

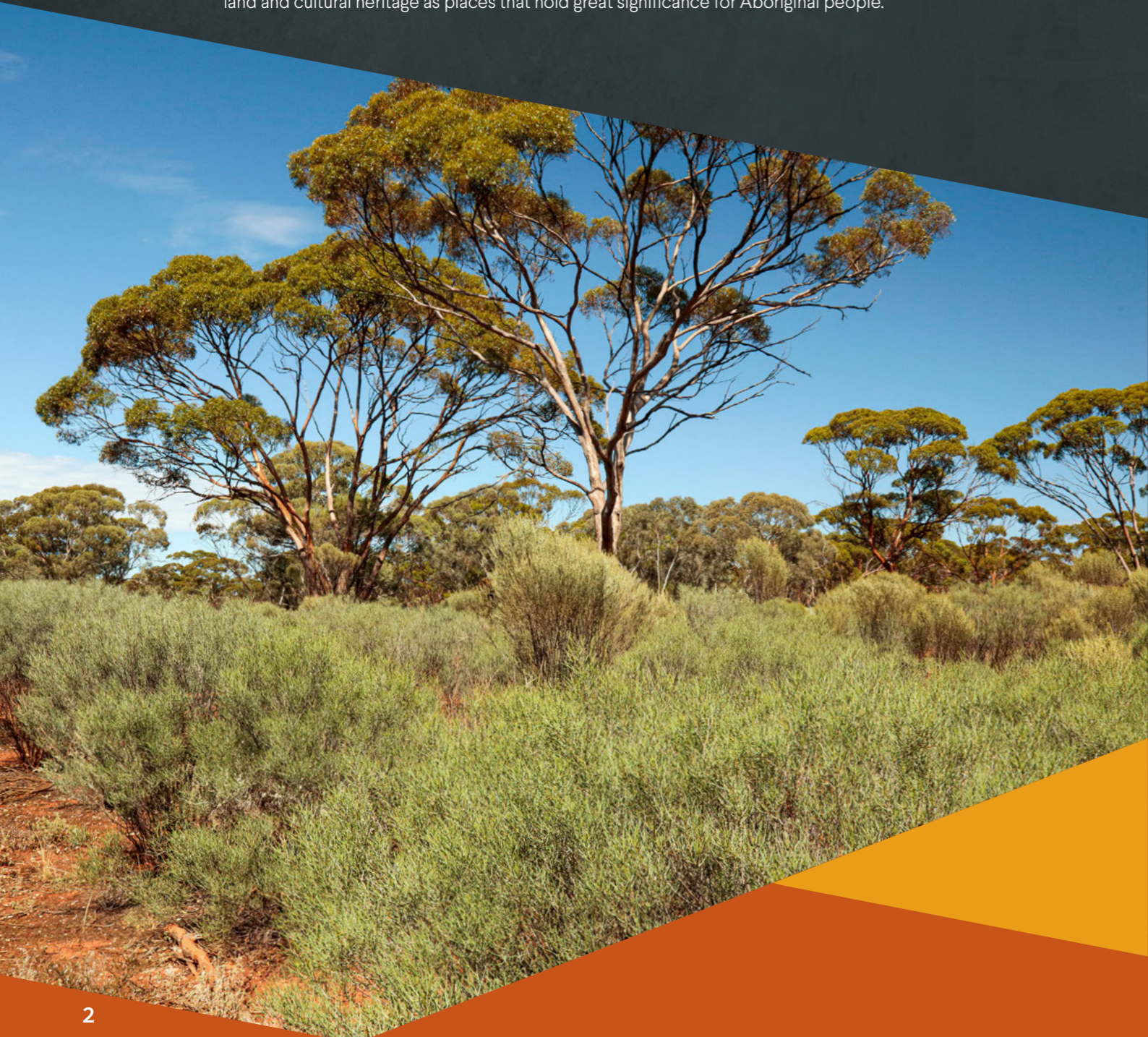


Western Australian Planning Commission Annual Report 2023–24



ACKNOWLEDGEMENT OF COUNTRY

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



STATEMENT OF COMPLIANCE

Hon John Carey BA (Hons) MLA
Minister for Planning

In accordance with section 63 of the *Financial Management Act 2006*, I hereby submit for your information and presentation to Parliament, the annual report of the Western Australian Planning Commission for the financial year ended 30 June 2024.

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

David Caddy RPIA (Life Fellow) GAICD
Chairman
Western Australian Planning Commission
10 October 2024

CONTENTS

Overview

Message from the Chairman	6
About the WAPC	8
Legislation	10

WAPC Performance

Performance Management Framework	14
Report on Operations	16
Significant Issues Impacting the WAPC	18

Year in Review

State Design Review Panel	22
Residential Design Codes	23
Part 17 Significant Development Pathway	23
WAPC Regional Visits	26
Statutory Planning	28
Asset Management	40
Coastal Erosion and Coastal Grants	44
Sponsorship and Research	45

Disclosures and Legal Compliance

Government Policy Requirements	48
Board and Committee Remuneration	50

Financial Statements

Independent Auditor's Report	62
Financial Statements	67
Outcome and Key Performance Indicators	98

Disclaimer

This document has been prepared by the Department of Planning, Lands and Heritage on behalf of the Western Australian Planning Commission. Any representation, statement, opinion or advice expressed or implied in this publication is made in good faith and on the basis that the State Government, its employees and agents are not liable for any damage or loss whatsoever which may occur as a result of action taken or not taken, as the case may be, in respect of any representation, statement, opinion or advice referred to herein. Professional advice should be obtained before applying the information contained in this document to particular circumstances.

© State of Western Australia

Published by the
Department of Planning, Lands and Heritage
Gordon Stephenson House
140 William Street
Perth WA 6000
Locked Bag 2506, Perth WA 6001
Published October 2024

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

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

The Department of Planning, Lands and Heritage owns all photography in this document unless otherwise stated.

This document is available in alternative formats on application to the Department's Communications and Engagement Directorate.

ABOUT THIS REPORT

This report covers the operations of the Western Australian Planning Commission and presents audited financial statements and performance indicators for the year ended 30 June 2024.





MESSAGE FROM THE CHAIRMAN

“The year brought an increased number of strategic planning instruments before the WAPC including Improvement Plans and Improvement Schemes for pivotal sites such as the Yanchep City Centre, Ocean Reef Marina and the East Perth concrete batching plants.”

In 2023-24, the Western Australian Planning Commission (WAPC) and its committees held exactly 100 meetings and undertook considerable work overseeing strategic planning across the State. In another landmark year, we achieved a broad sweep of reforms and progressed several key policies and plans to support the Statewide demand for housing. We also laid the groundwork for a new more agile and transparent era for the WAPC.

The completion of a review of the WAPC earlier in 2024 reset our focus to incorporate the new permanent Part 11B Significant Development Pathway for applications that will be determined by the Statutory Planning Committee. Throughout 2023-24, substantial work went into preparing for the 1 July 2024 start date of initiatives from the review, including new procedural measures to increase the WAPC's operational transparency through live-streaming meetings and the appointment of a smaller board of nine expert members.

After nearly four years, the temporary Part 17 Significant Development Pathway closed to new applications in December, with 61 major proposals lodged for determination by the WAPC, representing \$7.2 billion of

investment across the State. Twelve of these proposals were approved in 2023-24, including the Swanbourne Children's Hospice, Fremantle Traffic Bridge and Flat Rocks Wind Farm near Kojonup – for which we met in Katanning to support further local engagement in the process. The Part 11B pathway opened in March to strong interest and by year-end, 32 enquiries had been received, including several for renewable energy proposals.

To support an increase in land supply and facilitate housing delivery, the WAPC progressed a range of initiatives this year. In August, we resolved the final two Planning Investigation Areas identified in the *Perth and Peel@3.5 million* planning frameworks, unlocking the potential for around 9,000 future dwellings. Over the year, 12,340 lots were created across Western Australia, including 9,983 for residential purposes. We also continued to identify sufficient stocks of undeveloped land to support urban growth well into the long term. With strong interest in residential land and housing, during 2023-24, the WAPC determined 2,040 subdivision applications proposing to create 19,023 lots.

In November, our Tourism and Short-Term Rental Accommodation Position Statement and Guidelines were released to strengthen regulation of the Short-Term Rental Accommodation (STRA) sector. This work supported the Department of Energy, Mines, Industry Regulation and Safety incentive scheme for STRA owners to transition to long-term tenancies, returning their properties to the rental market.

The State Design Review Panel led by the Government Architect continued to inform the WAPC's deliberations this year. More initiatives were delivered through Design WA to support liveable, sustainable and high amenity places. In April, we released the revised Residential Design Codes Volume 1, to facilitate the supply of housing, generate more housing diversity and enhance liveability through improved design standards.

Early in 2024, the Roe 8 and 9 Metropolitan Region Scheme (MRS) Amendment was gazetted. A further 23 MRS amendments were initiated throughout the year and 16 MRS amendments were finalised. The WAPC also initiated one amendment to the Greater Bunbury Region Scheme (GBRS) and finalised a further three.

The year brought an increased number of strategic planning instruments before the WAPC, including Improvement Plans and Improvement Schemes for pivotal sites such as the UWA-QEII Specialised Activity Centre, Yanchep City Centre, Ocean Reef Marina and the East Perth concrete batching plants.

The Mandogalup Improvement Scheme was advertised in January, and we expect to make a recommendation to the Minister for Planning on this important transitional area early in the new financial year.

Further work in 2023-24 focused on developing draft Regional Planning Strategies for the eight regions beyond Perth and Peel. I am looking forward to reviewing the feedback from the various community engagement opportunities held for these across the State.

Following comprehensive investigation and stakeholder engagement, work on a vision for the future of Fremantle concluded with the Future of Fremantle Planning Committee presenting its report to Government in May. Most importantly, this report draws on the generous contributions from local Elders and the Whadjuk Aboriginal Corporation, extensive

community consultation and the Future of Fremantle Reference Group. I acknowledge the work of the Committee, led by Jane Bennett, the Department's project team and urban planning consultants Hatch for their contributions on this significant piece of work.

Farther inland, the Swan Valley Statutory Planning Committee considered 18 development applications alongside amendments to the Swan Valley Planning Scheme and enacting local planning policies to complement the scheme.

The WAPC has played an essential role in enabling the delivery of 23 new and revitalised stations across the life of the METRONET train program. In the past financial year, this has included approval of six development applications to enable delivery of the Victoria Park-Canning Level Crossing Removal and Byford Rail Extension projects. A new station adjacent to Whiteman Park has been constructed to provide a new connection for visitors and tourists to the park and for future workers to access the new Perth Film Studio from Ballajura Station.

The WAPC advanced several major policies including State Planning Policy 3.7 Bushfire to enable bushfire

requirements to be considered earlier in the planning process. Work on a new Urban Greening Strategy to improve tree canopy across the Perth and Peel regions also began consultation with industry and the community.

I am pleased to welcome and lead the new group of industry professionals appointed to the WAPC and its committees from 1 July 2024. I am deeply grateful for the outstanding work of our outgoing members and extend my thanks for their years of service to the WAPC's work.

I also extend my appreciation and thanks to the Department of Planning, Lands and Heritage Director General Anthony Kannis and staff for performing the WAPC's many operational functions under delegation, ensuring members can advance the State Government's strategic direction for Western Australia.

David Caddy
RPIA (Life Fellow) GAICD
Chairman
Western Australian Planning Commission

ABOUT THE WESTERN AUSTRALIAN PLANNING COMMISSION

The WAPC has Statewide responsibility for urban, rural and regional integrated strategic and statutory land use planning and land development. The WAPC works in conjunction with the Minister for Planning and Local Government to create better places to live and work for all Western Australians. It ensures the planning system develops policy and enables planning decisions for the long-term benefit of the Western Australian community.

The WAPC is established under the *Planning and Development Act 2005*, which defines its functions as:

- Advising the Minister for Planning on strategic land use planning and development, legislation reform and local planning schemes.
- Maintaining the State Planning Strategy to provide a vision for the future development of Western Australia.
- Developing integrated land use planning strategies for the coordination of transport, infrastructure and 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.
- Researching and developing planning methods and models relating to land use planning, land development and associated matters.
- Reserving and acquiring land for public purposes in region planning scheme areas.
- Making statutory decisions on a range of planning application types.

The WAPC operates with the support of the Department of Planning, Lands and Heritage (the Department). The Department provides professional and technical expertise, administrative services and corporate resources to the WAPC, and undertakes a number of functions under delegation from the WAPC.

Our Minister



Hon John Carey
BA (Hons) MLA
Minister for Planning

[Hon John Carey](#)

Operational Structure

Western Australian Planning Commission
Board of Management

Strategic Plan

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

Role and function

The WAPC is the statutory body with Statewide responsibility for urban, rural and regional integrated strategic and statutory land-use planning and land development.

Statutory Planning Committee

The regulatory decision-making body.

Executive Finance and Property Committee

Performs the administrative, financial and property functions of the WAPC.

Capital City Planning Committee

Established to oversee and provide direction for strategic land use planning in the Perth central area.

Future of Fremantle Planning Committee

The Future of Fremantle Planning Committee was established to examine the potential redevelopment of Fremantle's Inner Harbour and the surrounding areas.

Swan Valley Statutory Planning Committee

Determines subdivision and development proposals for the Swan Valley.

State Design Review Panel

Multi-disciplinary panel that provides independent advice on the design quality of major development proposals.

Information on each committee including remuneration records can be found on page 50.



LEGISLATION

Enabling Legislation

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

Administered Legislation

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

Other key Legislation

- *COVID-19 Response and Economic Recovery Omnibus Act 2020*
- *Forrest Place and City Station Development Act 1985*
- *Hope Valley-Wattleup Redevelopment Act 2000*
- *Machinery of Government (Planning and Infrastructure) Amendment Act 2002*
- *Metropolitan Region Improvement Tax Act 1959*
- *Metropolitan Region Scheme (Beeliar Wetlands) Act 2021*
- *Metropolitan Region Scheme (Fremantle) Act 1994*
- *Planning and Development Regulations 2009*
- *Perry Lakes Redevelopment Act 2005*
- *Planning and Development (Consequential and Transitional Provisions) Act 2005*
- *Planning and Development (Local Planning Schemes) Regulations 2015*
- *Port Kennedy Development Act 2017*
- *Road Closure Act (Various)*
- *Swan Valley Planning Act 2020*

A number of new Regulations were developed to support the *Planning and Development Amendment Act 2023* and came into effect from 1 March 2024:

- *Planning and Development (Significant Development) Regulations 2024*
- *Planning and Development (State Planning Policies) Regulations 2024*
- *Planning and Development (Planning Codes) Regulations 2024*
- *Swan Valley Planning Regulations 2024*
- *Lands Amendment Regulations 2024*

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

- *Environmental Protection Act 1986*
- *Heritage Act 2018*
- *Contaminated Sites Act 2003*
- *Environment Protection and Biodiversity Conservation Act 1999*

The following legislation overrides planning legislation:

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

WAPC subsidiary legislation:

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

Operational Legislation

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



WAPC PERFORMANCE

Murujuga National Park, Burrup Peninsula



PERFORMANCE MANAGEMENT FRAMEWORK

Our Vision

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

Our Mission

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

Our Strategic Direction

The WAPC takes a lead role in shaping the future of Western Australia to provide a whole-of-government approach to sustainable, integrated strategic and statutory land use planning, land development and infrastructure coordination.

The WAPC's Strategic Plan 2022-25 outlines six focus areas with each linked to various priorities and outcomes. The focus areas that will guide the WAPC to 2025 are:

- jobs and infrastructure
- liveable communities
- a better built environment
- transparent, equitable and efficient planning processes
- the environment and natural resources
- land and finance management.

Outcome-based Management Framework

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

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

Government Goal	Desired Outcome	Services
Investing in WA's Future Tackling climate action and supporting the arts, culture and sporting sectors to promote vibrant communities.	An efficient and effective planning system that promotes the use and development of land in Western Australia.	1. Statutory Planning 2. Strategic Planning 3. Asset Management

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



Changes to Outcome-based Management Framework

The WAPC's Outcome-based Management Framework did not change during 2023-24.

Shared Responsibilities with Other Agencies

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

REPORT ON OPERATIONS

Summary of actual results compared to budget targets

Western Australian Planning Commission financial targets	2023-24 target \$'000	2023-24 actual \$'000	Variation \$'000
Total cost of services (expense limit)	56,025	93,630	37,605
Net cost of services	20,141	(293,878)	(314,019)
Total equity	1,248,048	1,586,345	338,297
Net increase/(decrease) in cash held	12,606	56,402	43,796
Approved salary expense level	-	-	-
Agreed borrowing limit	-	-	-

Western Australian Planning Commission financial targets	2023-24 agreed limit \$'000	2023-24 target/actual \$'000	Variation \$'000
Working cash limit (at budget)	2,597	2,917	319
Working cash limit (at actuals)	2,917	2,805	(111)

Summary of Key Performance and Effectiveness Indicators

Key effectiveness indicators ^(a)	2023-24 target ^(b)	2023-24 actual	Variation ^(c)
Desired Outcome: An efficient and effective planning system that promotes the use and development of land in Western Australia			
The proportion of residential land in the metropolitan area that is capable of multiple dwellings within 400 metres and 800 metres of the capital city, a strategic metropolitan centre, or a train station:			
- 400 metres	45%	44.4%	(0.6%)
- 800 metres	36%	33.9%	(2.1%)
The proportion of residential land that is zoned R40 and above that is within 400 metres of a major regional centre	67%	71.2%	4.2%
The percentage of subdivision applications determined within the statutory timeframe	85%	90.3%	5.3%
The percentage of development applications determined within the statutory timeframe	85%	79.4%	(5.6%)
Vacancy rate of residential properties available for rent	1%	0.4%	(0.6%)
Vacancy rate of commercial properties available for rent	4%	2.9%	(1.1%)

Key effectiveness indicators ^(a)	2023-24 target ^(b)	2023-24 actual	Variation ^(c)
Service 1: Statutory Planning			
Average cost per statutory application	\$3,285	\$3,891	\$606
Service 2: Strategic Planning			
Average cost per strategic project	\$493,889	\$507,525	\$13,636
Service 3: Asset Management			
Average cost of service for the management of Whiteman Park per hectare	\$2,750	\$2,899	\$149
Average cost of service for the management of residential and commercial properties per property	\$21,220	\$27,343	\$6,123
Average cost of service for the management of reserved land (excluding Whiteman Park and Residential and Commercial properties) per hectare managed	\$469	\$500	\$31

Notes

^(a) The tables above provide a summary of the WAPC's KPIs for 2023-24. For more detailed information, including explanations for significant variances, refer to the Desired Outcome and Key Performance Indicators section of this report at pages 98 – 106.

