	3,695	14,381	(1,305)	(10,686)
Other gains		-	258	-	258	258
<b>Total Gains</b>		<b>5,000</b>	<b>3,953</b>	<b>14,381</b>	<b>(1,047)</b>	<b>(10,428)</b>
<b>Total income other than income from State Government</b>		<b>30,519</b>	<b>32,175</b>	<b>44,025</b>	<b>1,656</b>	<b>(11,850)</b>
<b>NET COST OF SERVICES</b>		<b>19,995</b>	<b>45,357</b>	<b>76,441</b>	<b>25,362</b>	<b>(31,084)</b>
<b>Income from State Government</b>						
Service appropriation		100,508	99,262	101,997	(1,246)	(2,735)
Services received free of charge		450	211	630	(239)	(419)
<b>Total income from State Government</b>		<b>100,958</b>	<b>99,473</b>	<b>102,627</b>	<b>(1,485)</b>	<b>(3,154)</b>
<b>SURPLUS FOR THE PERIOD</b>		<b>80,963</b>	<b>54,116</b>	<b>26,186</b>	<b>(26,847)</b>	<b>27,930</b>
<b>OTHER COMPREHENSIVE INCOME</b>						
<b>Items not reclassified subsequently to profit or loss</b>						
Changes in asset revaluation surplus		-	838	771	838	67
<b>Total other comprehensive income</b>		<b>-</b>	<b>838</b>	<b>771</b>	<b>838</b>	<b>67</b>
<b>TOTAL COMPREHENSIVE INCOME FOR THE PERIOD</b>		<b>80,963</b>	<b>54,954</b>	<b>26,957</b>	<b>(26,009)</b>	<b>27,997</b>

### Major Estimate and Actual (2018) Variance Narratives

- 1 Supplies and services underspent by \$4.2m (10.2%) due to underspend of the Service Delivery Agreement expenditure.
- 2 The revaluation decrement was not included in the estimate. Recent revaluation of land resulted in a decrement in property fair values due to changes in the classification of land to highly restricted use land.
- 3 Other expenses exceeded estimate by \$19.8m (856.3%) due to land impairment losses not included in the estimate. Land acquired and not revalued by the Western Australian Land Information Authority (Valuations and Property Analytics) is impaired due to the highly restricted use land.
- 4 User charges and fees was higher than estimate by \$2.2m (21.3%) due to increase in the number of applications as a result of the improvement in the economic and property activities.
- 5 Gain on disposal of non-current assets was lower than estimate by \$1.3m (26.1%) due to loss on disposal of parcel of land which resulted in a lower gain on disposal.

### Major Actual (2018) and Comparative (2017) Variance Narratives

- A Supplies and services increased by \$2.8m (8.3%) mainly due to services provided by the Department of Planning, Lands and Heritage which includes the cost of administering the fees and charges.
- B Revaluation decrement decreased by \$38.4m (77.5%) 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.
- C Other expenses decreased by \$6.6m (23.0%) mainly due to impairment losses on land not revalued by VGO; \$20.1m for FY2018 as compared to \$26.3m for FY2017.
- D Other revenue decreased by \$3.4m (68.1%) mainly due to a decrease in land acquired for nil cost and capitalised at fair value.
- E Gain on disposal of non-current assets decreased by \$10.7m (74.3%) mainly due to sale of land including land exchange which resulted in a gain on disposal of \$11.2m in FY2017.

9.11.2 Statement of Financial Position Variances

	Variance note	Estimate 2018	Actual 2018	Actual 2017	Variance between estimate and actual	Variance between actual results for 2018 and 2017
		\$000	\$000	\$000	\$000	\$000
<b>ASSETS</b>						
<b>Current Assets</b>						
Cash and cash equivalents		424,698	408,387	356,033	(16,311)	52,354
Restricted cash and cash equivalents		834	3,763	6,623	2,929	(2,860)
Receivables		7,610	4,110	3,951	(3,500)	159
Inventories		2	-	2	(2)	(2)
Other current assets	6	47,599	19,633	10,848	(27,966)	8,785
Non-current assets classified as held for sale		7,105	1,526	3,475	(5,579)	(1,949)
<b>Total Current Assets</b>		<b>487,848</b>	<b>437,419</b>	<b>380,932</b>	<b>(50,429)</b>	<b>56,487</b>
<b>Non-Current Assets</b>						
Amounts receivable for services		5,499	5,499	5,119	-	380
Infrastructure, property, plant and equipment	7	568,038	522,552	522,661	(45,486)	(109)
Intangible assets		23,821	24,611	23,815	790	796
<b>Total Non-Current Assets</b>		<b>597,358</b>	<b>552,662</b>	<b>551,595</b>	<b>(44,696)</b>	<b>1,067</b>
<b>TOTAL ASSETS</b>		<b>1,085,206</b>	<b>990,081</b>	<b>932,527</b>	<b>(95,125)</b>	<b>57,554</b>

9.11.2 Statement of Financial Position Variances (continued)

Variance note	Estimate 2018	Actual 2018	Actual 2017	Variance between estimate and actual	Variance between actual results for 2018 and 2017
	\$000	\$000	\$000	\$000	\$000
<b>LIABILITIES</b>					
<b>Current Liabilities</b>					
Payables	4,929	5,869	6,249	940	(380)
Other current liabilities	20,666	14,008	15,248	(6,658)	(1,240)
<b>Total Current Liabilities</b>	<b>25,595</b>	<b>19,877</b>	<b>21,497</b>	<b>(5,718)</b>	<b>(1,620)</b>
<b>TOTAL LIABILITIES</b>	<b>25,595</b>	<b>19,877</b>	<b>21,497</b>	<b>(5,718)</b>	<b>(1,620)</b>
<b>NET ASSETS</b>	<b>1,059,611</b>	<b>970,204</b>	<b>911,030</b>	<b>(89,407)</b>	<b>59,174</b>
<b>EQUITY</b>					
Contributed equity	15,747	16,481	12,261	734	4,220
Reserves	38,306	39,915	39,077	1,609	838
Accumulated surplus / (deficit)	1,005,558	913,808	859,692	(91,750)	54,116
<b>TOTAL EQUITY</b>	<b>1,059,611</b>	<b>970,204</b>	<b>911,030</b>	<b>(89,407)</b>	<b>59,174</b>

**Major Estimate and Actual (2018) Variance Narratives**

- 6 Other current assets was lower than estimate by \$28.0m (58.8%) as the estimate did not take into account the settlement of land acquired under Contract of Sale, i.e. land transferred to the WAPC.
- 7 Property, plant and equipment was lower than estimate by \$45.5m (8.0%) mainly due to revaluation decrement and impairment loss not included in the estimate.

