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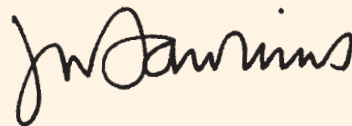
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Statement of Compliance

**To the Hon Alannah MacTiernan MLA
Minister for Planning and Infrastructure**

In accordance with the requirements of the *Financial Administration and Audit Act 1985*, I submit for your information and presentation to Parliament the annual report of the Western Australian Planning Commission for the year ending 30 June 2004.

The annual report has been prepared in accordance with the provisions of the Act.



Jeremy Dawkins
Chairman
29 August 2004

Responsible Minister



**The Hon
Alannah MacTiernan MLA**

The Hon Alannah MacTiernan MLA is Minister for Planning and Infrastructure.

The Minister's statutory planning functions are:

- administration and ongoing review of planning legislation;
- approval of town planning schemes and amendments;
- approval of major amendments to the Metropolitan Region Scheme and Peel Region Scheme;
- approval of Statements of Planning Policy; and
- nomination of members for appointment to the Western Australian Planning Commission.

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Chairman's statement



Jeremy Dawkins
Chairman

The 'WA model' for guiding urban and regional development is distinctive in many ways. With an independent body like the Western Australian Planning Commission to make impartial decisions and to give expert advice to the state government, urban and regional planning has enjoyed a high level of legitimacy and support from both the community and the development industries.

Apart from continuity, the defining elements of the 'WA model' are statutory region schemes as the top level of the planning framework, an independent expert body to administer them, strong support in Cabinet for regional planning, a Ministerial department making policies and plans, support from statutes which are strong but simple and adaptive, and an equitable property tax to provide regional planning resources that are both sufficient and dependable.

All of these elements were foreshadowed in the plan and recommendations of the Stephenson, Gordon and Hepburn report, which had been commissioned by the

McLarty government in 1952 and adopted by the Hawke government in 1955. In his foreword to the published report the Minister for Planning, Hon Gilbert Fraser, remarking on the resolution of private and community interests in a democracy, said, 'No plan for the metropolitan region could be adopted and work efficiently without the support of the public.'

WA's planning system has won that support. It has harnessed the strengths of both a commission and an integrated policy department, working together, accountable to one Minister. The system has been remarkably stable, which in turn has made the Department for Planning and Infrastructure, and through it the commission, a rewarding place to work for highly skilled and dedicated professional and technical staff.

Of course, the system needs constant review and development. Successive governments have tended to build on the reforms and plans of previous governments and to introduce improvements to both plans and processes in accordance with their policy priorities.

This has been a big year for such improvements. Among the diverse achievements of the Western Australian Planning Commission described in this report are transport plans based on a comprehensive freight network strategy; an imaginative strategy and policy framework for the Ningaloo Coast from Carnarvon to Exmouth supported by our first regional interim development order; the development of proposals which benefit from the integration of land use and transport planning in one department; the preparation of a bill to consolidate the planning legislation; and

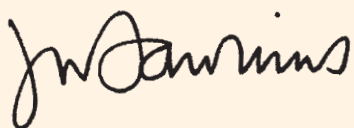
most significantly the production of the Network city strategy framework for Perth and Peel based on innovative and inclusive planning processes. In her foreword to the draft strategy the Minister for Planning and Infrastructure, Hon Alannah MacTiernan, said the new plan outlines a 'change not only in how we develop as a city but also in how we do the planning. The key will be to plan through participative decision-making at a local and regional level.

In responding to the challenges and opportunities of this planning environment, the commission took time during the year to confirm that its primary role is planning and coordination at the regional scale, and to define its priorities along the following lines:

- Review and renew the whole-of-government state planning strategy.
- Improve and increase the commission's active regional involvement.
- Develop whole-of-government strategic mechanisms for implementing Network city, supporting the capital city and positioning the Perth region nationally and internationally.
- Update and integrate the commission's urban and regional policies, based on good evidence and active engagement with stakeholders.
- Reform the statutory planning and assessment processes in preparation for a fully digital environment and e-government.
- Invest in research, monitoring and urban analysis, in partnership with other institutions.

- Actively lead and support debate on urban issues and futures, and improve public knowledge and appreciation of the WA planning system.
- Explore the opportunity for strategic asset conversion and projects, which implement policy and build planning capacities.
- Actively build relationships with agencies, councils, communities, stakeholders and other partners, through agreements, administrative procedures, events and other mechanisms.

My term as Chairman commenced in the middle of the year in review, succeeding Mr Terry Martin whose outstanding contributions to planning over a long period it is a pleasure to acknowledge here. I also express my appreciation for the Minister's understanding, interest in and support for the work of the commission. Finally, I thank the members of the commission and its committees, and staff of the Department for Planning and Infrastructure, for their dedication, commitment and support in our joint endeavour to make better plans, in better ways.



Jeremy Dawkins
Chairman

Overview of the Western Australian Planning Commission 2003/04

The Western Australian Planning Commission (WAPC) is a statutory authority and one of the agencies in the Planning and Infrastructure portfolio created by the state government to integrate land use and transport planning. The community expects professional, equitable and orderly planning of the state's future land use and development in order to retain the Western Australian lifestyle.

The WAPC provides assurance to the community, guaranteeing that environmental, economic and social considerations are explored thoroughly before far-reaching planning decisions are taken.

The WAPC is made up of 10 members appointed by government for their breadth of expertise and works through 36 committees made up of people with particular expertise and local community knowledge.

It ensures that the community is consulted before any plan is submitted to the Minister or Parliament for endorsement.

Draft plans and policies are advertised to provide an opportunity for community discussion.

The WAPC operates with the support of the Department for Planning and Infrastructure (DPI), which provides professional and technical expertise, administrative services, and resources to advise the WAPC and implement its decisions. For the first time since its inception, the WAPC has created and filled the full-time position of WAPC secretary. Mr Ian Patterson was appointed to the position in April 2004.

The WAPC's vision, mission and key responsibilities are:

Vision

To attain balance and harmony between economic growth and the conservation of a world in which all life can be sustained and enhanced within its environment.

Mission

To formulate and coordinate land use strategies for Western Australia to facilitate its growth while continuously enhancing its unique quality of life and environment.

Key functions

The primary responsibility of the WAPC is to advise the Minister for Planning and Infrastructure on coordination and promotion of land use planning and development. It is responsible for the administration, revision and reform of legislation relating to the functions.

The preparation of a planning strategy for Western Australia as a basis for co-ordinating and promoting regional land use planning and land development is a major responsibility. The WAPC provides guidance to state agencies and local governments on these matters.

The WAPC undertakes research and develops planning methods and models relating to land use and development. Land reserved under regional planning schemes comes under WAPC management.

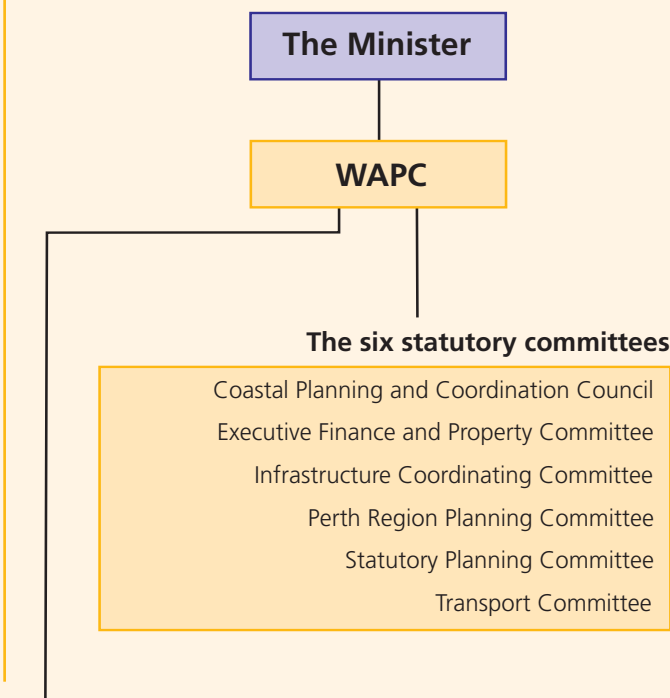
The WAPC responds to the strategic direction of government and is responsible for strategic planning in the regions of the State, particularly where region schemes are in place.

Western Australian Planning Commission's business model

The WAPC's structure has become more diverse since it was established under the *Western Australian Planning Commission Act 1985*. The WAPC relies on the input and cooperation of a large number of community representatives, government officers and experts from stakeholder groups, many of whom volunteer their time and expertise. A complete list is included from page 40.

All committees provide advice to the government and the community; some directly, some through the WAPC. Some committees have delegations to make decisions on behalf of the WAPC, as do senior officers from the DPI, relating to the subdivision of land and the management of assets and finance.

Structure



Regional and special purpose committees

Araluen Botanic Park Board of Management	Land Development Industry Liaison Committee
Bush Forever Advisory Group	Liveable Neighbourhoods Steering Committee
Carnarvon-Ningaloo Coast Regional Strategy Steering Committee	Lower Great Southern Regional Strategy Steering Committee
Central Perth Planning Committee	Parliament House Precinct Committee
City Rail Development Committee	Peel Region Planning Committee
District Planning Committees	School Sites Planning Committee
Environment and Natural Resources Management Committee	South-West Region Planning Committee
Goldfields – Esperance Regional Planning and Infrastructure Coordinating Committee	Utility Providers Services Committee
Greater Bunbury Region Planning Committee	Whiteman Park Board of Management

Responsibilities

The WAPC has statewide 'responsibility for urban, rural and regional land use planning and related matters' under the *Western Australian Planning Commission Act 1985*.

It is responsible for the administration of, and amendments to, the Perth Metropolitan Region Scheme and other region schemes, all subdivision approvals and many development approvals.

The WAPC makes recommendations to the Minister on regional and local planning schemes and strategies and on statement of planning policy, and may give consent to advertise local town planning scheme amendments.

Our contribution to Western Australia

In 2003/04, the WAPC:

- provided planning approvals which resulted in \$3 billion worth of business activity;
- approved building lots to support \$1 billion worth of development;
- initiated 17 changes to the Metropolitan Region Scheme by way of amendments and recommended 89 town planning scheme approvals;

- sponsored the Dialogue with the city and partnered with the DPI to work with the community to progress development towards a strategic plan for Perth; and
- acquired \$120 million worth of land across the Perth and Peel regions to provide for community parkland, regional infrastructure and the transport network.

Report on operations

In November 2003, the Government of Western Australia released its Better planning: Better Services Strategy, a blueprint to improve the quality of life of all Western Australians.

The strategy is the basis for better public sector services throughout Western Australia and outlines the strategic outcomes expected from all agencies to achieve the Government's vision that:

Western Australia will be a creative, sustainable and economically successful state that embraces its multicultural heritage and its rich natural resources. It will provide the best opportunities for current and future generations to live better, longer and healthier lives.

This report on operations has been structured to reflect the five key goals the Government has established to achieve better planning and better services.

- 1 People and communities
- 2 The economy
- 3 The environment
- 4 The regions
- 5 Governance

In accordance with the Government's requirement for outcome-based reporting, achievements related to

WAPC's key outputs of statutory planning, strategic planning and asset management are listed under each key goal.

People and communities

To enhance the quality of life and wellbeing of all people throughout Western Australia.

Sustainable communities and revitalisation

The WAPC facilitates the development of vibrant communities in urban and rural areas. There is increasing demand from the community for integrated development that recognises good design, employment, transport and a quality environment, as keys to successful development. Suburbanisation now is being replaced with the creation of communities.

Statutory planning

Several policies were prepared and updated during the 2003/04 financial year.

Development control policies

The development control manual contains subdivision policies adopted by the WAPC to guide its decision-making on subdivision and development applications.

Development Control Policy 2.2 Residential Design Codes

This policy establishes the WAPC's position regarding residential subdivision. The policy has been developed and refined over many years taking into account the adoption and subsequent amendments to the residential design codes (R-Codes) and the Government's policies on sewerage and underground power. In August 2003, the layout and wording of clause 3.2.3 of the policy was simplified to provide greater guidance on the extent to which the WAPC is prepared to exercise its discretion under performance criterion 3.1.3 of the R-Codes.

Development Control Policy 1.3 Strata Titles

In September 2003, the WAPC clarified the relationship of its policy on strata titles with its policies on subdivision.

The policy deals with those classes of strata title proposals which require the approval of the WAPC and sets out the criteria to be used in the determination of applications for that approval. It does not apply to all strata title proposals, many of which are now exempt from the need for WAPC approval.

Development Control Policy 1.9 Amendments to the Metropolitan Region Scheme

The Metropolitan Region Town Planning Scheme Act 1959 provides two procedures by which the Metropolitan Region Scheme may be amended.

The first of these follows the procedures observed when preparing the scheme itself involving, among other things, approval by the Governor and tabling in both Houses of Parliament where motions to disallow the amendment may be passed. This is referred to as a substantial alteration or major amendment to the scheme.

The other procedure involves matters which, in the opinion of the WAPC, do not involve a substantial alteration to the scheme and are referred to as non-substantial or minor amendments.

With a substantial number of amendments and potentially a wide range of circumstances to be addressed by amendments, it was difficult to provide a clear division between the major and minor amendments procedure.

A WAPC policy statement in November 2003 set out the range of considerations, which the WAPC would take into account when forming an opinion about the nature of an amendment to the scheme.

Liveable Neighbourhoods

The WAPC's innovative Liveable Neighbourhoods policy provides an alternative approach to planning and design. It allows a more thorough analysis of the sites and their context to inform subdivision design and explain the basis of the design. It encourages greater use of structure plans as a planning framework and works towards providing compact, walkable and more sustainable urban communities across the state.

A consultancy to review the award-winning policy and the conventional development control policies commenced in December 2003. The objective of the review is to develop an updated and integrated planning assessment policy for the preparation and assessment of structure plans and subdivision to support walkable communities. The review has included stakeholder workshops to examine implementation and other issues.

The draft Liveable Neighbourhoods policy is scheduled for release for public comment in late 2004. The review is being overseen by a steering committee.

Perth Metropolitan Region Scheme

Land use and development in Perth are controlled by the Metropolitan Region Scheme, which has a strategic function as well as a regulatory function in development control.

The WAPC is responsible for keeping the scheme under review and amending the scheme to reflect the land

planning needs of the region. More notable amendments finalised this year were Clarkson-Butler and the Fremantle Eastern Bypass.

Clarkson-Butler formalises long-term planning in the North-West corridor by facilitating the implementation of important structure plan elements in parts of the Clarkson-Butler district and surrounding localities. The amendment incorporates environmental conditions and took six years to complete. Of that time, all but 12 months were in the environmental assessment process under section 48A of the *Environmental Protection Act 1986*.

The Fremantle Eastern Bypass amendment, which removed a primary regional road reservation through Fremantle and Hamilton Hill and transferred the land to the surrounding urban zone, indicates a shift in approach to transport and land use planning issues.

This year, 11 amendments to the scheme were finalised and the WAPC initiated a further 11 amendments. There currently are about 29 amendments in various stages of processing.

Metropolitan Region Scheme amendments finalised this year were:

992/33	Clarkson-Butler
1020/33	Egerton Estate, Ellenbrook
1043/33	Helena River parks and recreation link, Hazelmere
1044/33	Addition to urban zoning, Helena Valley Road, Helena Valley

1048/33	Addition to urban zoning, West Parade, South Guildford
1049/33	Disability Services Commission property, Market Street, Guildford
1053/33A	Eastern districts omnibus (No 6)
1055/33	Fremantle Eastern Bypass
1059/33A	Tonkin Highway / Forrest Road realignment
1063/33A	North Quay railway loop
1073/33A	Central Perth omnibus (No 1).

Metropolitan Region Scheme amendments initiated this year were:

1079/33A	South-East districts omnibus (No 6)
1080/33	Pioneer Park, Gosnells town centre
1081/33	Lots 1608 and 1609 Lakey Street, Southern River
1082/33	Bush Forever and related lands
1085/33A	Lots 106 and 107 Wright Road, Forrestdale
1086/33A	Curtin Avenue extension rationalisation
1088/33A	North-West districts omnibus (No 6)
1089/33	East Landsdale precinct 64
1090/33	Lake Karrinyup Country Club
1092/33	Forrestdale corner Nicholson and Armadale roads
1095/33A	Lot 7 Marshall Road, Ballajura

Significant interest is expected in the forthcoming release for public comment of the Bush Forever and related lands amendment. Bush Forever is a whole-of-government policy that acknowledges the need to protect and manage regionally significant vegetation on the Swan coastal plain, while achieving a sustainable balance between conservation and development. It represents the implementation of a major strategic conservation initiative in the Perth metropolitan area. During the year, the WAPC acquired 289.2 ha of land involving the expenditure of \$7.86 million for Bush Forever.

Planning Bulletins (PB)

Planning bulletins canvass proposed policy changes or highlight information about WAPC and DPI practices on a variety of planning matters. The following planning bulletins were initiated or updated in 2003/04.

Planning Bulletin No 60 New System for Classifying WAPC Policies and Plans

Over the years, the WAPC has generated many policies and strategies to guide decisions where discretion is exercised. The range of policies, strategies and plans has created a complex and confusing framework resulting in a need to establish a more coherent system. A new classification system was introduced to guide the preparation and content of WAPC policies and plans and published in September 2003. This replaced PB 54 of July 2002.

Planning Bulletin No 61 Urban Stormwater Management

The management of stormwater can be expensive in land and infrastructure. It is necessary to consider the most cost-effective solutions, which have the maximum social, economic and environmental benefits.

The Water and Rivers Commission has published a stormwater management manual, which sets out a range of best management practices. These practices will be considered when the WAPC formulates policy regarding to urban stormwater management for new residential subdivisions.

Planning Bulletin No 62 Planning Appeals Amendment

The *Planning Appeals Amendment Act 2002* abolished the right to appeal to the Minister for Planning and Infrastructure and restructured the Town Planning Appeal Tribunal as a more flexible and efficient appeals body to deal with the appeals workload.

The tribunal comprises a president, deputy president and senior and ordinary members. Members have knowledge and experience in the fields of urban and regional planning, architecture and urban design, engineering, surveying, environmental science, planning law, public administration and commerce and industry.

Two distinct classes of appeal have been provided. Class 1 appeals are for general

development of less than \$250 000, for single house development of less than \$500 000 and for a subdivision of not more than three lots. Class 2 appeals refer to those falling outside the criteria of Class 1 appeals and arising from refusal of a development under section 8B of the *Town Planning and Development Act 1928* where the responsible authority is of the view that a development under an assessed scheme may have a significant effect on the environment.

The new legislation requires the tribunal to have regard to relevant planning considerations, including statements of planning policy.

Planning Bulletin No 63 Policy for Residential Subdivision and Market Gardens in East Wanneroo

Much of the East Wanneroo area is zoned for urban development in the Metropolitan Region Scheme and is a major source of housing land, particularly for first homebuyers.

East Wanneroo also is traditionally an area for market gardens and other horticultural uses.

Following advice from the Environmental Protection Authority, the WAPC has required an agricultural practices assessment and implementation plan for subdivisions which have been located within 500 m of a market garden or other agricultural activity.

In October 2003, the WAPC advised of the intent to set policy to minimise the potential for conflict between market gardens and residential land

uses in considering applications for subdivision. The policy applies to fruit and vegetable growing, cut flower production, turf farms, mushroom farms, plant nurseries and other horticultural uses.

Planning Bulletin No 64 Acid Sulfate Soils

The profile of acid sulfate soils is likely to increase over time in Western Australia as the population becomes increasingly reliant on groundwater reserves for the purpose of domestic consumption and the need to protect this water source from contamination.

In November of 2003, the WAPC advised that it was developing a comprehensive policy response to the issue. A statewide map will be produced identifying areas susceptible to acid sulfate soils while information and advice was provided on relevant considerations to be taken into account in planning decisions. The guidelines set out in the planning bulletin were introduced from 14 January 2004.

Planning Bulletin No 65 Caretakers' Dwellings in Industrial Areas

The traditional caretaker's dwelling, which provides limited residential accommodation as an incidental use to a predominant industrial activity, has been accepted in the past and has created few problems.

More recently, the high price of land and shortage of residential accommodation in some regional areas of the state have encouraged business operators to live and work from the same premises. This has seen a shift from the limited accommodation concept to the provision of a more substantial accommodation for a business owner and family.

The cumulative impact of such a shift can lead to the establishment of a significant residential community in an industrial area, which has a number of social and environmental implications. While there has been no uniform or standard approach to this issue in dealing with town planning schemes and amendments, the bulletin seeks to highlight the issues.

Planning Bulletin No 66 Use of Special Control Areas in Town Planning Schemes

If the use or development of land needs to be restricted or controlled then the zoning and reservation of land usually can provide the appropriate mechanism. Special control areas are appropriate to deal with issues that overlap zones and reserves where the requirements of the special control area apply in addition to the requirements of the zone or reserve. The bulletin provides guidance as to when the use of this mechanism is appropriate.

Planning Bulletin No 67 Guidelines for Wind Farm Development

The climatic conditions in Western Australia and incentives through state and Australian energy policy are likely to make wind turbines an attractive source of renewable energy for a variety of purposes, from the isolated rural station to regional towns and cities.

WAPC has an important role in the development of renewable energy by facilitating the appropriate siting, establishment and operation of wind farms in a way that balances the benefits with any demonstrated environmental, landscape and amenity impacts. WAPC guidelines issued in May 2004 identify the planning issues relevant to wind farm developments. This replaced PB 59 of May 2004

R-Codes

The new R-Codes were prepared following a comprehensive review of the 1991 Residential Planning Codes of Western Australia. They provide the basis for the control, through local government, of residential development throughout Western Australia.

Also, they minimise the need for local governments to introduce separate planning policies and also play an important role in guiding the WAPC in determining subdivision applications. The need for ongoing review of the R-Codes was recognised at their inception. The review commenced in February 2004 and an amended version of the R-codes should be in operation in 2005.

Statements of Planning Policy (SPP)

Statement of Planning Policy (draft) 2.2 Gngangara Mound Crown Land Policy

The main purpose of this policy is to prevent, control or manage development and land use changes that are likely to cause detrimental effects to the groundwater resource. The policy will assist local government, land development proponents and the public to ensure that land use change and development over the Gngangara mound is compatible with the long-term use of the groundwater for public consumption.

Statement of Planning Policy 5.1 Land Use Planning in the Vicinity of Perth Airport

SPP 5.1 identifies a sustainable pattern of development compatible with the long-term future of Perth airport. There are a number of existing built-up areas in the vicinity of Perth airport which already are affected by some levels of aircraft noise. The extent of affected areas is likely to expand in the future as a consequence of the growth in air traffic and the development of new runway facilities. The challenge in planning for these areas is to manage the impact of aircraft noise, taking into account the interests of existing communities and the needs of a growing metropolitan region.

Statement of Planning Policy 5.2 Telecommunication Infrastructure

The importance of telecommunications services in Western Australia is recognised in the WAPC's State Planning Strategy, which advocates the provision of an effective statewide telecommunications network in a manner consistent with the state's economic, environmental and social planning objectives.

The expansion and installation of telecommunications networks usually involves the physical development of land or alteration to the appearance of buildings or structures, which may have impacts on the character and amenity of local environments. It is important therefore that planning policies ensure that facilities are designed and installed in a manner that protects the visual character and amenity of local areas. It also is desirable to provide for the effective and efficient development of networks, and avoid lengthy and litigious approval procedures.

Strategic planning

Dialogue with the city

Dialogue with the city saw a community survey distributed to 8000 residents of the Perth metropolitan area to find out what people think about their city and how it should grow.

A forum of 1100 participants was held in September 2003 to plan for the future of the city. This was the largest such forum held in the southern hemisphere. Since then, there has been a process of continual engagement involving more than 100 people from the community, industry and state and local governments to create guidelines, policies and a strategic plan to guide the city's development.

Dialogue with the city Communities Program

The communities program was launched in May 2004 and is administered by the WAPC. The program offers \$1.5 million over two years to local governments on a dollar-matching basis. It is focused on involving the community in the development of strategies, plans and projects that meet the objectives of Dialogue with the city.

Kewdale-Hazelmere

Region Integrated Masterplan

The draft Kewdale-Hazelmere Region Integrated Masterplan is a strategic planning document that will facilitate planning for land use and transport infrastructure in the region based on expected growth over the next 30 years.