^(b) The targets specified above are as per the 2023-24 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.

SIGNIFICANT ISSUES IMPACTING THE WAPC

The WAPC plays a key role in the strategic planning for the State to ensure our communities are sustainable, well-designed and supported by good infrastructure and amenities to meet the demands of future generations of Western Australians. Our work focuses on supporting long-term benefits in future development that appropriately balances the social, economic and environmental needs of our community.

The WAPC is committed to continued implementation of the State Government's planning reform priorities and accelerating the delivery of housing in Western Australia. Reform initiatives include implementing outcomes from the review of the WAPC, a review of the role and function of design review processes within the planning framework and future amendments to modernise the MRS.

The WAPC is responsible for strategic land acquisition on behalf of the State and works to acquire selected sites in private ownership. The WAPC continues its acquisition program to support the METRONET program and future delivery of major infrastructure projects, ensure the protection of Bush Forever areas and reserve land critical for future planning requirements. On behalf of the WAPC, the Department works closely with the Department of Communities to ensure acquired properties on reserved land are made available for social housing wherever possible.

New Tranche of Planning Reforms

On 1 March 2024, a major milestone was achieved with the introduction of the latest tranche of planning reform initiatives to reduce red tape and accelerate the delivery of housing across the State. Parts of the *Planning and Development Amendment Act 2023* became operational, which included the opening of the new permanent Part 11B Significant Development Pathway.

Part 11B enables the WAPC to streamline assessment and determination of development applications of State and regional importance within a 120-day timeframe. Projects valued at \$20 million or more in the Perth and Peel regions and \$5 million or more in other regions can be lodged for determination by the WAPC.

The creation of the Part 11B pathway coincided with other changes to the planning system that provided more options for proponents to choose the assessment pathway that best suits their project – either to the Local Government, through a Development Assessment Panel or to the WAPC. A mandatory pre-lodgement process was introduced for Part 11B to accommodate a triaged design review process and ensure that applications, when lodged, are complete and most likely to be processed within the 120-day timeframe.

In the three months to 30 June 2024, 32 enquiries had been received and compulsory pre-lodgement engagement concept plans and design had begun on 19 proposals.

Complementary planning reforms initiated on 1 March 2024 include:

- implementation of Planning Online, a new online portal providing a single point entry for proponents to lodge and track applications and simple information about the planning system that is easy to navigate and understand
- support from the new State Referral Coordination Unit established within the Department to coordinate State Government agency referral advice for Part 11B applications.

Review of the WAPC

A review of the structure and operation of the WAPC identified in the Action Plan for Planning Reform was completed in 2023-24. The new structure and legislative provisions were introduced in December 2023 through the *Planning and Development Amendment Act 2023* and were scheduled to take effect on 1 July 2024.

Implementation of the review has commenced with changes to the composition of the WAPC's membership to ensure it has the

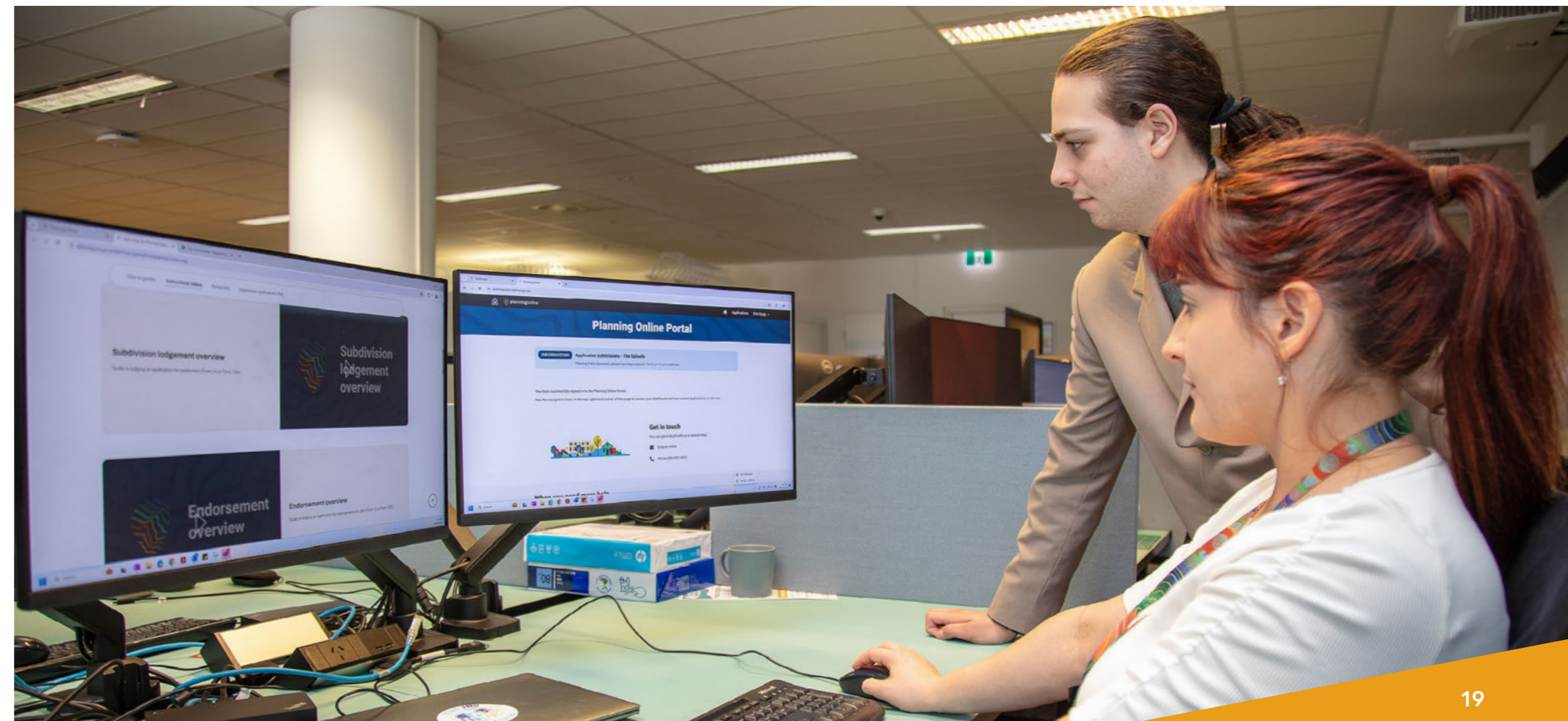
necessary technical expertise and skills. Also, the membership has been reduced to create a more agile board. New board appointments were announced on 7 June 2024 with members commencing from 1 July 2024.

In brief, other WAPC reforms include:

- clarifying the role of the WAPC – to provide leadership, to have extensive expertise, to act with impartiality and to act reasonably with a specific legislative power
- refinement of the statement of functions to provide a clearer and more comprehensive outline of the WAPC's responsibilities

- provide greater agility in how WAPC Committees are established, managed and structured
- provision for administrative matters to be transferred to regulation to allow for easier updates and maintenance of contemporary practice (live-streamed meetings).

Procedural reforms have been introduced through new regulations that will see greater transparency in the operation of the WAPC, including the opportunity for the community to attend meetings.



YEAR IN REVIEW



STATE DESIGN REVIEW PANEL

Chaired by the Government Architect, the State Design Review Panel comprises a pool of 74 multi-disciplinary specialists to support the WAPC in assessing applications referred for design review.

In February 2024, Emma Williamson was appointed as the Government Architect and Chair of the Panel.

The review process undertaken by the Panel is intentionally flexible and tailored to each proposal. In 2023-24, the Panel undertook 30 reviews of 20 projects with a combined potential value of \$2.85 billion. This totals more than 230 reviews completed and advisory services for more than 120 projects since the Panel was established in 2019, enhancing the design quality of our shared built environment in the interests of all Western Australians.

The Government Architect is working to improve consistency of design review processes across Local Government panels.

Murujuga visit

In late 2023, WAPC Chairman David Caddy and three members of the State Design Review Panel visited the Pilbara's Murujuga National Park, on the Burrup Peninsula. Murujuga is a registered Aboriginal heritage site that contains a vast number of petroglyphs more than 50,000 years old. In early 2024, it was jointly nominated by the State and Federal Governments for inscription on the World Heritage List.

A proposal for the Murujuga Tourism Precinct and Living Knowledge Centre was referred to the State Design Review Panel by the Pilbara Development Commission in August 2023. Owners of the site, the Murujuga Aboriginal Corporation, intend to establish a new benchmark for Aboriginal tourism. The precinct will include the Murujuga Living Knowledge Centre, a campground, jetty and day-use facilities.

As part of the site visit, the Murujuga Aboriginal Corporation hosted several briefings and presentations for the Chairman and Panel members on the cultural significance of the area and the engagement processes undertaken. The site tour enabled identification of site-specific considerations that informed the subsequent review by the State Design Review Panel in October 2023.



RESIDENTIAL DESIGN CODES

Amendments to the Residential Design Codes (R-Codes) Volume 1 were gazetted in April 2024 to enable medium-density development and improve housing diversity and sustainability for Western Australians.

The amendments were based on extensive research and analysis and reflected changing housing needs. They include:

- supporting more housing choice through incentives for small dwellings and accessible dwellings
- increased scope for ancillary dwellings (often referred to as granny flats) for all dwelling types
- improved tree canopy provisions for private lots with incentives for tree retention
- an enhanced deemed-to-comply pathway for contemporary homes (such as terrace housing)
- improved housing design with a requirement for minimum garden areas and solar access to living areas.

Training sessions were provided to designers, assessors, builders and developers to assist in providing a comprehensive understanding of the new R-Codes.

PART 17 SIGNIFICANT DEVELOPMENT PATHWAY

The temporary Part 17 Significant Development Pathway was established as an economic recovery measure during COVID-19. The pathway closed to applications in December 2023.

From the time of its inception in July 2020, the WAPC received 61 applications for major developments with a combined value of \$7.38 billion. Of these, 38 had been approved by the end of 2023-24 to a value of \$4.39 billion. Five are complete and construction has substantially commenced on another four, providing a significant boost in direct and indirect jobs and economic investment.

Each application was subject to extensive public consultation, review by the State Design Review Panel, referral to the relevant Local Government and key regulatory agencies and assessment against the respective local planning framework and State planning policies.

The WAPC received 21 Form 17C amendment applications, nine of which sought to extend the substantial commencement date from that conditioned in the original approval. A further four projects applied to the State Administrative Tribunal (SAT) seeking a review of conditions of approval before commencing work.

A total of 20 applications valued at more than \$2.81 billion remain under assessment pending determination, including two mixed-use developments in Cottesloe, gas and vanadium processing facilities in the Mid West, tourism resorts in the South West and a student accommodation facility in Crawley. Three applications were withdrawn from the pathway.

Visits to the local community are a key part of the assessment process and, in some cases, determination of Part 17 Significant Development Pathway applications in regional areas. In 2023-24, the WAPC held one determination meeting and two visits to discuss local proposals with regional communities.

Flat Rocks Wind Farm

In April 2024, WAPC members travelled to the Kojonup area to determine a Part 17 application for a wind farm.

Stage 1 of the Flat Rocks Wind Farm proposal was for 18 wind turbines across several parcels of land in the shires of Kojonup and Broomehill-Tambellup, approximately 15 kilometres south-east of Kojonup.

The project has had a long and complex history of approvals dating back to 2010 and, at the time of determination, the Stage 1 wind turbines had been installed and were undergoing final testing prior to supplying energy to BHP in an offtake agreement.

On the day before the Part 17 meeting, the Chairman, WAPC members and Department staff met with the proponent and visited the wind turbine locations. A meeting was also held with members of the Flat Rocks Wind Farm Action Group, which provided impacted residents and landowners the opportunity to personally express their concerns with the development.

The 19 April 2024 meeting to determine the application was held in Katanning so that residents were able to make representations to the WAPC, in person, in their own community. Five deputations were received at this meeting.

At the meeting, the WAPC approved the application and imposed stringent conditions about the operation of the wind farm to reduce impacts on surrounding landowners.



FISH Myalup Karla Waangkiny Healing and Justice Initiative

The WAPC approved the 'FISH Myalup Karla Waangkiny' mixed-use initiative under the Part 17 Pathway.

The Foundation for Indigenous Sustainable Health (FISH) program is a national prototype that aims to give Aboriginal people aged 16-35 years a place to heal and receive holistic support to break intergenerational cycles of trauma, avoid re-engagement in the justice system and contribute positively to society.

The program aims to address structural disadvantages faced by Aboriginal communities, reduce incarceration of Aboriginal people, and build social and economic infrastructure to improve outcomes for people involved in the justice system and thereby benefit the broader community.

The location on Forrest Highway, a key transport corridor, meant that traffic and site access were major considerations of the application. Workshops and meetings were held with staff from Main Roads WA, the Shire of Harvey and the applicant's transport planners to ensure a collaborative approach to resolving identified traffic issues and to have consideration for planned transport and road projects in the area.

A unique and important aspect of the Part 17 Pathway is that the legislation requires the applicant to demonstrate the potential economic impacts of an application and, if approved, how it would benefit the State's ongoing recovery from the COVID-19 pandemic.

This ensures the substantial employment and local economic benefits of significant development applications – such as the \$47.85 million (fixed and moveable) capital investment for the Myalup proposal – can be part of the WAPC's consideration when determining the application.

The Myalup project also seeks to support 58 jobs during site works and throughout construction, including 12 Aboriginal trainees and 12 Aboriginal apprentices.

Once operational, the programs of 'FISH Myalup Karla Waangkiny' will support approximately 90 jobs, including 36 Aboriginal trainees and eight Aboriginal apprentices.

The FISH lodged the development application for a facility that would support the rehabilitation and re-integration of Aboriginal people who are incarcerated or otherwise involved in the criminal justice system. The name 'FISH Myalup Karla Waangkiny' is said to capture a Noongar meaning that the site will be a meeting place for different people to come together and yarn around the fire.

WAPC REGIONAL VISITS

Exmouth and Coral Bay

Each year, the WAPC programs a regional visit. In August 2023, the WAPC spent three days in the Gascoyne and met with key stakeholders in Exmouth and Coral Bay. These meetings and the tour of the region allowed members to understand the opportunities and challenges that exist in the region.

The WAPC spent time in the Exmouth townsite, including a visit to the industrial and retail precincts and ventured to the Ningaloo Coast and Cape Range National Park to visit the Tantabiddi Boat Ramp and Vlamingh Head Lighthouse. In Exmouth, the WAPC met with the Shire of Exmouth, Gascoyne Development Commission and Exmouth Chamber of Commerce and Industry.

In Coral Bay, the WAPC met with the Shire of Carnarvon, Baiyungu Aboriginal Corporation and the Department of Transport and explored the infrastructure area, boat ramp and Coral Bay town centre.

Regional Planning Strategies

The WAPC has commenced work to prepare eight new Regional Planning Strategies, starting early with stakeholder engagement.

A series of on-Country workshops were held between February and August 2023, with participation from a total of 464 stakeholders representing 276 organisations across local government, Traditional Owners and other Aboriginal corporations, peak industry bodies and State/Federal agencies.

Workshops were held in the main centres across regional Western Australia, being:

- Bunbury
- Albany
- Northam
- Kalgoorlie
- Geraldton
- Carnarvon
- Karratha
- Port Hedland
- Kununurra
- Broome

In addition to building networks within the regions, the workshops helped explore future aspirations, challenges and opportunities for each region based on a 2050 planning horizon with conversations across five broad themes – community, environment, economy, infrastructure and governance.

While each region had unique key topics of discussion, some common points included:

- promotion of sustainable ecotourism and management of land competition between emerging industries and current land uses
- continuing to address the acute housing crisis, and ensure housing supply
- opportunities to promote, celebrate and protect Aboriginal culture, heritage and industries
- improvements to transport infrastructure, noting current road, rail, port and aviation projects and future needs
- intersections between climate change responses and planning and development decision-making.



Members of the WAPC on a regional visit to Exmouth and Coral Bay

STATUTORY PLANNING

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.

Local governments are required to provide detailed plans for their part of the region consistent with the region scheme.

An amendment to a region planning scheme changes the zoning or reservation of land to allow for a different land use. In August 2023, the Planning and Development (Region Planning Schemes) Regulations 2023 (Region Scheme Regulations) became operational, introducing three streams for region scheme amendments (being basic, standard and complex). Any amendment initiated by the WAPC prior to the commencement of the Region Scheme Regulations would be progressed under the former requirements of the *Planning and Development Act 2005*, being section 41 (major amendment) and section 57 (minor amendment).

There are three region planning schemes in Western Australia:

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

Greater Bunbury Region Scheme

The GBRS provides the legal basis for planning in the Greater Bunbury region.