9.11.3 Statement of Cash Flows Variances

	Variance note	Estimate 2018	Actual 2018	Actual 2017	Variance between estimate and actual	Variance between actual results for 2018 and 2017
		\$000	\$000	\$000	\$000	\$000
<b>CASH FLOWS FROM STATE GOVERNMENT</b>						
Service appropriation		100,128	98,882	101,617	(1,246)	(2,735)
Capital appropriation		5,504	5,504	6,000	-	(496)
<b>Net cash provided by State Government</b>		<b>105,632</b>	<b>104,386</b>	<b>107,617</b>	<b>(1,246)</b>	<b>(3,231)</b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>						
<b>Payments</b>						
Supplies and services	F	(43,453)	(41,846)	(34,419)	1,607	(7,427)
Grants and subsidies	G	(2,866)	(2,274)	(4,150)	592	1,876
GST payments on purchases		(3,020)	(2,390)	(2,741)	630	351
GST payment to taxation authority		(310)	(279)	(274)	31	(5)
Other payments		(219)	(118)	(186)	101	68
<b>Receipts</b>						
Rental received		6,290	6,127	5,949	(163)	178
User charges and fees	8, H	10,369	12,655	11,634	2,286	1,021
Interest received		7,200	7,501	6,861	301	640
GST receipts on sales		310	630	666	320	(36)
GST receipts from taxation authority		3,020	3,321	2,681	301	640
Other receipts	I	1,660	1,553	2,561	(107)	(1,008)
<b>Net cash provided by / (used in) operating activities</b>		<b>(21,019)</b>	<b>(15,120)</b>	<b>(11,418)</b>	<b>5,899</b>	<b>(3,702)</b>



9.11.3 Statement of Cash Flows Variances (continued)

	Variance note	Estimate 2018	Actual 2018	Actual 2017	Variance between estimate and actual	Variance between actual results for 2018 and 2017
		\$000	\$000	\$000	\$000	\$000
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>						
Proceeds from sale of non-current assets	9, J	15,000	4,330	8,435	(10,670)	(4,105)
Purchase of non-current assets		(44,801)	(44,102)	(43,310)	699	(792)
<b>Net cash provided by / (used in) investing activities</b>		<b>(29,801)</b>	<b>(39,772)</b>	<b>(34,875)</b>	<b>(9,971)</b>	<b>(4,897)</b>
<b>Net increase / (decrease) in cash and cash equivalents</b>		<b>54,812</b>	<b>49,494</b>	<b>61,324</b>	<b>(5,318)</b>	<b>(11,830)</b>
Cash and cash equivalents at the beginning of period		370,720	362,656	301,332	(8,064)	61,324
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>		<b>425,532</b>	<b>412,150</b>	<b>362,656</b>	<b>(13,382)</b>	<b>49,494</b>

Major Estimate and Actual (2018) Variance Narratives

- 8 User charges and fees was higher than estimate by \$2.3m (22.0%) due to increase in the number of applications as a result of the improvement in the economic and property activities.
- 9 Proceeds from sale of non-current assets was lower than estimate by \$10.7m (71.1%) due to a major softening in the residential land market across the Perth Metropolitan Area, attributed to the tightening of the lending requirements which has caused a significant drop off in demand.

Major Actual (2018) and Comparative (2017) Variance Narratives

- F Supplies and services increased by \$7.4m (21%) mainly due to higher amount paid for the Service Delivery Agreement expenditure which includes the administration cost for fees and charges.
- G Grants and subsidies decreased by \$1.8m (45.2%) mainly due to the one-off \$2.0m grant payment for Tamala Park dual use path project in FY2017.
- H User charges and fees increased by \$1.0m (8.8%) due to an increase in the number of applications as a result of the improvement in the economic and property activities.
- I Other receipts decreased by \$1.0m (39.4) mainly due to reimbursement of arbitration and interest award for land by Main Roads in FY2017.
- J Proceeds from sale of non-current assets decreased by \$4.1m (48.7%) mainly due to the continuing softening of the residential market in the metropolitan region resulting from the reduced demand for residential property.

## CERTIFICATION OF KEY PERFORMANCE INDICATORS

We hereby certify that the key performance indicators are based on proper records, are relevant and appropriate for assisting users to assess the Western Australian Planning Commission's performance, and fairly represent the performance of the Western Australian Planning Commission for the financial year ended 30 June 2018.



**David Caddy**

Chairman  
Western Australian Planning Commission

3 September 2018

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**John Deery**

Chief Finance Officer  
Western Australian Planning Commission

3 September 2018

## WAPC DESIRED OUTCOME AND KEY PERFORMANCE INDICATORS

For the year ended 30 June 2018

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 goal outlined in the table below.

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

The 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 application or per hectare managed basis for easy comprehension. The efficiency indicators incorporate the cost of each service, and as such, gauge the overall efficiency in achieving the desired outcome.

## OUTCOME AND KEY EFFECTIVENESS INDICATORS

### WAPC Desired Outcome:

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

### Effectiveness Indicator:

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

- 400 metres
- 800 metres

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

Directions 2031 and Beyond identifies a 'connected city' as the preferred future growth scenario and recognises the need to plan for land and housing opportunities to accommodate a doubling of the Perth and Peel regions' population to 3.5 million. The main objective is to promote a balanced consolidated development approach that effectively accommodates a larger proportion of new dwellings within existing urban areas. Therefore, one of the WAPC's policy objectives aims to realise more medium to high density residential development in close proximity to activity centres and public

transport. This ensures equitable access to infrastructure, and encourages the use of public transport instead of private motor vehicles.