The draft masterplan was prepared by DPI, on behalf of the WAPC, in consultation with relevant state and local government agencies and freight industry stakeholders. Endorsed or advertising by the WAPC the masterplan is a high-level strategic planning document for an area recognised as a major road and rail freight logistics precinct in the Freight Network Review of 2002.

The preparation of the masterplan primarily has been based on the use and review of existing strategic and statutory planning documents, at state and local government levels. It has been developed in direct consultation with, and the participation of, relevant state and local government agencies and freight industry representatives at a series of planning workshops.

North-West Corridor Structure Plan Review

In August 2003, the WAPC endorsed the establishment of a corridor development steering committee to review planning for the north-west corridor north of Romeo Road.

A key issues consultation workshop was held in January 2004 at the City of Wanneroo.

Among the outcomes from the workshop was the establishment of the Alkimos Wastewater Treatment Works Coordinating Committee. This committee was formed to enable stakeholders to finalise key planning issues in the Alkimos area.

In parallel with the review of the structure plan, the landowners, with support from DPI officers and the City of Wanneroo, have progressed the planning of their landholdings at:

Butler-Brighton

Alkimos-Eglinton

Yanchep-Two Rocks (also known as St Andrews)

North-East Corridor Extension Strategy

The North-East Corridor Extension Strategy will guide future development of land north of Ellenbrook for the next 20 to 30 years. The local community was consulted widely in the preparation of the strategy, particularly in relation to environmental concerns about the location of a future employment node.

The strategy will help resolve planning and environmental issues, particularly nutrient discharges into the Swan and Canning river catchments, and provides for future urban development to the north of Bullsbrook, at Upper Swan and at a new site in the southern portion of the Shire of Chittering.

Perth to Mandurah railway

Central Railway Precinct Guidelines

The State Government charged the WAPC with the land acquisition for the William Street station site. Funding of \$37.5 million was allocated to acquire land and compensate businesses in the area. This was completed successfully under Improvement Plan 32. The WAPC also prepared planning guidelines for future development in the area.

The guidelines promote imaginative concepts for the comprehensive development of the central railway precinct. They seek to ensure integration of any new development with the major utilities and railway infrastructure while retaining and integrating the existing bus services. An important issue is pedestrian connectivity across and within the precinct, particularly on the William Street alignment.

William Street Station Precinct Guidelines

The William Street Station Precinct Guidelines ensure that the precinct will offer a wide range of general and specialised retail uses as well as a mix of other uses such as entertainment, commercial, medical, service industry, residential, and minor offices.

At street and pedestrian level, there mainly will be taverns, restaurants and shops. These will have attractive shopfronts and provide activity,

interest and direct customer service while maintaining the scale and heritage amenity of the William Street streetscape.

Residential Lot Activity

During the December quarter of 2003, a total of 11 290 lots were lodged for subdivision approval in the state. Of these, 55 per cent of were within the metropolitan inner-middle, north-west and south-west sectors. The suburbs with the largest number of final approvals were Butler (368 lots) Canning Vale (334) in the metropolitan region, and Millbridge (77) and Australind (61) in the country.

Sustainability Committee

The Government's State Sustainability Strategy, released in September 2003, identified the WAPC as an important implementation agency for planning-related actions identified in the strategy.

In response, the WAPC established a Sustainability Committee to provide advice on integrating sustainability into the planning system, to develop consistent methodologies for sustainability assessment and to establish partnerships for considering and trialling these approaches. The committee works in partnership with industry and community interests to promote consistency across the planning-development-building sectors.

The economy

To develop a strong economy that delivers more jobs, more opportunities and greater wealth to Western Australians by creating the conditions required for investment and growth.

Promoting the economy and employment

The WAPC contributes to creating the conditions for a healthy economy and greater employment opportunities. The creation of local and regional employment as part of the ongoing development cycle is a key factor in ensuring successful management of the state's growth.

Infrastructure and development coordination

The WAPC coordinates activities with state and local governments and developers to ensure the timely provision of infrastructure and services. Quality development depends on the timely and efficient provision of infrastructure. There is increasing demand for new communities to have a high level of servicing at the beginning of the development cycle.

The coordination of activities of state and local governments, developers and servicing authorities is increasingly important to ensure cost-effective and adequate future land supply for the state.

Integration of transport and land use

The WAPC ensures that land use and transport planning is integrated to improve efficiencies in all transport modes, including rail, road, air, sea and alternative transport methods. The growth of Perth and the state's population is placing increased pressure on our transport systems. There is realisation that creation of more road space will not necessarily solve problems of road capacity and that there is a need to promote travel demand management.

This is based on better integration of transport and land use to reduce travel distance between home and employment and promote alternatives to the private car. There is a significant commitment to planning for improved public transport. Planning for urban revitalisation of land around railway stations and other major destination nodes, ie hospitals and universities, to further improve land use and transport integration.

Statutory planning

Statement of Planning Policy 5.1 Land Use Planning in the Vicinity of Perth Airport

Perth airport is fundamental to the continued development of the Perth Metropolitan Region and the state as a whole. Investment in airport infrastructure and the economic opportunities associated with the operation of the airport now are recognised as significant elements in the prosperity of a city such as Perth.

While aircraft noise is a significant environmental factor to be considered in relation to land use planning in the vicinity of the airport, there are other issues which need to be addressed. A more sustainable pattern of development requires a greater level of consolidation, which means that it is not feasible to exclude all noise sensitive development from the environs of Perth airport.

The WAPC's, Statement of Planning Policy 5.1 Land Use Planning in the Vicinity of Perth Airport was issued in February 2004.

Statement of Planning Policy 4.1 Draft State Industrial Buffer Policy

The purpose of the Statement of Planning Policy 4.1 Draft State Industrial Buffer Policy is to provide a consistent statewide approach for the protection and long-term security of industrial zones, transport terminals, including ports, other utilities and special uses. It provides for the safety and amenity of surrounding land uses while having regard to the rights of landowners who may be affected by residual emissions and risk.

Strategic planning

Freight Network Strategy

The Freight Network Strategy is a priority for the Department for Planning and Infrastructure's portfolio. It is based on the findings of the freight network review. The review brought together the community, industry and government with the intention of devising better ways of moving freight in the metropolitan area.

The strategy addresses the significant imbalance in freight haulage between road and rail, and real concerns about further development of the strategic road freight network to the port of Fremantle. It is structured around 14 priorities that are encapsulated in a six-step plan. Progress on achieving priority actions of the strategy is overseen by an implementation committee, resourced principally within the Department for Planning and Infrastructure portfolio, but also including industry and community representatives. Most of the strategy's planning projects are funded by the WAPC.

Fremantle Ports Outer Harbour Project

Fremantle Ports and DPI are planning the development of additional container port facilities in the outer harbour. This project continues the long history of ensuring that facilities are developed in a timely way to meet future trade needs. The WAPC currently is preparing guidelines against which the project options will be assessed and the preferred option identified.

There is an ongoing program for the involvement of local government, industry and community during the strategic and statutory approval phases of the project.

Metropolitan Land Release Plan

A major priority of the WAPC is to ensure Perth has an ample supply of land to meet the needs of the growing population with a choice of housing types, location and affordability. The Metropolitan Development Program is the WAPC's premier mechanism for co-ordinating land development with physical and community infrastructure in Perth and Peel. Working closely with the development industry, the WAPC prepared the Metropolitan Development Program - Urban Land Release Plan 2003, which identified more than 69 300 residential lots that could be developed in the five years from 2003/04 to 2007/08. It also identified two years' supply of land that already had preliminary subdivision approval from the WAPC. This is sufficient to meet the expected demand at the time, and allayed concerns about the availability of land for residential development.

A new initiative in the latest plan was to use a sustainability framework to gauge the development issues relating to each of the 576 development areas. This will be enhanced in future years in consultation with other agencies and integrated with the subdivision approval process.

Asset management

Land purchases for roads, railways and transit stations

Under the Metropolitan Region Scheme, the WAPC has an active program of land acquisitions and disposals. The WAPC has a statutory responsibility for land that is reserved in the scheme for public purposes such as primary regional roads, railways, and parks and recreation.

The WAPC acquires land primarily as a result of approaches by landowners to sell all or part of their property and in response to claims for compensation where development is refused due to the reservation. In limited circumstances, land is acquired compulsorily where there is an immediate requirement for a public work such as the south-west metropolitan railway project.

During the year, the WAPC purchased properties for the following purposes:

Primary regional roads

Primary regional roads, otherwise known as red roads, are the responsibility of Main Roads WA for future construction and management. Main Roads WA acquires the land from the WAPC when required for the particular construction project. The WAPC therefore provides a long-term strategic infrastructure acquisition program

that does not disadvantage affected landowners who know the WAPC is a guaranteed purchaser able to respond to their requirements.

The WAPC purchased 21 properties at a total cost of \$12.22 million for the following roads; Perth-Adelaide, Tonkin, Roe, Great Eastern and Canning highways, Mitchell and Kwinana freeways, Shepperton and Stock roads and Curtin Avenue. In addition land was purchased along Rowley Road, Banjup to service the proposed port at Cockburn Sound and the Hope Valley-Wattleup redevelopment project.

Other regional roads

Other regional roads, known as blue roads, are the responsibility of local governments. Land for these roads is acquired by the WAPC ahead of their requirement by the constructing authority and is provided free of cost to the local government in the form of a dedicated road at the time of construction. The WAPC purchased 11 properties at a total cost of \$2.99 million for roads across the metropolitan area such as Lloyd Street, Midland; Charles Street, North Perth; Main Street, Osborne Park; and Roberts Road, Lathlain.

Railways/transit stations

The WAPC compulsorily acquired 10 whole or part properties in the metropolitan area (with the exception of the city station project) and purchased two other properties for the south-

west metropolitan railway project. Compensation payments of \$2.17 million, as partial discharge of claims for the land acquired compulsorily, were made and a further \$4.23 million was paid as full purchase for negotiated properties. The WAPC continues to purchase land for future transit stations not part of the current project works.

City station project

The WAPC compulsorily acquired 12 properties on 5 September 2003 for Improvement Plan 32 with the aim of revitalising the part of the city bounded by the Murray Street Mall, William Street, Wellington Street and the general post office in Forrest Place. It expended \$39.11 million as full or partial settlement of compensation claims from landowners and tenants during the year. The new William Street station is to be built under the site and completed in late 2006. Once the rail contractor hands back the site in 2006, it will be available for redevelopment.

The environment

To ensure that Western Australia has an environment in which resources are managed, developed and used sustainably, biological diversity is preserved and habitats protected.

Sustainable environment and natural resources

The WAPC has a key role in the protection of the state's environmental and natural resource assets. The acquisition of land to protect bushland, coastal areas, wetlands and other environmental areas is a significant activity. The protection of the state's key natural resource assets, such as agricultural land, mineral resources and floodplain areas, is being achieved through the application of planning policies and other initiatives.

Statutory planning

All town planning schemes and amendments are assessed for environmental impact under the *Environmental Protection Act 1986*. For local government town planning schemes, the respective local government must ensure compliance. The WAPC is the proponent for region schemes and amendments. The level of environmental assessment is reported individually for each amendment when the WAPC advertises and calls for submissions.

Strategic Planning

Bush Forever

Bush Forever is a 10-year strategic plan to protect 51 200 ha of regionally significant bushland in the Perth Metropolitan Region. The WAPC will initiate an amendment to the Metropolitan Region Scheme to ensure that significant bushland identified in Bush Forever will be protected. The planning policy that establishes Bush forever protection areas will become a statutory policy in which regionally significant bushland will be protected and managed. The policy also takes into consideration areas of native vegetation and supports the preparation of local bushland protection strategies by all local governments.

Approaches in Bush Forever also include negotiated planning solutions for urban and rural zoned lands. These may be supported by other mechanisms that provide advice, assistance and financial incentives for bushland protection and management, such as conservation covenants.

Coastal Planning and Coordination Council

The coast is one of the Western Australia's most valuable natural assets and priorities need to be set to maintain this asset both now and in the long term.

A Coastal Planning and Coordination Council has been established as a committee of the WAPC to provide the Government, through the WAPC and relevant agencies, with high-level strategic and integrated advice on the

sustainable planning and management of the coast. In turn, this will contribute to and guide an improved framework for coastal planning and management along the WA's 27 000 km coastline.

The council is developing a metropolitan coastal strategy to deal with the growing pressures to the coastline by potential development, as witnessed recently in Cottesloe and Scarborough.

Coastal planning program

The WAPC's Coastal planning program is the only one of its kind in Australia. The program was joint winner in the category of environmental planning and conservation in the annual Planning Institute of Australia awards, and it was a finalist in the sustainable environment category in the 2003 Premier's Award for Excellence.

The initiative establishes partnerships with local governments along WA's coastline. The WAPC provides expertise to resource-stretched councils and takes responsibility for work that crosses local government boundaries, bringing a statewide view to coastal issues.

Grants are offered to enable country and remote local governments to undertake important longer-term planning projects where a planner is not on staff.

State Coastal Planning Policy

The metropolitan coastal planning strategy will seek to ensure that future land use along Perth's metropolitan coastline is sustainable and integrated. It will develop a broad vision for the metropolitan coast, identifying long-term opportunities and a range of actions required to realise them. The strategy will consider coastal processes and vulnerability, coastal and marine environments, users and resources, community aspirations, coastal access and use, and provision of infrastructure.

Coastwest

Coastwest is a State Government initiative aimed at providing opportunities for Western Australians to learn about, conserve and protect the coast. With an annual allocation of about \$500 000, Coastwest grants are provided for on-ground works delivered through partnerships developed between local coastal managers and community groups, educational institutes, non-government organisations and other non-profit organisations.

Proponents can apply for up to \$40 000 for a project that must be completed within 18 months. Coastwest-funded projects include coastal rehabilitation works, access management, coastal and marine education programs and the monitoring of various coastal management issues.

Middle Helena Catchment Area Land Use and Water Management Strategy

A strategy to protect the quality of public drinking water sourced from the Middle Helena catchment has been prepared. The strategy was released for public comment in August 2003. The strategy provides a framework for sustainable and integrated land use and water management in the Middle Helena catchment.

A brief review of water resources, natural resources, land tenure, land zoning and land use in the Middle Helena catchment is included in the strategy, which divides the catchment into areas that form the basis for zoning and reservation of land, as well as future land use and water management decision-making.

Asset management

Acquisition of Bush Forever, river foreshores and beaches, regional parks, national parks, regional open spaces, lakes and swamps (wetlands) and groundwater areas

In the 2003/04 financial year, 630 ha of land progressively were acquired under the Bush Forever program, at a cost of just more than \$25 million. The program seeks to avoid, minimise or mitigate any adverse impacts on regionally significant land.

During the year, the WAPC acquired 289.2 ha of land for Bush Forever sites that were not previously reserved under the scheme. The WAPC set aside \$100 million for the purchase of this additional land. Of that 143.44 ha

of the land acquired was ceded free of cost by developers, including the Department of Housing and Works, for this important conservation initiative.

Land acquired for Bush Forever sites at a cost of \$7.86 million

No 2	North-east Ellen Brook bushland, Bullsbrook
No 75	Churcher Swamp, Baldivis
No 97	Kirby Road bushland, Bullsbrook
No 267	Mandogulup Road bushland, Hope Valley
No 270	Sandy Lake and adjacent bushland, Anketell
No 272	Sicklemore Road bushland, Parmelia/Casuarina
No 322	Burns Beach bushland

Groundwater areas

The Select Committee on Metropolitan Development and Groundwater Supplies (1994) recommended that priority 1 source protection areas be purchased and brought under public ownership to protect the groundwater resource for public drinking purposes. During the year, the WAPC continued the purchase of land on the Gnangara mound. Three properties were purchased comprising 6.57 ha at a cost of \$1.25 million.

Foreshores and beaches

The WAPC continued its program of land purchases along the city's river systems, supporting initiatives to develop public access for recreation, including dual-use paths and the removal of inappropriate land uses that have the potential to pollute the waterways and contribute to algal blooms.

The WAPC purchased eight properties comprising 6.82 ha of land along the Swan, Canning and Helena rivers at a cost of \$4.36 million. This brings the WAPC's spending on the purchase of river foreshores in the past three financial years to \$21.31 million. More than 80 per cent of the river foreshores reserved in the Metropolitan Region Scheme is now in public ownership.

The WAPC purchased a 0.739 ha lot at Trigg beach at a cost of \$1.85 million to secure the foreshore reserve. One more property remains to be purchased to complete the reservation.

Lakes and swamps (wetlands)

The WAPC continued its acquisition of wetlands reserved in the Metropolitan Region Scheme. Land was acquired for Champion Lakes, Tamworth Swamp, Long Swamp and the Brixton Street wetlands. The WAPC spent \$2.34 million, acquiring 44.11 ha of wetlands.

Area assistance grants scheme

The WAPC continued to support the planning and development of significant regional open space in the metropolitan region through the provision of funding to local government.

The grants scheme presents an incentive to local government to develop open space to enhance community recreation and protect the area's conservation values. Local Governments are required to lease WAPC land with the intention of it being converted to a Crown reserve at the completion of the project.

National parks

The WAPC acquired 841.27 ha of land for addition to national parks in the metropolitan region; equivalent to more than twice the size of Kings Park. The last parcel of land required to complete the Avon Valley National Park, comprising 530.40 ha, was acquired compulsorily securing a significant frontage to the Avon River.

A total of \$4.32 million was paid for two properties comprising 150 ha to consolidate Neerabup National Park. The WAPC purchased two properties with a combined area of 161.37 ha for \$0.97 million for addition to the Walyunga National Park.

Regional parks

There are eight regional parks in the Perth Metropolitan Region. The WAPC is responsible for planning the parks and acquiring any private properties. Once the park is consolidated, management is transferred to the Conservation Commission and in some cases, local governments. During the year, the WAPC acquired land in five of the regional parks:

Yellagonga Regional Park	8.64 ha (\$1.19 million)
Beeliar Regional Park	14.18 ha (\$0.85 million)
Canning River Regional Park	5.32 ha was transferred to the WAPC by the City of Canning in exchange for other land identified for local open space within the local government area
Jandakot Botanic (Regional) Park	13.12 ha (\$0.4 million)
Darling Range Regional Park	250.86 ha (\$5.15 million)

Regional open space

During the year, the WAPC completed the acquisition of private lands for the future Armadale golf course which will enable the current golf course adjacent to Forrestdale Lake to be closed and the land restored for conservation. Forrestdale Lake is an internationally significant area being protected under the RAMSAR convention. The WAPC also purchased the last parcel of land to complete Tom Bateman Reserve in Thornlie following completion of the Roe Highway/Nicholson Road intersection.

The WAPC purchased land for the Baldvis Tramway, which is a greenway linking Stakehill in the south with The Spectacles and ultimately Thomsons Lake to create a continuous 25 km metropolitan greenway. In total, \$0.82 million was spent on these regional open spaces which are outside the regional park network.

The following schemes are ongoing:

Ashfield Flats, Bassendean – Town of Bassendean

The WAPC contributed \$5000 towards the preparation of the management plan being commissioned by the council. The plan will identify a broad range of management proposals for the area. The WAPC will consider the allocation of further funds to the project when the plan has been completed and endorsed by the relevant authorities.

Baigup Wetlands, Bayswater – City of Bayswater

This major project on the Swan River at Bayswater is due for completion in 2006. By that time, the WAPC will have contributed \$800 000.

Ellis Brook, Martin – City of Gosnells

This program consisted of the rehabilitation of vegetation and the construction of community facilities through an agreed funding program of \$108 000 over two years.

Garvey Park, Ascot – City of Belmont

An established program to provide community facilities and the rehabilitation of remnant vegetation on 22 ha of WAPC land on the Swan River in Ascot. Total funding of

\$500 000 will be provided during the life of the project.

Lightening Swamp, Noranda – City of Bayswater

The WAPC provided a final payment of \$25 000 of a \$75 000 program for the ongoing protection and management of 75 ha of regionally significant bushland.

Other land management initiatives

Abernethy Road, Oakford – Shire of Serpentine-Jarrahdale

The WAPC previously has acquired two lots in this area as part of Bush Forever site 65. Works have been completed to clean up the property as part of the WAPC's commitment to protecting the site.

Ascot (Kuljak) Island

During the year, extensive ground profiling and rehabilitation works have been undertaken. Walking trails have been extended and upgraded and the playing field has had a cricket pitch installed for social use and is being levelled and regrassed. Extensive additional rehabilitation areas have been prepared and planted on the river side downstream section of the island.

The previous year's rehabilitation plantings are progressing well above projections and expectations, with minimal losses and solid growth. The successive work for the dole schemes established for the rehabilitation of the island have been a great success, with significant results being achieved.

During the forthcoming year it is hoped to complete the environmental works, then focus on the provision of amenities for the park. The island continues to evolve into an expansive parkland environment, with its previous role as a landfill site being relegated to past history. Its recreation and environmental values are being realised, achieving the objective of this project.

Araluen Park

Araluen Park has continued to prove its popularity. Despite some inclement weather during the 2003 Yates Springtime at Araluen, the park has had another successful year. A strategic plan for the park, due for release in September 2004, will make recommendations for planning, acquisition, development and management for the forthcoming two years (2004-06) after which a longer-term management plan will be prepared.

The long-term lessee of Chalet Healy vacated in late January 2004. This has provided the opportunity for a minor renovation to the heritage building before reopening. Previous major works had not been undertaken since 1994. Chalet Healy is now operating as a cafe under new management.

During the year, the WAPC approved the calling of tenders for major tree surgery works required under its risk management provisions. This will address the potential safety issues for visitors under the canopies of trees in the park.

Brixton Street wetlands, Kenwick – City of Gosnells

Management of the Brixton Street wetlands was transferred to the Department of Conservation and Land Management under an agreement between the WAPC and the Executive Director of CALM. The terms and conditions of the agreement are made pursuant to s16 of the *Conservation and Land Management Act 1984*.

Community support

The WAPC continued its commitment of providing assistance and resources to a variety of community, based organisations to undertake rehabilitation and revegetation programs on WAPC land. These groups include those providing programs for work for the dole participants.

The ongoing refurbishment of a house and grounds in Horley Road, Beckenham, is a major project to ensure the protection of a place with significant local heritage value. The house is leased to the South-East Region Centre for Urban Landcare (SERCUL). The WAPC is committed to the continued refurbishment of the house and adjoining open space in partnership with SERCUL to provide a focal point for community involvement in the protection of the area's built and natural heritage.

Fencing

The WAPC continued its program of fencing to secure properties acquired for parks, recreation and Bush Forever. A total of 15.5 km of fencing was installed during the year.

Hocking Road, Kingsley – City of Joondalup

The former dwelling and associated outbuildings were removed from the property to allow the management of the land to be transferred to the Conservation Commission as part of Yellagonga Regional Park.

Kell Place, Lesmurdie – Shire of Kalamunda

The former dwelling and garden areas were cleared to allow the management of the property to be transferred to the Conservation Commission as part of the Darling Range Regional Park.

Lake Pinjar – City of Wanneroo

A \$69 000 contract was let to remove the entire infrastructure associated with a former intensive piggery enterprise on a property, acquired by the WAPC for protection of the Gngangara mound.

The regions

To ensure that regional Western Australia is strong and vibrant.

Regional development

The Western Australian Planning Commission encourages and promotes development in the regions by working with the community and government to stimulate investment through the development of land and the provision of utility and social services.

Western Australia's diverse regions require initiatives tailored to suit their individual needs, so the WAPC works closely with government agencies and communities to plan for their future. Quality information is the fundamental component of good planning decisions. The creation of systems and processes enable quality information to be obtained to support planning decisions. The engagement of the community through new and innovative techniques also is fundamental to ensuring good-quality planning outcomes.

Statutory planning

Greater Bunbury region scheme

The proposed Greater Bunbury region scheme covers the City of Bunbury and the shires of Harvey, Dardanup and Capel. During the year, the WAPC responded to environmental appeals lodged against the recommendations of the Environmental Protection Authority. The Minister for the Environment is yet to determine the appeals. Liaison with the Department of Conservation and Land Management occurred to establish a regional park structure. In the meantime, a community-based interim community consultative committee has overseen preparation of a draft establishment plan for an Ocean–Preston River regional park that would create an important conservation and recreation park on the southern outskirts of Bunbury.

Peel Region Scheme

The Peel Region Scheme aims to promote the sustainable development of land taking into account relevant environmental, social and economic factors. The scheme provides a plan for regional transportation, community services and infrastructure in a way that is efficient, equitable and timely.