This region stretches from Lake Preston in the north, Peppermint Grove Beach in the south, eastwards to Darling Scarp, and covers the City of Bunbury and the shires of Harvey, Dardanup and Capel.

In 2023-24, the WAPC initiated one GBRS amendment, and finalised three.

GBRS amendments progressed under the former provisions of the *Planning and Development Act 2005*:

No.	Amendment	Minor*	
		Initiated	Finalised
0067/57	Lot 500 Wellington Mills Road, Wellington Mills - Rezone from State Forrest Reservation to Rural zone		August 2023
0068/57	Part Lot 70 Government Road, Roelands		May 2024
0069/57	Treendale East Urban Expansion Area		September 2023

* There were no major amendments in 2023-24.

GBRS amendments progressed under the provisions of the *Planning and Development Act 2005* and the Region Scheme Regulations:

No.	Amendment	Initiated	Finalised
0070 (Standard)	Part Lot 65 South Western Highway, Glen Iris	February 2024	

Peel Region Scheme

The Peel Region Scheme provides the legal basis for planning in the Peel Region. The area includes the local government boundaries of the City of Mandurah and the shires of Murray and Waroona.

There were no Peel Region Scheme amendments initiated or finalised in 2023-24.

Metropolitan Region Scheme

The MRS provides the legal basis for planning in the Perth metropolitan region, dividing it into broad zones and reservations.

This Scheme area stretches from Singleton in the south to Two Rocks in the north and east to The Lakes (within the Shire of Mundaring).

In 2023-24, the WAPC initiated 23 MRS amendments, and finalised 16.

MRS amendments progressed under the former provisions of the *Planning and Development Act 2005*:

No.	Amendment	Minor	
		Initiated	Finalised
1387/57	Breakwater Drive (Lisford Avenue to Mitchell Freeway Reservation)		November 2023
1392/57	Central Districts Omnibus 6		March 2024
1398/57	Lot 501 Curtis Way, Girrawheen (Public Purposes - High School reserve to Urban zone)		November 2023
1399/57	Hay Road, Ascot (P&R reserve to Urban zone)		November 2023
1401/57	Former Beaconsfield TAFE Site		November 2023
1402/57	Reid Highway, Bennett Springs		December 2023
1403/57	Whiteman Screen Production Facility		November 2023
1405/57	South Mandogalup Urban Precinct		May 2024
1407/57	Hamilton Street, Cannington		February 2024
1408/57	Forrestdale Townsite East	July 2023	

No.	Amendment	Major	
		Initiated	Finalised
1409/41	Portion of North Ellenbrook (West)	July 2023	

MRS amendments progressed under the provisions of the *Planning and Development Act 2005* and the Region Scheme Regulations:

No.	Amendment	Initiated	Finalised
1410 (Standard)	Part Lot 96 Starflower Road Henley Brook	September 2023	May 2024
1411 (Complex)	North Ellenbrook (East)	September 2023	
1412 (Complex)	South East Baldivis Urban Precinct	September 2023	
1413 (Standard)	Jarrahdale Parks and Recreation Precinct	September 2023	May 2024
1414 (Basic)	Leederville Parade Road Rationalisation	September 2023	February 2024
1415 (Standard)	Children's Hospice Site	September 2023	
1416/27	Lifting of Urban Deferment - Kiara North	September 2023	October 2023
1417 (Standard)	Karnup Station Precinct	October 2023	
1418 (Basic)	Part Lot 700 Pinjar Road Sinagra	October 2023	April 2024
1419 (Standard)	Woodvale Drive and Ancestor Retreat, Woodvale	December 2023	
1420 (Standard)	Canning Vale Regional Sporting Facility	December 2023	
1421 (Standard)	Brabham and Dayton Urban Precincts	February 2024	
1422 (Standard)	Cockburn Road, Coogee	February 2024	
1423 (Standard)	Lot 1 Labouchere Road, South Perth	February 2024	
1424/27	Part Lots 877 and 878 Stakehill Road, Karnup	March 2024	April 2024
1425 (Standard)	Helena Valley Urban Precinct	May 2024	
1426 (Complex)	Lyon and Kinley Roads, Banjup	May 2024	
1427 (Standard)	North East Baldivis District Structure Plan Precinct 1	May 2024	
1428 (Standard)	North East Baldivis District Structure Plan Precincts 2-4	May 2024	
1429/27	Lot 6 Matison Street, Southern River	May 2024	June 2024
1430 (Basic)	Mitchell Freeway, Osbourne Park	May 2024	

Other MRS Proposals

No.*	Detail	Initiated	Finalised
PCA 177	West Coast Highway, Scarborough	August 2023	December 2023
PCA 178	Mundijong Freight Rail Realignment	November 2023	December 2023
PCA 179	Mardella Freight Rail Realignment	November 2023	December 2023
PCA 180	Lot 99 Syros Court, Mindarie	May 2024	
PCA 181	Naval Base (Cockburn Sound to Rockingham Road)	May 2024	
PCA 182	Postans/Hope Valley (Rockingham Road to Clementi Road)	May 2024	
PCA 173	Portion of Whiteman Yanchep Highway and Extension of Flynn Drive to Neaves Road	June 2023	October 2023
PCA 177	West Coast Highway, Scarborough	August 2023	December 2023
PCA 178	Mundijong Freight Rail Realignment	November 2023	December 2023
PCA 179	Mardella Freight Rail Realignment	November 2023	December 2023
IP 59	Ellenbrook Station Precinct	May 2023	September 2023
IP 60	Yanchep City Centre	January 2024	March 2024
IP 61	Lot 200 No. 71 Edward Street Perth	May 2024	
IP 62	Lot 1001 No. 120 Claisebrook Road Perth	May 2024	
IP 63	UWA-QEII Specialised Activity Centre	May 2024	June 2024
IS 6	Mandogalup Improvement Scheme No. 1	September 2023	
IS 7	Ellenbrook Station Precinct Improvement Scheme No. 1	September 2023	May 2024
IS 8	Malaga Station Precinct Improvement Scheme No. 1	May 2024	

* Legend:

PCA – Planning Control Area

IP – Improvement Plan

IS – Improvement Scheme

Improvement Plans

Improvement Plans are strategic instruments used to facilitate the development of land in areas identified by the WAPC as requiring special planning. The WAPC can recommend to the Minister for Planning that an improvement plan is made “for the purpose of advancing the planning, development and use” of land. In 2023-24, five Improvement Plans were progressed, which included the initiation of two Improvement Plans and the approval of three Improvement Plans.

Improvement Schemes

An Improvement Plan may authorise the making of an Improvement Scheme in respect to some or all of the land within the area covered by the plan to implement its objectives. Once an Improvement Scheme is made, any other planning scheme over that land ceases to apply and the WAPC becomes the planning authority over that land. In 2023-24, three Improvement Schemes were initiated of which one was approved.

No.	Detail	Initiated	Finalised
IS 6	Mandogalup Improvement Scheme No. 1	September 2023	
IS 7	Ellenbrook Station Precinct Improvement Scheme No. 1	September 2023	May 2024
IS 8	Malaga Station Precinct Improvement Scheme No. 1	May 2024	

Ocean Reef Marina

The Ocean Reef Improvement Scheme No. 1 was approved by the WAPC in August 2020.

DevelopmentWA is progressing works on site in accordance with the scheme, with construction of the breakwaters complete and site works and land reclamation underway to implement subdivision approval.

In 2023-24, the WAPC issued two development approvals under the Ocean Reef Marina Improvement Scheme No. 1 for Improvement Plan 51.

The first approval will facilitate delivery of new buildings for the Ocean Reef Sea Sports Club and Marine Rescue Whitfords. Construction will soon commence on these buildings in the first stage of private development. Once complete, the old facilities will be removed to make way for a vibrant beachfront public open space area.

The second approval was for a new telecommunications tower that will provide improved services to the growing community. It will replace an existing tower within the marina that is corroded and no longer serviceable.



District Structure Plans

A district structure plan (DSP) shows the general pattern of development in a particular part of a subregion and provides guidance on future land use, employment, density targets and the coordination and provision of major infrastructure at a district level. These plans identify matters that will require further refinement through the more detailed investigations involved in preparing a local structure plan.

Glen Iris District Structure Plan

This DSP was approved by the WAPC on 17 January 2024. The DSP incorporates 592.7 hectares of urban land and applies to the land area predominantly comprising the locality of Glen Iris in the City of Bunbury. The DSP sets out the main structural elements necessary to facilitate improved neighbourhood design, flood protection from the Preston River and addresses much-needed improvements to the primary road network to support the first stage of development.

North Baldivis District Structure Plan

This (draft) DSP was advertised from December 2023 to February 2024. The DSP applies to approximately 760 hectares of land in the City of Rockingham, identified as an Urban Expansion area by the South Metropolitan Peel Sub-regional Planning Framework. The DSP plans for approximately 6,000 dwellings to be created, potentially housing a population of approximately 18,000. The DSP seeks to address key issues affecting the land including the use of multiple-use corridors, which serve a primary drainage function, and resolution of traffic and transport matters. The DSP is yet to be considered for final approval by the WAPC.

Development Applications

A development application seeks consent to carry out development including construction, change of use of a property or premises, display of signage or alterations or additions to a property.

In 2023-24, the Department, under delegation of the WAPC, assessed and determined 349 development applications.

Parkerville Subdivision

Approval of the Parkerville North subdivision application by the Statutory Planning Committee will create 67 rural-residential lots. The proposal was the result of strong collaboration and engagement by the Department with the proponent, surrounding local community, local government authority and key stakeholder agencies.

Project approval represents a shift in the direction of land use planning for the locality, from an urban townsite development dating back to 1994, to the approved rural residential development outcome in response to the hazards arising from the risk of bushfires.



Perth Film Studios

In progressing the Screen Production Facility Market-led Proposal, the proponent, Home Fire, was responsible for undertaking the required planning processes to ensure necessary approvals were in place for the construction and operation of a film studio.

The site for the new Perth Film Studios is owned by the WAPC and leased to the Arts and Culture Trust, for the purpose of operating the facility.

Home Fire submitted a development application in 2023 to the City of Swan. Once assessed, the recommendation was referred to the WAPC for final determination. The WAPC approved the development application with

minor amendments in May 2023, with conditions requiring clearance prior to commencement of construction or occupation.

With several conditions cleared, forward works – including site establishment, surveying, importation of fill, bulk earthworks and drainage – commenced on site in late November 2023.

Home Fire submitted a MRS amendment in 2022 to transfer approximately 15.6 hectares of land from Parks and Recreation reservation to Public Purposes – Special Uses reservation in the MRS. Following public advertising, the MRS amendment was approved by the WAPC and gazetted in late 2023.

Review of WAPC Decisions

The right to apply for a review of discretionary planning decisions at the SAT is an integral part of the planning process.

Types of decisions that are reviewable by the SAT are set out in Part 14 of the *Planning and Development Act 2005* and include the subdivision of land, conditions of approval, development applications decisions (including matters of State-significance), structure planning and some region scheme amendments.

Twenty-one new SAT applications were received in 2023-24, including two relating to decisions by the State Development Assessment Unit.

The SAT finalised 27 appeals for review, with 24 mediated or withdrawn without the need for a substantive hearing. Of the three remaining appeals determined by SAT at hearing, two were dismissed and one was upheld and allowed.

METRONET

The Byford Rail Extension and Victoria Park-Canning Level Crossing Removal are major infrastructure projects extending the Armadale Line by approximately eight kilometres to a new station in Byford and removing 11 level crossings. The projects aim to improve connectivity, support growth, deliver public realm upgrades and reduce congestion.

The Byford Rail Extension includes development of a new station within the Byford Town Centre and replacement of the existing Armadale Station with a new elevated station.

The Level Crossing Removal project includes new elevated stations at Beckenham, Cannington, Queens Park, Oats Street and Carlisle on the Armadale Line, closure of Welshpool Station and the delivery of approximately six hectares of new public space.

In late 2023, the WAPC determined major development applications for a number of the stations and landscaping works with the viaduct and enabling works approved in the earlier stages of the project.

The WAPC is collaborating with the Public Transport Authority and applicants to assist delivery of the public realm enhancements and new and upgraded station precincts, which will act as catalyst for future investments in these precincts.

Short-Term Rental Accommodation

The State Government is delivering initiatives to better regulate the short-term rental accommodation sector, following a 2019 Parliamentary Inquiry and subsequent report "Levelling the playing field: Managing the impact of the rapid increase of short-term rentals in Western Australia".

In November 2023, the WAPC released its Tourism and Short-Term Rental Accommodation Position Statement and supporting Guidelines, informed by more than 2,000 survey responses and submissions received from stakeholders and community members during the public consultation period. The Position Statement provides a strong, carefully calibrated foundation for improved and more consistent regulation of the short-term rental accommodation sector in Western Australia.

Key policy reforms include:

- a Statewide development exemption for hosted short-term rental accommodation
- an exemption for unhosted short-term rental accommodation in metropolitan Perth where it is rented for 90 nights or fewer per year
- development approval in metropolitan Perth for unhosted short-term rental accommodation where the use will be for more than 90 nights per year
- mandated land use classes for short-term rental accommodation in all local planning schemes
- consolidated model land-use definitions for traditional accommodation.

Regional Local Governments have greater flexibility to regulate short-term rental accommodation as they see fit from a planning perspective, depending on local housing and tourism conditions.

The reforms in the Position Statement complement a Registration Scheme developed and administered by the Department of Energy, Mines, Industry Regulation and Safety, which is mandatory for all short-term rental accommodation operations in the State, alongside an incentive scheme designed to transition short-term rentals into the long-term market.

The Position Statement also provides broad strategic guidance on tourism planning in Western Australia, consolidating several WAPC documents and ensuring holistic consideration at all stages of land use planning processes. Changes to planning frameworks to deliver the Position Statement recommendations are under development.

State Planning Policy 3.7 Bushfire

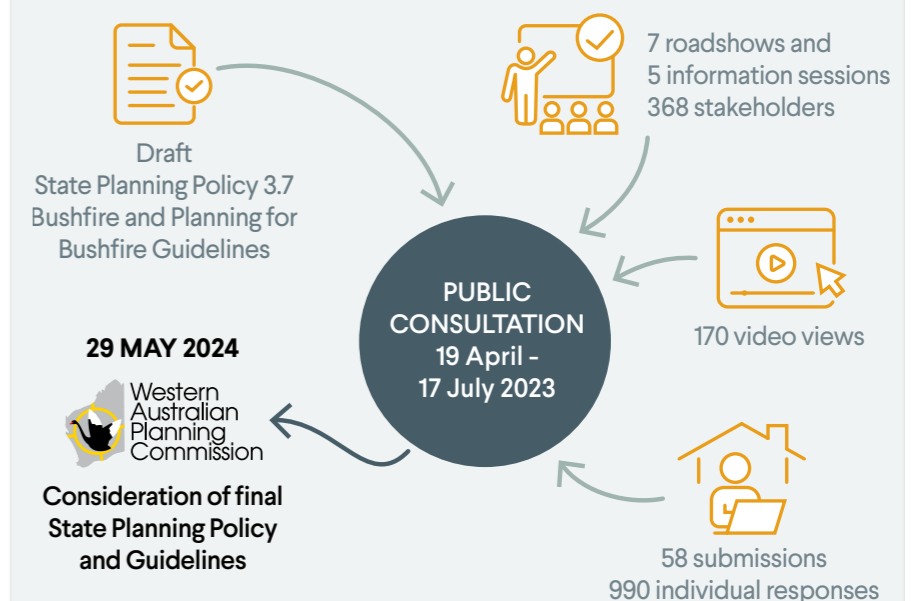
State Planning Policy 3.7 Bushfire (SPP 3.7) has been reviewed and updated following significant consultation to ensure that future development across the State appropriately balances bushfire risk mitigation and environmental conservation measures. In July 2023, a three-month public consultation period concluded for the WAPC's revised draft SPP 3.7 and Planning for Bushfire Guidelines.

A total of 58 submissions – comprising 990 individual responses – were received from local governments, bushfire consultants, State Government agencies, peak industry bodies, planning consultants and interested community members. Submissions were broadly supportive, while also offering suggestions for improvements. Feedback from the community and

industry consultation helped refine the policy and guidelines, which now provide a contemporary best-practice approach to planning in bushfire-prone areas.

The revised draft policy aims to improve and clarify the consideration of bushfire requirements earlier in the planning process and outlines a measured response to development within bushfire-prone areas in existing built-up urban areas.

The next step is to finalise these documents, which will conclude the third and final stage of the Government's 2019 Action Plan for Bushfire Framework Review, undertaken in response to concerns around inconsistencies in the bushfire reforms implemented in 2015.



Perth and Peel Urban Greening Strategy

The WAPC is leading development of a whole-of-government Urban Greening Strategy for the Perth and Peel regions. To be informed by community input as well as national and international leading practices, development of the strategy is supported by the Department and the Department of Water and Environmental Regulation.

The purpose of the strategy is to:

- increase stakeholder awareness of the importance of urban forests and green spaces within the Perth and Peel regions
- identify and foster opportunities to increase urban forests and green spaces for the economic, social, and environmental benefits that urban greening provides
- support, align and complement existing State and Local Government policies, projects and programs relating to urban greening across Perth and Peel.

Key stakeholders, including State and local government, are providing valuable input through workshops and survey submissions. There has been strong community and stakeholder interest in the development of the Strategy. The Department conducted a four-month online public survey designed to inform the preparation of the Strategy.

The scope of the strategy, which will utilise the WAPC's urban canopy data, includes to:

- increase tree canopy and vegetation on Government-owned and managed land
- use consistent digital data in urban forest and tree canopy measurement
- link recreational, habitat and biodiversity connections across the Perth and Peel regions
- identify priority interventions to address urban heat through urban greening
- improve awareness of the importance and value of tree canopy and urban greening.



