

# Western Australian Planning Commission

Annual Report  
2006 - 2007

## Contents

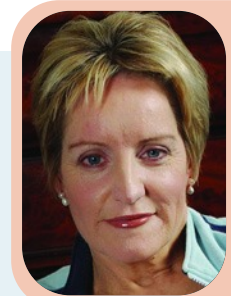
Statement of compliance	1	Goal 1: Better services	8
Vision	2	Goal 2: Jobs and economic development	15
Mission	2	Goal 3: Lifestyle and the environment	19
Overview of planning in Western Australia	3	Goal 4: Regional development	25
Functions	5	Goal 5: Governance and public sector improvement	30
Our contribution to Western Australia in 2006-07	6	Members and committees	36
Future directions	7	Financial statements	50
		Performance measures	78
		Performance indicators	81
		Five-year summary of property and operating data	91
		Documents published by the WAPC	93

[Contents](#)  
[Exit document](#)

© State of Western Australia  
Published by the  
Western Australian Planning Commission  
Albert Facey House  
469 Wellington Street  
Perth WA 6000  
Published September 2007  
ISSN 1329 - 6914  
website: [www.wapc.wa.gov.au](http://www.wapc.wa.gov.au)  
email: [corporate@wapc.wa.gov.au](mailto:corporate@wapc.wa.gov.au)  
tel: 08 9264 7777  
fax: 08 9264 7566  
TTY: 08 9264 7535  
info line: 1800 626 477

Western Australian Planning Commission owns all  
photography in this document unless otherwise stated,  
Ministers photo by Karin Calvert-Borshoff, Sunday  
Times. This document is available in alternative  
formats on application to WAPC Communication  
Services.

## Statement of compliance



To the Hon Alannah MacTiernan MLA  
Minister for Planning and Infrastructure

In accordance with the provisions of the *Financial Administration and Audit Act 1985* I submit, for information and presentation to Parliament, the annual report of the Western Australian Planning Commission (WAPC) for the year ended 30 June 2007.



**Jeremy Dawkins**  
Chairman  
28 September 2007

## 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.*

# Overview of planning in Western Australia

*“For some 50 years, Western Australia has enjoyed what is probably the most stable and reliable planning system in the country”*



## The WA model for planning

The Western Australian planning system is based on a unique combination of stable institutional arrangements enjoying bipartisan support: strong and simple legislation; centralised statutory regional planning, subdivision control and supervision of local planning; dependable funding for metropolitan improvement; and a statutory authority to exercise powers, allocate resources and provide advice based on the expert professional support of a department of state.

The WA model is, simply, the Minister, the Department for Planning and Infrastructure (DPI) and the WAPC working together on planning issues where WAPC powers and resources are employed in accordance with State Government and WAPC policy (which will almost always be consistent) and where DPI provides the professional

planning and administrative support to achieve the Government and/or WAPC-desired outcomes.

The WA model requires a mature understanding of the working relationships between Minister, DPI and the WAPC and recognition that one professional resource pool – DPI’s planners – must be managed to best meet the priorities of all parties. It also requires adherence to an agreed annual business cycle and ongoing discussion to recognise and reconcile competing demands and priorities.

## The Western Australian Planning Commission

For some 50 years, Western Australia has enjoyed what is probably the most stable and reliable planning system in the country. Political support for it has been bipartisan; its governing legislation has been both strong and simple; and the



overseeing statutory authority – the WAPC – has been able to allocate resources and provide advice based on the professional support of a department of state.

The WAPC is one of the agencies in the planning and infrastructure portfolio created to integrate land use and transport planning. It has statewide responsibilities for planning and is responsible for urban, rural and regional land use planning and land development matters. The WAPC responds to the strategic direction of Government and is responsible for the state's strategic planning.

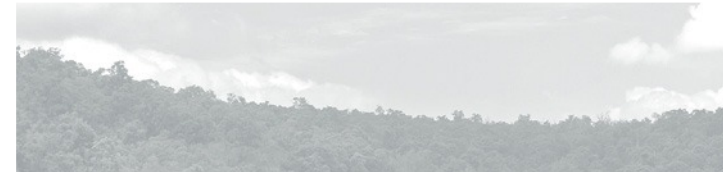
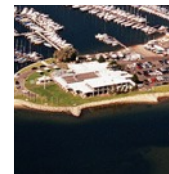
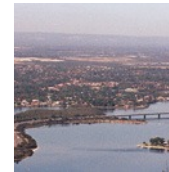
The community expects professional, equitable and orderly planning of the state's future land use and development in order to retain the Western Australian lifestyle. The WAPC provides this assurance to the

community, guaranteeing that environmental, economic and social considerations are explored thoroughly before far-reaching planning decisions are made.