The scheme ensures the protection of surface water catchments and groundwater areas while assuring the protection of regional open space. Coastal foreshores, the foreshores of the Serpentine, Murray and Harvey rivers with the Peel Inlet and Harvey Estuary are recognised as future parks and recreation areas.

Strategic planning

A review of planning for Broome

A rapidly expanding tourism industry and residential population in Broome have put pressure on land availability and values, resulting in a shortage of land development options. A report on the Broome planning context addresses economic and demographic trends and offers information for planning and budgeting purposes to the public and private sectors involved in property development and services. The Broome Steering Committee provides a framework for exploring options and priorities for Broome's future.

Broome 2004

Released in February 2004, Broome 2004 is the latest instalment in the Country land development program. The report deals with residential, commercial, industrial and tourism development and updates the information contained in the first Broome Land Release Plan and the 1999 update.

The report showed that there are a number of issues in the town, including the need to resolve development issues arising from economic and population growth and the limited availability of land. Recommendations have been offered and it is expected that the data will be a key input into assisting Broome's future growth.

Draft Carnarvon-Ningaloo Coast – Planning for Sustainable Tourism and Land Use

The WAPC has prepared two documents for public comment focused on sustainable tourism and land use on the Ningaloo Coast.

The draft strategy, part 1, consists of seven components:

- Regional Land Use;
- Coastal Tourism Framework;
- Planning and Environmental Guidelines for Sustainable Tourism;
- Carnarvon Structure Plan;
- Exmouth Structure Plan;
- Coral Bay Settlement Plan; and
- Governance and Implementation.

The draft Statement of Planning Policy 6.3 Ningaloo Coast, included in part two of this document, provides a legal framework for the key elements of the strategy.

The WAPC consulted the local governments on the provision of the Ningaloo Coast Regional Interim Development Order as a precursor the Ningaloo Coast Region Scheme.

Country land development programs

In response to the review of the Country land development program, land release plans for the existing eight regions and 13 centres will be updated each year, commencing in 2004. The annual review will continue to identify and monitor past, current and projected land development activity, and the associated services and infrastructure requirements and provision. This will occur in a five-year time horizon for land planning and budget purposes.

Esperance Land Release Report 2003

The Esperance Land Release Report 2003 showed that the town has experienced steady growth in recent years and this is set to continue. This growth is unlikely to create any shortage of land available for development in the short to medium term.

The report's information will allow for better co-ordination between the public and private sectors to make the most efficient and effective use of infrastructure and ensure that there is sufficient land available for development. It also presents information about a range of demographic trends, and projected demand and supply issues. It also reviews the physical infrastructure, as well as community services. To provide context, the analysis includes a review of environmental and economic issues.

Geraldton Regional Centre Strategy

The Geraldton Region Plan of 1999 recommended assessment of land use and transport issues in the city centre to enable the regional centre to function as a major visitor destination and the commercial, community and cultural centre of the Mid-West Region.

The removal of the railway line and the construction of the southern transport corridor will be catalysts for redevelopment and enhancement of the foreshore, integration of the central business district (CBD) with the foreshore and reorientation of the CBD toward Champion Bay. The Geraldton Regional Centre Strategy will address current and anticipated land use and transport issues in a comprehensive document to provide the basis for detailed planning and strategic actions. The public was invited to comment on the options report in May 2003 and concept plans for the CBD in September 2003.

The preferred strategy has been submitted to the steering committee, which includes representatives from the City of Geraldton, Shire of Greenough and Mid-West Development Commission for comment. It is anticipated that the preferred strategy will be released for public comment later in 2004.

Geraldton primary north - south road alignment selection study

The WAPC and Main Roads WA have received recommendations from Western Infrastructure in regard to the Geraldton primary north - south road alignment.

The study found that it was desirable to provide an additional north-south road through Geraldton as an alternative to the existing North West Coastal Highway. The preferred alignment will be referred for public comment.

Gingin Coast Structure Plan

The draft Gingin Coast Structure Plan has been prepared, after analysis of scenarios by the consultant team and discussion with the steering committee, other government agencies and a community advisory group. The draft structure plan was available for public comment between December 2003 and April 2004. Development in the Gingin coast area, other than farming, has been modest, and a large portion of the study area will remain in a combination of intensive and extensive agricultural use or as nature reserves.

Kununurra Land Release Plan

Released September 2003, the Kununurra Land Release Plan 2003 provided an update on the last report (1999) and expanded the level of detail and issues covered. The report showed that Kununurra is in need of further lot releases to cater for current and expected demand, with

short-term demand for approximately 50 residential lots and future demand expected to be in the order of 600 lots. Additional industrial and commercial lots will need to be produced to cater for existing demand and the flow-on effects of increased population. A total of 1291 lots were identified as being possible for release, which should cater for projected demand for the next 10 to 20 years.

Margaret River Enquiry by Design Workshop

The Margaret River Enquiry by Design Workshop brought together major stakeholders and members of the community to investigate urban structure and neighbourhood design for Margaret River. The workshop examined planning for six new neighbourhoods with linkages to the existing town centre, alignment options for a regional bypass route, local centres and employment locations, and town centre development options.

The outcomes report from the workshop was released in November 2003 and has been used by the Shire of Augusta-Margaret River as the basis for a draft detailed area plan (structure plan) for east Margaret River. Major landowners responded positively to the revision of local development guide plans to reflect the overall design.

Onslow Structure Plan

A structure plan for the greater Onslow area was prepared to provide a 20 to 25 year outlook for the environment, encouraging economic development and co-ordinating service provision. The plan was endorsed by the Shire of Ashburton and the WAPC as a guide for local strategic and statutory planning and released in September 2003. The land use designations identified in the plan have been reflected in the Shire of Ashburton Town Planning Scheme No 7.

Perth-Darwin National Highway Alignment Study

The Perth-Darwin National Highway is an important link in the state and national road network enhancing transport between Perth, the north of Western Australia and the Northern Territory. The alignment study will define the road reservation between Bullsbrook and Bindoon for inclusion in the Metropolitan Region Scheme. Information about the study will be distributed to the community affected by the route, briefings and displays will be held and comment will be sought on highway issues.

Port Hedland Area Planning Study

The Port Hedland Area Planning Study provides a long-term strategy and proposes land and water use plans to accommodate growth and development in the Town of Port Hedland. It further provides a structure plan for the future urban expansion of Port Hedland and South Hedland and provides a basis for the planning and provision of infrastructure. The final report was released in September 2003.

The Augusta-Walpole Coastal Strategy

The Augusta-Walpole Coastal Strategy is one of the WAPC's main coastal planning tasks. The project seeks to create a framework to guide land use decision-making along a stretch of coast that has a diverse range of values. The community values the sense of wilderness and isolation that exists. There are important tracts of unbroken coastal vegetation, and the study area includes Broke Inlet, the state's most pristine estuary. The area also supports a strong agricultural tradition based on grazing and horticulture, and tourism is fast becoming a key element of the economy. The strategy will seek to resolve issues regarding appropriate tenure and management of land, determine appropriate land uses and provide a hierarchy of recreational uses.

Asset management

Greater Bunbury region scheme

The preparation of the Greater Bunbury region scheme has taken several years to reach its current stage. Some landowners may be affected adversely by the proposed reservations, although they remain proposals until the scheme is approved by Parliament.

The WAPC specifically is authorised to purchase land in a proposed region scheme prior to the scheme being approved. During the year, the WAPC purchased three properties at the request of owners comprising 17.17 ha of land at a cost of \$585 000. Lands were purchased for future reservations to widen the South Western Highway at Picton, the Bunbury Outer Ring Road at North Boyanup, and the Leschenault Estuary foreshore at Australind.

Peel Region Scheme

The following land was acquired for the Peel deviation, river foreshores and beaches, Peel Regional Park, roads and railways.

Peel deviation

During the year, the WAPC acquired a further two properties (comprising 42.63 ha at a cost of \$327 500) reserved in the Peel Region Scheme for the Peel deviation (Perth-Bunbury Highway).

River foreshores and beaches

The WAPC spent \$640 000 purchasing two land parcels with a combined area of 45.6 ha to protect the Serpentine River foreshore at Stakehill and coastal dunes at Preston Beach.

Peel Regional Park

Eight properties were purchased for the Peel Regional Park in Stakehill, Barragup, North Yunderup, Lake Clifton, Pinjarra and Birchmont. A total of 200 ha of land was purchased at a cost of \$2.12 million. A majority of the properties are adjacent to waterways such as the Murray and Serpentine rivers, Wilgie Creek, Black Lake and the Harvey Estuary.

Roads and railways

Four properties were purchased for the future widening of Pinjarra Road at a cost of \$653 500. A further five properties were purchased for the combined North Mandurah Bypass/south-west metropolitan railway at a cost of \$1.01 million.

Seven properties for the south-west metropolitan railway were compulsorily acquired on 8 August 2004 to enable the construction of this project.

Governance

To govern for all Western Australians in an open, effective and efficient manner that also ensures a sustainable future.

Compliance with other legislation and policies

In the performance of its functions, the WAPC complies with the following relevant laws and government policy:

Disability Services Act 1993

The WAPC has publications available on request in custom format design to suit the needs of individuals with particular disabilities. A telephone typewriter (TTY) connection provides for people with hearing impairment.

Freedom of Information Act 1992

The WAPC has available an information statement. The WAPC and DPI have a joint statement containing details of the structure and function of both agencies, a description of the ways in which those functions affect members of the public, details of public participation in policy formulation, details of documents held and arrangements for public access to documents.

Government Employees Superannuation Act 1987

Library Board of WA Act 1951

Official Corruption Commission Act 1992

The WAPC advises that there were no incidents requiring reporting during the year.

State Supply Commission Act 1991.

Code of Conduct

The WAPC's code of conduct is published on the WAPC's internet site www.wapc.wa.gov.au

Directives from the Minister for Planning and Infrastructure

There have been no formal directions from the Minister for Planning and Infrastructure this year.

Compliance with public sector standards and ethical codes

The WAPC is covered by DPI's policy framework, developed during 2003/04.

Cultural diversity and language services

People who speak a language other than English are assisted through Talent Bank, which identified staff who have particular skills, such as speaking another language or a particular knowledge of cultural diversity protocols. These staff members are called upon to offer assistance if required when dealing with customers. All WAPC publications are available in other languages and formats.

Customer service charter

The WAPC has a customer service charter. The WAPC, and DPI have a charter, which sets out the standards of services customers can expect including the time taken to process applications.

Disability service plan

The WAPC has publications available on request in custom format to suit the needs of individuals with particular disabilities. A connection provides for people with hearing impairment. As part of the service-level agreement arrangement with DPI, the disability service plan was updated in December 2003.

Enabling legislation

Western Australian Planning Commission

Acts

Planning Legislation Amendment Act (No 2) 1996

Metropolitan Region Scheme (Fremantle) Act 1994

*Western Australian Planning Commission
(Amendment and Validation Act) 1990*

Western Australian Planning Commission Act 1985

Metropolitan Region Improvement Tax Act 1959

*Metropolitan Region Town Planning Scheme Act
1959*

Town Planning and Development Act 1928

Regulations

Metropolitan Region Planning Authority (Reserved
Lands) Regulations

Metropolitan Region (Valuation Board) Regulations
1967

Town Planning and Development (Subdivision)
Regulations 2000

Town Planning Regulations 1967 (Town Planning
Scheme)

Town Planning and Development (Easement)
Regulations

Town Planning (Buildings) Uniform General By-laws
1989

Town Planning (Height of obstructions at corners)
General By-laws

Region Schemes

Metropolitan Region Scheme

Peel Region Scheme

Department for Planning and Infrastructure

Acts

Hope Valley – Wattleup Redevelopment Act 2000

Swan Valley Planning Act 1995

Port Kennedy Development Agreement Act 1992

Forrest Place and City Station Development Act 1985

Regulations

Swan Valley Planning Regulations 1995

Town Planning Appeal Tribunal Rules

Hope Valley – Wattleup Redevelopment Regulations
2000

Local Government Planning Fees Regulations 2000

Equal employment opportunity

DPI's equity and diversity management plan developed and endorsed this year will be used by the WAPC to address this requirement.

Information statement

For the purposes of freedom of information, DPI and WAPC are considered to be one organisation. An information statement was prepared and is incorporated in DPI's 2003/04 annual report, which was correct as at May 2004.

Keeping the community informed

The DPI information and communications branch provides a comprehensive communications service to stakeholders, the media and the broader community on behalf of the WAPC.

Legislative improvements

Improvements to ensure a more efficient planning system in Western Australia were undertaken during the year, with the major achievement being the introduction of the Planning and Development Bill 2004 into the Legislative Assembly on 30 June 2004. The bill consolidates planning legislation into one act.

Model Scheme Text revision

The Model Scheme Text is set out in appendix B of the Town Planning Amendment Regulations 1999 and is prescribed under section 8 of the *Town Planning and Development Act 1928* as a set of core legal and administrative provisions for local government town planning schemes which are to be applied consistently across the state, while still providing scope to vary the planning content to suit local circumstances.

The provisions are required to be incorporated into local government town planning schemes, except where the Minister for Planning and Infrastructure provides for any variations to the provisions. A Planning Schemes Manual was released with the model scheme text to provide guidance on the preparation of schemes using the text.

A review of the Model Scheme Text initially commenced in 2002 and involves an assessment of:

- its effectiveness in achieving the aims listed;
- existing provisions of the text and whether there is a need to vary or modify them in light of experience gained through their application in local government town planning schemes;
- the need to include additional provisions in the text in order to achieve more fully the aims listed above; and
- the effectiveness of the planning schemes manual and any opportunities to improve the guidance to local governments and others involved in preparing schemes and local planning strategies.

Planning processes review

A range of improvements designed to make planning approvals more efficient and effective were developed by the joint industry-government planning processes review study' working collaboratively with the DPI'S statutory planning internal improvements review, both reviews commencing in July 2003. The study culminated with the release of its final industry paper in March 2004, outlining a number of recommendations for improving industry and government planning approvals processes. Implementation of the improvements is planned for 2004/05 with most projects scheduled for completion by December 2005.

Public interest disclosures

In accordance with section 23 of the *Public Interest Disclosure Act 2003*, the WAPC has received no public interest disclosures for the 12 months to 30 June 2004.

Quality information and processes

The WAPC ensures the delivery of good-quality and timely information that is critical to achieving good planning outcomes.

In recognising the importance of these issues and trends, the WAPC works with clients across the state to manage issues concerning population and economic growth, environmental management and infrastructure. In doing so, the WAPC has strong linkages with other programs, including the State Sustainability Strategy.

Regulatory reform and policy review

The WAPC currently is undertaking a series of policy reviews, including:

- a review of operational (development control) policies;
- a review of Liveable Neighbourhoods; and
- and a review of the Residential Design Codes (R-Codes).

The WAPC's operational planning policies, often referred to as development control or DC policies, sit within a structure, which is established under the State Planning Strategy and Statement of Planning Policy No 1 State Planning Framework. The policies are reviewed regularly to ensure accuracy and consistency. The classification system for the framework was established under the Statement of Planning Policies Amendment 2003.

The review now being undertaken will examine the intent of each DC policy, current applicability, the need for change and the process for change. Policies associated with residential subdivision and structure planning, urban design, vehicular and non-vehicular networks and other development control matters will be reviewed in parallel with the Liveable Neighbourhoods review. The aim will be to integrate operational policy matters wherever possible, in order to streamline the planning and development evaluation process. The updated policies will be referred to as operational policies and will be classified to be consistent with the framework.

Reporting of record-keeping plans

In accordance with s19 of the *State Records Act 2000*, the WAPC, in partnership with DPI, has submitted a draft record keeping plan for approval by the State Records Commission.

Standard 2, principle 6 of the state principles and standards of 2002 requires that:

- An organisation and its employees must comply with the organisation's record-keeping plan.
- Organisations should develop and implement strategies for ensuring that each employee is aware of the non-compliance responsibilities.

The WAPC operates with the support of DPI and as provided in the 2003/05 service level agreement, the DPI provides records management services for WAPC.

WAPC to provide online access to region schemes

During the year, the WAPC worked with DPI to establish a planning channel or landgate (www.landgate.com.au) that provides free access to the Metropolitan Region Scheme and the Peel Region Scheme. This is the first time that region scheme information has been available on the internet.

The site lists proposed amendments to the Metropolitan and Peel Region Schemes and also links to the application for issue of certificate documents should customers require an official certificate detailing the status of their property.

WAPC internet site

The WAPC is committed to openness and transparency. Planning documents are published electronically and in print at each stage of their development. All publications produced during 2003/04 have been published on the WAPC internet site and can be downloaded from www.wapc.wa.gov.au

Wastepaper recycling

WAPC contributed to the wastepaper recycling effort. The collection of used paper was carried out under DPI's contract. In partnership with DPI, the WAPC contributed to the recycling of 17.2 tonnes of paper in 2003/04.

Members and committees

Members of the WAPC

Mr Jeremy Dawkins Chairman (from January 2004)

Jeremy Dawkins is Chairman of the Western Australian Planning Commission. Author of more than fifty publications, he has qualifications in urban planning, science and higher education. In Western Australia he was Director of Planning and Development at Fremantle, deputy member of the Western Australian Planning Appeal Tribunal, deputy Chair of the Review of the Corridor Plan, and a Commissioner of the Australian Heritage Commission. In Sydney, he founded the postgraduate Planning Program at the University of Technology and was Chair of the Total Environment Centre, founding Chair of the Australian and New Zealand Association of Planning Schools, and independent expert member of the Central Sydney Planning Committee. As Sydney Harbour Manager, he developed the structures and strategies now used for managing the Sydney Harbour region. Last year, at the University of Canberra's Centre for Developing Cities, he and his colleagues developed a new model for development assessment, currently being considered by a number of state and territory planning agencies as the basis for streamlining planning approval processes.

Mr Terry Martin

Chairman (to December 2003)

Terry Martin has 39 years' involvement as a town planner in urban and regional affairs in Western Australia, including providing consultancy services to government and private sector clients on planning process, strategy development and policy implementation. Major projects undertaken include urban design of regions, cities and suburbs for long-term and rapid-growth scenarios in Australia, New Zealand and China.

Ms Verity Allan

professions / community representative

Verity Allan's career includes senior positions in state and local governments and the private sector. Verity is now a planning consultant specialising in strategic planning and management and sustainable development and built form. Until mid-2003, Verity managed the Housing Industry Association's planning and environment portfolio in Western Australia. Verity's career has been broadened by appointments to boards and committees over many years. Current appointments include board member of the Armadale Redevelopment Authority and Chairman of the Water and Rivers Commission Board.

Ms Carey Curtis

professions / community representative

Carey Curtis is a Senior Lecturer with the Department of Urban and Regional Planning at Curtin University of Technology. Carey teaches and researches in the field of sustainable transport, including land use and transport integration, travel demand management, transport planning and urban design.

Cr Corinne MacRae

local government (metropolitan) representative

Corinne MacRae has been a Councillor of the Town of Cambridge since 1995, having previously served on the Perth City Council prior to its dissolution in late 1993. In the interim she was a member of the Cambridge Advisory Committee during 1994-95. During her four years as Town of Cambridge representative on the Western Suburbs District Planning Committee, Corinne chaired the committee for two years, and in the same period, served as a member of the Perth Region Planning Committee.

Cr Judith Tomlinson

local government

(non-metropolitan) representative

Judith Tomlinson has been a Councillor of the Shire of Chittering since 1991. Judith has been appointed to numerous community consultation groups, ranging from local progress associations to representing the shire at state-level meetings, and has developed a broad knowledge of town planning, road infrastructure, water resource management and environmental issues.

Mr Greg Martin

Director General,

Department for Planning and Infrastructure

Greg Martin was appointed Director General of the DPI in July 2002, prior to which he was Commissioner of Main Roads Western Australia. Greg has engineering and commerce degrees, a Master of Science and a Graduate Diploma in Urban Systems.

Mr Derek Carew-Hopkins

A/Chief Executive, Department of Environment

Derek is the Acting Director General of the Department of Environment. He graduated from the University of Central Queensland in 1977 with a specialty in water resources. He has spent a large part of his career working for the water agencies in Western Australia and is recognised for his expertise in groundwater management and protection. During 1994, he worked with the Western Australian Parliament Select

Committee on Metropolitan Development and Groundwater Supplies that investigated land use and groundwater issues on the Jandakot and Gnangara mounds near Perth.

In 1995, he was appointed to the position of Convener the state's Independent Environmental Appeals, investigating appeals against the recommendations and advice of the Environmental Protection Authority and the then Department of Environmental Protection.

Early in 2003, Derek was asked to carry out a management and structure review of the then Department of Environmental Protection and the Water and Rivers Commission and on conclusion of that review he was asked to run the two departments as one and implement the recommendations of the review.

Mr Paul Frewer planning professional

Paul Frewer is the Executive Director, of the DPI's Integrated Planning Department. Paul has worked in private industry, and many planning and policy areas of government. He has extensive experience in land use planning, environmental and natural resource planning, and regional and economic policy. Paul is a member of a number of boards and committees, and is a member of the Planning Institute of Australia.

Mr Kevin Fong regional representative

Kevin Fong has been involved in land and economic development issues, as an advocate for practical reconciliation and Aboriginal and Torres Strait Islander affairs. This included 10 years with the Australian Government and three years as Director of Management Consulting with a Perth-based national accounting and consulting firm. Kevin was President of the Shire of Broome from 1999 to May 2003.

Dr David Wood coastal planning

Dr David Wood is Dean of Research and Graduate Studies and was, until June 2004, Head of the Department of Urban and Regional Planning at Curtin University of Technology. His current teaching responsibilities involve supervision of doctoral students in urban and regional planning. David's primary research interests are in coastal tourism, planning and development, and community participation. He has been a member since March 2004.

Deputy members for local government representatives

Cr Elizabeth Taylor, Kalamunda Shire President, deputy for Cr Corinne MacRae

Cr Allan Henshaw, Toodyay Shire President, deputy for Cr Judith Tomlinson

Secretary

Mr Peter Melbin (to May 2004)

Mr Ian Patterson (from May 2004)

In 2003/04, the WAPC met 13 times and considered 174 reports.

Attendance by WAPC members:

Mr Jeremy Dawkins	6
Mr Terry Martin	7
Ms Verity Allan	13
Ms Carey Curtis	12
Cr Corinne MacRae	13
Cr Judith Tomlinson	13
Mr Greg Martin	11
Mr Derek Carew-Hopkins	11
Mr Paul Frewer	11
Mr Kevin Fong	8
Dr David Wood	3

Committee Structure

Section 19 of the Western Australian Planning Commission Act 1985 prescribes six statutory committees with certain roles and functions.

All committee membership is shown as at 30 June 2004.

Executive, Finance and Property Committee

The committee performs the administrative, financial and property functions of the WAPC. Most of its activities centre on monitoring development projects, the acquisition and disposal of property, and associated capital works. The committee met 33 times during the year and considered 382 reports.

Mr Jeremy Dawkins (Chair)

WAPC Chairman

Mr Paul Frewer

nominee of the WAPC

Cr Corinne MacRae

member WAPC

Mr Greg Martin

DPI

Mr Terry Martin

nominee of WAPC

Mr Terry Martin (Chair)

nominee of WAPC Chairman

Ms Verity Allan

member WAPC

Mr Ian Cowie

regional development representative

Cr Corinne MacRae

member WAPC

Mr Ray Stokes

DPI

Cr Elizabeth Taylor

local government representative

Cr Judith Tomlinson

nominee of WAPC

Mr Ian Cowie

member Statutory Planning Committee

Cr Richard Graham

South-West District Planning Committee

Cr Rodney Hodge

Western Suburbs District Planning Committee

Cr Corinne MacRae

member WAPC

Cr Glynis Monks

North-West District Planning Committee

Mr Ray Stokes

DPI

Cr Vincent Tan

City of Perth

Cr Elizabeth Taylor

Eastern District Planning Committee

Cr Judith Tomlinson

member Statutory Planning Committee

Statutory Planning Committee

The committee is the WAPC's regulatory decision-making body. Its functions include approval of the subdivision of land, approval of leases and licences, approval of strata schemes, advice to the Minister for Planning and Infrastructure on local government town planning schemes and scheme amendments, and the determination of certain development applications under the Metropolitan Region Scheme. During the year, the committee met 52 times and considered 761 reports.