Future of Fremantle

The Future of Fremantle project was established to explore a long-term vision for redevelopment in and around Fremantle's Inner Harbour over the coming decades in response to the State Government's Westport program to relocate container trade from Fremantle to Kwinana to meet Western Australia's future freight needs.

The WAPC's multi-disciplinary Future of Fremantle Planning Committee led the visioning process, informed by an extensive community, stakeholder and Aboriginal engagement process. The Member for Fremantle and the City of Fremantle were represented on the Committee, as were local community leaders and key government agencies. In addition to a consultant project team, the Committee was supported by an Aboriginal Reference Group, with representation from local Elders and the Whadjuk Aboriginal Corporation and its Cultural Advice Committee, and a Future of Fremantle Reference Group comprised of local community members, the Member for Bicton and industry, community and government representatives.

The vision was informed by extensive focused consultation and engagement with more than 1,000 stakeholders over more than 12 months, technical investigations, global case study research and economic and transport modelling.

A hallmark of the project was giving a strong voice to Aboriginal people and younger Western Australians, recognising the importance of their views in shaping the future of the area. The conversation about different ideas and possibilities following the relocation of port activities started with a large meeting of more than 80 Aboriginal Elders, before expanding to include the wider community, industry and State and local government.

In July 2023, the Committee released its first paper, the Future of Fremantle Place and Economic Directions Report, which set the scene for the formation of a 50-year vision, identifying foundational principles, strategic opportunities and challenges.

More than 300 stakeholders from community, government and industry contributed to a six-day Place Design Forum at the Fremantle Maritime Museum in August 2023 to work through different land use and economic scenarios for the project area.

Three scenarios emerged from this collaboration and were released for comment as part of Future of Fremantle Emerging Vision and Future Scenarios. The scenarios explored different ideas to transform the precinct over the next 50 years, providing an opportunity to test the community's priorities and preferences for different land uses, infrastructure and place outcomes.

Feedback indicated strong support for an ambitious vision to unlock the potential of the site to become one of the world's leading waterfront cities, building on Fremantle/Walyalup's unique identity and rich history. Economic development was another key element, with a focus on attracting employment-generating industry in emerging fields, for the benefit of future generations.

The Committee finalised its work in May 2024 with a draft Future of Fremantle Place and Economic Vision, to be considered by the State Government in conjunction with coordinated advice for related long-term, future-focused projects, including Westport.



ASSET MANAGEMENT

The WAPC is responsible for the acquisition, management and disposal of properties reserved under the MRS, the Peel Region Scheme and the GBRS. These properties are required for future planning purposes, namely for primary and other regional roads, parks and recreation, regional open space, special uses including planning control areas and improvement plans and major land development projects.

Field Management

During 2023-24, the WAPC's property portfolio and land estate grew as the land acquisition process continued within the MRS, the Peel Region Scheme and the GBRS. A net increase of approximately 246 hectares was achieved with the purchase of land across the three region schemes. This included 156 hectares for the Neerabup National Park, at a cost of \$23.35 million, as part of the Bush Forever program.

The completion of various bushfire management plans provided the WAPC with contemporary fire mitigation programs while undertaking other primary management operations across its landholdings, including fencing, rubbish removal, control of non-native flora and fauna, liaison with neighbours and various State and Local Government agencies.

Criminal damage to WAPC infrastructure and illegal dumping of rubbish remains an ongoing operational issue. Surveillance programs and the establishment of joint information

gathering with other State Government departments and local government authorities have provided some positive change. The WAPC also acquired surveillance cameras to deter antisocial behaviour at hotspots.

On behalf of the WAPC, the Department is involved in revegetation, civil works and improvement programs, ensuring region scheme requirements, and local and State Government priorities are met. It also continues to work with local communities to ensure that, where possible, public access to the estate is enhanced.

Whiteman Park

Whiteman Park is a unique recreation and conservation reserve that covers more than 3,700 hectares of natural bushland and leisure facilities in Perth's northeastern suburbs. It is one of the world's largest conservation/recreation parks located in an urban environment.

The WAPC provides funding to the Department for the operational management of Whiteman Park. It is estimated that 1.5 million people visited Whiteman Park in 2023-24 to enjoy the facilities, amenities and parklands.

Further information on the operations of Whiteman Park is reported in the Departments Annual Report.



Ascot Kilns

The WAPC-owned, former Bristle Kilns site in Ascot is a significant local landmark, which is listed on the State Register of Heritage Places. Built between 1929 and 1950, the site comprises eight brick 'beehive' kilns, five chimney stacks and associated tunnels, which represent an important piece of Western Australia's industrial history.

The WAPC undertook a conservation project that was completed in June 2024. Conservation works were informed by thorough investigations of the site and structures, including a geotechnical study and materials test report.

The project sought to avoid structural collapse of the kilns and ensure that the cultural significance of the place was maintained in accordance with the principles of the Burra Charter, the best practice guide for heritage conservation in Australia.

Completed works comprise conservation of the brick kilns, chimneys and tunnels, including reconstruction of kiln archways and structural upgrades to the chimneys to achieve compliance with wind, weight and earthquake loading codes. During the works, the roof canopy structure was also replaced along with site fencing.

The project was included in the WA Recovery Plan and funded by the Metropolitan Regional Improvement Fund. Stabilisation of the structures will provide for future planning and reuse of the site, ensuring that the cultural and historical significance is captured and celebrated in any future redevelopment.



Property Acquisition

The WAPC's land acquisition program for 2023-24 included the purchase or payment of compensation (injurious affection) of 46 properties totalling 250.2 hectares at a cost of \$56.5 million. Of this, \$13.1 million was spent assembling land for road and rail developments and adding to the State's Parks and Recreation reserves.

Rental Management

The WAPC purchases properties in preparation for future infrastructure developments and regional open space. These properties are used as commercial or private residential rentals until they are needed for the purpose for which they were acquired. In 2023-24, the WAPC held 236 residential and 70 commercial properties in the metropolitan area, plus 12 residential properties and one commercial property in regional areas. All properties were rented or leased.

Roads

To accommodate future road expansion requirements, 19 properties were purchased comprising 11.86 hectares at a cost of \$7.6 million:

- Canning Highway (3 properties)
- Hutton Street (2 properties)
- Stirling Highway (1 property)
- Picton Bypass (1 property)
- Loftus Street (1 property)
- Mundijong Road realignment (2 properties)
- Great Eastern and Great Northern highways (2 properties)
- Scarborough Beach Road (1 property)
- Main Street (1 property)
- Charles Street (1 property)
- Wellington Road (1 property)
- Shepperton Road (1 property)
- Walcott Street (1 property)
- Dulwich Street (1 property).

Railways

One property was purchased for the Midland freight rail realignment at a cost of \$3.7 million.

Parks and Recreation

Rivers, lakes and ocean foreshores

One three-hectare property was purchased for the Henley Brook local open space at a cost of \$1.8 million.

Bush Forever

Bush Forever is the WAPC's strategic plan for the conservation of bushland within the Swan Coastal Plain portion of the Perth metropolitan region. Recognised as one of the most significant conservation initiatives undertaken in Western Australia, Bush Forever is a collective responsibility, shared by government, landowners and the community.

Bush Forever initially identified 51,200 hectares of regionally significant bushland to be protected and managed across 287 unique sites, on both public and private land – equivalent to more than 125 times the size of Kings Park.

One of the objectives of Bush Forever is to achieve the protection of reserved sites through a range of mechanisms, including acquisition. There are many owners of Bush Forever land including State, Federal and local governments, commercial enterprises and private landowners. The WAPC works to acquire designated Bush Forever sites within land reserved under the MRS as Parks and Recreation.

These sites generally comprise land of the highest conservation value with the aim of having them under State Government ownership for the benefit of the Western Australian community.

In 2023-24, 156 hectares were purchased at a cost of \$23.35 million for Bush Forever in Neerabup.

This brings the total funds expended on Bush Forever sites since 2000 to \$197.65 million, comprising 2,405 hectares reserved under the MRS and additional Planning Control Areas.

Of the original 287 sites identified, there are just 11 parcels of land remaining to be acquired, which will be funded through the Metropolitan Region Improvement Fund.

Property Disposal

Each year, the WAPC transfers properties to the State of Western Australia (Crown) free of cost to implement region planning schemes. Some properties are sold to State Government agencies with the revenue received invested back into the relevant region scheme. Some land and property, surplus to requirements through changes to regional planning, are sold on the open market after considering the rights of former owners.

During 2023-24, the WAPC disposed of 10 lots and received revenue of \$7.1 million.



Bush Forever Site 299 – Yellagonga Regional Park



COASTAL EROSION AND COASTAL GRANTS

CoastWA is the State Government's strategic response to increasing coastal erosion and inundation impacts on the Western Australian coastline. A collaboration between the Department and Department Transport, the program supports Local Governments, State Government agencies and community organisations to plan, manage and adapt to the impacts of coastal hazards, helping to ensure long-term sustainable land use and development in coastal areas.

The Department, on behalf of the WAPC, administers two grant programs – the Coastal Management Plan Assistance Program and Coastwest Grants – which fund eligible coastal planning and management projects.

In 2023-24, \$931,954 in grants was awarded to 18 coastal planning and management projects undertaken by Local Governments in partnership with community groups. Some of the funded projects include:

- \$150,000 to the City of Busselton for the preparation of an Integrated Coastal Erosion Protection Strategy for Marybrook and Siesta Park

- \$140,000 to the City of Mandurah for the preparation of the Southern Beaches Coastal Hazard Risk Management and Adaptation Planning
- \$55,202 for Perth Natural Resource Management's Adopt A Beach program to help students experience, learn about and conserve coastal and marine environments
- \$50,000 to the Shire of Esperance to aid in the bushfire recovery and ecological restoration of Twilight Beach.

Previously funded projects completed during the 2023-24 financial year include coastal hazard risk management and adaptation plans for the City of Stirling, City of Mandurah, and Capel-Leschenault (including the Shires of Dardanup, Capel and Harvey and the City of Bunbury).

As part of the CoastWA partnership, the Department of Transport administers a complementary grants program to support land managers to proactively manage their coastline and undertake works in response to inundation and erosion threats.



SPONSORSHIP AND RESEARCH

Throughout 2023-24, the WAPC sponsored 10 events at a cost of \$53,954.55, including:

- \$25,000 to the Planning Institute of Australia for its Young Planners Mentoring Program, WA State Conference, Awards for Planning Excellence, Women in Planning International Women's Day event, Young Planner Summit and National Planning Congress
- \$12,500 to the Urban Development Institute of Western Australia for its Awards for Planning Excellence
- \$6,000 to the Australian Institute of Landscape Architects for its 2024 Awards
- \$5,000 to Hydropolis for its 2024 Annual Conference – Creating a Green-Blue Perth and Peel
- \$5,454 to Planning and Transport Research Centre (PATREC) for the Australasian Transport Research Forum Conference in 2023.

Australian Urban Design Research Centre

The Australian Urban Design Research Centre (AUDRC) is a joint initiative of the WAPC, DevelopmentWA, the Department of Communities and the UWA. AUDRC aims to bridge urban design practice and research, harnessing the capacities of practitioners and academics to achieve excellence in design. It provides university students with opportunities to work directly with communities and practising professionals on significant design and research projects. AUDRC also produces research-driven urban design proposals, research reports, publications and prototypes for government, industry and the community. In 2023-24, the WAPC provided \$200,000 to support AUDRC projects.

Planning and Transport Research Centre

PATREC is a collaboration between UWA, Curtin University, Edith Cowan University, the Department of Transport, Main Roads WA and the WAPC.

Its objective is collaborative, applied research and teaching in support of policy in the connected spaces of transport and land use planning in Western Australia.

In 2023-24, the WAPC provided \$85,991 to PATREC and an additional contribution of \$83,000 for a new research program – Climate Action in Transport and Land Use Planning.

Cambridge Coastcare has been successful in obtaining Coastwest funds to support its work at Floreat Beach.

DISCLOSURES AND LEGAL COMPLIANCE



Ocean Reef Marina

The following activities are undertaken by the Department, where relevant, on behalf of the WAPC and are reported in the Department's annual report.

- Act of grace payments
- Advertising, market research, polling and direct mail
- Agency Capability Review
- Asbestos management reporting
- Credit cards – information on personal expenditure
- Disability, access and inclusion plan outcomes
- Major capital projects
- Ministerial directions
- Number of employees
- Occupational safety, health and injury management
- Pricing policies
- Recordkeeping plans
- WA Multicultural Policy framework
- Workforce Inclusiveness.

GOVERNMENT POLICY REQUIREMENTS

Audit and Risk Management Committee

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

The ARMC provides structured oversight of governance, risk management, compliance and internal control practices applicable to financial and non-financial operations across the Department, WAPC, Heritage Council of WA and Aboriginal Affairs Planning Authority. It operates in accordance with its approved Terms of Reference, in alignment to audit committee good practice and in compliance with Treasurer's Instruction 1201.

It is independently chaired, has a majority of external members, including a representative from the WAPC Executive, Finance and Property Committee, and met quarterly throughout the year.

A key focus area during 2023-24 was to monitor progress to address the Office of Auditor General financial statement qualifications.

Governance Disclosures

Particulars of shares

No shares have been issued for the WAPC.

Particulars of shares in subsidiary bodies of the WAPC

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

Liability Insurance

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

Other Legal Requirements

Compliance with public sector standards and ethical codes

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

The WAPC is a statutory board and its Code of Conduct is applicable to all Members of the board and its Committees.

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

The *Public Sector Commission's Instruction 7: Code of Ethics* sets out the minimum standards of conduct and integrity to be complied with by all public sector bodies. The WAPC's Code of Conduct complements the Code of Ethics and applies to all board and committee members.



SDRP Welcome to Country and site briefing at Murujuga

BOARD AND COMMITTEE REMUNERATION

Western Australian Planning Commission

Position	Name	Type of remuneration	Period of membership	Base salary / sitting fee	Gross remuneration	Meetings attended
Chairman, WAPC	David Caddy	Per Annum	12 months	\$296,700	\$349,612	22
Professions Representative and Deputy Chairperson	Jane Bennett	Per Annum	12 months	\$39,512	\$45,198	20
Director General, Department of Water and Environmental Regulation	Michelle Andrews	N/A	6 months	N/A	N/A	3
A/Director General, Department of Water and Environmental Regulation	Alistair Jones	N/A	6 months	N/A	N/A	2
Coastal Planning and Management Representative	Helen Brookes	Per Annum	12 months	\$39,512	\$43,718	24
Director General, Department of Jobs, Tourism, Science and innovation	Rebecca Brown	N/A	12 months	N/A	N/A	2
A/Director General, Department of Jobs, Tourism, Science and innovation	Linda Dawson	N/A	1 month	N/A	N/A	1
Director General, Department of Planning, Lands and Heritage	Anthony Kannis	N/A	12 months	N/A	N/A	20
Professions Representative	Gene Koltasz	Per Annum	12 months	\$39,512	\$40,018	22
Professions Representative	Barry McGuire	Per Annum	12 months	\$39,512	\$43,718	13
Local Government Representative (Metropolitan)	Emma Cole	Per Annum	6 months	\$39,512	\$22,867	10
Deputy Metropolitan Local Government Representative	Liam Gobbert	N/A	12 months	N/A	N/A	10
Nominee of the Minister for Regional Development	Lynne Craigie	Per Annum	12 months	\$39,512	\$43,718	17
Local Government Representative (non-metropolitan)	Caroline Knight	Per Annum	12 months	\$39,512	\$43,718	20
Director General, Department of Communities	Mike Rowe	N/A	12 months	N/A	N/A	0
Director General, Department of Transport	Peter Woronzow	N/A	12 months	N/A	N/A	4
Planner from Portfolio Agencies	Lisette Traves	N/A	12 months	N/A	N/A	20
Associate Member	Vacant	N/A	N/A	N/A	N/A	0

Executive, Finance and Property Committee

The Executive, Finance and Property Committee performs the administrative, financial and property functions of the WAPC. Its activities centre on monitoring development projects and acquiring and disposing of property and associated capital works.

Position	Name	Type of remuneration	Period of membership	Base salary /sitting fee	Gross remuneration	Meetings attended
Chairman, WAPC	David Caddy	N/A	12 months	N/A	N/A	10
Nominee of the Director General, Department of Planning, Lands and Heritage	David Saunders	N/A	12 months	N/A	N/A	6
WAPC appointee	Rachel Chapman	Per meeting	12 months	\$442	\$4,900	9
WAPC appointee	Leonard Kosova	Per meeting	12 months	\$442	\$4,002	8
Member of the WAPC	Mayor Emma Cole	Per meeting	6 months	\$442	\$2,172	4
Member of the WAPC	Gene Koltasz	Per meeting	5 months	\$442	\$2,453	5

Note

Sitting fees are current from 1 January 2024.

Previous sitting fees for Members were \$367.50 per meeting.

Statutory Planning Committee

The Statutory Planning Committee is the WAPC's regulatory decision-making body. Its functions include approving land subdivisions, leases and licences and strata schemes, advising the Minister for Planning on Local Government planning schemes and scheme amendments, and determining certain development applications under the MRS.