To do this, the WAPC is able to draw on the skills and experience of a large number of people on some 25 committees. The committees and their members are listed in this report. The WAPC's committee system ensures that decisions and advice are soundly based on actual experience, draw on local and specialist knowledge, and are informed by independent expertise.

In the past 45 years the WAPC has bought back more than 80 per cent of the Swan River foreshore and has continued to acquire land as part of the Darling Range Regional Park, which is now 70 times the size of

Kings Park. The WAPC is also introducing town planning principles and proper development standards in remote communities via the Planning for Aboriginal communities project. •





# Functions

The functions of the WAPC as set out in the *Planning and Development Act 2005* are:

- To advise the Minister on
  - the coordination and promotion of land use, transport planning and land development in the State in a sustainable manner;
  - the administration, revision and reform of legislation relating to land use, transport planning and land development; and
  - local planning schemes, and amendments to those schemes, made or proposed to be made for any part of the State.
- To prepare and keep under review:
  - a planning strategy for the State; and
  - planning policies,
  - as a basis for coordinating and promoting land use planning, transport planning and land development in a sustainable manner, and for the guidance of public authorities and local governments on those matters.
- To plan for the coordinated provision of transport and infrastructure for land development.
- To provide advice and assistance to any body or person on land use planning and land development and in particular to local governments in relation to local planning schemes and their planning and development functions.
- To undertake research and develop planning methods and models relating to land use planning, land development and associated matters.
- To keep under review the strategic planning for the metropolitan region and any other part of the State to which a region planning scheme applies and to make recommendations to the Minister on that strategic planning.
- To prepare and amend State planning policies under part 3.
- To prepare region planning schemes under part 4.
- To keep under review each region planning scheme, to review the scheme completely whenever requested by the Minister to do so and to submit for approval under part 4 any amendment of a region planning scheme considered necessary as a result of a review.
- To develop, maintain and manage land held by it that is reserved under a region planning scheme and to carry out such works, including the provision of facilities on the land, as may be incidental to development, maintenance or management or to be conducive to the use of the land for any purpose for which it is reserved.
- To establish, and exercise powers in relation to, committees under schedule 2.
- To do all things that are necessary for the purpose of carrying out this Act and region planning schemes.
- To do anything else that it is required or authorised to do by this or any other written law. •

# Our contribution to Western Australia in 2006-07

## Network City

Following the adoption of the groundbreaking Network City strategy in 2005-06, the WAPC has been focused on implementing the first stages of the plan. In the main, this has involved starting demonstration projects in Stirling and Maylands-Guildford. In September 2006, the WAPC and the City of Stirling signed a memorandum of understanding to develop the Stirling regional centre as a major focus for commercial, retail, cultural and employment activity. In May 2007, the Minister for Planning and Infrastructure, the Hon Alannah MacTiernan, and the mayors and CEOs of Bassendean, Bayswater and Swan signed a memorandum of understanding to signify their



commitment to the Maylands-Guildford activity corridor project.

As the Perth-to-Mandurah rail project enters the final stages of its construction, the WAPC has finalised the sale of land above the new William Street underground station by way of a development agreement. The developer, Cbus, will transform the 8000 m<sup>2</sup> site into a new central city office and commercial complex that will provide more than 30 000 m<sup>2</sup> of new office space to be completed by early 2010.

Continuing its land sale and purchase responsibilities, in 2006-07 the WAPC disposed of 99 properties for a total of \$18.3 million, and bought 17 properties for primary regional roads at a cost of \$12 million. It also dedicated to the State of Western Australia 34 properties for road widenings, and acquired nearly 179 hectares of land for Bush Forever sites at a cost of \$21.6 million.

As well as these achievements, during 06-07 the WAPC also:

- Completed 20 layout plans for Aboriginal communities, and substantially progressed the Fitzroy Futures Town Plan and Kurungal Council Strategic Initiative.
- Finalised and gazetted State Planning Policy 2.9 Water Resources and State Planning Policy 2.10 Swan-Canning River System in December 2006, and State Planning Policy 3.5 Historic Heritage Conservation in May 2007.
- Established partnerships and developed an operational response protocol between Whiteman Park, Fire Services of Western Australia (a division of the Fire and Emergency Services Authority) and the Department of Environment and Conservation for fires within land and reserves managed by Whiteman Park.
-

## Future directions

The WAPC forecasts population changes across the State, enabling governments to better plan for infrastructure and service provision, and businesses to be more strategic and better prepared for changing demand.