Perth Region Planning Committee

The committee is the vehicle for liaison between state and local government when considering amendments to the Metropolitan Region Scheme. It receives minutes of all district planning committee meetings, reviews technical reports and reports on submissions to amendments, and appoints hearings committees for amendments. This year, the committee met 11 times and considered 53 reports.

Mr Terry Martin (Chair)

nominee of the WAPC Chairman

Ms Verity Allan

member Statutory Planning Committee

Cr Nikolee Ansell

South-East District Planning Committee

Transport Committee

The committee advises the WAPC on transport planning throughout the state. It has decision-making powers in relation to transport matters in the Perth Metropolitan Region and on strategic issues across the state. During the year, the Committee met seven times and considered 46 reports.

Mr Jeremy Dawkins (Chair)

WAPC Chairman

Mr Kim Antonio

Regional development representative

Ms Carey Curtis
member WAPC

Mr Paul Frewer
member WAPC

Mr Menno Henneveld
Main Roads WA

Mr Greg Martin
DPI

Cr Barry McKenna
local government representative

Mr Chris Tatum
nominee of WAPC

Infrastructure Coordinating Committee

The committee advises the WAPC on planning for the provision of physical and community infrastructure throughout the state. It has the powers to coordinate the Metropolitan Development Program, the Country Land Development Program, and the Provision of Infrastructure for Land Development. During the year, the committee met six times and considered 28 reports.

Mr Jeremy Dawkins (Chair)
WAPC Chairman

Mr Noel Ashcroft
Department of Industry and Resources

Mr John Filippone
Office of Energy

Mr Paul Frewer
member WAPC

Mr Stephen Harvey
Department of Education

Mr Ross Holt
nominee of WAPC/LandCorp

Mr Anthony Kannis
nominee of WAPC/Department of Treasury and Finance

Mr Greg Martin
DPI

Mr Garry Meinck
nominee of WAPC/Water Corporation

Mr Daniel Nevin
Office of Water Regulation

Mr Gary Norwell
nominee of WAPC/Main Roads WA

Mr Simon Skevington
Department of Industry and Resources

Cr Elizabeth Taylor
local government representative

Mr Kim Taylor
nominee of WAPC/Department of Environment

Mr Brian Troy
Department of Health

Coastal Planning and Coordination Council

The council provides high-level strategic and integrated advice on the sustainable and coordinated planning and management of the Western Australian coast. It replaced the WAPC's Coastal Zone Council from April 2004. The council met twice during the year and considered 15 reports.

Dr David Wood (Chair)
WAPC member/Coastal Planning

Mr Ian Briggs
Department of Industry and Resources

Mr Colin Chalmers
Department of Fisheries

Ms Maxine Chi
professions/community representative

Mr Darren Cooper
professions/community representative

Cr Barbara Dunnet
local government (non-metropolitan) representative

Ms Regina Flugge
professions/community representative

Mr Paul Gamblin
professions/community representative

Mr Col Ingram
Department of Conservation and Land Management

Ms Allison Kent
Western Australia Tourism Commission

Mr Ray Masini
Department of Environment

Mr David Nunn
DPI

Cr Peter Tagliaferri
local government (metropolitan) representative

The WAPC also has created a number of regional and special purposes committees to assist with its land use planning activities across the state. Committees may have specific tasks or be established, as needed, to address a one-off situation. The power to create a

committee is provided under section 19 of the *Western Australian Planning Commission Act 1985*. The WAPC sets the membership and terms of reference for these committees.

Central Perth Planning Committee

The committee was established to oversee and provide direction for planning in the Perth central area. It exercises delegated authority to deal with the City of Perth Town Planning Scheme and scheme amendments; the Metropolitan Region Scheme and amendments; subdivisions, strata titles, leases and licences; and development on reserved land within the City of Perth. The committee met 10 times and considered 47 reports.

Mr Jeremy Dawkins (Chair)
WAPC Chairman

Mr James Freemantle
professions/business representative

Ms Fiona Kalaf
community representative

Mr Greg Martin
DPI

Lord Mayor Dr Peter Nattrass
City of Perth

Environment and Natural Resources Management Committee

The committee advises the WAPC on ways in which land use planning, whether statutory or strategic, can assist in achieving sustainable management of the environment and natural resources. During the year, the committee met twice and considered 13 reports.

Mr Jeremy Dawkins (Chair)
WAPC Chairman

Mr Peter Ashton
Chamber of Minerals and Energy of WA Inc

Mr Ian Briggs
Department of Industry and Resources

Mr Stephen Elliott
Chamber of Commerce and Industry WA

Mr Paul Frewer
DPI

Ms Allison Hailes
Western Australia Local Government

Mr David Hartley
Department of Agriculture

Dr Marnie Leybourne
Water and Rivers Commission

Mr Andy McMillan
Western Australian Farmers Federation (Inc)

Mr Peter Millington
Department of Fisheries

Mrs Sue Walker
Pastoralists and Graziers Association of WA (Inc)

Mr Gordon Wyre
Department of Conservation and Land Management

Residential Design Codes Review Committee

The Residential Design Codes of Western Australia (R-Codes) provide the basis for controlling the siting and design of residential development across Western Australia. The Residential Design Codes Review Committee was set up to review and update the document to address unforeseen problems identified through practical experience and design testing, as well as respond to new design practices. The committee met three times during the year.

Mr Jeremy Dawkins (Chair)
WAPC Chairman

Mr Des Abel
Western Australian Local Government Association

Mr Simon Bain
Planning Institute of Australia (WA division)

Dr Hans Bollig
Association of Australian Planning Consultants

Ms Sheryl Chaffer
Housing Industry Association

Mr Asshe Craven
Institute of Surveyors Australia Inc (WA)

Mr Peter Goff
Urban Development Institute of Australia (WA division)

Mr Richard Kay
DPI

Mr Vince McMullen
DPI

Mr Zack Plazcek
Australian Institute of Building Surveyors (WA division)

Mr Mike Ross

Western Australian Local Government Association

Mr Steven Tan

Local Government Planners Association

Mr Chris Thompson

Royal Australian Institute of Architects

Mr Clement Williams

Western Australian Local Government Association

Sustainability Committee

The committee was established as an outcome of the State Sustainability Strategy to advise the WAPC on the further integration of sustainability with the planning system. Following the inaugural meeting of the Sustainability Committee in March 2004, there has been one further meeting this year.

Ms Verity Allan (Chair)

member WAPC

Mr John Collett

Peel Development Commission

Mr Greg Davis

Department of Environment

Ms Marion Fulker

Urban Development Institute of Australia (WA division)

Ms Allison Hailes

Western Australian Local Government Association

Ms Nicole Hodgson

WA Collaboration

Ms Sandra Krupa

Department of Indigenous Affairs

Dr Mike Mouritz

DPI

Professor Peter Newman

Department of the Premier and Cabinet

Mr Rory O'Brien

Planning Institute of Australia (WA division)

City Rail Development Committee

The committee was established in August 2002 to undertake the planning functions associated with the delivery of the city rail development project and provide guidance and advice to the WAPC and Minister on the project. The committee met five times this year, and having fulfilled its terms of reference was disbanded following its final meeting in January 2004.

Mr Stuart Hicks (Chair)

Independent Chairman

Mr Ross Bowe

LandCorp

Mr Frank Bryant

Consulting Engineer

Ms Sharni Howe

Architect

Mr Greg Martin

DPI

Mr Jeremy Dawkins

member WAPC

Lord Mayor Dr Peter Nattrass

City of Perth

Mr Tony Packer

Australian Property Institute (Inc)

Cr Lisa Scaffidi

City of Perth

Mr Reece Waldock

Public Transport Authority

Goldfields-Esperance Region Planning and Infrastructure Coordinating Committee

The committee was established in July 2002 to provide a whole-of-government approach to land use and transport planning, and the coordination of infrastructure in the region. The committee met 1 time and considered 8 reports.

Mr Jeremy Dawkins (Chair)

WAPC Chairman

Mr Mike Allen

DPI

Cr Tony Bright

Shire of Esperance

Mr Colin Stewart

Goldfields-Esperance Development Commission

Cr Murray Thomas

Shire of Laverton

Cr Graham Thompson

City of Kalgoorlie-Boulder

South-West Region Planning Committee

The committee undertakes strategic and statutory decision-making for land planning matters in the South-West Region on behalf of the WAPC. Its statutory functions are similar to those of the Statutory Planning Committee, dealing with matters including the subdivision of land, town planning schemes and amendments, and land development policies for the region. The committee met on 11 occasions and considered 123 reports.

Mr Terry Martin (Chair)
nominee of WAPC Chairman

Cr Arnold Bogaers
Shire of Busselton

Ms Alison Bunting
community representative

Mr Fred Drake-Brockman
Shire of Donnybrook-Balingup

Mr Paul Frewer
DPI

Mr Geoff Klem
regional development representative

Cr Keith Liddelow
Shire of Manjimup

Cr Rosanne Pimm
nominee of WAPC

Bush Forever Advisory Group

The group was established to oversee and assist in the effective and efficient implementation of Bush Forever. During the year, the group met three times and considered 10 reports.

Mr Jeremy Dawkins (Chair)
WAPC Chairman

Mr Simon Bain
Planning professional

Dr Walter Cox
Environmental Protection Authority

Mr Andrew Del Marco
Western Australian Local Government Association

Dr Paul Ven Der Moezel
environmental scientist/botanist

Mr Stephen Elliott
Chamber of Commerce and Industry of Western Australia

Mr Colin Evans
Urban Development Institute of Australia (WA division)

Mr Robert Ferguson
Australian Property Institute (Inc)

Ms Mary Gray
Urban Bushland Council WA Inc

Mr Graham McArthur
Urban Development Institute of Australia (WA division)

Mr Rod Safstrom
National Trust

Parliament House Precinct Committee

Since the early 1960s, the precinct around Parliament House has been planned to maintain the historic, cultural and physical character of the area. The committee meets as necessary to consider development proposals within the precinct. It met once this year and considered two reports.

Mr Jeremy Dawkins (Chair)
WAPC Chairman

Hon John Cowdell MLC
President Legislative Council

Lord Mayor Dr Peter Natrass
City of Perth

Hon Fred Riebeling MLA
Speaker Legislative Assembly

Mr Dennis Silver
nominee of the Royal Australian Institute of Architects

District Planning Committees

The District Planning Committees of the Perth Metropolitan Region are created under the Metropolitan Region Town Planning Scheme Act 1959. The committees have members from local governments in the districts and provide a forum for discussion and recommendations on regional planning issues.

Eastern District Planning Committee

Cr Elizabeth Taylor (Chair)

Shire of Kalamunda

Cr Bevan Carter

Town of Bassendean

Cr Colin James

Shire of Mundaring

Cr Terry Kenyon

City of Bayswater

Cr Phil Marks

City of Belmont

The committee has met six times this year.

North-West District Planning Committee

Cr Glynis Monks (Chair)

City of Wanneroo

Cr Simon Chester

Town of Vincent

Mr John Paterson

Chairman of Commissioners, City of Joondalup

Cr Terry Tyzack

City of Stirling

The Committee met five times this year.

South-East District Planning Committee

Cr Nikolee Ansell (Chair)

Town of Victoria Park

Cr David Griffiths

City of Gosnells

Cr Barry Maddaford

City of South Perth

Cr Bruce Mason

City of Canning

Cr Denyse Needham

Shire of Serpentine-Jarrahdale

Cr Henry Zelones

City of Armadale

South-West District Planning Committee

Cr Richard Graham (Chair)

City of Cockburn

Cr John Bennett

City of Melville

Cr Helen Hewitt

City of Fremantle

Cr Allan Hill

City of Rockingham

Mayor Jim O'Neil

Town of East Fremantle

Cr Rod Pattinson

Town of Kwinana

The Committee met five times this year.

Western Suburbs District Planning Committee

Cr Rodney Hodge (Chair)

City of Subiaco

Cr Peter Bacich

Shire of Peppermint Grove

Cr Dan Cunningham

Town of Cottesloe

Cr Clem Edwards

Town of Claremont

Cr Sheryl Froese

City of Nedlands

Cr Ken Gorman

Town of Mosman Park

Cr Ken McAullay

Town of Cambridge

The committee met five times this year.

Peel Region Planning Committee

The committee was formed to oversee preparation of the Peel Region Scheme, which incorporates the local government areas of the City of Mandurah and the Shires of Waroona and Murray. The committee met three times this year and considered 16 reports.

Mr Terry Martin (Chair)

nominee of WAPC Chairman

Cr Patricia Creevey

City of Mandurah

Cr Paul Fitzpatrick

Shire of Waroona

Mr Paul Frewer

DPI

Cr Noel Nancarrow

Shire of Murray

Ms Coral Richards

community representative

Ms Jan Star

regional development representative

Greater Bunbury Region Planning Committee

The committee oversees the preparation of a region scheme for the Greater Bunbury Region, which incorporates the local government areas of the City of Bunbury and the Shires of Capel, Dardanup and Harvey. The committee met three times this year and considered 13 reports.

Mr Terry Martin (Chair)

nominee of WAPC Chairman

Mr Brett Belstead

Main Roads WA

Cr Michael Bennett

Shire of Dardanup

Ms Alison Bunting

community representative

Mayor John Castrilli

City of Bunbury

Mr Paul Frewer

DPI

Cr Peter Monagle

Shire of Harvey

Cr Margaret Smith

Shire of Capel

Mr Dominique Van Gent

regional community representative

Lower Great Southern Regional Strategy Steering Committee

The Steering Committee was established in September 2001 to oversee the preparation of the strategy. It met once this year.

Mr Mike Allen (Chair)

DPI

Cr Colleen Donnelly

Shire of Denmark

Cr Milton Evans

City of Albany

Cr Kevin Forbes

Shire of Plantagenet

Mr Bruce Manning

Great Southern Development Commission

Cr June Roberts

Shire of Cranbrook

Mr Peter Watson MLA

Member for Albany

Mr Phil Woodward

DPI

Carnarvon-Ningaloo Coast

Regional Strategy Steering Committee

The steering committee was established in November 2002 to oversee preparation of the strategy. The committee met 12 times.

Cr Corinne MacRae (Chair)

WAPC member

Mr Dennis Beros

Future Ningaloo

Cr Peter Blurton

Shire of Carnarvon

Mrs Heather Condo

Carnarvon Chamber of Commerce

Mr Ron Crowe

Gnulli Working Group

Mr David Etherton

Western Australian Tourism Commission

Cr Ronnie Fleay

Shire of Exmouth

Ms Deanne Fitzgerald

Department of Indigenous Affairs

Cr Veronica Fleay

Shire of Exmouth

Mr Paul Gamblin

Future Ningaloo

Mr Chris Muller

Department of Conservation and Land Management

Mr David Nunn

DPI

Mr John O'Hurley

DPI

Mr Richard Patty

Gascoyne Development Commission

Mrs Anne Preest

Gnulli Working Group

Mr Bob Quayle

Exmouth Chamber of Commerce

Vacant

Pastoral Lands Board

Ms Suzanne Woolhouse

DPI

Liveable Neighbourhoods Steering Committee

The steering committee was established to oversee the formulation and implementation of Liveable Neighbourhoods. It met five times this year and considered 8 reports.

Mr Jeremy Dawkins (Chair)

WAPC Chairman

Ms Verity Allan

member WAPC

Mr Tony Arias

development industry

Mr Simon Bain

Planning Institute of Australia (WA division)

Mr Peter Ciemetis

Australian Association of Planning Consultants

Mr Glyn Davies

Institute of Public Works Engineering Australia (WA division)

Mr Colin Evans

Urban Development Institute of Australia (WA division)

Mr Andrew Fairs

Sustainable Energy Development Office

Mr Peter Goff

Property Council of WA

Mr Ian Holloway

Housing Institute of Australia

Ms Verity Klemm

Water and Rivers Commission

Mr Eric Lumsden

Western Australian Local Government Association

Mr Craig Woolridge

Main Roads WA

Land Development Industry Liaison Committee

The committee, established as a sub-committee of the Infrastructure Coordinating Committee, provides a whole-of-industry view on matters related to land supply and development activity, infrastructure servicing gaps, and policy issues requiring action by the Infrastructure Coordinating Committee and its member agencies. The liaison committee met three times over the year and considered 16 reports.

Mr Jeremy Dawkins (Chair)

WAPC Chairman

Ms Sheryl Chaffer

Housing Industry Association

Mr Richard Elliott

Department of Housing and Works

Mr Colin Evans

Urban Development Institute of Australia (WA division)

Mr Paul Frewer

DPI

Mr Arthur Lee

Master Builders Association

Mr Mike Maloney

LandCorp

Mr Paul Sadlier

Urban Development Institute of Australia (WA division)

School Sites Planning Committee

The committee, established as a sub-committee of the Infrastructure Coordinating Committee provides a forum for resolution of site-specific issues and advises the WAPC on:

- provision of land and infrastructure for educational purposes;
- re-use of land and facilities no longer required for educational purposes; and
- interim alternative use of land and facilities temporarily not required for educational purposes.

The planning committee met four times and considered 17 reports.

Cr Elizabeth Taylor (Chair)
nominee of WAPC Chairman

Mr Richard Bloor
Department of Education and Training

Mr Russell Burnett
Urban Development Institute of Australia (WA
division)

Mr Alan Campbell
Swan Christian Education Association Inc

Mr Berry Durston
Association of Independent Schools

Mr Tony Giglia
Catholic Education Commission of Western Australia

Mr Stephen Goldie
DPI

Mr Tim Hillyard
DPI

Rev Peter Laurence
Anglican Schools Commission Inc

Mr Gary Merritt
DPI

Mr John Nicholas
Department of Education and Training

Mr Bronte Parkin
Department of Education Services

Mr Phillip Senior
expertise in regional education

Utility Providers Services Committee

The committee, established in October 2002 as a sub-committee of the Infrastructure Coordinating Committee, provides a forum for service providers to discuss and resolve issues relating to the coordination of utility services. The services committee met three times and considered 18 reports.

Mr Alan Kleidon (Chair)
DPI

Mr John Bond
Water Corporation

Mr Peter Bowyer
Urban Development Institute of Australia (WA
division)

Mr Peter Brazendale
Western Power Corporation

Mr Jeff Broder
City of Perth

Mr David Brown
Main Roads WA

Sgt Kelvin Groves
WA Police Service

Mr Robert Holloway
Public Transport Authority

Mr David Lamont
Department of Conservation and Land Management

Mr Mike Morris
Civil Contractors Federation

Mr Mark Olivieri
Telstra

Mr Kim Rushton
Dial Before You Dig

Mr Mahesh Singh
Institute of Public Works Engineering Australia (WA
division)

Mr Dean Solmundson
AlintaGas

Mr Mark Thornber
Western Australian Local Government Association

Mr Geoff Wood
Energy Safety WA

Araluen Botanic Park Board of Management

The board of management has met four times and considered 15 reports.

Mr Terry Martin (Chair)
nominee of WAPC Chairman

Mr Nigel Barker
Araluen Botanic Park Foundation

Mr John Colwill
Araluen Botanic Park Foundation

Mr Ian Harris
Araluen Botanic Park Foundation

Cr Pat Hart
City of Armadale

Mr Brett Tizard
park management disciplines

Ms Angela Ziersch
community representative

Whiteman Park Board of Management

The board of management has met 13 times and considered 68 reports.

Mr Peter Melbin (Chair)
nominee of the WAPC Chairman

Ms Elizabeth Brice
community representative

Dr Stephen Davies
natural heritage knowledge

Mr Stuart Hicks
cultural heritage knowledge

Mr Athol Jamieson
DPI

Cr Todd Jones
City of Swan

Mr Jamie Wallis
park community representative

Ms Dianne Doust
business and finance

Prof Jack Carlsen
tourism representative

Performance measures

Output 1: Statutory Planning

Use of statutory, consultative, legislative, regulatory reform and co-ordination processes that facilitate the implementation of creative and innovative strategic regional and local plans and policies.

Outcome Sought:

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

	Actual 2002-2003	Target 2003-2004	Actual 2003-2004	Variance Explanation
Total Cost of Output:	\$3.796 mil	\$5.716 mil	\$8.345 mil	Increase due to Port Coogee remediation expenditure, and an increase in project and study expenditure.
Performance Measures:				
Quantity:				
Statutory applications determined:				
- Metropolitan Perth	4063	3950	4235	
- Country Western Australia	1092	1000	1104	
Quality:				
Determinations which were processed without successful appeal	99%	90%	99%	
Timeliness:				
Applications processed within statutory time frames	67%	80%	69%	
Cost:				
Average cost per application determined:	\$736.37	\$1154.75	\$1563.03	Refer total cost of output above.

Output 2: Strategic Planning

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

Outcome Sought:

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

	Actual 2002-2003	Target 2003-2004	Actual 2003-2004	Variance Explanation
Total Cost of Output:	\$5.212 mil	\$5.542 mil	\$5.766 mil	
Performance Measures:				
Quantity:				
Planning decisions - strategic, environment, industry, infrastructure, transport	278	200	337	Increase in the number of Committees (Sustainability Committee) and decisions made.
Quality:				
Client satisfaction with strategic planning activities (via survey)	89%	80%	77%	
Timeliness:				
Client satisfaction with the timeliness of strategic planning activities (via survey)	73%	70%	65%	
Cost:				
Average cost per planning decision - strategic, environment, industry, infrastructure and transport	\$18 748	\$27 710	\$17 110	Increase in planning decisions (refer above).

Output 3: Asset Management

The acquisition, management and disposal of properties reserved under the Metropolitan Region Scheme for important regional roads, controlled access highways, parks and recreation areas, special uses and major land development projects.

Outcome Sought:

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

	Actual 2002-2003	Target 2003-2004	Actual 2003-2004	Variance Explanation
Total Cost of Output:	\$20.128 mil	\$21.882 mil	\$22.960 mil	Increase due to expenditure associated with Improvement Plan No. 32, and payment to Armadale Redevelopment Authority for the management of Champion Lakes.
Performance Measures:				
Quantity:				
Hectares managed:				
- Improvement plans, regional roads and other areas (including rental properties)	4395	4500	4666	The increase in parks and recreation reserves due mainly to the purchase of Darling Range regional parkland, Bush Forever sites, and Peel regional open space.
- Parks and recreation reserves	6529	6000	7709	
Quality				
Acquisitions - accepted within approved range	95%	70%	97%	
Disposal - realised at or in excess of reserve price	100%	70%	100%	
Management - progress on formulation and implementation of management plans	2 complete 4 draft final 1 in progress	3 complete 2 draft final 1 in progress	3 complete 3 draft final 1 in progress	
Timeliness:				
Acquisitions - approved schedule acquired within period	79%	70%	92%	
Disposal - approved schedule acquired within period	60%	70%	86%	
Management:				
- Available days tenanted	87%	97%	93%	
- Approved management program achieved	70%	70%	70%	
- Approved management plan activities achieved	70%	70%	65%	
Cost:				
Average cost per hectare managed:	\$1,849.74	\$1,236.38	\$1,855.38	

Performance indicators

Statement by Accountable Authority

Certification of Performance Indicators

We hereby certify that the performance indicators are based on proper records, are relevant and appropriate for assisting users to assess the WAPC's performance, and fairly represent the performance of the WAPC for the financial year ended 30 June 2004.



A handwritten signature in blue ink that reads "J Dawlins".

Jeremy Dawlins

*Chairman
Western Australian Planning Commission
24 August 2004*

A handwritten signature in blue ink that reads "Ian Patterson".

Ian Patterson

*Principal Accounting Officer
Western Australian Planning Commission
24 August 2004*

A handwritten signature in blue ink that reads "C Macrae".

Corinne Macrae

*Member
Western Australian Planning Commission
24 August 2004*

Outcome:

Land Use Planning and Land Use Implementation Strategies to guide the State's long term urban settlement and economic development

Effectiveness Indicators

The Western Australian Planning Commission provides a framework for land use planning in Western Australia. To determine the effectiveness of the Western Australian Planning Commission, an external survey is undertaken with the clients of the land use planning system (developers, infrastructure departments, local authorities and other stake holders). Specific strategies, programs, plans, policies and statutory activities which guide the State's long term urban settlement and economic growth are nominated within the survey and clients are requested to rate the Commission's effectiveness with regard to those activities. The results of the survey (opposite) measure directly the effectiveness of the Western Australian Planning Commission.

Why are the results of these surveys key indicators of our performance?

The Western Australian Planning Commission provides a wide range of Statutory and Strategic Planning services in Western Australia. The indicators measure the extent to which the Western Australian Planning Commission's clients rate the Statutory and Strategic Planning activities of the Commission as being useful or better.