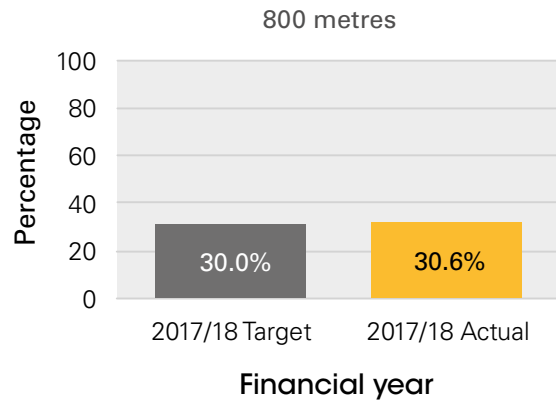
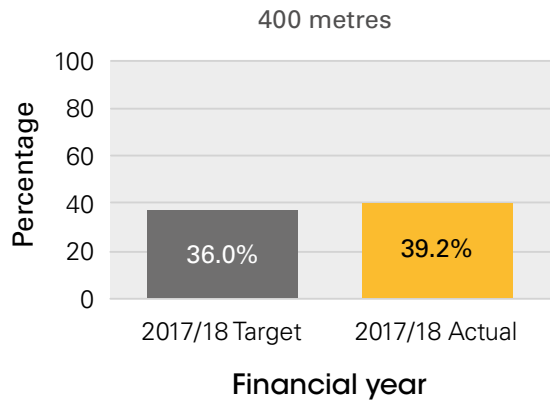
In addition to passenger train stations within the metropolitan area, this KPI covers the Tier 1 and Tier 2 activity centres identified in Directions 2031 and Beyond, namely the:

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

Most land zoned for residential development is allocated a Residential Design Code (R-Code). However, the zoning of land is not the only indication of permissible development of land. Some land is not allocated a density by a local planning scheme but rather by a structure plan (or equivalent) that is empowered by a local planning scheme.

The calculation of this KPI will exclude emerging Strategic Metropolitan Centres until those centres have at least 1 hectare of commercial floor space.

As this is a new KPI for the WAPC, no comparatives are available for previous financial years.



### Effectiveness Indicator:

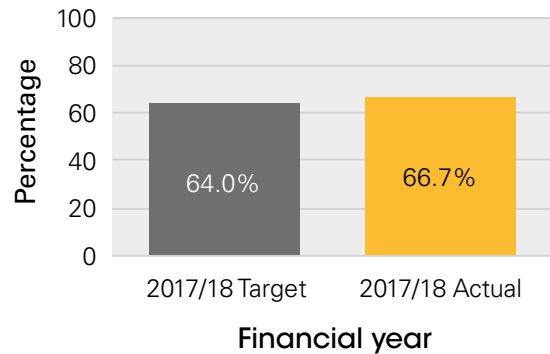
#### The proportion of residential land that is zoned R40 and above that is within 400m of a Major Regional Centre

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

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

As this is a new KPI for the WAPC, no comparatives are available for previous financial years.

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



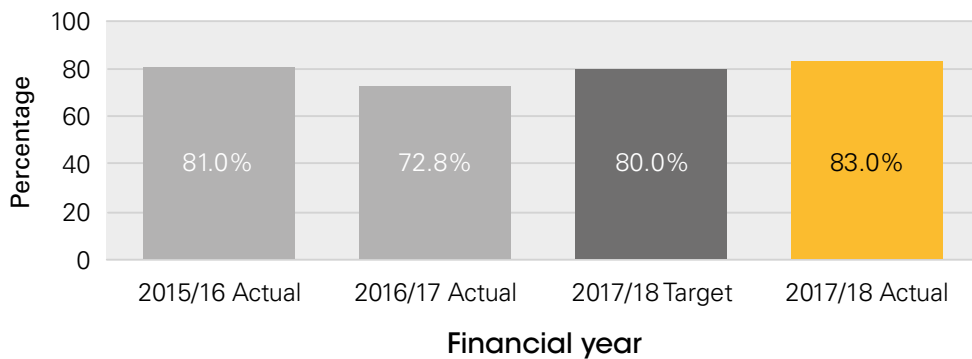
## Effectiveness Indicator:

### The percentage of subdivision applications determined within the statutory timeframe

Subdivision is the division of land into separate lots, or the amalgamation of several lots into a larger lot. Subdivisions, for the purpose of this measure, include green title and survey strata subdivisions.

Subdivision applications are determined within strategic, legislative and policy frameworks that promote the sustainable use and development of land in Western Australia. This KPI demonstrates the WAPC's effectiveness in determining subdivision applications within the statutory timeframe. The statutory timeframe is currently 90 days as specified in section 143(2) of the *Planning and Development Act 2005*.

The percentage of subdivision applications determined within the statutory timeframe



100

### Explanation for significant variance

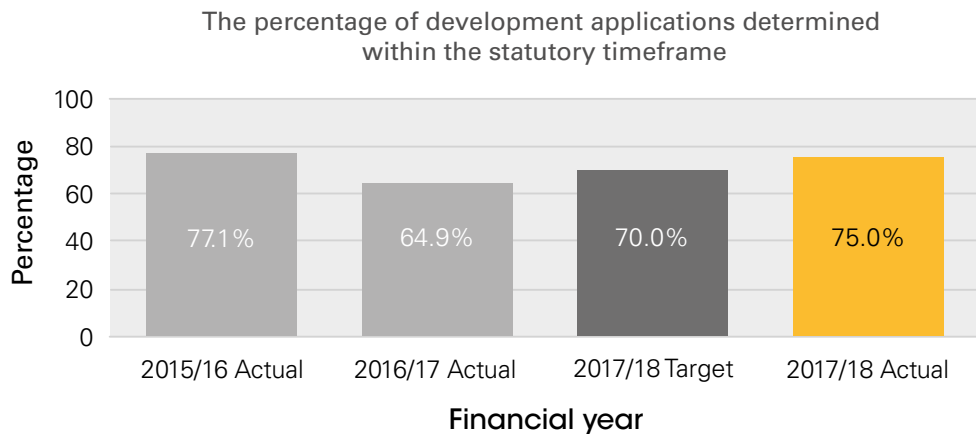
The 2017/18 result is 10.2% better than that achieved the previous financial year due mainly to improvements in the processes for managing deferred applications.