By 2031, Western Australia's population is projected to reach 2.8 million. Most of this growth will occur in areas that are close to the coast, near existing urban areas and in remote indigenous areas

The Perth metropolitan region is expected to maintain its share of the population, which is currently 73 per cent, into the future. Between 2004 and 2021, the Peel region is expected to experience the highest average

annual growth of over 3.1 per cent, with the Kimberley region second, recording growth of 2.9 per cent per annum.

There are also important demographic trends that must be factored into future planning. The number of babies born per woman is declining and life expectancy is increasing, leading to an ageing population. Other important factors are the trend towards smaller families, fewer people in the workforce and fewer family members to care for the aged.

The increasing population and changing demographics lead to increasing and different demands for housing, infrastructure, social and medical services, and transport. Without careful planning, these demands may destroy or damage the very elements of our lifestyle that we hold most dear. Therefore, it is important that the WAPC formulate and coordinate land use strategies, plans and policies that manage change

while continuously enhancing our unique quality of life and environment.

The WAPC and DPI are partners in delivering a single program of integrated land use and transport planning and associated functions that arise from the *Planning and Development Act 2005*. The program is dynamic and includes strategic and statutory planning, the administration of committees, property asset management and other functions performed by WAPC and DPI that are agreed as within the scope of the program.

With this program as the framework for the WAPC's work, there are a number of major initiatives to be undertaken in the next year to plan for the State's future growth. They include:

- Facilitating the development of vacant land in the Stirling regional centre and connection of the centre to the railway station as part of the Network City development.

- Proceeding with the next phase of detailed planning and design for stage one of the redevelopment of Mounts Bay (pending ministerial approval).
- Releasing for public comment a district structure plan to guide future planning and urban development in the Cockburn Coast area, inclusive of identification of infrastructure requirements to accommodate predicted growth.
- Completing 13 Aboriginal community layout plans and initiating at least another eight.
- Translating the Network City concepts into a detailed spatial framework that identifies the future development of centres and corridors to support the growth of the Perth and Peel regions. •



# GOAL 1: Better services

*Enhancing the quality of life and wellbeing of all people throughout Western Australia by providing high quality, accessible services*

## Strategic outcomes:

- A strong and vibrant community.
- A reliable and sustainable supply of essential services.

## Agency specific reporting

**Network City** - a milestone in metropolitan planning is a community plan developed through a ground-breaking dialogue with the city. It is the basis for ongoing partnerships with the community, and

expresses a contemporary understanding of the challenges facing Perth and Peel and the options for responding imaginatively to them. As part of the plan, there are nine priority tasks to be undertaken to guide Perth's future growth and development over the next three decades.

1. **Detailing the metropolitan structure** involves expanding and explaining the overall metropolitan structure of activity centres, activity corridors and transport corridors and the long-term structure of the metropolitan regional parks system.
2. **Population, housing and job targets** involves determining and applying methodologies for setting these (and other) targets collaboratively.
3. **Managing growth** involves locating, staging and managing infrastructure and greenfield and infill development.



4. **Developing the activity centre concept** involves determining the character, location and management of activity centres.
5. **Developing the activity corridor concept** involves determining accessibility principles as well as the character, location and management of activity corridors.
6. **Developing the transport corridor concept** involves determining the character, location and management of transport corridors.
7. **Enhancing institutional structures and decision-making** involves enhancing and improving the way all levels of government and civil society work together.
8. **Relating sustainability to decision-making** involves planning and managing growth according to sustainability principles.

9. **Accessing time, money and skills** involves ensuring that all stakeholders have access to the skills and funds needed to deliver planning through participatory mechanisms.

The WAPC is evaluating the **Metropolitan Development Program** as part of an ongoing process to align it with Network City and ensure its effectiveness in monitoring and guiding the staging of development and infrastructure programs and priorities.

Key suburban centres and corridors, particularly those served by public transport, are being identified for additional development to provide more housing, employment opportunities and greater levels of commercial activity. Areas that have been identified include the Stirling regional centre, Cannington regional centre, the corridor from Maylands to Guildford, Stirling Highway, and station precincts at Murdoch, Canning Bridge and Bassendean.

In May, the WAPC, the City of Wanneroo and Estates Development Company reached preliminary agreement on a proposal to develop a **regional beach and beachside village at Jindee**, near Butler on Perth's northern fringes. The aim is for Jindee to become a high-quality coastal activity centre, consistent with the objectives of Network City, which recognise that new urban development must be more environmentally responsive, offer greater housing choice, provide local jobs and support public transport.