How were the indicators derived?

The Western Australian Planning Commission conducts an annual survey of its clients seeking their views on the activities of the Commission in a wide range of planning areas. Colmar Brunton, an independent management-consulting firm, conducts the survey. The survey sample

is derived from the Commission's client database and data collection is facilitated through the mail out with telephone follow up. A response rate of 46% equal to 209 responses (2003 - 177) out of a total population of 451 was achieved (2003-401) with a confidence level of 95% with a standard error of +/-5% (2003 +/- 5.00%).

Key effectiveness indicator 1: Usefulness of planning activities - statutory planning

Client Survey	2000/2001			2001/2002			2002/2003			2003/2004		
Statutory Planning												
Usefulness of Planning Activities (rated useful or better)	Not Useful	Neutral	Useful	Not Useful	Neutral	Useful	Not Useful	Neutral	Useful	Not Useful	Neutral	Useful
- Statutory Planning	17%	13%	70%	16%	10%	74%	16%	12%	72%	20%	9%	71%

Key effectiveness indicator 2: Usefulness of planning activities - strategic planning

Client Survey	2000/2001			2001/2002			2002/2003			2003/2004		
Strategic Planning												
Usefulness of Planning Activities (rated useful or better)	Not Useful	Neutral	Useful	Not Useful	Neutral	Useful	Not Useful	Neutral	Useful	Not Useful	Neutral	Useful
- Strategic Planning	14%	30%	56%	13%	29%	58%	8%	27%	65%	17%	25%	58%

Key effectiveness indicator 3: Success in conversion of structure plans

Success in Converting Structure Plans	1995 1996	1996 1997	1997 1998	1998 1999	1999 2000	2000 2001	2001 2002	2002 2003	2003 2004
Area actioned in Hectares (running total)	24 176	32 365	32 710	33 856	34 319	34 659	34 838	35 873	37 156
Target Area in Hectares	55 558	55 558	55 558	55 558	55 558	55 558	55 558	55 558	55 558
% of Target Area Actioned (conversion will take up to 15 years)	43.5%	58.3%	58.9%	60.9%	61.8%	62.4%	62.7%	64.6%	66.9%

Why is the conversion of structure plans a key indicator of our performance?

The Western Australian Planning Commission sets in place structure plans that form the long term framework for the development of urban areas. A measure of the effectiveness of the Commission is the success in converting structure plans into statutory zones.

A "structure plan" is a non-statutory land use plan usually produced after a broad scale strategic plan has been formulated. The structure plan provides detail regarding the different types of land uses in a given area, how they relate to each other, what movement systems are provided and includes, the amount of housing and industrial land, and open space provision. Structure plans form the basis of town planning schemes or amendments to schemes. A town planning scheme is a statutory land use plan usually produced by a local government and consists of land reserved for certain public purposes, and that land is "zoned" for a variety of different land uses (e.g. residential, commercial, industrial, open space).

Structure plans developed by the Commission directly contribute to the State's long term urban settlement and economic development by ensuring that appropriate land is available through the implementation of statutory zones to meet population growth, that supporting infrastructure is put in place whilst addressing other social outcomes such as environmental sustainability.

How were the indicator's derived

The Western Australian Planning Commission maintains sophisticated in house Geographic Information Systems (GIS) and the figures used in this measure are derived from those systems.

Efficiency Indicators

The Commission's measures of efficiency are formulated to measure the cost per planning activity.

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

Planning Cost in Relation to Population Size and the State's Economic Activity

Year	Total State demand ABS 1350.0 (3) (\$million)	State's population ABS 1350.3	Cost to State of planning service (\$million) (2)	Cost of planning (dollars per head)	Cost of planning (cents per \$000 of economic activity)
1998/1999	60 052	1 861 000	49.1	26.4	0.82
1999/2000	62 454	1 890 776	54.9 (4)	29.0	0.88 (4)
2000/2001	63 473	1 897 400	73.6 (4)	38.8	1.16 (4)
2001/2002	64 810	1 918 805 (5)	61	31.8	0.94
2002/2003	71 324	1 940 500 (5)	59.0	30.4	0.83
2003/2004	80 633 (1)	1 969 000 (5)	104.0 (4)	52.8	1.29

(1) State demand calculated using ABS 1350.0 July 2004 and estimated to 30 June 2004 at an annual growth rate of 7.75% cross checked against 2004-05 Budget Economic and Fiscal Outlook Budget Paper No.3.

(2) Cost to State of planning service has been calculated by combining the resources provided by the State to the Western Australian Planning Commission and the planning component of the Department for Planning and Infrastructure, who work closely together to provide a total land use planning service for the State.

(3) State Final Demand has been used as the indicator of economic performance as the ABS no longer publishes Gross State Product figures.

(4) The State's contribution in 2000/01 was initiated by an additional \$5 million provided for FRIARS compensation (1999/00 - \$5 million) and a double contribution of \$14 million in 2000-01 (1999/00 - \$nil) from the Consolidated Fund for Country Region Schemes (note: the forecast annual contribution for Country Region Schemes is \$5 million for the 2004/2005 and 2005/2006 financial years, and \$7 million for 2006/2007 and 2007/2008 financial years). The 2003/2004 cost includes \$37.5 million for Improvement Plan No. 32 (William St).

(5) ABS 3101.0 December figures used for 2001/02, 2002/03, and 2003/2004 population figures

Why is Planning Cost in relation to the size of the State's Population and Economic Activity a key indicator of our performance?

The Western Australian Planning Commission sets in place land use plans and strategies to guide the State's long term urban settlement and economic development. This indicator of performance measures at a macro level how efficiently the Commission is conducting land use planning activities on a per head of population and economic activity basis.

How were the indicators derived?

The measure is derived by dividing the cost to the State of providing a land use planning service through the operations of the Western Australian Planning Commission in concert with the Planning component of the Department for Planning and Infrastructure, as disclosed in their respective audited financial statements, divided by the State's population/economic activity, as disclosed in the Australian Bureau of Statistics publications ABS 1350.0 and ABS 3101.0.

Efficiency Indicators

Output 1 - Statutory Planning

Output Description:

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

Efficiency Indicator 1: Cost Per Planning Decision - Statutory Planning

Statutory Applications Determined	2003 - 2004 Cost Per application (1)	2002 - 2003 Cost Per application	2001 - 2002 Cost Per application	2003 - 2004 Number of applications (2)	2002 - 2003 Number of applications	2001 - 2002 Number of applications
Metropolitan Perth and Country Western Australia	\$1563.03	\$833.10	\$1084.23	5339	5155	4528

(1) The cost per application determined increased in 2003-04 due to an increase in the cost of the output (Port Coogee remediation expenditure and project and study expenditure).

(2) Increase in subdivision, development and survey strata title applications.

Why is this a key indicator of our performance?

The Western Australian Planning Commission determines land use planning applications put to it. This indicator measures the cost efficiency of the statutory approval processes employed by the Commission.

How was the indicator derived?

The indicator is derived by dividing the full accrual cost of statutory planning services, by the number of statutory planning decisions made in any one financial year. The figures are sourced from the Commission's financial systems and from an internal database which tracks the number of applications received/determined.

Output 2 - Strategic Planning

Output Description

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

Efficiency Indicator 2: Cost Per Planning Decision - Strategic Planning

Strategic planning decisions	2003 - 2004 Cost Per decision (1)	2002 - 2003 Cost Per decision	2001 - 2002 Cost Per decision	2003 - 2004 Number of decisions	2002 - 2003 Number of decisions	2001 - 2002 Number of decisions
Strategic, Environment, Industry, Infrastructure, etc.	\$17 110	\$18 748	\$34 691	337	278	209

(1) The cost per application determined decreased in 2003-04 due to an increase in the number of applications determined (increase in the number of committees and decisions made).

Why is this a key indicator of our performance?

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

How was the indicator derived?

The indicator is derived by dividing the full accrual cost of Strategic Planning services, by the number of strategic planning decisions made in any one financial year. The figures are sourced from the Commission's financial systems and from an internal database which tracks the number of Strategic Planning determinations made.

Output 3 - Asset Management

Output Description:

The acquisition, management and disposal of properties reserved under the Metropolitan Region Scheme for important regional roads, controlled access highways, parks and recreation areas, special uses and major land development projects.

Efficiency indicator 3: Cost per hectare managed

Statutory applications determined	2003 - 2004 Cost Per hectare	2002 - 2003 Cost Per hectare (1)	2001 - 2002 Cost Per hectare	2003 - 2004 Number of hectares (1)	2002 - 2003 Number of hectares	2001 - 2002 Number of hectares
Improvement plans, regional roads, parks and recreation reserves and other use	\$1 855.38	\$1 842.57	\$4 439.46	12 375	10 924	10 599

(1) The increase in Parks and Recreation Reserves due mainly to the purchase of Darling Range regional parkland, Bush Forever sites, and Peel regional open space.

Why is this a key indicator of our performance?

The Western Australian Planning Commission holds properties with a value in excess of \$500 million (historical cost). These properties are held for a variety of purposes, but in the main are for Park and Recreational use, as well as for road and highway reserves. The cost per hectare of managing these properties is a measure of cost efficiency for this Output.

How was the indicator derived?

The indicator is derived by dividing the full accrual management costs associated with property activities, by the number of hectares under management. The figures are sourced from the Commission's financial systems and from an in-house property database system that tracks property holdings and transactions.

Explanatory Notes for Performance Indicators

Why are the indicators considered relevant to the outcomes and outputs?

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

The efficiency indicators incorporate the cost and quality measures of each output and as such gauge the overall efficiency in achieving the desired outcome.

Why they are key indicators of performance?

The indicators chosen directly measure the Commission's effectiveness and efficiency in producing outputs and meeting the outcome's objectives.

How can the indicators assist the reader to assess performance?

The effectiveness indicators inform the reader how well the land use planning activities of the Western Australian Planning Commission contribute to the development of Land Use Planning and Land Use Implementation Strategies that guide the State's long term urban settlement and economic development. Results can be compared with previous years performance (where available) or with like service providers in other State's. Efficiency indicators gauge the cost of each output based on a measurable unit of quantity. Results are presented as a \$cost per decision per hectare managed basis for easy comprehension.

Independent audit opinion

To the Parliament of Western Australia

Western Australian Planning Commission
Performance indicators for the year ended June 30, 2004



AUDITOR GENERAL

Audit Opinion

In my opinion, the key effectiveness and efficiency performance indicators of the Western Australian Planning Commission are relevant and appropriate to help users assess the Commission's performance and fairly represent the indicated performance for the year ended June 30, 2004.

Scope

The Commission's Role

The Commission is responsible for developing and maintaining proper records and systems for preparing performance indicators.

The performance indicators consist of key indicators of effectiveness and efficiency.

Summary of my Role

As required by the *Financial Administration and Audit Act 1985*, I have independently audited the performance indicators to express an opinion on them. This was done by looking at a sample of the evidence.

An audit does not guarantee that every amount and disclosure in the performance indicators is error free, nor does it examine all evidence and every transaction. However, my audit procedures should identify errors or omissions significant enough to adversely affect the decisions of users of the performance indicators.

A handwritten signature in blue ink, appearing to read 'D D R Pearson'.

D D R PEARSON
AUDITOR GENERAL
October 1, 2004

Financial Statements

Certification of Financial Statements for the year ended 30 June 2004



The accompanying financial statements of the WAPC have been prepared in compliance with the provisions of the *Financial Administration and Audit Act 1985* from proper accounts and records to present fairly the financial transactions for the year ended 30 June 2003 and the financial position as at 30 June 2004.

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

Handwritten signature of Jeremy Dawlins in blue ink.

Jeremy Dawlins

Chairman

Western Australian Planning Commission

24 August 2004

Handwritten signature of Ian Patterson in blue ink.

Ian Patterson

Principal Accounting Officer

Western Australian Planning Commission

24 August 2004

Handwritten signature of Corinne Macrae in blue ink.

Corinne Macrae

Member

Western Australian Planning Commission

24 August 2004

Western Australian Planning Commission Annual report 2004

Statement of financial performance For the Year Ended 30 June 2004

	Notes	2004 \$	2003 \$
COST OF SERVICES			
Expenses from Ordinary Activities			
Employee Expenses	2	648 416	527 384
Services and Contracts	3	22 085 635	17 169 590
Depreciation Expenses	4	246 112	229 269
Administration Expenses	5	721 124	533 010
Bad and Doubtful Debts	6	73 552	0
Committee/Board Fees	7	1 039 227	904 778
Capital User Charge	8	3 346 000	5 700 000
Grants and Subsidies	9	2 503 424	1 219 362
Carrying Amount of Non-Current Assets Disposed Of	10	11 855 244	6 221 640
Maintenance	11	2 020 938	1 707 972
Revaluation Decrement	12	583 016	0
Other Expenses from Ordinary Activities	13	3 771 823	1 145 160
Total Cost of Services		48 894 511	35 358 165
Revenues from Ordinary Activities			
<i>Revenue from Operating Activities</i>			
Grants and Contributions - State	14	923 333	229 006
Grants and Contributions - Commonwealth	15	129 077	184 439
Rental Revenue		3 824 096	3 561 420
User Charges and Fees	16	2 703 202	2 203 214
Other Revenues from Ordinary Activities	17	10 598 153	1 154 067

	Notes	2004 \$	2003 \$
<i>Revenue from Non-Operating Activities</i>			
Interest Revenue	18	4 061 004	4 048 328
Proceeds from Disposal of Non Current Assets	10	13 053 269	2 994 121
Total Revenues from Ordinary Activities		35 292 134	14 374 596
NET COST OF SERVICES		13 602 377	20 983 569
Revenues from State Government			
Output Appropriation	19	48 917 500	46 580 872
Total Revenues from State Government		48 917 500	46 580 872
CHANGE IN NET ASSETS		35 315 123	25 597 303
Net increase in asset revaluation reserve	35	863 588	0
TOTAL CHANGES IN EQUITY OTHER THAN THOSE RESULTING FROM TRANSACTIONS WITH WA STATE GOVERNMENT AS OWNERS		36 178 711	25 597 303

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

Western Australian Planning Commission Annual report 2004

Statement of financial position as at 30 June 2004

	Notes	2004 \$	2003 \$
CURRENT ASSETS			
Cash Assets	20	25 955 073	48 394 861
Restricted Cash Assets	21	2 587 966	2 410 903
Receivables	22	2 122 716	1 049 220
Inventories	23	0	3 780
Other Assets	24	3 057 326	21 926 783
Total Current Assets		33 723 081	73 785 547
NON-CURRENT ASSETS			
Receivables	22	2 500 000	0
Amounts Receivable for Outputs	25	430 000	290 000
Land, and Equity in Land	26	510 380 961	413 692 957
Regional Open Space Buildings	27	7 082 639	5 521 876
Infrastructure	28	1 146 739	0
Motor Vehicles	29	0	4 871
Equipment	30	309 548	221 980
Total Non Current Assets		521 849 887	419 731 684
TOTAL ASSETS		555 572 968	493 517 231
CURRENT LIABILITIES			
Payables	31	256 279	0
Other Liabilities	32	1 252 267	752 688
Provisions	33	89 580	63 776
Total Current Liabilities		1 598 126	816 464

	Notes	2004 \$	2003 \$
NON CURRENT LIABILITIES			
Provisions	33	106 670	280 745
Total Non Current Liabilities		106 670	280 745
TOTAL LIABILITIES		1 704 796	1 097 209
NET ASSETS		553 868 172	492 420 022
EQUITY			
Contributed Equity	34	37 269 439	12 000 000
Asset Revaluation Reserve	35	6 835 213	5 971 625
Accumulated surplus	36	509 763 520	474 448 397
TOTAL EQUITY		553 868 172	492 420 022

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

Western Australian Planning Commission Annual report 2004

Statement of cash flows as at 30 June 2004

	Notes	2004 \$ Inflows (Outflows)	2003 \$ Inflows (Outflows)
CASH FLOWS FROM STATE GOVERNMENT			
Output Appropriations		48 777 501	46 440 872
Capital Contributions		42 500 000	5 000 000
Net Cash Provided by State Government		91 277 501	51 440 872

Utilised as follows:

CASH FLOWS FROM OPERATING ACTIVITIES			
Payments			
Services and Contracts		(22 019 953)	(16 973 325)
Committee/Board Fees		(984 490)	(895 430)
Capital User Charge		(3 346 000)	(5 700 000)
Grants and Subsidies		(2 285 345)	(1 229 341)
Maintenance		(2 068 531)	(1 670 508)
GST payments on Purchases		(5 069 258)	(2 855 803)
GST Payments to Taxation Authorities		(636 197)	0
Other Payments		(4 972 199)	(2 263 974)
Receipts			
Rental Receipts		3 872 713	3 509 218
Interest Receipts		4 122 147	3 984 364
Commonwealth Grants and Contributions		120 141	184 439
Other Grants and Contributions		923 333	233 939
GST Receipts on Sales		1 299 324	178 917
GST Receipts from Taxation Authority		3 752 531	2 255 197
Other Receipts		5 276 646	3 287 629
Net Cash used in Operating Activities	37	(22 015 138)	(17 954 679)

	Notes	2004 \$ Inflows (Outflows)	2003 \$ Inflows (Outflows)
CASH FLOWS FROM INVESTING ACTIVITIES			
Proceeds from sale of Non Current Physical Assets		10 278 028	2 895 941
Purchase of Non Current Physical Assets		(101 803 116)	(52 818 037)
Net Cash used in Investing Activities		(91 525 088)	(49 922 096)
Net (Decrease) / Increase in Cash Held		(22 262 725)	(16 435 903)
Cash Assets at the beginning of the financial year		50 805 764	67 241 667
Cash Assets at the end of the Financial Year	20/21	28 543 039	50 805 764

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

Notes to the financial statements

1. Significant accounting policies

The following accounting policies have been adopted in the preparation of the financial statements. Unless otherwise stated these policies are consistent with those adopted in the previous year.

General Statement

The financial statements constitute a general purpose financial report which has been prepared in accordance with Australian Accounting Standards, Statements of Accounting Concepts and other authoritative pronouncements of the Australian Accounting Standards Board, and Urgent Issues Group (UIG) Consensus Views as applied by the Treasurer's Instructions. Several of these are modified by the Treasurer's Instructions to vary application, disclosure, format and wording. The Financial Administration and Audit Act and the Treasurer's Instructions are legislative provisions governing the preparation of financial statements and take precedence over Australian Accounting Standards, Statements of Accounting Concepts and other authoritative pronouncements of the Australian Accounting Standards Board, and UIG Consensus Views. The modifications are intended to fulfil the requirements of general application to the public sector together with the need for greater disclosure and also to satisfy accountability requirements.

If any such modification has a material or significant financial effect upon the reported results, details of that modification and where practicable, the resulting financial effect, are disclosed in individual notes to these financial statements.

Basis of Accounting

The statements have been prepared on the accrual basis of accounting using the historical cost convention, with the exception of Regional Open Space Buildings and Infrastructure assets which, as noted, are measured at fair value.

(a) Output Appropriations

Output appropriations are recognised as revenues 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 into the Commission's bank account or credited to the holding account held at the Department of Treasury and Finance.

(b) Contributed Equity

Under UIG 38 "Contributions by Owners Made to Wholly-Owned Public Sector Entities" transfers in the nature of equity contributions must be designated by the Government as contributions by the owners (at the time of, or prior to transfer)

before such transfers can be recognised as equity contributions in the financial statements. Capital contributions (appropriations) and the assumption of liabilities by the Government have been designated as contributions by owners, and have been credited directly to Contributed Equity. The non-reciprocal transfer of assets have been designated as a distribution to owners, and have been debited directly to Contributed Equity. All other transfers have been recognised in the Statement of Financial Performance. Capital appropriations which are repayable to the Treasurer are recognised as liabilities.

(c) Grants and Other Contributions Revenue

Grants, donations, gifts and other non-reciprocal contributions are recognised as revenue when the Commission obtains control over the assets comprising the contributions. Control is normally obtained upon their receipt.

Contributions are recognised at their fair value. Contributions of services are only recognised when a fair value can be reliably determined and the services would be purchased if not donated.

(d) Revenue Recognition

Revenue from the sale of goods and disposal of other assets and the rendering of services, is recognised when the Commission has passed control of the goods or other assets or delivery of the service to the customer.

(e) Acquisitions of Assets

The cost method of accounting is used for all acquisitions of assets. Cost is measured as the fair value of the assets given up or liabilities undertaken at the date of acquisition plus incidental costs directly attributable to the acquisition.

Assets acquired at no cost or for nominal consideration, are initially recognised at their fair value at the date of acquisition.

Assets costing less than \$2,000 are expensed in the year of acquisition (other than where they form part of a group of similar items which are significant in total).

(f) Depreciation of non-current assets

All non-current assets having a limited useful life are systematically depreciated over their useful lives in a manner which reflects the consumption of their future economic benefits.

Depreciation is calculated on the straight line basis, using rates which are reviewed annually. Useful lives for each class of depreciable asset are :

Buildings	40 years
Infrastructure	40 years
Computer Equipment	2.5 years
Other Equipment	5 - 15 years
Motor Vehicles	5 years

(g) Revaluation of Land, Buildings and Infrastructure

The Commission has a policy of valuing land at cost and buildings and infrastructure fixed assets at fair value.

Regional Open Space Buildings and Infrastructure fixed assets have been valued at fair value by R G Pember Pty Ltd (licenced valuer) as at June 2004. Fair value has been determined on the basis of existing and continued use. Increments have been taken to the asset valuation reserve. Decrements have been offset against previous increments (if any) relating to the same class of assets and the balance (if any) recognised as an expense in the Statement of Financial Performance.

(h) Cash

For the purpose of the Statement of Cash Flows, cash includes cash assets and restricted cash assets.

(i) Inventories

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

(j) Rental Revenue

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 and the Peel Region Scheme.

Regular rental valuations are commissioned to ensure a competitive rental is obtained for each leased property.

Rental revenue receivables are recognised at the amounts receivable as they are due for settlement no more than 30 days from the date of recognition.

(k) Receivables

Receivables are recognised at the amounts receivable as they are due for settlement no more than 30 days from the date of recognition.

Collectability of receivables is reviewed on an ongoing basis. Debts, which are known to be uncollectable, are written off. A provision for doubtful debts is raised where some doubts as to collection exists.

(l) Investments

Investments are brought to account at the lower of cost and recoverable amount.

Interest revenues are recognised as they are accrued.

(m) Payables

Payables, including accruals not yet billed are recognised when the Commission becomes obliged to make future payments as a result of purchase of assets or services. Payables are generally settled within 30 days.

(n) Employee Benefits

Annual Leave

This benefit is recognised at the nominal amounts expected to be paid and is measured at the amount unpaid at the reporting date in respect to the employees' service up to that date.

Long Service Leave

A liability for long service leave is recognised after an employee has completed four years of service. The liability for long service leave expected to be settled within 12 months of the reporting date is recognised in the provisions for employee benefits, and is measured at the nominal amounts expected to be paid when the liability is settled.

The liability for long service leave expected to be settled more than 12 months from the reporting date is recognised in the provisions for employee benefits and is measured at the nominal amounts expected to be paid when the liability is settled. An assessment of long service leave expected to be settled more than 12 months from the reporting date determined that the present value of expected future payments to be made in respect of services provided by employees up to the reporting date was not materially different from the liability measured at the nominal amounts. When assessing expected future payments, consideration is given to expected future wage and salary levels including relevant oncosts, and periods of service.

Employee Benefit Oncosts

Employee benefit oncosts are recognised in employee benefit liabilities and costs when the employee benefits to which they relate are recognised as liabilities and expenses (see notes 2 and 34).

Superannuation

Staff may contribute to the Pension Scheme, a defined benefits pension scheme now closed to new members, or to the Gold State Superannuation Scheme, a defined lump sum scheme now also closed to new members. All staff who do not contribute to either of these schemes become non contributory members of the West State Superannuation Scheme, an accumulation fund complying with the Commonwealth Government's Superannuation Guarantee (Administration) Act 1992. All of these schemes are administered by the Government Employees Superannuation Board (GESB).

On June 30, 2004 unfunded liabilities relating to the Pension Scheme and the pre transfer benefit for employees who transferred to the Gold State Superannuation Scheme were assumed by the Treasurer. The amount assumed by the Treasurer is disclosed at Note 34.

The liabilities for superannuation charges under the Gold State Superannuation Scheme and West State Superannuation Scheme are extinguished by payment of employer contributions to the GESB.