Position	Name	Type of remuneration	Period of membership	Base salary / sitting fee	Gross remuneration	Meetings attended
Chairman, WAPC	David Caddy	N/A	12 months	N/A	N/A	19
WAPC Deputy Chairperson	Jane Bennett	N/A	12 months	N/A	N/A	1
Nominee of the Minister for Regional Development	Lynne Craigie	Per Annum	12 months	\$18,983	\$21,003	18
Nominee of the Director General, Department of Planning, Lands and Heritage	Vaughan Davies	N/A	6 months	N/A	N/A	1
Proxy to the Nominee of the Director General, Department of Planning, Lands and Heritage	Cate Gustavsson	N/A	1 month	N/A	N/A	1
Nominee of the Director General, Department of Planning, Lands and Heritage	Leoni Wedge	N/A	6 months	N/A	N/A	10
Community Representative	Kym Davis	Per Annum	12 months	\$18,983	\$21,003	20
WAPC Appointee	Lino Iacomella	Per Annum	12 months	\$18,983	\$21,003	20
Local Government Representative	Leonard Kosova	Per Annum	12 months	\$18,983	\$21,003	12
WAPC Appointee	Nina Lyhne	Per Annum	12 months	\$18,983	\$21,003	19
Professions Representative	Marion Thompson	Per Annum	12 months	\$18,983	\$21,003	17
WAPC Appointee	Ross Thornton	Per Annum	12 months	\$18,983	\$21,003	21

State Design Review Panel

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

Position	Name	Type of Remuneration	Period of Membership	Base Salary/Sitting Fee	Gross Remuneration ⁽²⁾	Meetings Attended
Chairperson	Rebecca Moore (until January 2024)	Sitting Fee	8 months	N/A	N/A	3
Chairperson	Emma Williamson (from February 2024)	Sitting Fee	4 months	N/A	N/A	7
Panel Member ⁽¹⁾	Emma Williamson (until January 2024)	Sitting Fee	8 months	\$537 Half Day Member \$825 Full Day Member \$825 Half Day Chair \$1270 Full Day Chair	\$2,786	2
Panel Member ⁽¹⁾	Philip Gresley	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member \$825 Half Day Chair \$1270 Full Day Chair	\$596	1
Panel Member ⁽¹⁾	Philip Griffiths	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member \$825 Half Day Chair \$1270 Full Day Chair	\$2,107	2
Panel Member ⁽¹⁾	Geoffrey London	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member \$825 Half Day Chair \$1270 Full Day Chair	\$7,500	6
Panel Member ⁽¹⁾	Dominic Snellgrove	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member \$825 Half Day Chair \$1270 Full Day Chair	\$3,837	2
Panel Member	Tina Arthur	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	-	0
Panel Member	Jessica Beaver	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	\$2,107	2
Panel Member	Anthony Blackwell	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	\$596	1
Panel Member	Julian Bolleter	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	\$1,192	3
Panel Member	Rocio Bona	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	\$1,192	2

Position	Name	Type of Remuneration	Period of Membership	Base Salary/Sitting Fee	Gross Remuneration ⁽²⁾	Meetings Attended
Panel Member	Anthony Brookfield	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	-	0
Panel Member	Natalie Busch	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	\$1,192	2
Panel Member	Barbara Bynder	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	-	0
Panel Member	Joshua Byrne	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	\$596	1
Panel Member	James Christou	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	\$596	1
Panel Member	Peter Ciemitis	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	\$596	1
Panel Member	Sophie Cleland	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	-	0
Panel Member	Robina Crook	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	\$596	0
Panel Member	Catherine Cullity	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	-	0
Panel Member	Helen Curtis	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	-	0
Panel Member	Timothy Dawkins	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	-	0
Panel Member	Peter Dean	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	\$596	2
Panel Member	Anthony Duckworth	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	\$1,192	2
Panel Member	Ryan Falconer	Not Eligible – Public Servant	12 months	N/A	N/A	2
Panel Member	Belinda Foster	Not Eligible – Public Servant	12 months	N/A	N/A	4
Panel Member	Sarah Foster	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	-	0
Panel Member	Marion Fredriksson	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	\$5,101	4
Panel Member	Nathan Greenhill	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	-	0
Panel Member	Tom Griffiths	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	-	0
Panel Member	Oliver Grimaldi	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	\$915	1

Position	Name	Type of Remuneration	Period of Membership	Base Salary/Sitting Fee	Gross Remuneration ⁽²⁾	Meetings Attended
Panel Member	Elisabetha Guj	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	\$2,384	5
Panel Member	Stuart Harrison	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	-	0
Panel Member	Samantha Hall	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	-	0
Panel Member	Shea Hatch	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	\$1,192	2
Panel Member	Andrew Howe	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	\$596	0
Panel Member	Karen Hyde	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	\$915	1
Panel Member	Karen Jacobs	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	\$2,980	4
Panel Member	David Karotkin	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	\$596	1
Panel Member	Alan Kelsall	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	\$1,788	3
Panel Member	Patrick Kosky	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	\$3,896	5
Panel Member	Scott Lang	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	\$2,107	5
Panel Member	Morag Lee	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	-	0
Panel Member	Peter Lee	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	\$1,192	2
Panel Member	Helen Lochhead	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	-	0
Panel Member	Munira Mackay	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	-	0
Panel Member	Christopher Maher	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	\$2,980	5
Panel Member	Kenneth Maher Ao	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	-	0
Panel Member	Vanessa Margetts	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	-	0
Panel Member	Kellie McGivern	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	-	1
Panel Member	Kathy Meney	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	\$596	2

Position	Name	Type of Remuneration	Period of Membership	Base Salary/Sitting Fee	Gross Remuneration ⁽²⁾	Meetings Attended
Panel Member	Nerida Moredoundt	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	\$596	1
Panel Member	Denise Morgan	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	\$596	1
Panel Member	Noel Morich	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	\$596	0
Panel Member	Peter Mould	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	-	0
Panel Member	Toni Neck	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	-	0
Panel Member	Jennifer Officer	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	\$596	1
Panel Member	Katherine Parker	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	-	0
Panel Member	Finn Pederson	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	-	0
Panel Member	Annabelle Pegrum AM	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	-	0
Panel Member	Shelley Penn AM	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	\$1,192	2
Panel Member	Damien Pericles	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	\$4,492	6
Panel Member	Michael Rowlands	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	\$2,384	3
Panel Member	Annelise Safstrom	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	-	1
Panel Member	Alf Seeling	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	\$1,831	1
Panel Member	Shelley Shepherd	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	\$596	0
Panel Member	Lisa Shine	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	\$596	1
Panel Member	Craig Smith	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	\$1,192	2
Panel Member	Sara Stace	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	-	0
Panel Member	Nicholas Temov	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	\$1,788	2
Panel Member	Andrew Thomas	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	\$2,384	3

Position	Name	Type of Remuneration	Period of Membership	Base Salary/Sitting Fee	Gross Remuneration ⁽²⁾	Meetings Attended
Panel Member	Emily van Eyk	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	-	0
Panel Member	Stephen van Leeuwen	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	\$1,788	1
Panel Member	Sally-Ann Weerts	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	\$1,192	2
Panel Member	Deon White	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	-	0
Panel Member	Suzie Zuber	Sitting Fee	12 months	\$537 Half Day Member \$825 Full Day Member	\$596	1

Notes

⁽¹⁾ Members approved as alternative Chair.

⁽²⁾ Gross Remuneration includes payments for meetings attended in the previous reporting period. Excludes payments processed in July 2024.

Capital City Planning Committee

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

The Committee did not meet during 2023-24.

Future of Fremantle Planning Committee

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

Position	Name	Type of remuneration	Period of membership	Base salary/sitting fee	Gross remuneration ⁽¹⁾	Meetings attended
Chairperson	Jane Bennett	Per meeting	12 months	\$563 per full day \$366 per half day	\$10,325	5
Western Australian Planning Commission	David Caddy	N/A	12 months	N/A	N/A	3
Community Representative	George Kailis	Per meeting	12 months	\$366 per full day \$238 per half day	\$792	2
City of Fremantle Representative	Mayor Hannah Fitzhardinge	N/A	12 months	\$366 per full day \$238 per half day	\$3,982	5
Fremantle Port Authority	Chris Sutherland	N/A	12 months	N/A	N/A	3
Tourism Western Australia	Renata Lowe	N/A	12 months	N/A	N/A	4
Department of Planning, Lands and Heritage	Damien Martin	N/A	12 months	N/A	N/A	5
State Member for Fremantle	Hon. Simone McGurk MLA	N/A	12 months	N/A	N/A	2
Department of Transport	Justin McKirdy	N/A	12 months	N/A	N/A	5
Fremantle Chamber of Commerce	Pete Adams	N/A	12 months	N/A	N/A	4
Westport	Patrick Seares	N/A	12 months	N/A	N/A	3
Department of Jobs, Tourism, Science and Innovation	Marzia Zamir	N/A	12 months	N/A	N/A	4
Whadjuk Noongar Representative	Lance Morich	Per meeting	6 months	\$366 per full day \$238 per half day	-	0
Whadjuk Noongar Representative	Freda Ogilive	Per meeting	12 months	\$366 per full day \$238 per half day	\$3,332	2

Note

⁽¹⁾ Gross remuneration includes payments for:

- attendance at other forums as a representative of the Future of Fremantle Planning Committee.
- payments for meetings attended in the previous reporting period.



Future of Fremantle Facilitators and Department staff at the Place Design Forum, Fremantle Maritime Museum.

FINANCIALS





Auditor General

INDEPENDENT AUDITOR'S REPORT

2024

Western Australian Planning Commission

To the Parliament of Western Australia

Report on the audit of the financial statements

Opinion

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

- the statement of financial position as at 30 June 2024, the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended
- notes comprising a summary of material accounting policies and other explanatory information.

In my opinion, the financial statements are:

- based on proper accounts and present fairly, in all material respects, the operating results and cash flows of the Western Australian Planning Commission for the year ended 30 June 2024 and the financial position as at the end of that period
- in accordance with Australian Accounting Standards (applicable to Tier 2 Entities), the *Financial Management Act 2006* and the Treasurer's Instructions.

Basis for opinion

I conducted my audit in accordance with the Australian Auditing Standards. My responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of my report.

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

Responsibilities of the Board of Management for the financial statements

The Board of Management is responsible for:

- keeping proper accounts
- preparation and fair presentation of the financial statements in accordance with Australian Accounting Standards (applicable to Tier 2 Entities), the *Financial Management Act 2006* and the Treasurer's Instructions
- such internal control as it determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board of Management is responsible for:

- assessing the entity's ability to continue as a going concern
- disclosing, as applicable, matters related to going concern
- using the going concern basis of accounting unless the Western Australian Government has made policy or funding decisions affecting the continued existence of the Commission.

Auditor's responsibilities for the audit of the financial statements

As required by the *Auditor General Act 2006*, my responsibility is to express an opinion on the financial statements. The objectives of my audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Australian Auditing Standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control.

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

Report on the audit of controls

Qualified 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 Western Australian Planning Commission are those policies and procedures established to ensure that the receipt, expenditure and investment of money, the acquisition and disposal of property, and the incurring of liabilities have been in accordance with the State's financial reporting framework (the overall control objectives).

In my opinion, in all material respects, except for the possible effects of the matters described in the basis for qualified opinion section of my report, the controls exercised by the Western Australian Planning Commission are sufficiently adequate to provide reasonable assurance that the controls within the system were suitably designed to achieve the overall control objectives identified as at 30 June 2024, and the controls were implemented as designed as at 30 June 2024.

Basis for qualified opinion

I identified significant weaknesses in the disposal of property and related year-end controls implemented by the Western Australian Planning Commission. These weaknesses increase the risk that not all property disposals are appropriately recorded in the underlying records.

The Board of Management's responsibilities

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

Auditor General's responsibilities

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

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

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

Limitations of controls

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

Report on the audit of the key performance indicators

Opinion

I have undertaken a reasonable assurance engagement on the key performance indicators of the Western Australian Planning Commission for the year ended 30 June 2024 reported in accordance with the *Financial Management Act 2006* and the Treasurer's Instructions (legislative requirements). The key performance indicators are the Under Treasurer-approved key effectiveness indicators and key efficiency indicators that provide performance information about achieving outcomes and delivering services.

In my opinion, in all material respects, the key performance indicators report of the Western Australian Planning Commission for the year ended 30 June 2024 is in accordance with the legislative requirements, and the key performance indicators are relevant and appropriate to assist users to assess the Commission's performance and fairly represent indicated performance for the year ended 30 June 2024.

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

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

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

Auditor General's responsibilities

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

An assurance engagement involves performing procedures to obtain evidence about the amounts and disclosures in the key performance indicators. It also involves evaluating the relevance and appropriateness of the key performance indicators against the criteria and guidance in Treasurer's Instruction 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 management relating to the report on financial statements, controls and key performance indicators

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

Other information

The Board of Management are responsible for the other information. The other information is the information in the entity's annual report for the year ended 30 June 2024, but not the financial statements, key performance indicators and my auditor's report.

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

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

If, based on the work I have performed, I conclude that there is a material misstatement of this other information, I am required to report that fact. I have nothing to report in this regard.

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 2024 included in the annual report on the Commission's website. The Commission's management is responsible for the integrity of the Commission's website. This audit does not provide assurance on the integrity of the Commission's website. The auditor's report refers only to the financial statements, controls and key performance indicators described above. It does not provide an opinion on any other information which may have been hyperlinked to/from the annual report. If users of the financial statements and key performance indicators are concerned with the inherent risks arising from publication on a website, they are advised to contact the entity to confirm the information contained in the website version.



Grant Robinson
Assistant Auditor General Financial Audit
Delegate of the Auditor General for Western Australia
Perth, Western Australia
11 October 2024

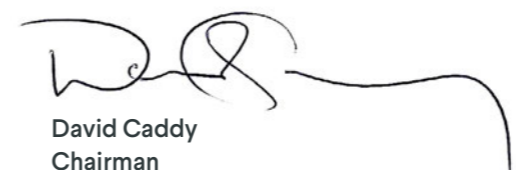


CERTIFICATION OF FINANCIAL STATEMENTS

for the year ended 30 June 2024

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 2024 and the financial position as at 30 June 2024.

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



David Caddy
Chairman
Western Australian Planning Commission
10 October 2024



Emma Cole
Deputy Chairperson
Western Australian Planning Commission
10 October 2024



Santa Cardenia
Chief Finance Officer
Department of Planning, Lands and Heritage
10 October 2024

STATEMENT OF COMPREHENSIVE INCOME

for the year ended 30 June 2024

	Notes	2024 '000	2023 '000
Cost of services			
Expenses			
Supplies and services	2.1	36,132	33,400
Depreciation and amortisation expense	4.1(a), 4.2(a)	4,368	4,441
Committee/board fees	2.2	568	506
Grants and subsidies	2.3	6,287	8,958
Impairment losses for land	2.5	27,343	12,650
Other expenses	2.4	18,932	23,631
Total cost of services		93,630	83,586
Income			
Rental revenue	3.2	9,143	8,162
Revaluation increment	3.6	343,681	7,650
User charges and fees	3.3	12,392	10,942
Interest revenue	3.4	19,191	12,023
Other income	3.5	3,101	8,125
Total Income		387,508	46,902
Net cost of services		(293,878)	36,684
Income from State Government	3.1		
Service appropriation		106,606	100,850
Services received free of charge		91	304
Income received from other public sector entities		1,314	453
Total income from State Government		108,011	101,607
Surplus for the period		401,889	64,923
Other comprehensive income			
Items not reclassified subsequently to profit or loss			
Changes in asset revaluation surplus	8.10	15,565	12,447
Total other comprehensive income		15,565	12,447
Total comprehensive income for the period		417,454	77,370

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

STATEMENT OF FINANCIAL POSITION

as at 30 June 2024

	Notes	2024 '000	2023 '000
Assets			
Current Assets			
Cash and cash equivalents	6.1	14,056	12,368
Restricted cash and cash equivalents	6.1	477,352	422,638
Receivables	5.1	9,500	10,416
Other current assets	5.2	2,012	7,924
Non-current assets classified as held for sale	8.8	812	791
Non-current assets classified as held for distribution to owners	8.9	108,730	-
Total current assets		612,462	454,137
Non-Current Assets			
Amounts receivable for services	5.3	7,779	7,399
Infrastructure, property, plant, and equipment	4.1	949,344	675,110
Intangible assets	4.2	36,830	36,785
Total non-current assets		993,953	719,294
Total assets		1,606,415	1,173,431
Liabilities			
Current Liabilities			
Payables	5.4	6,892	5,801
Other current liabilities	5.5	6,291	2,484
Contract liabilities	5.6	6,887	1,514
Total current liabilities		20,070	9,799
Total liabilities		20,070	9,799
Net Assets		1,586,345	1,163,632
Equity			
Contributed equity	8.10	8,944	3,685
Reserves	8.10	73,867	58,302
Accumulated profits	8.10	1,503,534	1,101,645
Total equity		1,586,345	1,163,632

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 2024

	Notes	Contributed Equity '000	Reserves '000	Accumulated deficit '000	Total equity '000
Balance at 1 July 2022		4,953	45,855	1,036,722	1,087,530
Surplus		-	-	64,923	64,923
Other comprehensive loss		-	12,447	-	12,447
Total comprehensive income for the period		-	12,447	64,923	77,370
Transactions with owners in their capacity as owners:					
Capital appropriations		5,400	-	-	5,400
Distributions to owners		(6,668)	-	-	(6,668)
Total		(1,268)	-	-	(1,268)
Balance at 30 June 2023		3,685	58,302	1,101,645	1,163,632
Surplus		-	-	401,889	401,889
Other comprehensive income		-	15,565	-	15,565
Total comprehensive income for the period		-	15,565	401,889	417,454
Transactions with owners in their capacity as owners:					
Capital appropriations		5,400	-	-	5,400
Contributions by owners		556	-	-	556
Distributions to owners		(697)	-	-	(697)
Total		5,259	-	-	5,259
Balance at 30 June 2024	8.10	8,944	73,867	1,503,534	1,586,345

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 2024

	Notes	2024 '000	2023 '000
Cash flows from the State Government			
Service appropriation		106,226	101,695
Capital appropriations		5,400	5,400
Funds from the other public sector entities		1,312	453
Net cash provided by State Government		112,938	107,548
Utilised as follows:			
Cash flows from operating activities			
Payments			
Supplies and services		(38,851)	(33,097)
Grants and subsidies		(6,287)	(8,958)
GST payments on purchases		(4,082)	(4,579)
GST payments to taxation authority		(1,604)	(1,759)
Other payments		(10,965)	(27,082)
Receipts			
Rental received		9,692	7,754
User charges and fees		12,417	10,929
Interest received		17,771	9,208
GST receipts on sales		1,223	1,595
GST receipts from taxation authority		6,278	4,616
Grants and subsidies		2	-
Other receipts		8,967	2,387
Net cash used in operating activities		(5,439)	(38,986)
Cash flows from investing activities			
Payments			
Proceeds from sale of non-current assets		7,179	10,501
Purchase of non-current assets		(58,276)	(66,132)
Net cash used in investing activities		(51,097)	(55,631)
Net increase in cash and cash equivalents			
Cash and cash equivalents at the beginning of the period		435,006	422,075
Cash and cash equivalents at the end of the period	6.1	491,408	435,006

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

1. Basis of preparation

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

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

These annual financial statements were authorised for issue by the Chairman of the Commission on 10th October 2024.