## Effectiveness Indicator:

### The percentage of development applications determined within the statutory timeframe

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

This KPI demonstrates the WAPC's effectiveness in determining development applications within the required timeframe. For the metropolitan region, the required timeframe is 60 days as specified in clause 31(2) of the Metropolitan Region Scheme Text. For the Greater Bunbury and Peel regions, the required timeframe is 90 days as stated in clause 47(2) of the Greater Bunbury Region Scheme Text and clause 41(2) of the Peel Region Scheme Text.



### Explanation for significant variance

The 2017/18 result is 10.1% better than that achieved the previous financial year due mainly to improvements in the processes for managing deferred applications.

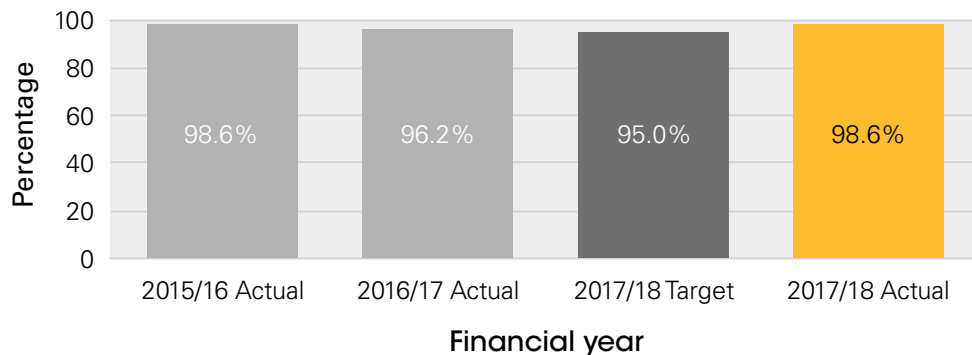
## Effectiveness Indicator:

### The percentage of finalised appeals (excluding DAPS) that are not upheld on review by the State Administrative Tribunal

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

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

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



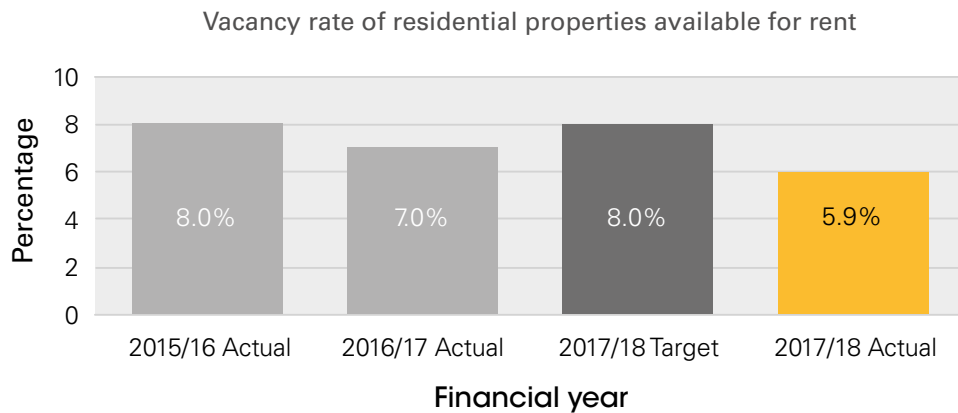


## Effectiveness Indicator:

### Vacancy rate of residential properties available for rent

One of the key functions of the WAPC is to 'Develop, maintain and manage land that is reserved under a region planning scheme or improvement scheme'. In 2017/18 the WAPC owned 225 residential properties that were situated on reserved land. The Department of Planning, Lands and Heritage (the department) manages these properties on behalf of the WAPC, and aims to maximise rental income on the basis of high occupancy rates and market rentals. Wherever possible, the department leases these properties until the land is required for the purpose for which it was reserved.

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



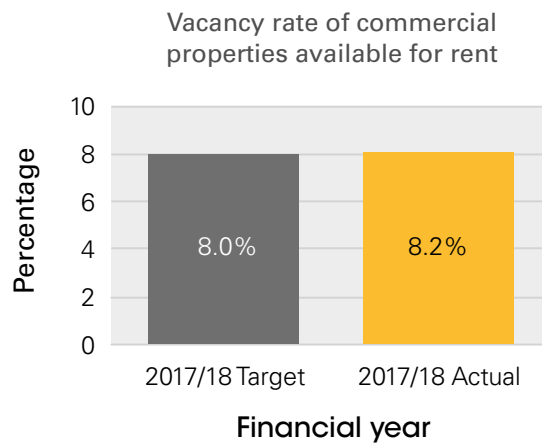
## Effectiveness Indicator:

### Vacancy rate of commercial properties available for rent

One of the key functions of the WAPC is to 'Develop, maintain and manage land that is reserved under a region planning scheme or improvement scheme'. In 2017/18 the WAPC owned 65 commercial properties that were situated on reserved land. The department manages these properties on behalf of the WAPC, and aims to maximise rental income on the basis of high occupancy rates and market rentals. Wherever possible, the department leases these properties until the land is required for the purpose for which it was reserved.

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

As this is a new KPI for the WAPC, no comparatives are available for previous financial years.



## WAPC Services:

### Service 1: Statutory Planning

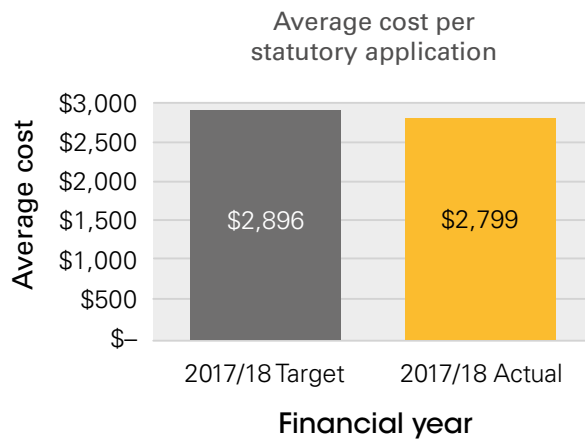
#### Efficiency Indicator:

##### Average cost per statutory application

Statutory applications are determined under delegated authority by officers of the department on behalf of the WAPC. The WAPC receives revenue from subdivision applications and deposited plans, and transfers these monies to the department to process these applications.