The note disclosure required by paragraph 6.10 of AASB 1028 (being the employer's share of the difference between employees' accrued superannuation benefits and the attributable net market value of plan assets) has not been provided. State scheme deficiencies are recognised by the State in its whole of government reporting. The GESB's records are not structured to provide the information for the Commission. Accordingly, deriving the information for the Commission is impracticable under current arrangements, and thus any benefits thereof would be exceeded by the cost of obtaining the information.

Accrued Salaries

Accrued salaries represent the amount due to staff but unpaid at the end of the financial year, as the end of the last pay period for that financial year does not coincide with the end of the financial year. The Commission considers the carrying amount approximates net fair value.

(o) Leases

The Commission has entered into a number of operating lease arrangements to rent land and buildings where the Commission, as lessor, retains all the risks and benefits incidental to ownership of the items held under the operating leases. Lease revenue is reported to the Statement of Financial Performance over the lease term.

(p) Comparative Figures

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

(q) Rounding

Amounts in the financial statements have been rounded to the nearest dollar.

	2004 \$	2003 \$
2. Employee expenses		
Salaries and Wages	470 323	336 599
Superannuation	82 910	137 251
Annual Leave	28 427	29 820
Long Service Leave	65 910	8 049
Other Related Expenses	846	15 665
	648 416	527 384
3. Services and contracts		
Consultants and Contractors	13 596 516	6 506 068
Services Provided by DPI - Labour	4 877 932	4 213 434
Services Provided by DPI - Other	1 799 106	4 643 487
Cleaning / Gardening	237 013	333 386
Lease / Rental / Hire Charges	193 257	611 953
Advertising and Promotion	501 870	230 063
Printing	430 603	271 882
Utilities	231 943	135 253
Other	217 395	224 064
	22 085 635	17 169 590
4. Depreciation		
Regional Open Space Buildings	145 309	145 312
Motor Vehicles	4 871	9 862
Equipment	95 932	74 095
	246 112	229 269
5. Administration Expenses		
Communication	93 978	51 725
General Insurance Premium	263 081	245 419
Other Staff Costs	291 320	205 424
Other	72 745	30 442
	721 124	533 010

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	2004 \$	2003 \$
6. Bad and doubtful debt expense		
Bad Debts Written Off	29 585	0
Provision for Doubtful Debt	43 967	0
	73 552	0
7. Committee / board fees		
Kilometrage	17 330	29 024
Sitting Fees	938 230	846 425
Superannuation	49 026	0
Other	34 641	29 329
	1 039 227	904 778
8. Capital user charge		
A Capital user charge rate of 8% has been set by the Government and represents the opportunity cost of capital invested in the net assets of the Commission used in the provision of Outputs. The charge is calculated on the net assets adjusted to take account of exempt assets. Payments are made to the Department of Treasury and Finance on a quarterly basis.	3 346 000	5 700 000
9. Grants and subsidies		
General Government Agencies	270 527	325 142
Non Government Agencies	311 023	337 789
Local Government / Shires	588 981	459 420
Other	1 332 893	97 011
	2 503 424	1 219 362

	2004 \$	2003 \$
10. Net gain (loss) on disposal of non current assets		
Land		
Proceeds of Disposal Non Current Assets	13 049 845	2 993 121
Carrying Amount of Non-Current Assets Disposed Of	11 808 001	6 221 640
Gain/(Loss) on disposal of Non-Current Assets	1 241 844	(3 228 519)
Other Equipment		
Proceeds of Disposal Non Current Assets	3 424	1 000
Carrying Amount of Non-Current Assets Disposed Of	47 243	0
(Loss) on disposal of Non-Current Assets	(43 819)	1 000
Net Gain/(Loss) on disposal of Non-Current Assets	1 198 025	(3 227 519)
11. Maintenance		
Maintenance - Buildings	1 281 668	1 309 031
Maintenance - Plant and Equipment	68 508	5 058
Maintenance - Open Space/ Parks / Grounds	574 528	379 694
Maintenance - Other	96 234	14 189
	2 020 938	1 707 972
12. Revaluation decrement		
Revaluation Decrement	583,016	0
	583 016	0
Revaluation decrement on the revaluation of buildings and infrastructure to fair value		
13. Other expenses from ordinary activities		
Licence Fees	229 701	104 468
Minor Equipment Purchases	145 587	57 957
Catering	91 861	32 695
Rates and Taxes	1 268 788	567 461
Interest Payment (i)	1 682 858	0
Other	353 028	382 580
	3 771 823	1 145 160

(i) Interest payments to tenants on delayed settlements for resumed property acquired for Improvement Plan No. 32 (William St).

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	2004 \$	2003 \$
14. Grants and contributions - State		
General Government Agencies	613 319	67 070
External Sponsorships	305 014	14 855
External - Local Government/Shires	5 000	52 136
Other	0	94 945
	923 333	229 006
15. Grants and contributions - Commonwealth		
Commonwealth Government Sponsorships	129 077	184 439
	129 077	184 439
16. User Charges and fees		
Easements	28 000	0
Strata Title Application Fees	625 118	528 092
Subdivision Application Fees	1 350 731	1 108 393
Endorsement Fees	23 969	29 906
Plan and Diagram Fees	325 004	307 774
Town Planning Appeal Tribunal Fees	197 394	65 714
Land Reservation Certificates	152 426	139 674
Other	560	23 661
	2 703 202	2 203 214
17. Other revenue from ordinary activities		
Sale of Goods	79 335	165 014
Whiteman Park Revenue	587 013	418 092
Assets previously expensed	7 901 543	0
Recoup of expenditure	1 570 506	0
Other	459 756	570 961
	10 598 153	1 154 067

	2004 \$	2003 \$
18. Interest revenue		
Interest earned on Commonwealth Bank Account	4 061 004	4 048 328
	4 061 004	4 048 328
19. Revenues from State government		
Output Appropriation revenue received during the year:		
Metropolitan Region Improvement Tax	43 627 500	39 879 872
- Other	5 290 000	6 701 000
	48 917 500	46 580 872
20. Cash assets		
Cash held at the Commonwealth Bank:		
- Metropolitan Region Improvement Fund (a)	7 344 605	29 861 457
- Western Australian Planning Commission Account (b)	18 258 455	18 440 719
- Town Planning Appeal Committee	331 222	75 608
- Surveyors Trust Account	17 041	13 311
Cash Advance	3 750	3 766
	25 955 073	48 394 861

The Cash Assets are mainly made up of:

(a) The cash balance of \$7.3 million in MRIF is mainly held to meet existing statutory obligations to acquire reserved lands within the Perth Metropolitan Region but which did not reach a negotiated settlement in 2003/04.

(b) The cash balance of \$18.2 million in the WAPC Account is mainly held to meet existing and expected statutory obligations to acquire lands reserved in the Peel Region Scheme and the proposed Greater Bunbury Region Schemes.

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	2004 \$	2003 \$
21. Restricted cash assets		
State Funds	1 154 324	952 000
Commonwealth Funds	1 433 642	1 458 903
	2 587 966	2 410 903

Cash held in the Western Australian Planning Commission account is to be used for various Coast and Clean Seas projects, the Planning for Aboriginal Communities project, and the Pinjarra/Brunswick Sustainability Study.

Contributions not yet expensed for the specified purpose

The following non-State Government contributions had been received at the year end and recorded in the Statement of Financial Performance, but have not yet been expensed in the manner specified by the Contributor.

Batavia Coastal Planning	11 374	32 174
Coastal Facilitator - Midwest/Gascoyne Region	0	18 060
Planning for Aboriginal Communities	172 692	0
Coastal Zone Management	296 753	437 900
Swan Greenway	952 823	970 769
	1 433 642	1 458 903

22. Receivables

Current

Rental Debtors	43 967	198 903
Other Debtors	511 189	84 209
	555 156	283 112
Less: Provision for Doubtful Debts	43 967	198 903
GST Receivable	1 611 527	965 011
Total Current Debtors	2 122 716	1 049 220

	2004 \$	2003 \$
Non-Current		
Other Debtors	2 500 000	0
Total Non-Current Debtors	2 500 000	0
Total Debtors	4 622 716	1 049 220

23. Inventories

Publications at cost	0	3 780
	0	3 780

24. Other assets

- Prepayments	1 892	120 465
- Accrued Income	869 093	517 198
- Ministry of Justice - Settlement Payments (l)	2 045 714	21 146 044
- Tenant Security Bonds	140 627	143 076
	3 057 326	21 926 783

(l) State Solicitor's Office Settlement payments not settled before the end of the financial year. The 2004 figure is comprised of:

State of WA	0	966 044
Langley Holdings Pty Ltd	0	255 000
State Housing Commission	1 315 000	6 725 000
Western Australian Land Authority	0	13 200 000
Wilkinson W	69 000	0
Agnew M & M	714	0
Al Land Pty Ltd	351 000	0
Ranson R & J and Harris R	275 000	0
Sabo I & I	35 000	0
	2 045 714	21 146 044

	2004 \$	2003 \$
25. Amounts receivable for outputs		
- Non Current	430 000	290 000
This asset represents the non-cash component of output appropriations. It is restricted in that it can only be used for asset replacement.		

26. Land and equity in land

i. Land

This represents the total capitalised cost of properties owned by the Commission. Properties are either negotiated purchases, or are compulsorily acquired under the provisions of the *Metropolitan Region Town Planning Scheme Act*, the *Land Administration Act* or the *Western Australian Planning Commission Act*.

Metropolitan Region Scheme Purchases

Other Regional Roads - at cost	26 604 891	24 488 093
Primary Regional Roads - at cost	57 054 383	48 460 596
Parks and Recreation Areas - at cost	281 361 954	233 491 838
Other Land Purchases - at cost	72 515 226	79 384 948
WAPC Land Surplus to Requirements - at cost	1 291 210	1 480 830
Coogee - (Improvement Plan No 26) - at cost	12 425 190	9 662 084
Ellenbrook - (Improvement Plan no. 27) - at cost	76 671	76 671
William Street (Improvement Plan No. 32)	37 313 482	0
	488 643 007	397 045 060

Peel and Greater Bunbury Region Scheme Purchases

Primary Regional Roads - at cost	11 666 664	9 736 928
Parks and Recreation - at cost	4 306 362	1 807 396
Other Land Purchases - at cost	4 546 096	3 876 000
	20 519 122	15 420 324

ii. Equity in Land

When a property is reserved for possible future acquisition, the owner may apply under certain circumstances through the provisions of Section 36 of the *Metropolitan Region Town Planning Scheme Act*, 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.

	2004 \$	2003 \$
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.		
Equity in Land of this nature is as follows:		
Equity in Land (Section 36) - at cost	1 218 832	1 227 573
Total Land and Equity in Land	510 380 961	413 692 957

27. Regional open space buildings

Buildings (at July 1, 2001 valuation)	0	5 812 500
Buildings (at fair value)	7 020 000	0
Less accumulated depreciation	0	290 624
Written Down Value	7 020 000	5,521,876
Buildings under Construction (at cost)	62 639	0
Total Buildings	7 082 639	5 521 876

The revaluation of buildings was performed in June 2004 in accordance with an independent valuation by Pember Wilson and Eftos. Fair value has been determined on the basis of existing and continued use. The valuation was made in accordance with the policy of 3 yearly revaluations.

28. Infrastructure

Infrastructure (at fair value)	1 146 739	0
Less accumulated depreciation	0	0
Written Down Value	1 146 739	0

The revaluation of infrastructure was performed in June 2004 in accordance with an independent valuation by Pember Wilson and Eftos. Fair value has been determined on the basis of existing and continued use. The valuation was made in accordance with the regular policy 3 yearly revaluations.

29. Motor vehicles

Motor Vehicles at Cost	51 917	51 917
Less Accumulated Depreciation	51 917	47 046
Written down value	0	4 871

	2004 \$	2003 \$
30. Equipment		
Computer Equipment		
Computer Equipment at Cost	390 434	413 308
Less Accumulated Depreciation	299 501	302 180
Written down value	<u>90 933</u>	<u>111 128</u>
Other Equipment		
Other Equipment at Cost	503 110	355 140
Less Accumulated Depreciation	284 995	244 288
Written down value	<u>218 115</u>	<u>110 852</u>
Plant under Construction	500	0
Total Equipment	<u>309 548</u>	<u>221 980</u>

Reconciliations

Reconciliations of the carrying amounts of Land and Equity in Land, Regional Open Space Buildings, Motor Vehicles, Equipment and Infrastructure at the beginning and end of the current financial year are set out below:

2003-04	Land and Equity in Land \$	Regional Open Space Buildings \$	Motor Vehicles \$	Equipment \$	Infrastructure \$	Total \$
Carrying amount at start of year	413 692 957	5 521 876	4 871	221 980	-	419 441 684
Additions	120 549 391	779 842	-	230 245	1 729 755	123 289 233
Revaluation Increments	-	863 591	-	-	(583 016)	280 575
Disposals	(11 808 001)	-	-	(47 245)	-	(11 855 246)
Transfers	(12 053 385)	-	-	-	-	(12 053 385)
Depreciation	-	(145 309)	(4,871)	(95 932)	-	(246 112)
Carrying amount at end of year	510 380 962	7 020 000	-	309 048	1 146 739	518 856 749

31. Payables

General Sundry Creditors	256 279	0
	<u>256 279</u>	<u>0</u>

	2004 \$	2003 \$
32. Other Liabilities		
Current		
- Income in Advance	0	5 040
- Accrued Expenses	1 029 575	573 005
- Accrued Salaries	65 024	18 257
- Surveyors' Trust Account	17 041	13 310
- Tenants' Bonds	140 627	143 076
	<u>1 252 267</u>	<u>752 688</u>

33. Provisions

Employee Benefits

Current

Annual leave (i)	44 996	32 478
Long service leave (i)	44 584	26 032
Superannuation (i)	0	5 266
	<u>89 580</u>	<u>63 776</u>

Non-current

Long service leave (i)	106 670	49 879
Superannuation (ii) (iii)	0	230 866
	<u>106 670</u>	<u>280 745</u>

Total Employee Benefits	<u>196 250</u>	<u>344 521</u>
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(i) The settlement of annual and long service leave liabilities gives rise to the payment of employment oncosts (superannuation and workers compensation), the liability for these oncosts is included here. The associated expense is included under Note 2, Employee Expenses.

(ii) Pension and pre-transfer superannuation benefit liabilities reported in the Statement of Financial Position were transferred to the Treasurer as at 30 June 2004. The assumption of this liability is designated as contributions by owners, and has been recognised as a contribution of equity in the Statement of Financial Position (refer note 34).

(iii) The superannuation liability has been established from data supplied by the Government Employee's Superannuation Board.

The Commission considers the carrying amount of employee benefits approximates the net fair value.

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	2004 \$	2003 \$
34. Contributed equity		
Opening Balance	12 000 000	7 000 000
Capital Contributions (i)	42 500 000	5 000 000
Contributions by Owners (ii)	236 506	0
Distribution to Owners (iii)	(17 467 067)	0
Closing Balance	37 269 439	12 000 000
<p>(i) Capital Contributions have been designated as contributions by owners and are credited to equity in the Statement of Financial Position.</p> <p>(ii) Contribution for the assumption of the superannuation liability by Department of Treasury and Finance.</p> <p>(iii) Non-reciprocal transfers of land (designated as capital deemed distribution to Owners in TI955).</p>		
35. Asset revaluation reserve		
Opening Balance	5 971 625	5 971 625
Net revaluation increments:		
Buildings	863 588	0
Closing Balance	6 835 213	5 971 625
<p>The Asset Revaluation Reserve is used to record increments and decrements on the revaluation of non current assets as described in Accounting Policy Note 1(g).</p>		
36. Accumulated surplus		
Balance at the beginning of the year	474 448 397	448 851 094
Change in Net Assets	35 315 123	25 597 303
Balance at the end of the year	509 763 520	474 448 397
37. Notes to the statement of cash flows		
(a) Reconciliation of Cash		
Cash at the end of the financial year as shown in the Statement of Cash Flows is reconciled to the related items in the Statement of Financial Position as follows:		
Cash Assets	25 955 073	48 394 861
Restricted Cash Assets	2 587 966	2 410 903
	28 543 039	50 805 764

	2004 \$	2003 \$
(b) Non-cash financing and investing activities		
During the financial year pension and pre-transfer superannuation liabilities were transferred to Treasurer. This transfer is not reflected in the Statement of Cash Flows. There were no other assets/liabilities transferred assumed from other government agencies not reflected in the Statement of Cash Flows.		
Reconciliation of net cost of services to net cash flows used in operating activities:		
Net Cost of Services	(13 602 377)	(20 983 569)
Non Cash Items:		
Depreciation Expense	246 112	229 269
Revaluation Decrement	583 016	0
Revenue - Take up of Assets	(2 487 861)	0
Bad and Doubtful Debts	73 552	0
Rental Debtor Write-Off	(29 585)	0
Assumption of Superannuation Liability by Treasury	236 506	0
Assets previously expensed	(5 413 682)	0
Other Non-Cash Movements	(37 987)	147 917
Net (Profit)/Loss on sale of Assets	(1 198 025)	3 227 519
(Increase)/Decrease in Assets		
Current Receivables	(272 044)	(445 940)
Inventories	3 780	173
Other Current Assets	(233 321)	(177 890)
Increase/(Decrease) in Liabilities		
Payables	256 279	354 567
Other Current Liabilities		
- Accrued Salaries	46 767	7 199
- Accrued Expenses	443 419	(251 777)
- Income in Advance	(5 040)	(57 180)
Provisions	(148 271)	8 561
Net GST Receipts (Payments)	(653 600)	(421 689)
Change in GST Receivable/Payable	177 224	408 161
Net Cash Provided by/(used in) Operating Activities	(22 015 138)	(17 954 679)

	2004 \$	2003 \$
38. Remuneration of accountable authority		
The total fees, salaries, superannuation and other benefits received or due and receivable for the financial year, by members of the Accountable Authority, from the Commission or any related body.	211 412	193 857

The number of members of the Accountable Authority whose total of fees, salaries, superannuation and other benefits received or due and receivable for the financial year, falls within the following bands:

	2003-04 No.	2002-03 No.
\$0 - \$10 000	1	2
\$10 001 - \$20 000	2	4
\$20 001 - \$30 000	2	0
\$30 001 - \$40 000	1	0
\$40 001 - \$50 000	1	0
\$60 001 - \$70 000	1	1
	8	7

39. Remuneration of auditors		
Fees to the Office of the Auditor General for external audit.	47 000	44 500

40. Capital commitments

Resumptions

The Commission's capital commitment with respect to resumed land, pending settlement of claims is estimated to be \$44,300,000 at June 30 2004 (June 2003 - \$14,150,000). The capital commitments are payable as follows:

Within 1 year	0	0
Later than 1 year and not later than 5 years	44 300 000	14 150 000
Later than 5 years	0	0
	44 300 000	14 150 000

Note that these property's are also included in Note 41 - Contingent Liabilities.

	2004 \$	2003 \$
41. Leases		
The Commission has entered into a number of operating lease arrangements to rent land and buildings where the Commission, as lessor, retains all the risks and benefits incidental to ownership of the items held under the operating leases.		

Buildings

Gross amount of leased assets	27 517 058	32 267 298
Depreciation recognised as an expense	38 125	38 125

Land

The Commission has entered into a number of operating lease arrangements for use of segments of land at Whiteman Park. The nature of the leases is such that it the Commission is unable to determine the gross amount of land that is leased.

Future Minimum Lease Payments Receivable of Land and Buildings

The future minimum lease payments for land and buildings are as follows:

Not later than 1 year	2 985 282	3,572 607
Later than 1 year and not later than 5 years	4 973 085	4 125 410
Later than 5 years	161 155	0

42. Contingent liabilities

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

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

It is estimated that the Commission's contingent liabilities as at 30 June 2004 is in the range of \$50 million to \$70 million. The Commission is unable to provide individual estimates of each liability as negotiations are in progress. The provision of estimates may compromise the Commission's legal position.

	2004 \$	2003 \$
43. Events occurring after the reporting date		
No information has become apparent since the reporting date which would materially affect the Financial Statements.		
44. Surveyors trust account		
Opening Balance 1 July	13 311	11 645
add: receipts for the year	89 570	64 367
	102 881	76 012
less: payments for the year	85 840	62 701
Closing Balance 30 June	17 041	13 311

The Surveyors Trust Account is maintained to hold Surveyor's deposits, against which charges are raised for services by the Western Australian Planning Commission.

45. Supplementary financial information

Write-Offs

Public property written off by the Minister during the financial year (1)	198 903	0
Public property written off by the Accountable Authority during the financial year (2)	33 345	0

(1) Write off rental debtor

(2) Write off of rental debtors \$29,585, write off of obsolete publications (inventory) \$3,760

46 Explanatory statement

The following explanatory statement provides details of, and reasons for, significant variations between:

- actual expenditure and revenue for 2003 and 2004
- actual and estimated expenditure and revenue for 2004

(a) Significant Variations in Actual Results Between 2003 and 2004

In summary, the change in net assets for 2004 increased by \$9,717,820 compared to 2003.

Details are as follows

	2004 \$	2003 \$	Variance \$
Total Cost of Services - Increase	48 894 511	35 358 165	(13 536 346)
Revenue from Ordinary Activities - Increase	(35 292 134)	(14 374 596)	20 917 538
Net Cost of Services - Decrease	13 602 377	20 983 569	7 381 192
Revenues from Government - Increase	(48 917 500)	(46 580 872)	2 336 628
Change in Net Assets - Increase	35 315 123	25 597 303	9 717 820

Details and reasons for significant variations between actual revenue and expenditure and the corresponding item of the preceding year are detailed below. Significant variations are considered to be those greater than 20% or \$200,000.

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	2004	2003	Variance	
			\$	%
Expenditure				
Employee Expenses - Increase	648 416	527 384	121 032	23
Variance due to the transfer of board member fees from Committee/Board Fee expenditure to Employee Expenses.				
Services and Contracts - Increase	22 085 635	17 169 590	4 916 044	29
Variance due to:				
- Remediation expenditure on land acquired for Improvement Plan No. 32 (William St);				
- Payment to Armadale Redevelopment Authority for the management of Champion Lakes;				
- The inclusion of oncosts in net appropriations paid to the Department for Planning and Infrastructure for services provided to the Commission.				
Administration Expenses - Increase	721 124	533 010	188 114	35
Variance due to travel expenditure associated with Country/Regional projects, and an increase in general insurance expenditure.				
Bad and Doubtful Debts - Increase	73 552	0	73 552	100
Variance due to the write off of rental debtors and the raising of a provision for doubtful rental debtors. The debtors were transferred from Blackburne Real Estate when management of the Western Australian Planning Commission's rental properties transferred to Perth Management Services.				
Capital User Charge - Decrease	3 346 000	5 700 000	(2 354 000)	(41)
Variance due to a decrease in the Commission's cash balance for the 2003/2004 financial year.				
Grants and Subsidies - Increase	2 503 424	1 219 362	1 284 062	105
Variance due to payments to Araluen Botanic Park Foundation and Department of Conservation and Land Management. These payments were coded to services and contracts in the 2002/2003 financial year.				
Carrying Amount of Non-Current Assets Disposed Of - Increase	11 855 244	6 221 640	5 633 604	91
Variance due to the disposal of Western Australian Planning Commission land at Hope Valley/Wattleup and Armadale.				

	2004	2003	Variance	
			\$	%
Net Revaluation Decrement - Increase	583 016	-	583 016	100
Variance due to the writedown of infrastructure assets to fair value.				
Other Expenses from Ordinary Activities - Increase	3 771 823	1 145 160	2 626 663	229
Variance due to interest payments to tenants on Improvement Plan No. 32 (William St) resumed properties, and increased rates and taxes associated with the acquisition of property's for Improvement Plan No. 32.				
Revenues				
Grants and Contributions State - Decrease	923 333	229 006	694 327	303
Variance due to the receipt of restricted funds for the Pinjarra Brunswick Sustainability Study and the Planning for Aboriginal Communities Study, and Developer's contribution to the acquisition of the Lord Street Deviation property.				
Grants and Contributions Commonwealth - Decrease	129 077	184 439	(55 362)	(30)
Variance due to a reduction in Coastal Zone Management grants received.				
User Fees and Charges - Increase	2 703 202	2 203 214	499 988	23
Variance due:				
- An Increase in Strata Title Application and Subdivision fees resulting from an active property market.				
- An increase in Town Planning Appeal Committee fees resulting from an increase in fees payable on appeals.				
Other Revenues from Ordinary Activities - Increase	10 598 153	1 154 067	9 444 086	818
Variance due to:				
- Revenue brought to account for the take up of assets expensed in prior financial years;				
- Recoup of expenditure for the remediation of property acquired for Improvement Plan 32 (William St);				
- Revenue brought to account for the non-reciprocal transfer of assets in the prior financial year;				
- An increase in Whiteman Park revenue.				