Statement of compliance

These general-purpose financial statements comply with Australian Accounting Standards – Simplified Disclosures. The general-purpose financial statements have been prepared in accordance with Australian Accounting Standards, the Framework, Statements of Accounting Concepts, and other authoritative pronouncements of the Australian Accounting Standards Board as applied by Treasurer's Instructions. Several of these are modified by Treasurer's Instructions to vary application, disclosure, format, and wording.

The Act and Treasurer's Instructions are legislative provisions governing the preparation of financial statements and take precedence over Australian Accounting Standards, the Framework, Statement of Accounting Concepts, and other authoritative pronouncements of the Australian Accounting Standards Board. 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).

Accounting for Goods and Services Tax (GST)

Income, expenses, and assets are recognised net of the amount of goods and services tax (GST), except that the:

- (a) amount of GST incurred by the Commission as a purchaser that is not recoverable from the Australian Taxation Office (ATO) is recognised as part of an asset's cost of acquisition or as part of an item of expense; and
- (b) receivables and payables are stated with the amount of GST included.

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

Contributed equity

Australian Accounting Standards Board (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.

Comparative information

Except when an AAS permits or requires otherwise, comparative information is presented in respect of the previous period for all amounts reported in the financial statements. AASB 1060 provides relief from presenting comparatives for:

- 1) Property, Plant, and Equipment reconciliations; and
- 2) Intangible Asset reconciliations.

Comparative amounts are reclassified unless the reclassification is impracticable.

Certain comparative figures have been reclassified to conform with the presentation adopted for the current period and if considered significant the Commission will separately disclose:

- the nature of the reclassification
- the amount of each item or class of items that is reclassified
- the reason for the reclassification.

Judgements and estimates

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

2. Use of our funding

Expenses incurred in the delivery of services

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

	Notes	2024 '000	2023 '000
Supplies and services	2.1	36,132	33,400
Committee/board fees	2.2	568	506
Grants and subsidies	2.3	6,287	8,958
Other expenses	2.4	18,932	23,631
Impairment losses for land	2.5	27,343	12,650

2.1 Supplies and services

	2024 '000	2023 '000
Consultants and contractors	7,841	5,540
Services provided by Department of Planning, Lands and Heritage – labour	10,732	11,844
Services provided by Department of Planning, Lands and Heritage – other	15,355	14,227
Cleaning/gardening	27	33
Lease/rental/hire charges	144	112
Advertising and promotion	272	153
Printing	73	35
Utilities	1,086	871
Communications	12	17
Consumables	303	322
Supplies and services – other	287	246
Total supplies and services	36,132	33,400

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

2.2 Committee/board fees

	2024 '000	2023 '000
Travel	37	14
Sitting fees	484	441
Superannuation	43	45
Other provisions	4	6
Total committee/board fees	568	506

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

2.3 Grants and subsidies

	2024 '000	2023 '000
Recurrent		
Government agencies	3,947	6,527
Non-government agencies	1,133	1,283
Local government	938	800
Other	269	348
Total grants and subsidies	6,287	8,958

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

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

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

2.4 Other expenditure

	2024 '000	2023 '000
Licence fees	8	10
Minor equipment purchases	16	16
Other staff costs	127	71
Rates and taxes	830	805
Insurance	327	268
Compensation costs	6,144	1,887
Expected credit losses expense	10	106
Write-off other assets	3,645	1,729
Repairs and maintenance	6,948	6,416
Other ^(a)	877	12,323
Total other expenses	18,932	23,631

^(a) Other expenses in 2023 includes \$11.9m contribution to Main Roads Western Australia for the Burswood Peninsula Infrastructure. No further contributions were made in the current financial year towards this project.

Other 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.

Repairs, maintenance and cleaning 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.

2.5 Impairment losses for land

	2024 '000	2023 '000
Impairment losses for land	27,343	12,650
Total impairment losses for land	27,343	12,650

Impairment losses for land are recognised in the Statement of Comprehensive Income. Where a land asset measured at cost is written down to recoverable amount, an impairment loss is recognised in profit or loss. Please refer to Note 4.1 (a) for guidance in relation to the impairment assessment.

3. Our funding sources

How we obtain our funding

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

	Notes	2024 '000	2023 '000
Income from State Government	3.1	108,011	101,607
Rental revenue	3.2	9,143	8,162
User charges and fees	3.3	12,392	10,942
Interest revenue	3.4	19,191	12,023
Other income	3.5	3,101	8,125
Revaluation increment	3.6	343,681	7,650

3.1 Income from State Government

	2024 '000	2023 '000
Appropriation received during the period:		
Metropolitan Region Improvement Tax	95,825	89,160
Service appropriation ^(a)	10,781	11,690
Total service appropriation received	106,606	100,850
Services received free of charge from other State Government agencies during the period:		
State Solicitor's Office – legal services	-	229
Main Roads Western Australia – planning and technical services	91	75
Total services received	91	304
Income received from other public sector entities:		
Department of Transport – Future of Fremantle	1,312	438
Other	2	15
Total income received from other public sector entities	1,314	453
Total income from State Government	108,011	101,607

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

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

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

Summary of consolidated account appropriations

	2024 '000		
	Estimate	Actual	Variance
Delivery of Services			
Item 93 net amount appropriated to deliver services	10,781	10,781	-
Amount Authorised by Other Statutes - Metropolitan Region Improvement Tax Act 1959	97,240	95,825	1,415
Total appropriations provided to deliver services	108,021	106,606	1,415
Capital			
Item 161 Capital appropriations	5,400	5,400	-
Grand total	113,421	112,006	1,415

3.2 Rental Revenue

	2024 '000	2023 '000
Rental revenue	9,143	8,162
Total rental revenue	9,143	8,162

Rental revenue is received on properties leased by the Commission prior to the properties being used for their acquired purpose under the Metropolitan Region Scheme, the Peel Region Scheme, and the Greater Bunbury Region Scheme. Revenue is recognised on a straight-line basis in accordance to leasing terms.

3.3 User charges and fees

	2024 '000	2023 '000
Subdivision application fees	9,200	8,058
Endorsement fees	40	30
Plan and diagram fees	1,187	1,446
Land reservation certificates	1,362	1,159
Other	603	249
Total user charges and fees	12,392	10,942

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

3.4 Interest revenue

	2024 '000	2023 '000
Interest earned on bank deposits	19,191	12,023
Total interest revenue	19,191	12,023

Revenue is recognised as the interest accrues.

3.5 Other Income

	2024 '000	2023 '000
Whiteman Park revenue ^(a)	267	245
Recoup of expenditure	2,363	1,156
Other	302	-
	2,932	1,401
Net proceeds from disposal of non-current assets		
Land and rental buildings	1,409	12,888
Selling costs of disposal of non-current assets		
Land and rental buildings	(6)	(96)
Carrying amount of non-current assets disposed		
Land and rental buildings	(1,234)	(6,068)
Net gain on disposal of non-current assets	169	6,724
Total other income	3,101	8,125

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

Other income is recognised when it can be reliably measured.

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

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

3.6 Revaluation increment

	2024 '000	2023 '000
Revaluation increment	343,681	7,650
Total revaluation increment	343,681	7,650

In 2023-24, the Valuer General's Office conducted a review of asset classifications resulting in assets being reclassified between 'current use' and 'market use', and vice versa, resulting in a material revaluation increment.

4. Key assets

Assets the Commission utilises for economic benefit or service potential

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

	Notes	2024 '000	2023 '000
Infrastructure, property, plant, and equipment	4.1	949,344	675,110
Intangibles	4.2	36,830	36,785
Total key assets		986,174	711,895

4.1 Infrastructure, property, plant, and equipment

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

	Land '000	Rental and Heritage Buildings '000	Regional Open Space Buildings '000	Regional Open Space Infrastructure '000	Assets under Construction ^(a) '000	Equipment '000	Motor Vehicles '000	Total '000
Gross carrying amount at 1 July 2023	502,649	26,590	15,392	13,783	114,619	7,201	951	681,185
Accumulated depreciation at 1 July 2023	-	-	-	-	-	(5,479)	(596)	(6,075)
Carrying amount at 1 July 2023	502,649	26,590	15,392	13,783	114,619	1,722	355	675,110
Additions	49,422	4,843	-	-	6,018	-	-	60,283
Capitalised	-	9,129	-	2,555	(11,778)	42	52	-
Revaluation increments through P&L	343,681	-	-	-	-	-	-	343,681
Revaluation increments through reserves	-	15,565	-	-	-	-	-	15,565
Impairment losses ^(a)	(27,343)	-	-	-	-	-	-	(27,343)
Disposals	(1,109)	(3,675)	-	(94)	-	-	-	(4,878)
Transfers from held for sale	330	-	-	-	-	-	-	330
Transfers to held for sale	(470)	-	-	-	-	-	-	(470)
Transfer to held for distribution to owners ^(b)	-	-	-	-	(108,730)	-	-	(108,730)
Transfers from/(to) State of Western Australia	(38)	(103)	-	-	-	-	-	(141)
Depreciation	-	(2,372)	(472)	(794)	-	(351)	(74)	(4,063)
Carrying amount at 30 June 2024	867,122	49,977	14,920	15,450	129	1,413	333	949,344
Gross carrying amount at 30 June 2024	867,122	49,977	15,392	16,244	129	7,243	1,003	957,110
Accumulated depreciation at 30 June 2024	-	-	(472)	(794)	-	(5,830)	(670)	(7,766)

^(a) Impairment losses are recognised in the Statement of Comprehensive Income. Where an asset measured at cost is written down to its recoverable amount, an impairment loss is recognised in the profit or loss.

^(b) Please refer to Note 8.9 for further information related to this item.

Initial Recognition

Items of 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 property, plant, and equipment costing less than \$5,000 are immediately expensed direct to the Statement of comprehensive income (other than where they form part of a group of similar items which are significant in total).

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

Subsequent measurement

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

- land;
- buildings;
- regional open space; and
- infrastructure.

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

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

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

Land and buildings were revalued as at 1 July 2023 by the Western Australian Land Information Authority (Valuations and Property Analytics). The valuations were performed during the year ended 30 June 2024 and recognised at 30 June 2024.

In undertaking the revaluation, fair value of land was determined by reference to market values: \$321,134k (2023: \$111,008k) and buildings: \$1,847k (2023: \$2,533k). For the remaining balance of land, fair value was determined on the basis of comparison with market evidence for land with low level utility (high restricted use land).

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

Significant assumptions and judgements:

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

Finite useful lives

All infrastructure, property, plant, and equipment having a limited useful life are systematically depreciated over their estimated useful lives in a manner that reflects the consumption of their future economic benefits. The exceptions to this rule include assets held for sale, 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	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.
Regional open space	10 – 40 years	
Infrastructure	10 – 40 years	Land, which is considered to have an indefinite life, is not depreciated. Depreciation is not recognised in respect of land because its service potential has not, in any material sense, been consumed during the reporting period.
Computer equipment	2 – 5 years	
Other equipment	5 – 20 years	
Motor vehicles	5 – 10 years	

4.1 (a) Depreciation and Impairment

	2024 '000	2023 '000
Depreciation charge		
Regional open space buildings	472	433
Rental buildings	2,372	2,220
Infrastructure	794	576
Equipment	351	833
Vehicles	74	74
Total depreciation charge	4,063	4,136

As at 30 June 2024, impairment on land was recognised. There were no indications of impairment for all other assets.

All surplus assets at 30 June 2024 have either been classified as assets held for sale or have been written off.

Please refer to Note 4.2 for guidance in relation to the impairment assessment that has been performed for intangible assets.

Impairment

Non-financial assets, including items of plant and equipment, are tested for impairment whenever there is an indication that the asset may be impaired. Where there is an indication of impairment, the recoverable amount is estimated. Where the recoverable amount is less than the carrying amount, the asset is considered impaired and is written down to the recoverable amount and an impairment loss is recognised. Impairment for 2024 was \$27,343k (2023: \$12,650k). Where an asset measured at cost is written down to its recoverable amount, an impairment loss is recognised through profit or loss.

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

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

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

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

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

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

4.2 Intangible assets

	2024 '000	2023 '000
Caveat interest – at cost	35,273	34,924
Computer Software – at cost	20	20
Computer Software – accumulated amortisation	(20)	(20)
Water Licence – at cost	2,536	2,535
Water Licence – accumulated amortisation	(979)	(674)
	36,830	36,785
Reconciliation		
1 July		
Gross carrying amount	37,479	36,171
Accumulated amortisation	(694)	(370)
Carrying amount at start of period	36,785	35,801
Additions	351	92
Disposals	(1)	-
Transfers	-	1,197
Amortisation expense	(305)	(305)
Carrying amount at 30 June	36,830	36,785

Caveat Interest

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

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

Initial recognition

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

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

Subsequent measurement

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

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

4.2 (a) Amortisation and impairment

	2024 '000	2023 '000
Amortisation charge		
Water licence	305	305
Total amortisation charge	305	305

As at 30 June 2024, there were no indications of impairment to Software, Water Licence and no impairment identified from the impairment test performed on Caveat Interest.

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

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

Asset	Useful life: years
Software ^(a)	2 to 5 years
Water licence ^(b)	8 to 10 years
Caveat Interest	Indefinite

^(a) Software that is not integral to the operation of any related hardware.

^(b) Water Licence amortisation rate has been calculated based on the remaining licence period.

Impairment of intangible assets

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

The policy in connection with testing for impairment is outlined in note 4.1(a).

5. Other assets and liabilities

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

	Notes	2024 '000	2023 '000
Receivables	5.1	9,500	10,416
Other current assets	5.2	2,012	7,924
Amounts receivable for services (Holding Account)	5.3	7,779	7,399
Payables	5.4	6,892	5,801
Other current liabilities	5.5	6,291	2,484
Contract liabilities	5.6	6,887	1,514

5.1 Receivables

	2024 '000	2023 '000
Trade receivables	4,564	4,980
Allowance for impairment of receivables	(513)	(503)
GST receivable	-	1,979
Accrued interest	5,258	3,837
Other accrued income	191	123
Total receivables	9,500	10,416

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

5.2 Other current assets

	2024 '000	2023 '000
Current		
Unsettled land and building purchases	1,646	7,564
Tenant security bonds	366	360
Total other assets	2,012	7,924

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

5.3 Amounts receivable for services (Holding Account)

	2024 '000	2023 '000
Non-current	7,779	7,399
Total amounts receivable for services at end of period	7,779	7,399

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

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

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

5.4 Payables

	2024 '000	2023 '000
Current		
Trade payables	6	530
Accrued expenses	4,916	5,271
GST payable	1,970	-
Total current payables	6,892	5,801

Payables are recognised at the amounts payable when the Commission becomes obliged to make future payments as a result of a purchase of assets or services. The carrying amount is equivalent to fair value, as settlement is generally within 15-20 days.

5.5 Other current liabilities

	2024 '000	2023 '000
Current		
Tenants' bonds ^(a)	366	360
Income in advance ^(b)	1,023	709
Provision for compensation claim – taking order land ^(c)	4,682	1,195
Deposit in advance	220	220
Total other liabilities	6,291	2,484

^(a) Refundable tenant bonds

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

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

5.6 Contract liabilities

	2024 '000	2023 '000
Current		
Unsettled land and building sales	6,887	1,514
Total provisions at end of period	6,887	1,514

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

6. Financing

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

	Notes	2024 '000	2023 '000
Cash and cash equivalents and restricted cash and cash equivalents	6.1	491,408	435,006

6.1 Cash and cash equivalents and restricted cash and cash equivalents

	2024 '000	2023 '000
Cash and cash equivalents		
Western Australian Planning Commission Account (WAPC Account)	14,054	12,366
Cash advance	2	2
	14,056	12,368
Restricted cash and cash equivalents:		
Metropolitan Region Improvement Fund ^(a)	452,278	403,067
Western Australian Planning Commission Account ^(b)	25,074	19,571
	477,352	422,638
Total cash and cash equivalents and restricted cash and cash equivalents	491,408	435,006

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

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

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

6.2 Commitments

The Commission had no capital expenditure commitments as at 30 June 2024 (30 June 2023: nil).

7. Financial instruments and contingencies

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

	Notes	2024 '000	2023 '000
Financial instruments	7.1	503,765	445,041
Contingent assets and liabilities	7.2	125,880	202,380

7.1 Financial instruments

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

	2024 '000	2023 '000
Financial assets		
Cash and cash equivalents	491,408	435,006
Financial assets at amortised cost ^(a)	17,279	15,836
Total financial assets	508,687	450,842
Financial liabilities		
Financial liabilities at amortised cost ^(b)	4,922	5,801
Total financial liability	4,922	5,801

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

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

7.2 Contingent liabilities

Contingent liabilities are not recognised in the statement of financial position but are disclosed and, if quantifiable, are measured at the best estimate. Contingent liabilities are presented inclusive of GST receivable or payable respectively.