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

As this is a new KPI for the WAPC, no comparatives are available for previous financial years.



## Service 2: Strategic Planning

### Efficiency Indicator:

#### Average cost per hour for strategic planning

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

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

As this is a new KPI for the WAPC, no comparatives are available for previous financial years.



### Explanation for significant variance

The total cost of service was significantly below budget due mainly to the deferment and underspending of expenditure on various projects, including Design WA.

## Service 3: Asset Management

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

### Efficiency Indicator:

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

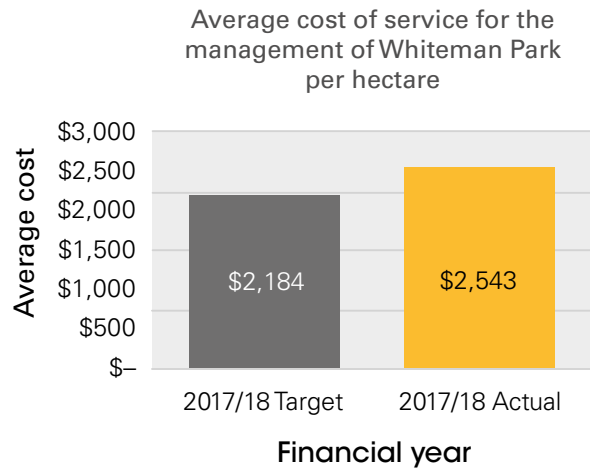
Whiteman Park is a unique recreation and conservation reserve that covers nearly 4,000 hectares of natural bushland and leisure facilities in Perth's northern suburbs. The parkland is reserved for parks and recreation in the Metropolitan Region Scheme, creating a space for the community. The creation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

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

As this is a new KPI for the WAPC, no comparatives are available for previous financial years.

#### Explanation for significant variance

Total cost of service was 16% above budget due mainly to a grant provided for the construction of an "inclusive" playground for Perth (Pia's Place).



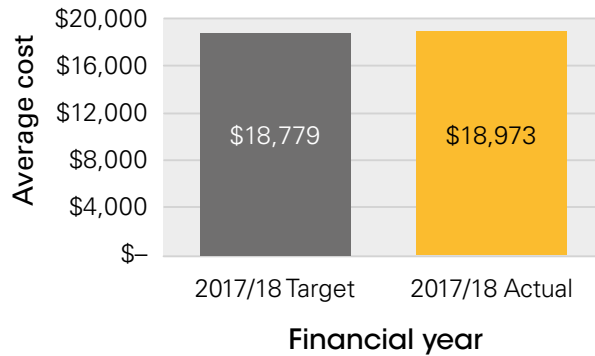
## Efficiency Indicator:

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

In 2017/18, the WAPC owned 237 residential and 66 commercial properties on reserved land. The department managed the majority of these properties on behalf of the WAPC, while real estate companies managed those properties located in regional Western Australia. This KPI represents the average cost of managing all residential and commercial properties.

As this is a new KPI for the WAPC, no comparatives are available for previous financial years.

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



## Efficiency Indicator:

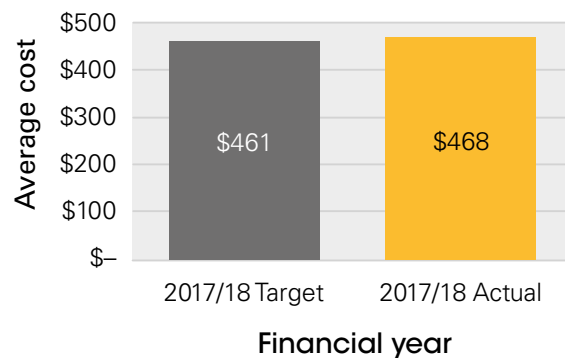
### Average cost of service for the management of reserved land (excluding Whiteman Park and Residential and Commercial properties) per hectare managed

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

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

As this is a new KPI for the WAPC, no comparatives are available for previous financial years.

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



# APPENDICES





## APPENDIX 1: WAPC MEMBERS

WAPC members as at 30 June 2018 are:

### Mr David Caddy (Chairman)

David Caddy has over 40 years' experience in urban and regional planning and until January 2015, was Managing Director of TPG + Place Match, Western Australia's largest Planning Consultancy since its formation in 1989. He most recently was Executive Chairman of the firm. Mr Caddy has spent the past 32 years at a senior management level specialising in statutory planning, strategic and structure planning, development control, project management and documentation, policy formulation and delivery and planning advocacy.

He has a broad range of experience incorporating masterplanned communities, multiple dwelling projects, industrial projects, commercial projects, education and infrastructure projects to urban design analysis and strategic planning and development of planning controls. Mr Caddy has been a Professor, Urban and Regional Planning at UWA since 2010.

### Mayor Cr Henry Zelones OAM JP

#### Local government (metropolitan) representative

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

an Honorary Life Member of the WA Local Government Association. As an Inaugural Board Member of the Armadale Redevelopment Authority (2002-2011), the Metropolitan Redevelopment Authority's Armadale Local Redevelopment Committee (2011 – 2015) and the State Heritage Council (2008-2013), Mayor Zelones also has many years of experience in local government reform. His business experience spans 40 years establishing an electronics servicing business in 1971. He served as a Board Member of the WA Chamber of Commerce, a founding member of Business Armadale and a 25-year member of the RSL.

### 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.

## Dr Garry Middle B.Sc. (Hons Env. Sc.); B.Sc. (Chem)

### Coastal Planning and Management Representative

Dr Garry Middle is the Director of an independent consulting, training and research company VisionEnvironment, and is also an adjunct senior research fellow at the Centre for Sport and Recreation Research at Curtin University. He has over 30 years' experience in environment planning, coastal planning, policy and governance, open space planning, environmental impact assessment and climate change governance. Dr Middle is chair of two not-for-profit organisations - Great Victoria Desert Biodiversity Trust Fund and Urbaqua. He is a long-term member of the Planning Institute of Australia, and sits on its National Education Committee and the State Committee, and is also a long-term member of the International Association of Impact Assessment.