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	2004	2003	Variance	
			\$	%
Proceeds from Disposal of Non Current Assets - Increase	13 053 269	2 994 121	10 059 148	336

Variance due to disposal of Western Australian Planning Commission land at Hope Valley/Wattleup and Armadale.

b) Significant Variations Between Estimates and Actual Results for 2004

The actual result was a change in net assets of \$35,315,123 compared to an estimated \$22,675,000 a favourable variance of \$12,640,123.

Details of this variation are as follows:

	Estimate	Actual	Variance
	\$	\$	\$
Total Cost of Services - Increase	33 140 000	48 894 511	15 754 511
Revenues from Ordinary Activities - Increase	(7 931 000)	(35 292 134)	27 361 134
Net Cost of Services - Decrease	25 209 000	13 602 377	(11 606 623)
Revenues from Government - Increase	(47 884 000)	(48 917 500)	1 033 500
Change in Net Assets - Increase	22 675 000	35 315 123	12 640 123

Section 42 of the Financial Administration and Audit Act requires statutory authorities to prepare annual budget estimates. Treasurer's Instruction 945 requires an explanation of significant variations between these estimates and actual results. Significant variations are considered to be those greater than 20% of budget or \$200,000.

	2004	2003	Variance	
			\$	%

Expenditure

Employee Expenses - Increase	507 000	648 416	141 416	28
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The estimate was formulated on the basis that the Town Planning Appeal Tribunal would be transferred to the Department of Justice in December 2003. As at June 2004, this transfer had not occurred.

Services and Contracts - Increase	11 933 000	22 085 635	10 152 635	85
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Variance due to:

- Expenditure associated with Improvement Plan No. 32 (William St);
- Expenditure associated with remediation of Port Coogee, included in the budget estimates as a capital acquisition;
- Expenditure associated with transfer of management of Champion Lakes (Armadale) to the Armadale Redevelopment Authority;

Depreciation - Increase	140 000	246 112	106 112	76
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Variance due to the increase in depreciation actual as provided.

Administration - Decrease	1 005 000	721 124	(283 876)	(28)
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Variance due to travel and general insurance expenditure being less than anticipated.

Bad and Doubtful Debts - Increase	-	73 552	73 552	100
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Variance due to bad and doubtful rental debtors transferred of rental debtors from management companies Blackburne Real Estate to Perth Management Services. The debtors were not identified at the time of formulation of the estimate.

Committee/Board Fees - Decrease	1 489 000	1 039 227	(449 773)	(30)
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Variance due to the transfer of the Town Planning Appeal Tribunal to Department of Justice being delayed, refer "Employee Expenses".

Grants and Subsidies - Increase	1 856 000	2 503 424	647 424	35
--	------------------	------------------	----------------	-----------

Variance due to a payment to Department of Conservation and Land Management classified in the budget estimates as capital expenditure.

Net Gain/(Loss) on Disposal of Non-Current Assets - Increase	(8 900 000)	1 257 091	10 157 091	(114)
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Proceeds received for the disposal of assets can fluctuate due to market conditions.

Western Australian Planning Commission Annual report 2004

	2004	2003	Variance	
			\$	%
Net Revaluation Decrement - Increase	-	583 016	583 016	100

Variance due to the writedown of infrastructure assets to fair value. This writedown was not known at the time of formulating of the estimates.

Other Expenses from Ordinary Activities - Increase	1 937 000	3 771 823	1 834 823	95
---	-----------	-----------	-----------	----

Variance due to payments (rates, taxes and interest payments to tenants on delayed settlements) associated with the land acquisition for Improvement Plan No. 32 (William St).

Revenues

Grants and Contributions State - Increase	74 000	923 333	849 333	1 148
--	--------	---------	---------	-------

Variance due to the receipt of restricted funds for the Pinjarra Brunswick Sustainability Study and the Planning for Aboriginal Communities Study, and Developer's contribution to the acquisition of the Lord Street Deviation property. This funding was unknown at the time of formulating of the estimates.

The variance also includes the incorrect classification of State Government revenue (refer Note 19).

Grants and Contributions Commonwealth - Increase	-	129 077	129 077	100
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Variance due to the receipt of funds for the Planning for Aboriginal Communities project. These funds were not included in budget estimates.

Rental Revenue - Decrease	3 128 000	3 824 096	(696 096)	(18)
----------------------------------	-----------	-----------	-----------	------

Variance due to increase in rental revenue at Whiteman Park, and rental properties sold later in the financial year than anticipated.

Other Revenue from Ordinary Activities - Increase	3 129 000	10 598 153	7 469 153	239
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Variance due to the following being unknown at the time of formulating of the estimates:

- Revenue brought to account for the take up of assets expensed in prior financial years;
- Recoup of expenditure for the remediation of property acquired for Improvement Plan 32 (William St);

	2004	2003	Variance	
			\$	%
- Revenue brought to account for the non-reciprocal transfer of assets in the prior financial year;				
- An increase in Whiteman Park revenue.				

Interest - Increase	1 600 000	4 061 004	2 461 004	154
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Variance due to interest being higher than estimated due to land settlements occurring late in the financial year, and resulting in the carrying amount of cash being higher than projected.

47. Additional financial instruments disclosures

(a) Interest rate risk exposure

The Commission is exposed to interest rate risk, repricing maturities and the effective interest rates on financial instruments. The following table summarises interest rate risk for the Commission, together with effective interest rates as at reporting

	Weighted average effective interest rate %	Variable interest rate \$	Fixed interest maturity rate			Non Interest bearing \$	Total \$
			1 year or less \$	1 to 5 years \$	Over 5 years \$		
June 30, 2004							
Financial Assets							
Cash Assets	5.092	25 938 032				17 041	25 955 073
Restricted Cash Assets	5.092	2 587 966					2 587 966
Receivables						4 622 716	4 622 716
Other						3 055 434	3 055 434
		28 525 998	-	-	-	7 695 191	36 221 189
Financial Liabilities							
Payables						256 279	256 279
Provisions						196 250	196 250
Other						1 252 267	1 252 267
Total Financial Liabilities		-	-	-	-	1 704 796	1 704 796
Net Financial Assets		28 525 998	-	-	-	5 990 395	34 516 393
June 30, 2003							
Financial Assets	4.895	50 792 453	-	-	-	22 868 849	73 661 302
Financial Liabilities		-	-	-	-	1 092 169	1 092 169

(b) Credit Risk Exposure

All financial assets are unsecured.

The carrying amounts represent the Commission's maximum exposure to credit risk in relation to those assets.

The following is an analysis of amounts owing by other government agencies:

	\$
Armadale Redevelopment Authority	2 500 000
Department for Planning and Infrastructure	29 344
Department of Housing and Works	485
Education Department of WA	560
Water Corporation	215
	2 530 603

(c) Net Fair Values

The carrying amount of financial assets and financial liabilities recorded in the financial statements are not materially different from their net fair values, determined in accordance with the accounting policies disclosed in Note 1 to the financial statements.

48. Related bodies

The Western Australian Planning Commission does not share any relationship with any related bodies.

49. Affiliated bodies

The Western Australian Planning Commission does not share any relationship with any affiliated bodies.

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50. Output Information

For the Year Ended 30 June 2004	Statutory Planning		Strategic Planning		Asset Management		Total	
	2004 \$	2003 \$	2004 \$	2003 \$	2004 \$	2003 \$	2004 \$	2003 \$
COST OF SERVICES								
Expenses from ordinary activities								
Employee Expenses	644 710	585 962	3 110	9 396	597	(67 974)	648 416	527 384
Services and Contracts	6 336 828	2 294 001	4 186 342	3 483 023	11 562 465	11 392 566	22 085 635	17 169 590
Depreciation Expenses	38 097	26 281	28 918	23 907	179 098	179 081	246 112	229 269
Administration Expenses	112 060	110 290	280 882	159 862	328 183	262 858	721 124	533 010
Bad and Doubtful Debts	24 517	0	24 517	0	24 517	0	73 552	0
Committee/Board Fees	979 737	615 272	41 700	144 964	17 791	144 542	1 039 227	904 778
Capital User Charge	0	0	0	0	3 346 000	5 700 000	3 346 000	5 700 000
Grants and Subsidies	40 666	10 426	895 138	1 208 509	1 567 620	427	2 503 424	1 219 362
Carrying Amount of Non-Current Assets Disposed Of	16 576	0	15 334	0	11 823 334	6 221 640	11 855 244	6 221 640
Maintenance	3 120	12 987	7 824	349	2 009 994	1 694 636	2 020 938	1 707 972
Net Revaluation Decrement	0	0	0	0	583 016	0	583 016	0
Other Expenses from Ordinary Activities	148 506	141 218	282 253	181 803	3 341 065	822 139	3 771 823	1 145 160
Total Cost of Services	8 344 817	3 796 437	5 766 016	5 211 813	34 783 678	26 349 915	48 894 511	35 358 165
REVENUES FROM ORDINARY ACTIVITIES								
Revenue from Operating Activities								
Grants and Contributions - State	173 070	114 467	452 628	99 684	297 635	14 855	923 333	229 006
Grants and Contributions - Commonwealth	100 000	0	29 077	184 439	0	0	129 077	184 439
Rental Revenue	1 185 658	0	1 185 658	0	1,452,780	3 561 420	3 824 096	3 561 420
User Fees and Charges	901 067	778 214	901 067	712 500	901 068	712 500	2 703 202	2 203 214
Other Revenues from Ordinary Activities	192 334	156 001	164 767	67 101	10 241 052	930 965	10 598 153	1 154 067
Revenue from Non-Operating Activities								
Interest Revenue	1 353 668	1 349 443	1 353 668	1 349 443	1 353 668	1 349 442	4 061 004	4 048 328
Proceeds from Disposal of Non Current Assets	477 946	333	477 546	333	12 097 776	2 993 455	13 053 269	2 994 121
Total Revenues from Ordinary Activities	4 383 744	2 398 458	4 564 411	2 413 500	26 343 980	9 562 638	35 292 134	14 374 596
NET COST OF SERVICES	3 961 073	1 397 979	1 201 605	2 798 313	8 439 698	16 787 277	13,602,377	20 983 569
Revenues from State Government								
Appropriation - Recurrent	16 581 167	15 753 291	16 644 167	15 895 291	15 692 166	14 932 290	48,917,500	46 580 872
Resources Received Free of Charge							0	0
TOTAL REVENUE FROM STATE GOVERNMENT	16 581 167	15 753 291	16 644 167	15 895 291	15 692 166	14 932 290	48 917 500	46 580 872
Change in net assets resulting from operations	12 620 094	14 355 312	15 442 562	13 096 978	7 252 468	-1 854 987	35 315 123	25 597 303

51. The Impact of Adopting International Accounting Standards

The Australian Accounting Standards Board (AASB) is adopting the Standards of the International Accounting Standards Board (IASB) for application to reporting periods beginning on or after 1 January 2005.

AASB 1047 "Disclosing the Impacts of Adopting Australian Equivalents to International Financial Reporting Standards" requires financial reports to disclose information about the impacts of any changes in accounting policies in the transition period leading up to the adoption date.

Explanation of How the Transition to Australian Equivalents to IFRS is being Managed

The Commission's has allocated resources and in conjunction with its auditors is assessing those accounting policies and key areas that are likely to be impacted by the transition to International Financial Reporting Standards (IFRS). The IFRS Standards are being compared with existing accounting policies to identify differences and determine the impact on policies and accounting treatments.. Professional accounting advice is sought where considered necessary.

Priority is being given to the impact of the Australian equivalents to the IFRS and the preparation of a balance sheet in accordance with those Australian equivalent standards as at 30 June 2004. This will form the basis of accounting in the future, and is required when the Commission prepares its first fully IFRS compliant report for the year ended 30 June 2006. As required by AASB 1047, the key accounting policies, which will change and may have an impact on the financial report of the Commission, are set out below.

Key Differences in Accounting Policies Expected to Arise from Adopting Australian Equivalents to IFRS's

International Accounting Standard	Key Differences
AASB 1 - First-time Adoption of Australian Equivalents to International Financial Reporting Standards	The requirement to prepare an opening International Accounting Standards Balance Sheet as at July 1, 2004. Comparative information will need to be fully restated to comply with the new AASB standards (retrospectively if required). Adjustments required to move to adopting Australian equivalents to IFRS should be recognised directly in retained earnings (or other appropriate category of equity) at the date of transition in the opening balance sheet.
AASB 101 - Presentation of Financial Statements	The components of a financial report to contain a Balance Sheet (formerly Statement of Financial Position), an Income Statement (formerly Statement of Financial Performance), and a separately presented Statement of Changes in Equity (not previously required).
AASB 108 - Accounting Policies, Changes in Accounting Estimates and Errors	A voluntary change in accounting policy is to be accounted for retrospectively by adjusting the opening balance of retained earnings for the earliest period presented and restating comparative information. Previously, voluntary changes in accounting policy were recognised as revenues or expenses in the reporting period in which the change was made, the retrospective effect was disclosed in the notes to the financial report.

International Accounting Standard	Key Differences
	<p>AASB 108 does not distinguish between fundamental errors and other material errors. AASB 108 requires all errors that relate to prior reporting periods to be corrected by adjusting the opening balance of retained earnings and restating comparative information. Previously, a distinction was made between fundamental errors and other material errors, additional disclosure was required where a fundamental error occurred.</p>
<p>AASB 116 - Property, Plant and Equipment (Current standard AASB 1041)</p>	<p>Additional disclosure requirements with regards to methods and any significant assumptions applied in estimating assets' fair values and the extent to which fair values were determined. impairment losses, and depreciation methods.</p> <p>Additional disclosure requirements with regards impairment losses, and depreciation methods.</p> <p>Gains from the sale of disposal of non-current assets are recognised on a net basis (currently recognised on a gross basis).</p>
<p>AASB 118 - Revenue (Current Standard AAS 15)</p>	<p>Gains from the sale of disposal of non-current assets are recognised on a net basis (currently recognised on a gross basis).</p>
<p>AASB 119 - Employee Benefits (Current Standard AASB 1028)</p>	<p>Employee benefits such as wages and salaries, non-monetary benefits, sick leave and annual leave that are expected to be payable later than 12 months are required by AASB 119 to measure these liabilities at their discounted rate. Under the existing standard, this requirement only applies to non-current long service leave.</p>
<p>AASB 136 - Impairment of Assets</p>	<p>Additional obligations with respect to the requirement to undertake annual impairment tests.</p>
<p>AASB 139 - Financial Instruments: Recognition and Measurement Summary</p>	<p>Requirement to classify financial assets and liabilities into one of five categories. This classification will determine the accounting treatment of the financial instrument, e.g. loans and receivables may be accounted for at amortised cost.</p> <p>An assessment is required at each balance sheet date to determine if a financial asset or group of assets is impaired. If there is evidence of impairment, the carrying amount of the financial asset should be reduced to the present value of the expected future cash flows, discounted at the original interest rate.</p>

Independent audit opinion

To the Parliament of Western Australia

WESTERN AUSTRALIAN PLANNING COMMISSION FINANCIAL STATEMENTS FOR THE YEAR ENDED JUNE 30, 2004



AUDITOR GENERAL

Audit Opinion

In my opinion,

- (i) the controls exercised by the Western Australian Planning Commission provide reasonable assurance that the receipt, expenditure and investment of moneys, the acquisition and disposal of property, and the incurring of liabilities have been in accordance with legislative provisions; and

- (ii) the financial statements are based on proper accounts and present fairly in accordance with applicable Accounting Standards and other mandatory professional reporting requirements in Australia and the Treasurer's Instructions, the financial position of the Commission at June 30, 2004 and its financial performance and cash flows for the year ended on that date.

Scope

The Commission's Role

The Commission is responsible for keeping proper accounts and maintaining adequate systems of internal control, preparing the financial statements, and complying with the *Financial Administration and Audit Act 1985* (the Act) and other relevant written law.

The financial statements consist of the Statement of Financial Performance, Statement of Financial Position, Statement of Cash Flows and the Notes to the Financial Statements.

Summary of my Role

As required by the Act, I have independently audited the accounts and financial statements to express an opinion on the controls and financial statements. This was done by looking at a sample of the evidence.

An audit does not guarantee that every amount and disclosure in the financial statements is error free. The term "reasonable assurance" recognises that an audit does not examine all evidence and every transaction. However, my audit procedures should identify errors or omissions significant enough to adversely affect the decisions of users of the financial statements.

D D R PEARSON
AUDITOR GENERAL
October 1, 2004

Directives from the Minister for Planning and Infrastructure

There have been no formal directives from the Hon Minister for Planning and Infrastructure during the year.

Remuneration of members of the accountable authority (Treasurer's Instruction 952).

The total fees, salaries and other benefits received (or due and receivable) for the financial year, by members of the Accountable Authority from the authority were:

fees and allowances	94/95	95/96	96/97	97/98	98/99	99/2000	2000/01	01/02	02/03	03/04	04/05
Chairman and six members	\$69 484	\$139 439	\$151 602.54	\$191 163.70	\$186 489.81	\$182 409.68	\$163 781.33	\$128 795.29	\$149 773	\$180 662	

Those fees, grouped within bands of income of \$10 000, were paid to the numbers of members indicated:

\$ 0 - \$10 000	1
\$10 001 - \$20 000	2
\$20 001 - \$30 000	3
\$30 001 - \$40 000	2
\$60 001 - \$70 000	0

Fees are paid to the members of the WAPC who are not public sector employees:

Jeremy DAWKINS, Terry MARTIN Corinne MacRAE Judith TOMLINSON Verity ALLAN Carey CURTIS Kevin FONG; David WOOD,.

Six members of the WAPC are from government agencies. Those members are not remunerated by the WAPC for their participation.

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Attendance by WAPC Members at Commission Meetings

	Mar - Jun 95 5 mtgs	95/96 12 mtgs	96/97 12 mtgs	97/98 11 mtgs	98/99 12 mtgs	1999/2000 11 mtgs	2000/01 10 mtgs	01/02 12 mtgs	02/03 15 mtgs	03/04 13 mtgs	04/05
Simon HOLTHOUSE	5	12	11	10	11	11	9				
Mike HARRIS (Jun 01)							1	5			
Terry MARTIN (Jan 02)								5	15	7	
Jeremy DAWKINS (Jan 04)										6	
John D'ORAZIO	4	9									
Terry TYZACK	-	1	12	9	11	10	9	5			
Corinne MacRAE (Jan 02)								6	4	13	
Ern MANEA	3	7									
Sue METCALF (Dec 99)	-	1	12	11	11	6					
Elizabeth EATON (Jan 2000)						5	10	4			
Judith TOMLINSON (Jan 02)								6	14	13	
Avril O'BRIEN	5	9	11	11	11	9	9	11			
Barbara WEISE (Sep 02)									7		
Verity ALLAN (Apr 03)									3	13	
Anne ARNOLD (Dec 99)	5	11	12	9	10	5					
Ray TURNER (Mar 2000)						3	8	5			
Chris TATAM (Jan 02)								6	11		
Carey CURTIS (Apr 03)									3	12	
Wally COX	0										
Roger PAYNE	-	6	8	6	9	8	7	8	4		
Fred TROMP									2		
Derek CAREW-HOPKINS (Apr 03)									3	11	
Stuart HICKS	4	6									
Chris WHITAKER (Sept 98)		1	8	7	0						
Mike HARRIS (Oct 98)					7	5	6	-			
Gary HODGE (Jun 01)							1	7	NA		
Bryan JENKINS	3	11	11	9	10	9	9	-			
Roger PAYNE									NA		
Derek CAREW-HOPKINS											
Ross FIELD	4	10	5								
Geoff KLEM				6	10	8	6	5			
Kevin FONG (Jan 02)								5	8	8	
Terry MARTIN	4	9	6								
Gary PRATTLE				8	12	8	7				
Paul FREWER							3	2			
Mike HARRIS (Jan 02)								5			
Paul FREWER									1		
Greg MARTIN									12	11	
Paul FREWER									13	11	
David WOOD (Mar 04)										3	

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Committee and Reports

Western Australian Planning Commission (and predecessor)

	91/92	92/93	93/94	94/95	95/96	96/97	97/98	98/99	99/00	00/01	01/02	02/03	03/04	04/05
Meetings	14	21	31	23	13	12	11	12	11	10	12	15	13	
Reports	96	122	240	184	86	72	62	70	74	59	60	114	174	

Perth Region Planning Committee (and predecessor)

	91/92	92/93	93/94	94/95	95/96	96/97	97/98	98/99	99/00	00/01	01/02	02/03	03/04
Meetings	9	11	13	9	12	10	11	11	11	10	10	11	11
Reports	115	111	104	80	67	63	75	88	85	60	96	107	53

Executive, Finance and Property Committee (and predecessor)

	91/92	92/93	93/94	94/95	95/96	96/97	97/98	98/99	99/00	00/01	01/02	02/03	03/04
Meetings	-	-	-	26	24	30	27	26	24	23	22	28	33
Reports	-	-	-	466	448	436	408	358	385	367	366	342	382

Transport Committee

	91/92	92/93	93/94	94/95	95/96	96/97	97/98	98/99	99/00	00/01	01/02	02/03	03/04
Meetings	-	-	-	12	7	6	7	6	5	4	4	8	7
Reports	-	-	-	12	44	53	52	51	41	27	26	33	46

Infrastructure Coordinating Committee

	91/92	92/93	93/94	94/95	95/96	96/97	97/98	98/99	99/00	00/01	01/02	02/03	03/04
Meetings	-	-	-	1	6	10	6	7	6	6	3	6	6
Reports	-	-	-	7	68	80	68	57	59	52	20	38	28

Statutory Planning Committee (and predecessor)

	91/92	92/93	93/94	94/95	95/96	96/97	97/98	98/99	99/00	00/01	01/02	02/03	03/04
Meetings	-	-	-	50	50	52	52	51	50	50	50	50	52
Reports	-	-	-	-	-	-	-	-	-	726	818	666	761

Number of other committees operating under the auspices of the WAPC

	91/92	92/93	93/94	94/95	95/96	96/97	97/98	98/99	99/00	00/01	01/02	02/03	03/04
number	-	-	-	-	-	20	21	23	25	25	26	30	37

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Metropolitan Region Scheme 1991 - 2004

	91/92	92/93	93/94	94/95	95/96	96/97	97/98	98/99	99/00	00/01	-	02/03	03/04	04/05
s33 commenced	-	-	-	-	-	7	6	6	11	10	14	5	6	
s33 advertised	1	-	9	9	8	4	5	5	7	4	13	2	12	
s33 submissions	83	-	1656	1877	2303	2549	693	497	485	286	958	9746	31	
s33 hearings	1	-	9	6	9 (days)	282 persons	62 persons	84 persons	70 persons	61 persons	70 persons	219 persons	560	
s33 finalised	-	-	4	9	7	8	3	5	6	2	6	9	7	
s33A commenced	-	-	-	-	-	1	1	1	1	0	3	3	5	
s33A advertised	37	30	15	2	-	1	1	1	2	0	0	6	5	
s33A submissions	1357	80	118	7	0	1	1	26	23	0	0	94	26	
s33A finalised	37	14	20	15	2	1	2	0	2	0	1	0	4	
CI 27 gazetted	-	-	-	3	1	3	7	3 (recalc)	3	3	3	2	9	6
PCA declared	1	4	2	1	4	3	0	5	3	6	* 10	** 9	**7	
PCA revoked (or expired)	-	-	-	4	2	1	1	3	2 (recalc)	1 (recalc)	3 (recalc)	0	0	
PCA total	-	-	-	12	8	10	9	11	12	17	24	33	40	
IP declared	-	1	0	1	1	1	1	1	0	0	0	1	0	
IP revoked	-	-	-	0	0	0	1	0	12	0	0	0	0	
IP total	-	-	-	19	20	20 (recalc)	20 (recalc)	21	8 (recalc)	8	8	9	9	
CI 32 declared	-	-	-	1	0	0	3	3	0	1	0	# 1	1	
CI 32 revoked	-	-	-	2	1	0	0	1	0	1	0	0	1	
CI 32 total	-	-	-	6	5	5	8	10	10	11	11	11	12	