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

	2024 '000	2023 '000
Litigations in progress	125,880	202,380

Contaminated Sites

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

The Commission is required to recognise a contingent liability in respect of a site where:

- the site has been classified contaminated – remediation required (C-RR) under the Act, and remediation costs cannot be reliably estimated;
- the site has been classified as possibly contaminated – investigation required (PC-IR) under the Act, and investigation costs cannot be reliably estimated.

During the 2023-24 financial year, two (2) sites require remediation or other management and have been classified by DWER as 'contaminated – remediation required'. A provision has not been recognised for either site as they do not meet all the conditions required to recognise a provision. On one of the sites, the tenant has the present obligation to remediate the site and on the other site, an amount for the provision cannot be reliably measured because the planned use has not yet been determined. In addition, 16 sites require formal investigation and have been classified by DWER as 'possibly contaminated – investigation required'.

8. Other disclosures

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

	Notes
Events occurring after the end of the reporting period	8.1
Key management personnel	8.2
Related party transactions	8.3
Related bodies	8.4
Affiliated bodies	8.5
Special purpose account	8.6
Remuneration of auditors	8.7
Non-current assets classified as assets held for sale	8.8
Non-current assets classified as assets held distribution to owners	8.9
Equity	8.10
Supplementary financial information	8.11
Explanatory statement	8.12

8.1 Events occurring after the end of the reporting period

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

8.2 Key management personnel

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

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

Compensation Band (\$)			2024	2023
350,001	to	400,000	1	1
60,001	to	70,000	1	-
50,001	to	60,000	-	-
40,001	to	50,000	5	7
30,001	to	40,000	-	-
20,001	to	30,000	-	-
10,001	to	20,000	-	-
0	to	10,000 ^(a)	10	8
			17	16

^(a) includes seven members (2023: five members) from other government agencies who did not receive any compensation from the Commission.

	2024 '000	2023 '000
Total compensation of senior officers	667	691

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

8.3 Related party transactions

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

Related parties of the Commission include:

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

Material transactions with other related parties

During the year, an entity controlled by a Commission member provided consultancy services to the Commission in relation to a District Structure Plan. The entity has been paid \$159k in 2023/2024 for the consultancy services.

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

Significant transactions with Government related entities

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

	Notes
Services provided by the Department of Planning, Lands and Heritage	2.1
Grants and subsidies received from State and other entities	2.3
Other expenses	2.4
Service appropriations, capital appropriations and other income received from Treasury and other agencies	3.1
Other income including recoupment of expenses from other agencies	3.5
Amounts receivable for services including transactions with other agencies	5.3
Infrastructure, property, plant, and equipment including transfer to State and sales to other agencies	4.1
Other current liabilities include rent received in advance from other agencies	5.5
Remuneration of services provided by the Auditor General	8.7

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

- \$2.1 million paid to Housing Authority for the acquisition of land
- \$0.92 million paid to Western Australian Land Authority for the acquisition of land
- \$1.75 million received from Department of Education for reimbursement of infrastructure cost of school site in Wandi (originally acquired in 2022-23)
- \$5.5 million received from Public Transport Authority for property sale in Henley Brook
- \$1.24 million received from Main Roads Western Australia for various property sales
- \$0.56 million of land at fair value acquired from Main Roads Western Australia
- \$1.3 million received from Department of Transport to fund the Future of Fremantle project.

8.4 Related bodies

The Commission had no related bodies during the financial year 2023-2024 and 2022-2023.

8.5 Affiliated bodies

The Commission had no affiliated bodies during the financial year 2023-2024 and 2022-2023.

8.6 Special purpose accounts

Metropolitan Region Improvement Account

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

	2024 '000	2023 '000
Balance at start of period	403,067	385,020
Receipts	143,932	123,645
Payments	(94,721)	(105,598)
Balance at end of period	452,278	403,067

8.7 Remuneration of auditors

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

	2024 '000	2023 '000
Auditing the accounts, financial statements, controls and key performance indicators	186	120

8.8 Non-current assets classified as assets held for sale

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

	2024 '000	2023 '000
Land	812	791
Total assets classified as held for sale	812	791

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

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

	2024 '000	2023 '000
Assets under construction	108,730	-
Total assets classified as held for distribution to owners	108,730	-

Assets under construction are comprised of the construction costs of a project with METRONET to construct the Yanchep Rail Extension line. The rail line was entered into public service subsequent to year end. Following its completion, this asset will be transferred to the Public Transport Authority. No formalised transfer agreements have been finalised however it is expected that the transfer will take place in the third quarter of 2024-25.

8.10 Equity

	2024 '000	2023 '000
Contributed equity		
Balance at start of period	3,685	4,953
Contribution by owners		
Land and buildings transfer in	556	-
Capital appropriation	5,400	5,400
Total contributions by owners	5,956	5,400
Distribution to owners		
Transfer land and buildings to State of WA	(697)	(6,668)
Total distributions to owners	(697)	(6,668)
Total contributed equity	8,944	3,685
Asset revaluation surplus		
Balance at start of period	58,302	45,855
Net revaluation increments/(decrements)		
Rental and heritage buildings	15,565	7,351
Regional Open Space buildings	-	2,546
Regional Open Space infrastructure	-	2,550
Total asset revaluation surplus	73,867	58,302
Accumulated surplus		
Balance at start of period	1,101,645	1,036,722
Result for the period	401,889	64,923
Total accumulated surplus	1,503,534	1,101,645
Balance at end of period	1,586,345	1,163,632

8.11 Supplementary financial information

(a) Write-offs

During the financial year, \$356 (2023: \$0) was written off the Commission's books under the authority of:

	2024 '000	2023 '000
The accountable authority	-	-
Total write-offs	-	-

(b) Losses through theft, defaults and other causes

During 2023-24 and 2022-23 the Commission did not report any losses due to theft, defaults, and other causes.

(c) Gifts of public property

There were no gifts of public property provided by the Commission during the financial year 2023-24 and 2022-23.

8.12 Explanatory statements for controlled operations

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

All variances between annual estimates (original budget) and actual results for 2024, and between the actual results for 2024 and 2023 are shown below. Narratives are provided for key major variances which vary more than 10% from their comparative and that the variation is more than 1% of the:

- Total Cost of Services current year estimate for the Statements of comprehensive income and Statement of cash flows; and
- Total Assets for the previous year for the Statement of financial position.

8.12.1 Statement of Comprehensive Income Variances

	Variance	Estimate ¹	Actual	Actual	Variance between estimate and actual	Variance between actual results for 2024 and 2023
	Note	2024 '000	2024 '000	2023 '000	'000	'000
Expenses						
Supplies and services		37,203	36,132	33,400	(1,071)	2,732
Depreciation expense	1	3,600	4,368	4,441	768	(73)
Committee/board fees		566	568	506	2	62
Grants and subsidies expense	2, A	7,027	6,287	8,958	(740)	(2,671)
Impairment losses for land	3, B	-	27,343	12,650	27,343	14,693
Other expenses	4, C	7,629	18,932	23,631	11,303	(4,699)
Total cost of services		56,025	93,630	83,586	37,605	10,044
Income						
Rental revenue	5, D	7,236	9,143	8,162	1,907	981
Revaluation increment	6, E	-	343,681	7,650	343,681	336,031
User charges and fees	F	12,698	12,392	10,942	(306)	1,450
Interest revenue	7, G	12,700	19,191	12,023	6,491	7,168
Other income	H	3,250	3,101	8,125	(149)	(5,024)
Total Income		35,884	387,508	46,902	351,624	340,606
Net cost of service		20,141	(293,878)	36,684	(314,019)	(330,562)
Income from State Government						
Service appropriation		108,021	106,606	100,850	(1,415)	5,756
Services received free of charge		450	91	304	(359)	(213)
Income from other public sector entities	8, I	562	1,314	453	752	861
Total income from State Government		109,033	108,011	101,607	(1,022)	6,404
Surplus/(deficit) for the period		88,892	401,889	64,923	312,997	336,966
Other comprehensive income						
Items not reclassified subsequently to profit or loss						
Changes in asset revaluation surplus		-	15,565	12,447	15,565	3,118
Total other comprehensive income		-	15,565	12,447	15,565	3,118
Total comprehensive income for the period		88,892	417,454	77,370	328,562	340,084

¹These estimates are published in the State Budget 2023-24, Budget Papers No.2 'Budget Statements'.

Major Estimate and Actual (2024) Variance Narratives

1. Depreciation is higher than budget estimate by \$0.77 million mainly due to amortisation of intangible assets and higher depreciation for building and infrastructure assets than forecast.
2. Grants and subsidies expense is lower than budget estimate by \$0.74 million mainly due to lower grants disbursed for the Coast WA project.
3. Impairment losses for land are higher than budget estimate by \$27.34 million mainly due to a change of land use of various parcels of the Commission's owned land, with a parcel of land in Neerabup impaired for \$18.12 million. Given the nature of these transactions, accurate estimate are not able to be predetermined.
4. Other expenses are higher than budget estimate by \$11.30 million mainly due to compensation payments for land acquisition and assets written off. There is no estimate for these expenditures in the published budget.
5. Rental revenue is higher than budget estimate by \$1.91 million mainly due to increased demand in a competitive rental market in 2023-24 resulting in a reduction in vacancies.
6. Revaluation increment is higher than the budget estimate by \$343.68 million as there is no estimate for revaluation increment in the published budget. In 2023-24, the Valuer General's Office conducted a review of asset classifications resulting in assets being reclassified between 'current use' and 'market use', and vice versa, resulting in a material revaluation increment.
7. Interest revenue is higher than budget estimate by \$6.49 million mainly due to increased interest rates on higher cash balances.
8. Income from other public sector entities is higher than budget estimate by \$0.75 million mainly due to deferral of income for the Future of Fremantle project from 2022-23 to 2023-24.

Major Actual (2024) and Comparative (2023) Variance Narratives

- A. Grants and subsidies expense decreased by \$2.67 million mainly due to lower grants disbursed for the Coast WA project.
- B. Impairment losses for land increased by \$14.69 million mainly due to more restricted-use land acquisitions requiring impairment in the current year, a parcel of land in Neerabup was impaired for \$18.2 million.
- C. Other expenses decreased by \$4.70 million mainly due to one off disbursement of funds for public infrastructure works which was paid in 2022-23, offset by an increase in compensation costs for land acquisition.
- D. Rental revenue increased by \$0.98 million mainly due to increased demand in a competitive rental market.
- E. Revaluation increment increased by \$336.03 million. The revaluation process is based on values provided by the Valuer General's Office and will change year on year based on their assessment. In 2023-24, the Valuer General's Office conducted a review of asset classifications resulting in assets being reclassified between 'current use' and 'market use', and vice versa, resulting in a material revaluation increment.
- F. User charges and fees increased by \$1.45 million mainly due to higher statutory planning application fees collected during the year as a result of improving property market activities.
- G. Interest revenue increased by \$7.17 million mainly due to the increase in interest rates on higher cash balances.
- H. Other income decreased by \$5.02 million mainly due to a reduction in the net gain on disposal of non-current assets.
- I. Income from other public sector entities increased \$0.86 million mainly due to the deferral of income for the Future of Fremantle project from 2022-23 to 2023-24.

8.12.2 Statement of financial position variances

	Variance	Estimate ¹	Actual	Actual	Variance between estimate and actual	Variance between actual results for 2024 and 2023
	Note	2024 '000	2024 '000	2023 '000	'000	'000
Assets						
Current Assets						
Cash and cash equivalents		16,771	14,056	12,368	(2,715)	1,688
Restricted cash and cash equivalents		407,879	477,352	422,638	69,473	54,714
Receivables		6,871	9,500	10,416	2,629	(916)
Other current assets	9	57,672	2,012	7,924	(55,660)	(5,912)
Non-current assets classified as held for sale		6,162	812	791	(5,350)	21
Non-current assets classified as held for distribution to owners	10, J	-	108,730	-	108,730	108,730
Total Current Assets		495,355	612,462	454,137	117,107	158,325
Non-Current Assets						
Amounts receivable for services		7,779	7,779	7,399	-	380
Infrastructure, property, plant, and equipment	11, K	726,326	949,344	675,110	223,018	274,234
Intangible assets		35,801	36,830	36,785	1,029	45
Total non-current assets		769,906	993,953	719,294	224,047	274,659
Total assets		1,265,261	1,606,415	1,173,431	341,154	432,984
Liabilities						
Current Liabilities						
Payables		34	6,892	5,801	6,858	1,091
Other current liabilities		17,179	6,291	2,484	(10,888)	3,807
Contract liabilities		-	6,887	1,514	6,887	5,373
Total current liabilities		17,213	20,070	9,799	2,857	10,271
Total liabilities		17,213	20,070	9,799	2,857	10,271
Net Assets		1,248,048	1,586,345	1,163,632	338,297	422,713
Equity						
Contributed equity		15,753	8,944	3,685	(6,809)	5,259
Reserves		45,855	73,867	58,302	28,012	15,565
Accumulated surplus		1,186,440	1,503,534	1,101,645	317,094	401,889
Total Equity		1,248,048	1,586,345	1,163,632	338,297	422,713

¹ These estimates are published in the State Budget 2023-24, Budget Papers No.2 'Budget Statements'.

Major Estimate and Actual (2024) Variance Narratives

9. Other current assets are lower than budget estimate by \$55.66 million mainly due to \$53.6 million estimate of prepayment relating to the Yanchep Rail Extension in the published budget. This amount was then updated to nil following the Annual Report on State Finances alignment process to incorporate the impact of the latest actuals position.
10. Non-current assets held for distribution to owners is higher than budget estimate by \$108.73 million as there is no estimate for this item in the published budget. It was formerly included in the infrastructure, property, plant and equipment line item prior to reclassification.
11. Infrastructure, property, plant and equipment is higher than budget estimate by \$223.02 million as there is no estimate for revaluation increment in the published budget. In 2023-24, the Valuer General's Office conducted a review of asset classifications resulting in assets being reclassified between 'current use' and 'market use', and vice versa, resulting in a material revaluation increment.

Major Actual (2024) and Comparative (2023) Variance Narratives

- J. Non-current assets held for distribution to owners increased by \$108.73 million as this was reclassified to current assets from infrastructure, property, plant and equipment in 2022-23. The asset will be transferred to the Public Transport Authority within the next 12 months.
- K. Infrastructure, property, plant and equipment increased by \$274.23 million mainly due to revaluation increment (\$359.2 million) following the Valuer General's valuation assessment of land and buildings held by the Commission. In 2023-24, the Valuer General's Office conducted a review of asset classifications resulting in assets being reclassified between 'current use' and 'market use', and vice versa, resulting in a material revaluation increment. In addition, in 2023-24, assets under construction of \$108.73 million were reclassified as a current asset.

8.12.3 Statement of Cash Flow Variance

	Variance	Estimate ¹	Actual	Actual	Variance between estimate and actual	Variance between actual results for 2024 and 2023
	Note	2024 '000	2024 '000	2023 '000	'000	'000
Cash flows from the State Government						
Service appropriation		107,641	106,226	101,695	(1,415)	4,531
Capital appropriations		5,400	5,400	5,400	-	-
Funds from other public sector entities	12, L	562	1,312	453	750	859
Net cash provided by State Government		113,603	112,938	107,548	(665)	5,390
Cash flows from operating activities						
Payments						
Supplies and services	M	(36,753)	(38,851)	(33,097)	(2,098)	(5,754)
Grants and subsidies	13, N	(7,027)	(6,287)	(8,958)	740	2,671
GST payments on purchases	14	(3,020)	(4,082)	(4,579)	(1,062)	497
GST payments to taxation authority	15	(310)	(1,604)	(1,759)	(1,294)	155
Other payments	16, O	(8,165)	(10,965)	(27,082)	(2,800)	16,117
Receipts						
Rental received	17, P	7,236	9,692	7,754	2,456	1,938
User charges and fees	Q	12,698	12,417	10,929	(281)	1,488
Interest received	18, R	12,700	17,771	9,208	5,071	8,563
GST receipts on sales	19	310	1,223	1,595	913	(372)
GST receipts from taxation authority	20, S	3,020	6,278	4,616	3,258	1,662
Grants and subsidies		-	2	-	2	2
Other receipts	21, T	750	8,967	2,387	8,217	6,580
Net cash provided by/(used in) operating activities		(18,561)	(5,439)	(38,986)	13,122	33,547
Cash flows from investing activities						
Payments						
Proceeds from sale of non-current assets	22, U	20,250	7,179	10,501	(13,071)	(3,322)
Purchase of non-current assets	23, V	(102,686)	(58,276)	(66,132)	44,410	7,856
Net cash provided by/(used in) investing activities		(82,436)	(51,097)	(55,631)	31,339	4,534
Net increase/(decrease) in cash and cash equivalents		12,606	56,402	12,931	43,796	43,471
Cash and cash equivalents at the beginning of the period		412,044	435,006	422,075	22,962	399,113
Cash and cash equivalent at the end of the period		424,650	491,408	435,006	66,758	442,584

¹ These estimates are published in the State Budget 2023-24, Budget Papers No.2 'Budget Statements'.