## Ms Jane Bennett

### Professional representative

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. She has a strong passion for planning and policy reform to ensure efficiency and delivery of best practice outcomes. She has a Bachelor of Arts in Urban and Regional Planning, a Masters in Business Administration and an Australian Institute of Company Directors Diploma and is a Director on the Metropolitan Redevelopment Authority Board (WAPC representative) and the Landcorp Board. Ms Bennett is also a UDIA WA Councillor and chair of the UDIA Planning Committee, where she has had an active role in advocating for planning reform. She was made a Fellow of the Planning Institute of Australia in 2015 for her contribution to planning.

## Mr Fred Chaney

### Professional representative

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

## 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 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, Lands  
and Heritage

Gail McGowan was appointed Director General of the then Department of Planning in April 2014. Ms McGowan's key priority has been to ensure that the State Government and WAPC's comprehensive planning agenda is delivered including planning for METRONET station precincts, implementation of Perth and Peel@3.5million and ensuring the smooth integration of the new department which took effect on 1 July 2017. 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 and Environmental Regulation

Mike Rowe is the Director General of the Department of Water and Environmental Regulation, which was established on 1 July 2017. He moved into the new role following three years as the Director General of the former Department of Water. Prior to this, he was Executive Director of Policy at the Department of Regional Development. Having worked in a variety of leadership, policy, advisory and delivery roles since 1993, Mr Rowe is an experienced member of the Western Australian Government's senior executive service. His experience spans a number of natural resources management portfolios such as agriculture, environment and water, as well as central agencies including the Public Sector Commission and the Department of the Premier and Cabinet.

## Mr Stephen Wood

Director General,  
Department of Jobs, Tourism, Science  
and Innovation (July 2017 to April 2018)

Stephen Wood commenced as the Director General of the Department of State Development in May 2011 and commenced as the leader of the Department of Jobs, Tourism, Science and Innovation when it was established in July 2017. Prior to this, he was a Commissioner of the Western Australian Industrial Relations Commission for approximately 10 years.

## Mr Richard Sellers

Director General,  
Department of Transport (to April 2018)  
and A/Director General, Department  
of Jobs, Tourism, Science and  
Innovation (from April 2018)

Richard Sellers was appointed Director General of the Department of Transport in September 2016. In April 2018, Mr Sellers also acted in the role of Acting Director General at the Department of Jobs, Tourism, Science and Innovation. 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 contribution to the Department of Mines and Petroleum and the sector was recognised by the Institute of Public Administration who appointed him a National Fellow in 2014.

## Ms Nina Lyhne

Acting Director General,  
Department of Transport

Nina Lyhne joined the Department of Transport in January 2011 as the Managing Director Transport Services. She was Acting Director General for the Transport portfolio from April-August 2018 and represented the department at the WAPC during that time. Ms Lyhne was previously the WorkSafe Western Australia Commissioner and the Executive Director of the Office of Road Safety. Her work experience has involved working in diverse roles across Government agencies in sectors ranging from commerce and trade to community development and occupational safety and health. She also holds a Bachelor of Arts in Psychology.

## Mr Grahame Searle

Director General,  
Department of Communities

Mr Searle is the Director General of the Department of Communities, formed by the amalgamation of the Department of Child Protection and Family Services, the Housing Authority, the Disability Services Commission, the Communities component of the Department of Local Government and Communities, Regional Services Reform Unit, and part of the Department of Aboriginal Affairs. Mr Searle holds a Bachelor of Business from Monash University. He is a national fellow and former State President of the Institute of Public Administration Australia, a fellow of the Spatial Sciences Institute and a board member of the Western Australian Treasury Corporation and the Australian Housing and Urban Research Institute.

## 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 focused 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.

Associate member

Mr David (Ralph) Addis

Director General,  
Department of Primary Industries  
and Regional Development

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

Deputy members  
for local government representatives

Metropolitan

Cr Jon Strachan

Non-metropolitan

Cr Caroline Knight

## APPENDIX 2: WAPC COMMITTEES

In addition to the Western Australian Planning Commission, the WAPC Committees which met regularly throughout 2017/18 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.

### 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.

### 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.

## 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.

## Bunbury Development Committee

The Bunbury Development Committee was established in February 2018. The Bunbury Development Committee's role is to provide strategic guidance and facilitate interagency cooperation to advance the Bunbury Waterfront, Withers and Glen Iris developments. The Committee facilitates interagency coordination through its broad membership, consults with the community and reports to the Minister for Planning.

## 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.

## APPENDIX 3: WAPC REMUNERATION AND MEETING ATTENDANCE

### Western Australian Planning Commission

Member	Position	Type of remuneration	Period of membership for 2017/18	Gross remuneration 2017/18	Meeting Participation
Mr David Caddy	Chairman, WAPC	Per Annum	3 months	\$49,362.94	3
Mr Eric Lumsden	Previous Chairman, WAPC	Per Annum	9 months	\$260,947.56	8
Mayor Henry Zelones	LG Representative - Metropolitan	Per Annum	12 months	\$15,544.29	11
Cr Veronica Fleay	LG Representative - Non-metropolitan	Per Annum	12 months	\$14,111.00	12
Dr Garry Middle	Coastal Planning and Management Representative	Per Annum	12 months	\$14,111.00	10
Ms Jane Bennett	Professions Representative	Per Annum	12 months	\$14,111.00	11
Mr Fred Chaney	Professions Representative	Per Annum	12 months	\$14,111.00	11
Mr Clinton Wolf	Professions Representative	Per Annum	12 months	\$14,111.00	7
Ms Gail McGowan	DG, Department of Planning, Lands and Heritage	N/A	12 months	\$-	9
Mr Graeme Gammie	A/DG, Department of Planning, Lands and Heritage	N/A	1 month	\$-	1
Mr Mike Rowe	DG, Department of Water and Environmental Regulation	N/A	12 months	\$-	10
Mr Richard Sellers	DG, Department of Transport	N/A	9 months	\$-	6
Ms Nina Lyhne	A/DG, Department of Transport	N/A	3 months	\$-	2
Mr Steve Wood	DG, Department of Jobs, Tourism, Science and Innovation	N/A	9 months	\$-	9
Mr Richard Sellers	A/DG, Department of Jobs, Tourism, Science and Innovation	N/A	3 months	\$-	1
Mr Grahame Searle	DG, Department of Communities	N/A	12 months	\$-	5
Mr Ross Thornton	Nominee of the Minister for Regional Development	Per Annum	12 months	\$14,111.00	12
Mr Ralph Addis	DG, Department of Primary Industries and Regional Development (Associate Member)	N/A	12 months	\$-	6
Cr Jon Strachan	Deputy LG Representative - Metropolitan	Per Meeting	12 months	\$678.00	6
Cr Caroline Knight	Deputy LG Representative - Non-metropolitan	Per Meeting	12 months	\$-	0