* Does not include the amendment of four PCAs

** Does not include the amendment of two PCAs

Modified resolution

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Data for Statutory Applications and Processes – Operational Data 1996 - 2002

		96/97		97/98		98/99		99/00		00/01		01/02	
Subdivision applications	received	3218		3449		3368		3253		2557		2561	
	determined	3030		3273		3217		3320		2501		2361	
lots approved		pre	fin	pre	fin	pre	fin	pre	final	pre	final	pre	final
	metro	13 616	6650					9755	13 955	7062	13 518	8400	
	country	9866	3893					4544	8493	2947	10 093	3539	
	total	23 482	10 543					14 299	22 448	10 009	23 611	11 939	
Development applications	received	290		305		295		410		617		545	
	determined	217		251		254		343		454		459	
Built strata title applications	received	400		404		348		386		321		282	
	determined	343		461		356		376		296		276	
Vacant strata title applications	received					76		80		66		49	
	determined	N/A		N/A		44		80		58		58	
Survey strata applications	received	784		1130		1015		976		773		1091	
	determined	808		1078		970		1010		723		957	
Metropolitan Region Scheme amendments	processed	12		12		8		11		5		9	
Town planning schemes	processed	12		13		14		17		12		9	
Town planning scheme amendments	received	487		39		433		351		363		333	
	processed	511		396		280		328		265		298	
Town planning appeals dealt with	Ministerial appeals	388		388		342		316		277		70	
	Tribunal appeals	20		51		41		29		42		46	
Leases	processed	-		4047		3973		9290		5353		2442	

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Data for Statutory Applications and Processes – Operational Data 2002 -2004

		02/03		03/04		04/05		05/06		06/07		07/08	
Subdivision applications	received determined		2924 2603		2898 2974								
lots approved		pre	fin	pre	fin	pre	fin	pre	final	pre	final	pre	final
country	metro	18 276	12 842										
total	10 034 28 310	4699 17 541											
Development applications	received determined		616 482		684 597								
Built strata title applications	received determined		295 262		337 334								
Vacant strata title applications	received determined		56 48		36 45								
Survey strata applications	received determined		1264 1162		1350 1344								
Metropolitan Region Scheme amendments	processed		18		17								
Town planning schemes	processed		8		9								
Town planning amendments	received processed		291 259		370 280								
Town planning appeals dealt with	Ministerial appeals Tribunal appeals		81 119		102								
Leases	processed		2607		1633								

Efficiency Indicators

Number and percentage of applications received and determined within the statutory time frames (uses received statistics)

	96/97	97/98	98/99	99/00	00/01	01/02	02/03	03/04	04/05
Total subdivision	3218	3449	3368	3253	2557	2561	2924	2898	
% (target 80%)	82%	86%	85%	87%	83%	71%	67%	69%	
Metropolitan subdivision	1800	2089	2047	1972	1470	1564	1832	1864	
% (target 80%)	81%	85%	82%	84%	76%	60%	57%	68%	
Country subdivision	1418	1360	1321	1281	1087	997	1092	1104	
% (target 80%)	83%	89%	91%	92%	91%	87%	83%	72%	
development applications	290	305	295	410	617	545	616	648	
% (target 70%)	55%	61%	52%	60%	61%	45%	48%	52%	
Built strata title applications	400	424	348	386	321	282	295	337	
% (target 70%)	57%	67%	72%	74%	79%	52%	46%	54%	
Survey strata title applications	784	1130	1015	976	773	1091	1264	1350	
% (target 70%)	77%	88%	81%	88%	87%	70%	63%	74%	
Vacant strata title applications	N/A	N/A	76	80	66	49	56	36	
% (target 70%)			84%	86%	86%	64%	67%	67%	

The extent to which subdivision, development and strata title applications are determined economically

	96/97	97/98	98/99	99/00	00/01	01/02	02/03	03/04	04/05
Total applications processed (determined figures)	4692 (3218 + 290 + 1184)	5310 (3449 + 305 + 1556)	5102 (3368 + 295 + 424 + 1015)	5129 (3320+343 + 376 + 80 + 1010)	4032 (2501 + 454 + 723 + 296 + 58)	4111 (2361 + 459 + 957 + 276 + 58)	4509 (2603 + 482 + 262 + 48 + 1162)	5294 (2974 + 597 + 334 + 45 + 1344)	
cost per application processed									
number of applications processed per staff member									

Note: percentages calculated by:
 Number determined under time = %
 Number determined

Output Measures

	98-99 est	98-99 act	99-00 est	99-00 act	00-01 est	00-01 act	01-02 est	01-02 act	02-03 est	02-03 act	03-04		03-04 target	04/05 target
Quantity														
meetings of committees – serviced	160	233	150	217	200	229	200	226	200	250	246		200	200
applications processed	6000	5102	5800	5129	5500	4032	5000	4111	4000	4509	5294		4500	4000
schemes and amendments to schemes processed	421	302	410	356	400	282	400	316	300	285	306		300	300
Freedom of Information applications processed	115	87	120	72	70	-	-		-	-	-			
Quality														
committee members satisfaction rating	-	na	80%	na	na	na	-		-	-	-		-	
committee members - effectiveness rating	-	-	-	88%	none	88%	90%	95%	90%	76%	81%		90%	90%
committee members – quality rating	-	-	-	90%	none	90%	90%	95%	90%	85%	89%		90%	90%
committee members - timeliness rating	-	-	-	88%	none	88%	90%	93%	90%	81%	84%		90%	90%
Cost														
cost per meeting														
cost per application														
cost per amendment processed														
cost per Freedom of Information application														

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Boards and committees - Planning - Schedule 1 - Statutory

	Name	Legislation	Appointed by	Chair	Members	Meetings	Reports
1	Western Australian Planning Commission	WAPC Act s.5	5 by Governor 6 by office	J Dawkins	10	13	174
2	Executive, Finance and Property Committee	WAPC Act s.19(1a) & (1b)	WAPC	J Dawkins	5	33	382
3	Statutory Planning Committee	WAPC Act s.19(1a) & (1c)	WAPC	T Martin	7	52	761
4	Perth Region Planning Committee	WAPC Act s.19(1a) & (1d)	WAPC	T Martin	12	11	53
5	Transport Committee	WAPC Act s.19(1a) & (1e)	WAPC	J Dawkins	9	7	46
6	Infrastructure Coordinating Committee	WAPC Act s.19(1a) & (1g)	WAPC	J Dawkins	17	6	28
7	Coastal Planning and Coordination Council	WAPC Act s.19(1a) & (1ga)	WAPC	D Wood	13	2	15
8	South West District Planning Committee	MRTPS Act s.23	local governments	Cr R Graham	6	5	0
9	Western Suburbs District Planning Committee	MRTPS Act s.23	local governments	Cr R Hodge	7	5	0
10	North-West District Planning Committee	MRTPS Act s.23	local governments	Cr G Monks	4	5	0
11	South-East District Planning Committee	MRTPS Act s.23	local governments	Cr N Ansell	6	6	0
12	Eastern-District Planning Committee	MRTPS Act s.23	local governments	Cr E Taylor	6	6	0
13	Board of Valuers	MRTPS Act s.36B	Governor	B Mickle	4	0	0
14	Town Planning Appeal Tribunal	TP&D Act s.42	Governor	P McGowan	3	NA	NA
15	Port Kennedy Management Board	PKD Act s.12	Minister for Planning and Infrastructure	W Thomas	9	3	10
16	Swan Valley Planning Committee	SVP Act s.11	Minister for Planning and Infrastructure	K Lamont	10	12	107
17	Fees Arbitration Panel	TP&D Act s.33BTP (LG Planning Fees) Regs 2000	Minister for Planning and Infrastructure	DG, DPI	4		NA

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Boards and committees - Planning - Schedule 2 - Section 19(1) WAPC act

	Name	Date created	Chair	No of Members	Meetings	Reports
1.	Whiteman Park Board of Management	WAPC 28.04.95 & EF&P 01.06.99	P Melbin	9	13	68
2.	South-West Region Planning Committee	EF&P 04.07.95 WAPC Act s.19(1i)	T Martin	9	11	123
3.	Parliament House Precinct Committee	WAPC 25.07.95	J Dawkins	5	1	2
4.	Araluen Botanic Park Board of Management	WAPC 23.01.96	T Martin	7	4	15
5.	Peel Region Planning Committee	WAPC 23.07.96 WAPC Act s.19(1i)	T Martin	8	3	16
6.	Greater Bunbury Region Planning Committee	WAPC 23.07.96 WAPC Act s.19(1i)	T Martin	9	3	9
7.	Avon Arc Steering Committee	WAPC 23.07.96	In recess	13	0	0
8.	Gascoyne Coast Planning Coordinating Committee	WAPC 27.08.96	In recess	9	0	0
9.	Central Coast Planning Coordinating Committee	WAPC 26.11.96	In recess	11	0	0
10.	Liveable Neighbourhoods Community Design Code - Steering Committee	WAPC 25.02.97	J Dawkins	13	5	8
11.	North East Corridor Extension Steering Committee	WAPC 22.07.97	In recess	10	0	0
12.	Environment and Natural Resources Management Committee	WAPC 23.06.98	J Dawkins	16	2	13
13.	Mid West Region Planning Committee	WAPC 24.11.98	In recess	9	0	0
14.	Residential Planning Codes Review	WAPC 23.09.03	J Dawkins	11	3	0
15.	Central Perth Planning Committee	WAPC 26.10.99	J Dawkins	5	10	47
16.	Land Development Industry Liaison Committee	WAPC 28.11.00	J Dawkins	8	3	16
17.	East Kimberley Region Planning Coordinating Committee	WAPC 27.02.01	J Dawkins	10	0	0
18.	Lower Great Southern Regional Planning Steering Committee	EF&P 05.06.01	P Frewer	9	1	0
19.	School Sites Planning Committee	WAPC 25.09.01	Cr E Taylor	11	4	17
20.	Goldfields-Esperance Region Planning and Infrastructure Coordinating Committee	WAPC 26.02.02	J Dawkins	5	1	8
21.	Bushforever Advisory Group	WAPC 25.06.02	J Dawkins	10	3	10
22.	Carnarvon-Ningaloo Coastal Strategy Steering Committee	EF&P 02.07.02	Cr C MacRae	8	3	31
23.	City Rail Development Committee	WAPC 18.08.02	S Hicks	10	5	14
24.	Utility Providers Services Committee	WAPC 22.10.02	A Kleidon	12	3	18
25.	Sustainability Committee	WAPC	V Allen	9	2	10
MP	Planning Peer Review Panel		WALGA	4	0	0
			TOTAL	372	255	2001
			SECRETARIAT		205	1718
			OTHERS		50	283

Documents published by the Western Australian Planning Commission

1 July 2003 - 30 June 2004

<i>Aircraft Noise Insulation for Residential Development in the Vicinity of Perth Airport</i>	Print	<i>Development Control Policy No. DC 1.9 Amendments to the Metropolitan Region Scheme</i>	Print
<i>Annual Report 2003 – Western Australian Planning Commission</i>	On-line	<i>Dialogue with the City - Working together to make Perth the world's most liveable city: Game Guide</i>	Print
<i>Are Our Population Projections On Target?</i>	On-line	<i>Dialogue with the City - Working together to make Perth the world's most liveable city: Issues Paper</i>	Print
<i>Augusta-Walpole Coastal Strategy - Background Information</i>	Print	<i>Dialogue with the City - Working together to make Perth the world's most liveable city: Game Packs</i>	Print
<i>Augusta-Walpole Coastal Strategy - Brochure</i>	Print	<i>Dialogue with the City - Working together to make Perth the world's most liveable city: Survey Results</i>	Print
<i>2003 Audit of the Goldfields-Esperance Regional Planning Strategy</i>	On-line	<i>Dialogue with the City - Working together to make Perth the world's most liveable city: Discussion paper Seven - Cost of Urban Form</i>	Print
<i>Broome 2004 - Country Land Development Program</i>	Print	<i>Draft Gingin Coast Structure Plan</i>	Print
<i>Carnarvon-Ningaloo Coast - Planning for Sustainable Tourism and Land Use</i>		<i>East Wanneroo Land Use and Water Management Strategy - Preliminary Discussion Paper</i>	Print
<i>Draft Carnarvon-Ningaloo Coast Regional Strategy</i>	Print	<i>Esperance Land Release Report 2003 - Country Land Development Program</i>	Print
<i>Draft Statement of Planning Policy No. 6.3 Carnarvon-Ningaloo Coast</i>	Print	<i>Fremantle Ports Outer Harbour Project - Information Brochure</i>	Print
<i>Central Railway Precinct Guidelines</i>	Print	<i>Future Directions: Sustainable Tourism and Land Use Scenarios for the Carnarvon-Ningaloo Coast</i>	Print
<i>Coastwest Grants 2004 Guidelines for Applicants</i>	Print	<i>Greater Perth Planning Context Discussion Paper One</i>	Print
<i>Coastal Planning and Management Manual</i>	Print		
<i>Coolbellup Enquiry-by-Design Workshop - Outcomes Report</i>	Print		
<i>Development Control Policy No. DC 1.3 Strata Titles</i>	Print		

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<i>Greater Perth Population and Housing Discussion Paper Two</i>	Print	<i>Margaret River Enquiry-by-Design Workshop - Outcomes Report</i>	Print
<i>Greater Perth Economy and Employment Discussion Paper Three</i>	Print	<i>Metropolitan Development Program - Urban Land Release Plan 2003/04 to 2007/08 – Report</i>	Print
<i>Greater Perth Sustainable Environment Discussion Paper Four</i>	Print	<i>Metropolitan Development Program - Urban Land Release Plan 2003/04 to 2007/08 - A1 Map</i>	Print
<i>Greater Perth Integrated Land Use and Transport Discussion Paper Five</i>	Print	<i>Metropolitan Development Program Trends and Projections 2002/03 to 2006/07</i>	Print
<i>Greater Perth Residential Land Balance Discussion Paper Six</i>	Print	<i>Metropolitan Region Scheme Amendment No. 992/33 - Clarkson-Butler - Volume 1: Report on Submissions</i>	Print
<i>Greater Perth Infrastructure Coordination Discussion Paper Eight</i>	Print	<i>Metropolitan Region Scheme Amendment No. 1010/33 - Port Catherine - Volume 1: Report on Submissions</i>	Print
<i>Greater Perth Can Perth Be More Creative Discussion Paper Nine</i>	Print	<i>Metropolitan Region Scheme Amendment No. 1010/33 - Port Catherine - Volume 2A: Submissions</i>	Print
<i>Gnangara Groundwater Protection policy - Draft Statement of Planning Policy 2.2</i>		<i>Metropolitan Region Scheme Amendment No. 1010/33 - Port Catherine - Volume 2B: Submissions</i>	Print
<i>Guidelines for the Location, Siting and Design of Telecommunications Infrastructure</i>	On-line	<i>Metropolitan Region Scheme Amendment No. 1010/33 - Port Catherine - Volume 2C: Submissions</i>	Print
<i>Kelmscott Enquiry-by-Design workshop - Outcomes report</i>	Print	<i>Metropolitan Region Scheme Amendment No. 1010/33 – Port Catherine – Volume 2D: Submissions</i>	Print
<i>Kununurra Land Release Plan 2003 - Country Land Development Program</i>	Print	<i>Metropolitan Region Scheme Amendment No. 1020/33 – Egerton Estate, Ellenbrook - Volume 1: Report on Submissions</i>	Print
<i>Land Development Program Residential Lot Activity - March Qtr 2003</i>	Print	<i>Metropolitan Region Scheme Amendment No. 1020/33 - Egerton Estate, Ellenbrook - Volume 2: Submissions</i>	Print
<i>Land Development Program Residential Lot Activity - Sept Qtr 2003</i>	Print		
<i>Land Development Program Residential Lot Activity - Financial Year 2002/2003</i>	Print		
<i>Liveable Neighbourhoods</i>	Print		
<i>Making Perth the city we want - Acting on the dialogue with the Perth and Peel communities</i>	Print		

<p><i>Metropolitan Region Scheme Amendment No. 1020/33 – Egerton Estate, Ellenbrook - Volume 3: Transcripts of Public Hearings</i></p> <p>Print</p>	<p><i>Metropolitan Region Scheme Amendment No. 1055/33 - Fremantle Eastern Bypass - Volume 1: Report on submissions</i></p> <p>Print</p>
<p><i>Metropolitan Region Scheme Amendment No. 1027/33 - Whiteman Park and Environs - Amendment Report</i></p> <p>Print</p>	<p><i>Metropolitan Region Scheme Amendment No. 1057/33 Regional Roads (Part 6) - Amendment Report</i></p> <p>Print</p>
<p><i>Metropolitan Region Scheme Amendment No. 1029/33 - Alkimos/Eglinton - Amendment Report</i></p> <p>Print</p>	<p><i>Metropolitan Region Scheme Amendment No. 1058/33 - Stephenson Avenue and Rochdale Road - Amendment Report</i></p> <p>Print</p>
<p><i>Metropolitan Region Scheme Amendment No. 1036/33 - Gnarara Mound Groundwater Protection - Amendment Report</i></p> <p>Print</p>	<p><i>Metropolitan Region Scheme Amendment No. 1063/33A - North Quay Railway Loop - Volume 1: Report on Submissions</i></p> <p>Print</p>
<p><i>Metropolitan Region Scheme Amendment No. 1043/33 Helena River Parks and Recreation Link, Hazelmere - Volume 2: Submissions</i></p> <p>Print</p>	<p><i>Metropolitan Region Scheme Amendment No. 1063/33A - North Quay Railway Loop - Volume 2: Submissions</i></p> <p>Print</p>
<p><i>Metropolitan Region Scheme Amendment No. 1043/33 Helena River Parks and Recreation Link, Hazelmere - Volume 1: Report on Submissions</i></p> <p>Print</p>	<p><i>Metropolitan Region Scheme Amendment No. 1065/33 - Edith Cowan University Campus, Churchlands - Volume 1: Report on Submissions</i></p> <p>Print</p>
<p><i>Metropolitan Region Scheme Amendment No. 1044/33 - Addition to Urban Zoning, Helena Valley Road, Helena Valley - Volume 1: Report on Submissions</i></p> <p>Print</p>	<p><i>Metropolitan Region Scheme Amendment No. 1065/33 - Edith Cowan University Campus, Churchlands - Volume 2: Submissions</i></p> <p>Print</p>
<p><i>Metropolitan Region Scheme Amendment No. 1048/33 - Addition to Urban Zoning, West Parade, South Guildford - Volume 1: Report on Submissions</i></p> <p>Print</p>	<p><i>Metropolitan Region Scheme Amendment No. 1065/33 - Edith Cowan University Campus, Churchlands - Volume 2: Submissions</i></p> <p>Print</p>
<p><i>Metropolitan Region Scheme Amendment No. 1049/33 - Disability Services Commission Property, Market Street, Guildford - Volume 1: Report on Submissions</i></p> <p>Print</p>	<p><i>Metropolitan Region Scheme Amendment No. 1065/33 - Edith Cowan University Campus, Churchlands - Volume 3: Transcript of Public Hearings</i></p> <p>Print</p>
<p><i>Metropolitan Region Scheme Amendment No. 1053/33A- Eastern Districts Omnibus (No.6) - Volume 1: Report on Submissions</i></p> <p>Print</p>	<p><i>Metropolitan Region Scheme Amendment No. 1071/33 - Fremantle-Rockingham Highway, South of Russel Road - Amendment Report</i></p> <p>Print</p>

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<i>Metropolitan Region Scheme Amendment No. 1072/33 - North Forrestdale - Amendment Report</i>	Print	<i>Metropolitan Region Scheme Amendment No. 1090/33 - Lake Karrinyup Country Club - Amendment Report</i>	Print
<i>Metropolitan Region Scheme Amendment No. 1072/33 - North Forrestdale - Vol. 1 Report on Submissions</i>	Print	<i>Metropolitan Region Scheme Amendment No. 1092/33 - Forrestdale, Corner Nicholson and Armadale Roads - Amendment Report</i>	Print
<i>Metropolitan Region Scheme Amendment No. 1072/33 - North Forrestdale - Vol. 2 Submissions</i>	Print	<i>Middle Helena Catchment Area Land Use and Water Management Strategy - Summary Brochure</i>	Print
<i>Metropolitan Region Scheme Amendment No. 1072/33 - North Forrestdale - Vol. 3 Transcripts of Public Hearings</i>	Print	<i>Middle Helena Catchment Area Land Use and Water Management Strategy - Summary for Land Owners with Properties in Proposed Priority 2 Areas</i>	Print
<i>Metropolitan Region Scheme Amendment No. 1073/33A (Minor Amendment) - Central Perth Omnibus (No.1) - Volume 1: Report on Submissions</i>	Print	<i>Middle Helena Catchment Area Land Use and Water Management Strategy - Summary for Land Owners with Properties in Proposed Priority 3 Areas</i>	Print
<i>Metropolitan Region Scheme Amendment No. 1078/33 - Kalamunda Road, High Wycombe - Amendment Report</i>	Print	<i>Middle Helena Catchment Area Land Use and Water Management Strategy - Report</i>	Print
<i>Metropolitan Region Scheme Amendment No. 1080/33 - Pioneer Park, Gosnells Town Centre - Amendment Report</i>	Print	<i>North-East Corridor Extension Strategy</i>	Print
<i>Metropolitan Region Scheme Amendment No. 1081/33 - Lots 1608 and 1609 Lakey Street, Southern River - Amendment Report</i>	Print	<i>Onslow Structure Plan</i>	Print
<i>Metropolitan Region Scheme Amendment No. 1085/33A (Minor Amendment) - Lots 106 and 107 Wright Road, Forrestdale - Amendment Report</i>	Print	<i>Operational policy no 1.1 subdivision of land – general principles</i>	Print
<i>Metropolitan Region Scheme Amendment No. 1086/33A (Minor Amendment) - Curtin Avenue Extension Revitalisation - Amendment Report</i>	Print	<i>Peel Region Scheme Amendment No. 002/33A (Minor Amendment) - General Omnibus (No. 1) - Amendment Report</i>	Print
<i>Metropolitan Region Scheme Amendment No. 1089/33 - East-Landsdale Precinct 64 - Amendment Report</i>	Print	<i>Peel Region Scheme Amendment No. 003/33A (Minor Amendment) Stingray Point Foreshore - Amendment Report</i>	Print
		<i>Peel Region Scheme Amendment No. 004/33A (Minor Amendment) - Extension to Special Control Area No. 1 Water Catchments (Dwellingup Brook) - Amendment Report</i>	Print

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<i>Peel Region Scheme Amendment No. 005/33A (Minor Amendment) Pinjarra-Williams Road - Primary Regional Roads Reservation - Amendment Report</i>	Print	<i>Planning Bulletin No 67 - Guidelines for Wind Farm Development</i>	On-line
<i>Peel Region Scheme Amendment No. 006/33A (Minor Amendment) Furnissdale Neighbourhood Commercial and Service Commercial Precinct - Amendment Report</i>	Print	<i>Planning Bulletin No 68 - Western Australian Planning Commission Reviews</i>	Print
<i>Planning Bulletin No.59 - Draft Guidelines for Wind Farm Development</i>	On-line	<i>Port Hedland Area Planning Study</i>	Print
<i>Planning Bulletin No.60 - New System for Classifying Western Australian Planning Commission Policies and Plans</i>	On-line	<i>W.A. Coastlines, Spring 2003 Newsletter</i>	Print
<i>Planning Bulletin No.61 - Urban Stormwater Management</i>	On-line	<i>William Street Station Precinct Guidelines</i>	Print
<i>Planning Bulletin No.62 - Planning Appeals Amendment Act 2002 and Amendments to Policy No. DC1.9 Amendments to the Metropolitan Region Scheme</i>	On-line	<i>Why and How to become an Urban and Regional Planner – brochure</i>	Print
<i>Planning Bulletin No.63 - Policy for Dealing with Potential Conflicts Between Residential Subdivision and Market Gardens in East Wanneroo</i>	On-line		
<i>Planning Bulletin No 64 - Acid Sulfate Soils</i>	Print		
<i>Planning Bulletin No 65 - Caretakers' Dwellings in Industrial Areas</i>	On-line		
<i>Planning Bulletin No 66 - Use of Special Control Areas in Town Planning Schemes</i>	On-line		