Major Estimate and Actual (2024) Variance Narratives

12. Funds from other public sector entities are lower than the budget estimate by \$0.75 million mainly due to the deferral of income for the Future of Fremantle project from 2022-23 to 2023-24.
13. Grants and subsidies payments are lower than the budget estimate by \$0.74 million mainly due to lower grants disbursed for the Coast WA project.
14. GST payments on purchases are lower than the budget estimate by \$1.06 million mainly due to lower taxable land acquisition expenditure.
15. GST payment to taxation authority is higher than the budget estimate by \$1.29 million mainly due to higher GST received from taxable land sales.
16. Other payments are higher than the budget estimate by \$2.80 million mainly due to compensation payments for land acquisitions.
17. Rental received is higher than the budget estimate by \$2.46 million mainly due to increased demand in a competitive rental market in 2023-24 resulting in a reduction in vacancies.
18. Interest received is higher than budget estimate by \$5.07 million mainly due increased interest rates on higher cash balances.
19. GST receipts on sales are higher than the budget estimate by \$0.91 million mainly due to higher taxable land sales.
20. GST receipts from taxation authority are higher than the budget estimate by \$3.26 million mainly due to higher taxable land acquisition.
21. Other receipts are higher than the budget estimate by \$8.22 million mainly due to the return of fund for a property in High Wycombe which did not settle in 2022-23 and Department of Education's reimbursement of infrastructure costs of school site in Wandi acquired in 2022-23.
22. Proceeds from the sale of non-current assets are lower than the budget estimate by \$13.07 million mainly due to the deferral of one parcel of land sale to 2024-25.
23. Purchase of non-current assets are lower than the budget estimate by \$44.41 million mainly due to the deferral of some land acquisitions to 2024-25.

Major Actual (2024) and Comparative (2023) Variance Narratives

- L. Funds from other public sector entities increased by \$0.86 million mainly due to the deferral of income for the Future of Fremantle project from 2022-23 to 2023-24.
- M. Supplies and services increased by \$5.75 million mainly due to consultancy costs for the Future of Fremantle project and legal expenses related to land acquisitions.
- N. Grants and subsidies decreased by \$2.67 million mainly due to lower grants disbursed for the Coast WA project.
- O. Other payments decreased by \$16.12 million mainly due to one off disbursement of funds for public infrastructure works which was paid in 2022-23.
- P. Rental received increased by \$1.94 million mainly due to increased demand in a competitive rental market.
- Q. User charges and fees increased by \$1.49 million mainly due to higher statutory planning application fees collected during the year as a result of improving property market activities.
- R. Interest received increased by \$8.56 million mainly due to increased interest rates on higher cash balances.
- S. GST receipts from taxation authority increased by \$1.66 million mainly due to higher taxable land acquisition costs.
- T. Other receipts increased by \$6.58 million mainly due to return of fund for a property in High Wycombe which did not settle in 2022-23 and Department of Education's reimbursement of infrastructure cost of school site in Wandi acquired in 2022-23.
- U. Proceeds from sale of non-current assets decreased by \$3.32 million mainly due to the lower number of properties sold.
- V. Purchase of non-current assets decreased by \$7.86 million mainly due to the deferral of land acquisition to 2024-25.



CERTIFICATION OF KEY PERFORMANCE INDICATORS

for the year ended 30 June 2024

I hereby certify that the key performance indicators are based on proper records, are relevant and appropriate for assisting users to assess the Western Australian Planning Commission's performance, and fairly represent the performance of the Western Australian Planning Commission for the financial year ended 30 June 2024.

David Caddy
Chairman
Western Australian Planning Commission
10 October 2024

Emma Cole
Deputy Chairperson
Western Australian Planning Commission
10 October 2024

THE WAPC'S DESIRED OUTCOME and KEY PERFORMANCE INDICATORS

For the year ended 30 June 2024

Relationship to Government Goals

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

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

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

Government Goal	Desired Outcome	Services
Investing in WA's Future		
Tackling climate action and supporting the arts, culture and sporting sectors to promote vibrant communities.	An efficient and effective planning system that promotes the use and development of land in Western Australia.	<ol style="list-style-type: none"> 1. Statutory Planning 2. Strategic Planning 3. Asset Management

The key effectiveness indicators that follow provide information on how well the activities of the WAPC contribute to the development of land use planning and land use implementation strategies that guide the State's long-term urban settlement and economic development. Results are comparable with performance in previous years (where available) and targets published in the Budget Papers. The key efficiency indicators measure the relationship between the services delivered and the resources used to produce the service. For example, results present a cost per application or per hectare managed basis for easy comprehension. The efficiency indicators incorporate the cost of each service, and as such, measure the overall efficiency in achieving the desired outcome.

Outcome and Key Effectiveness Indicators

WAPC Desired Outcome

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

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

Effectiveness Indicator

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

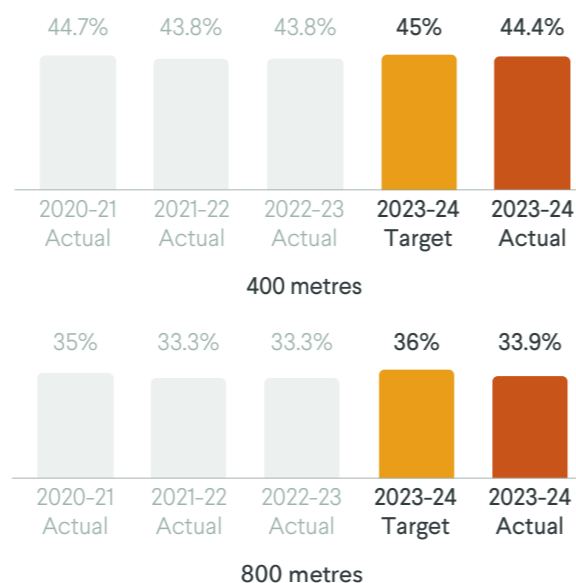
This KPI aligns with the sub-regional planning frameworks that focus on achieving higher densities of employment and residential development in appropriate areas within a predominantly built-up environment while making better use of established infrastructure over the long term. The frameworks build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

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

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

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

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

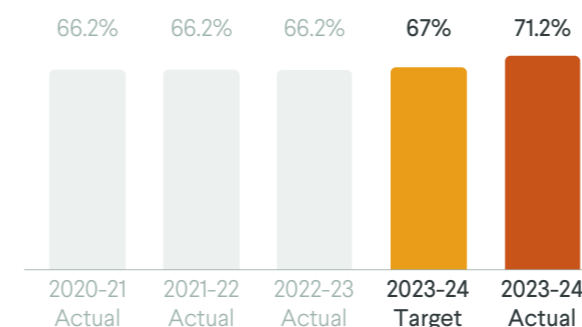


Effectiveness Indicator

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

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

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



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

Effectiveness Indicator

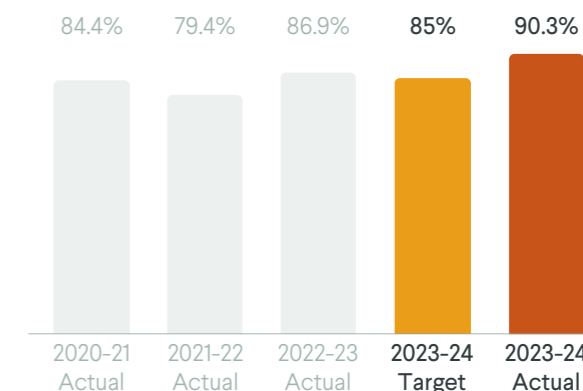
The percentage of subdivision applications determined within the statutory timeframe

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

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

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

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



The percentage of subdivision applications determined within the statutory timeframe

Explanation for significant variance

The variance between the 2023-24 actual and the 2023-24 target is due to more timely responses from other agencies and resolution of issues during the statutory period.

Effectiveness Indicator

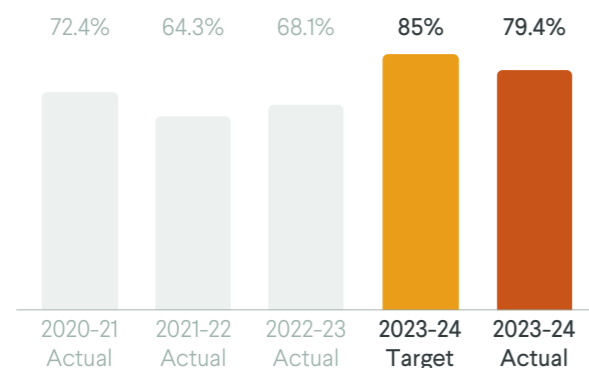
The percentage of development applications determined within the statutory timeframe

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

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

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

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



The percentage of development applications determined within the statutory timeframe

Explanation for significant variance

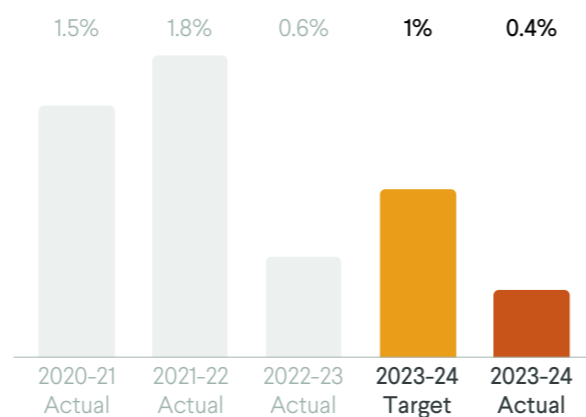
The variance between the 2023-24 actual and 2023-24 target is due to the deferral of some applications requiring additional information from applicants, or the referral to other agencies was required. However, the 2023-24 actual against the 2022-23 result saw a significant improvement in the processing times for applications.

Effectiveness Indicator

Vacancy rate of residential properties available for rent

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

One of the key functions of the WAPC is to ‘Develop, maintain and manage land that is reserved under a region planning scheme or improvement scheme’. In 2023-24, the WAPC owned 248 residential properties that were situated on reserved land. The Department managed 236 of these properties while real estate agents managed the remaining properties on behalf of the WAPC. This indicator relates to properties managed by the Department. Wherever possible, the Department leases these properties until the land is required for the purpose for which it was reserved.



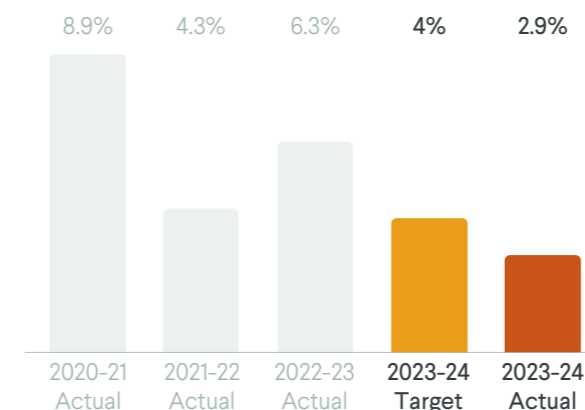
Vacancy rate of residential properties available for rent

Effectiveness Indicator

Vacancy rate of commercial properties available for rent

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

One of the key functions of the WAPC is to ‘Develop, maintain and manage land that is reserved under a region planning scheme or improvement scheme’. In 2023-24, the WAPC owned and managed 71 commercial properties that were situated on reserved land. The Department managed 70 of these properties while real estate agents managed the remaining property on behalf of the WAPC. This indicator relates to properties managed by the Department. The Department aims to maximise rental income based on high occupancy rates and market rentals. Wherever possible, the Department leases these properties until the land is required for the purpose for which it was reserved.



Vacancy rate of commercial properties available for rent

Efficiency Indicators

WAPC Services

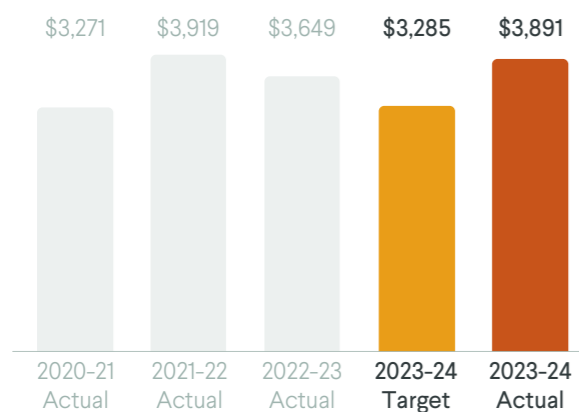
Service 1 – Statutory Planning

Efficiency Indicator

Average cost per statutory application

The Department and its officers have the delegated authority to determine statutory applications on behalf of the WAPC. The WAPC receives revenue from subdivision applications and deposited plans and transfers these monies to the Department to process these applications.

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



Average cost per statutory application

Explanation for significant variance

The variance between the 2023-24 actual, and the 2022-23 actual and 2023-24 target, is due to the relative cost of services being proportionately higher, as the number of staff are a fixed cost, and a lower than anticipated number of subdivision applications and deposited plans were received.

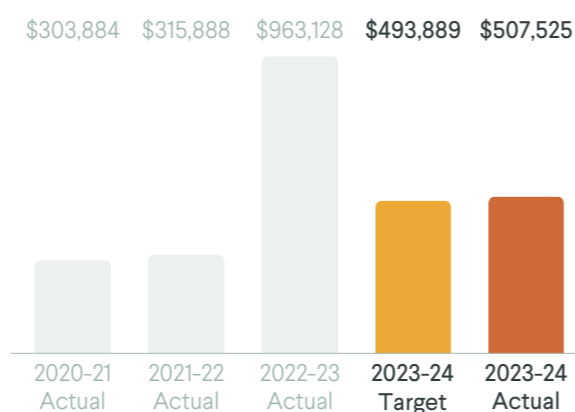
Service 2 – Strategic Planning

Efficiency Indicator

Average cost per strategic project

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

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



Average cost per strategic project

Explanation for significant variance

The variance between the 2023-24 actual and 2022-23 actual is due to a once-off cost for the facilitation of public works being included in the 2022-23 actual. In 2023-24, the costs remained closer to the budget target.

Service 3 – Asset Management

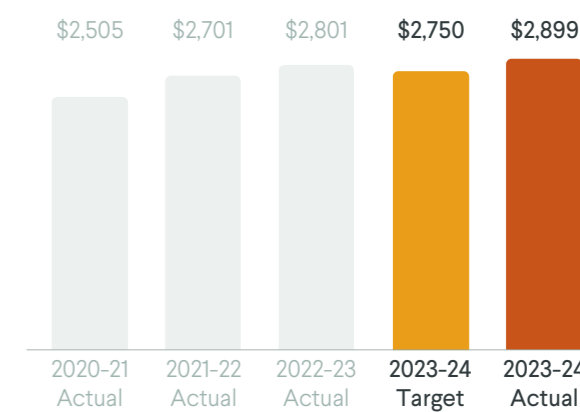
One of the key functions of the WAPC is to 'develop, maintain and manage land that is reserved under a region planning scheme or improvement scheme'. This includes properties reserved under the Metropolitan, Peel and Greater Bunbury Region Schemes for primary and other regional roads, parks and recreation,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

Efficiency Indicator

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

Whiteman Park is a unique recreation and conservation reserve that contains natural bushland and leisure facilities in Perth's northern suburbs. The MRS reserves the parkland for parks and recreation, creating a space for the community. The creation of the parkland also serves to protect the Gngara Water Mound, a vital source of drinking water for the Perth metropolitan area, and creates a haven for local flora and fauna. Whiteman Park dedicates its vision to the education and conservation of environmental, transport and cultural heritage, including providing visitors with an opportunity to experience a wide range of transport heritage.

The Department, on behalf of the WAPC, manages approximately 3,758 hectares of reserved land.



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

Explanation for significant variance

The variance between the 2023-24 actual and the 2023-24 target is mainly due to higher expenditure, with all contracts having service and materials cost increases.

Efficiency Indicator

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

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

In 2023-24, the WAPC owned 248 residential and 71 commercial properties on reserved land. On behalf of the WAPC, the Department managed 236 residential and 70 commercial properties in the metropolitan region, while real estate agents managed the remaining properties, located in regional Western Australia.



Explanation for significant variance

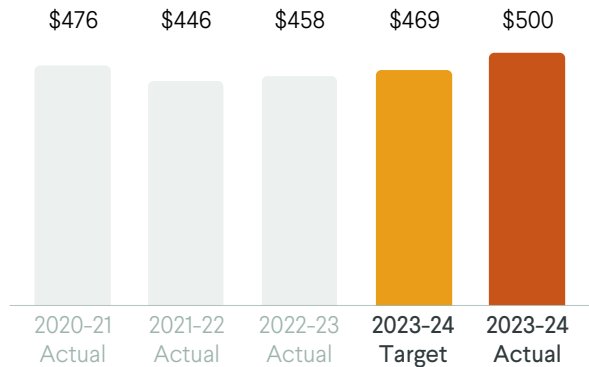
The variance between the 2023-24 actual and the 2022-23 actual is mainly due to higher expenditure caused by a backlog of maintenance work that accumulated in 2022-23 and was completed in 2023-24, an increase in the number of properties managed resulting in increased maintenance/management costs, as well as general price increases for goods and services.

Efficiency Indicator

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

This KPI represents the average cost of managing other reserved land (excluding Whiteman Park, the residential and commercial properties, and land managed by other authorities), which covers an area of approximately 11,659 hectares.

A significant proportion of the WAPC's expenditure on asset management relates to the management of Whiteman Park and residential and commercial properties. The WAPC currently owns approximately 21,942 hectares of reserved land. Other authorities, including the Department of Biodiversity, Conservation and Attractions, manage approximately 6,246 hectares of this on behalf of the WAPC. The DPLH manages the remaining reserved land on behalf of the WAPC.



Explanation for significant variance

The variance between the 2023-24 actual and both the 2023-24 target and 2022-23 actual is due to a combination of a reduction in the hectares of land managed, due to the transfer to end managers, via management orders and increasing costs for goods and services.

In addition, several properties were impacted by fire, requiring unforeseen expenditure on remedial works.