## Statutory Planning Committee

Member	Position	Type of remuneration	Period of membership for 2017/18	Gross remuneration 2017/18	Meeting Participation
Mr David Caddy	Chairman, WAPC	N/A	3 months	\$-	5
Mr Eric Lumsden	Previous Chairman, WAPC	N/A	9 months	\$-	10
Mr Henry Zelones	Deputy Chairman, WAPC	N/A	3 months	\$-	1
Ms Sue Burrows	Nominee of the DG, Department of Planning, Lands and Heritage	N/A	12 months	\$-	17
Mr David Saunders	Nominee of the DG, Department of Planning, Lands and Heritage	N/A	6 weeks	\$-	3
Mr Damien Martin	Nominee of the DG, Department of Planning, Lands and Heritage	N/A	1 week	\$-	1
Mr Ross Thornton	Nominee of the Minister for Regional Development	Per meeting	12 months	\$7,350.00	21
Mr Ian Holloway	Professions Representative	Per meeting	12 months	\$8,112.00	23
Ms Elizabeth Taylor	LG Representative	Per meeting	12 months	\$8,235.00	23
Ms Megan Adair	WAPC Appointee	Per meeting	12 months	\$9,114.00	22
Mr Ray Glickman	WAPC Appointee	Per meeting	12 months	\$5,512.50	16
Mr Steve Hiller	WAPC Appointee	Per meeting	12 months	\$6,615.00	19

## Executive, Finance and Property Committee

Member	Position	Type of remuneration	Period of membership for 2017/18	Gross remuneration 2017/18	Meeting Participation
Mr David Caddy	Chairman, WAPC	N/A	3 months	\$-	2
Mr Eric Lumsden	Previous Chairman, WAPC	N/A	9 months	\$-	6
Mr David Saunders	Nominee of the DG, Department of Planning, Lands and Heritage	N/A	12 months	\$-	11
Mayor Henry Zelones	Member of the WAPC	Per meeting	12 months	\$3,906.00	10
Mr Alan Ferris	WAPC appointee	Per meeting	2 months	\$367.50	1
Mr Cliff Frewing	WAPC appointee	Per meeting	2 months	\$735.00	2
Ms Rebecca Strom	WAPC appointee	Per meeting	12 months	\$3,307.50	10

## Audit and Risk Management Committee

Member	Position	Type of remuneration	Period of membership for 2017/18	Gross remuneration 2017/18	Meeting Participation
Mr Cliff Frewing	Chairman	Per meeting	2 months	\$567.00	1
Mr Alan Ferris	WAPC appointee	Per meeting	2 months	\$367.50	1
Ms Rebecca Strom	WAPC appointee	Per meeting	12 months	\$367.50	1

## Central Perth Planning Committee

Member	Position	Type of remuneration	Period of membership for 2017/18	Gross remuneration 2017/18	Meeting Participation
Mr David Caddy	Chairman, WAPC	N/A	3 months	\$-	2
Mr Eric Lumsden	Previous Chairman, WAPC	N/A	9 months	\$-	2
Ms Anne Arnold	Chairperson, Heritage Council	N/A	6 months	\$-	1
Mr Hamish Beck	Chairman, Swan River Trust	Per meeting	12 months	\$400.00	3
Prof Tony Blackwell	Professions Representative	Per meeting	12 months	\$400.00	3
Mrs Alison Devellerez	Community Representative	Per meeting	12 months	\$600.00	4
Mr Kieran Kinsella	CEO Metropolitan Redevelopment Authority	N/A	6 months	\$-	0
Mr Sean Henriques	CEO, Metropolitan Redevelopment Authority	N/A	6 months	\$-	1
Mr Ryan Keys	Deputy to the CEO, Metropolitan Redevelopment Authority	N/A	12 months	\$-	4
Mr Nigel Hindmarsh	Nominee of the DG, Department of Communities	N/A	12 months	\$-	2
Mr Frank Marra	CEO, Landcorp	N/A	12 months	\$-	2
Mr David MacLennan	Nominee of the DG, Department of Planning, Lands and Heritage	N/A	12 months	\$-	4
Lord Mayor Lisa Scaffidi	Lord Mayor, City of Perth	Per meeting	9 months	\$-	0
Cr Judy McEvoy	Chairperson, City of Perth Planning Committee	N/A	5 months	\$-	0
Cr Jim Adamos	Chairperson, City of Perth Planning Committee	Per meeting	7 months	\$-	0
Mr Eric Lumsden	Chief Commissioner, City of Perth	N/A	3 months	\$-	1
Mr Richard Sellers	DG, Department of Transport	N/A	9 months	\$-	0
Ms Nina Lyhne	A/DG, Department of Transport	N/A	3 months	\$-	2
Mr Geoffrey Warn	Government Architect	N/A	12 months	\$-	4

## Infrastructure Coordinating Committee

Member	Position	Type of remuneration	Period of membership for 2017/18	Gross remuneration 2017/18	Meeting Participation
Mr Eric Lumsden	Previous Chairman, WAPC	N/A	9 months	\$-	1
Ms Gail McGowan	DG, Department of Planning, Lands and Heritage	N/A	12 months	\$-	1
Mr Richard Sellers	DG, Department of Transport	N/A	9 months	\$-	0
Mr Steve Beyer	Deputy to the DG, Department of Transport	N/A	12 months	\$-	1
Mr Mike Rowe	DG, Department of Water and Environmental Regulation	N/A	12 months	\$-	1
Mr Zaeen Khan	Coordinator of Energy, Public Utilities Office, Department of Treasury	N/A	12 months	\$-	0
Mr John Fischer	Nominee of the DG, Department of Education	N/A	12 months	\$-	1
Ms Angela Kelly	Nominee of the DG, Department of Health	N/A	7 months	\$-	0
Mr Ralph Addis	DG, Department of Primary Industries and Regional Development	N/A	12 months	\$-	1
Mr Joe Ostojich	Nominee of the DG, Department of Jobs, Tourism, Science and Innovation	N/A	12 months	\$-	1
Mr David Smith	DG, Department of Mines, Industry Regulation and Safety	N/A	12 months	\$-	0
Mr Daniel Simms	LG Representative	N/A	12 months	\$-	1
Mr Darren Foster	DG, Department of Premier and Cabinet	N/A	12 months	\$-	0
Ms Marion Fulker	Professions Representative	Per meeting	12 months	\$350.00	1
Ms Kaylene Gulich	WAPC Appointee - Nominee of the DG, Department of Treasury	N/A	12 months	\$-	1
Mr Nigel Hindmarsh	WAPC Appointee - Nominee of the DG, Department of Communities	N/A	12 months	\$-	1
Mr Frank Marra	WAPC Appointee - CEO, Landcorp	N/A	12 months	\$-	0
Mr Greg Martin	Professions Representative	Per meeting	12 months	\$350.00	1
Ms Sue Murphy	WAPC Appointee - CEO, Water Corporation	N/A	12 months	\$-	0
Ms Anne Nolan	WAPC Appointee - Director General, Department of Finance	N/A	12 months	\$-	0

## Infrastructure Steering Group

Member	Position	Type of remuneration	Period of membership for 2017/18	Gross remuneration 2017/18	Meeting Participation
Mr David Caddy	Chairman, WAPC	N/A	3 months	\$-	2
Mr Eric Lumsden	Previous Chairman, WAPC	N/A	9 months	\$-	2
Ms Gail McGowan	DG, Department of Planning, Lands and Heritage	N/A	12 months	\$-	4
Mr Richard Sellers	DG, Department of Transport	N/A	9 months	\$-	0
Ms Nina Lyhne	A/DG, Department of Transport	N/A	3 months	\$-	1
Mr Craig Wooldridge	Proxy for the DG, Department of Transport	N/A	3 months	\$-	3
Mr Mike Rowe	DG, Department of Water and Environmental Regulation	N/A	12 months	\$-	1
Mr Dan Ferguson	Proxy for the DG, Department of Water and Environmental Regulation	N/A	1 month	\$-	1
Mr Don Crawford	Proxy for the DG, Department of Water and Environmental Regulation	N/A	1 month	\$-	1
Mr Ralph Addis	DG, Department of Primary Industries and Regional Development	N/A	12 months	\$-	1
Mr Arron Minchin	Proxy for the DG, Department of Primary Industries and Regional Development	N/A	1 month	\$-	1
Mr Joe Ostojich	Nominee of the DG, Department of Jobs, Tourism, Science and Innovation	N/A	12 months	\$-	3
Ms Christine Ginbey	Proxy for the Nominee of the DG, Department of Jobs, Tourism, Science and Innovation	N/A	1 month	\$-	1
Mr David Smith	DG, Department of Mines, Industry Regulation and Safety	N/A	1 month	\$-	0
Mr Phil Gorey	Nominee for the DG, Department of Mines, Industry Regulation and Safety	N/A	9 months	\$-	2
Mr Malcolm Bradshaw	Nominee of the DG, Department of Premier and Cabinet	N/A	12 months	\$-	1
Mr Lance Glare	Proxy for the DG, Department of Premier and Cabinet	N/A	1 month	\$-	1
Ms Marion Fulker	Professions Representative	Per meeting	12 months	\$1,050.00	4
Ms Kaylene Gulich	WAPC Appointee - Nominee of the DG, Department of Treasury	N/A	12 months	\$-	3
Mr Gregory Martin	Professions Representative	Per meeting	1 month	\$1,050.00	3

## Bunbury Development Committee

Member	Position	Type of remuneration	Period of membership for 2017/18	Gross remuneration 2017/18	Meeting Participation
Ms Robyn Fenech	Chairperson	Per meeting	3 months	\$563.00	1
Ms Rebecca Ball	A/CEO South West Development Commission	N/A	3 months	\$-	1
Mr Ashley Clements	Deputy to the CEO, South West Development Commission	N/A	3 months	\$-	1
Cr Gary Brennan	Mayor of the City of Bunbury	N/A	3 months	\$-	1
Mr Greg Cash	Nominee of the DG, Department of Communities	N/A	3 months	\$-	1
Mr John Castrilli	Community Representative	Per meeting	3 months	\$-	1
Ms Sharon Cooke	Indigenous Representative	Per meeting	3 months	\$-	1
Ms Tegan Davis	Business Representative	N/A	3 months	\$-	1
Mr Steve Jenkins	Nominee of the DG, Department of Transport	N/A	3 months	\$-	1
Mr David Kerr	President of the Bunbury Geographe Chamber of Commerce and Industry	Per meeting	3 months	\$-	0
Mr Geoff Klem	Community Representative	Per meeting	3 months	\$366.00	1
Mr Darren Lambourn	Nominee of the CEO, Southern Ports Authority	N/A	3 months	\$-	1
Mr Stan Liaros	Business Representative	Per meeting	3 months	\$366.00	1
Mr Frank Marra	CEO, Landcorp	N/A	3 months	\$-	1
Mr Stuart Nahajski	Deputy to the CEO, Landcorp	N/A	3 months	\$-	1
Mr David Saunders	Nominee of the DG, Department of Planning, Lands and Heritage	N/A	3 months	\$-	1
Mr Michael Schramm	Deputy Nominee of the DG, Department of Planning, Lands and Heritage	N/A	3 months	\$-	1

## APPENDIX 4: ACRONYMS

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