Jindee is planned as a coastal village with cafes, shops, accommodation and some higher density residential development near a good swimming beach. To provide these facilities, the WAPC believes it may be desirable to amend the Metropolitan Region Scheme to rezone about eight hectares of land near the coast immediately adjacent to Lot 10 Marmion Avenue, Jindalee, from the parks and recreation reservation to urban, balanced by an equal land area within Lot

10 being transferred to the State for parks and recreation reservation and car parking. The proposed development would require amendments to the region scheme and the Wanneroo local planning scheme, with both including environmental assessments.

Along with DPI, the WAPC is developing a **30-year growth strategy** to guide the development of sustainable urban, non-urban, environmental, infrastructure and transport activities in the **south metropolitan and Peel regions**. Current indications are that urban development over the next 30 years should be concentrated along the coastline with minimal expansion inland.

In September 2006, the WAPC and the City of Stirling signed a memorandum of understanding to develop the **Stirling regional centre** as a major focus for commercial, retail, cultural and employment activity. Stirling was identified as a major activity centre in the Network City



process, but its development to date has been guided by a structure plan adopted in 1995.

A review of that plan has examined a range of land uses integrated with public transport – and a strong identity – at the heart of the city, and over the past year the WAPC has engaged consultants and conducted a variety of workshops and other activities as part of the preparation of an initial structure plan. Further community workshops will be held in October 2007 to determine the preferred structure plan design, which will then have to be endorsed by the steering committee before a comprehensive feasibility analysis occurs. The adoption of a structure plan by the WAPC and City of Stirling is expected in early 2008.

In May 2007, the Minister for Planning and Infrastructure and the mayors and CEOs of Bassendean, Bayswater and Swan signed a memorandum of

understanding to signify their commitment to the **Maylands-Guildford Activity Corridor Project**. This is a Network City demonstration project that will identify opportunities along the railway from Maylands to Guildford where the government can assist, stimulate and facilitate the revitalisation of train station centres and associated precincts based on transit oriented development principles. The project complements and provides a broad planning context for related activity by local governments and other key stakeholders, and will receive \$300 000 in funding from the WAPC and DPI.

Major metropolitan health precincts are important activity centres under the Network City framework. To support the Government's health reform process and maximise the benefits of future growth, the WAPC has been involved in major planning processes for the developing **QEII Medical Centre** and **Fiona Stanley Hospital sites**. In close conjunction with the Department of Health and other

government stakeholders, the WAPC prepared and endorsed a structure plan for the **Murdoch Activity Centre**, incorporating the new Fiona Stanley Hospital site. This plan provides the basis for the creation of a development site and associated infrastructure for the new hospital, with linkages to existing health and educational facilities and the new Murdoch station on the southern suburbs railway. As part of the ongoing planning for the QEII Medical Centre site, the WAPC endorsed a structure plan, public transport masterplan and travel plan for the site to provide the basis for assessing future development proposals and to maximise the potential of the QEII Medical Centre to accommodate future growth demands.

**The transit oriented development** assessment mechanism (developed in 2005) has been applied to all existing and planned rail and major bus station precincts in the Perth and Peel regions to inform decision-making about which precincts most warrant priority for capital

expenditure related to transit oriented development. The assessments have resulted in broad (relative) rankings for each precinct based on identified transit oriented development potential, and will be followed by more detailed assessments of the top-ranking precincts to help determine which precincts warrant government assistance or intervention.

In December 2006, the WAPC started a new project involving the contribution of transit oriented development research to the redevelopment of activity centres. This initiative will provide economic analysis based around a selection of rail station nodes to determine existing and future function and typologies. It involves an examination of the land uses at each centre, including residential and commercial population and demographics, along with a business case identifying potential areas for redevelopment and growth in residential density.



The WAPC has been reviewing the demand for and locations of possible **future rail stations at Success, Mandogalup and Anketell**, each of which are identified in the Perth urban rail development supplementary masterplan. Strategic transport evaluation modelling for alternative sites to determine potential patronage estimates and stakeholder planning workshops have occurred to assist in the identification of the most appropriate future station location at Mandogalup. The project will continue in 2007-08.

Closer to the city, other studies have involved the preparation of precinct plans for the future **South Perth and Canning Bridge rail stations** to stimulate transit oriented development and guide decision-making, land use and more detailed subsequent planning. The projects will be managed by local government with a funding contribution from the WAPC. DPI will provide professional planning and

technical expertise for the project, which will be finalised in 2007-8.

The Planning and Transport Research Centre manages a research project with financial and technical support from the WAPC, DPI and the Public Transport Authority. The project will develop a methodology to measure the performance of transit oriented development at specific places before and after planning intervention and capital investment, assist with judgements of the success of policy and intervention, and inform future policy review.

An integral element of delivering the Network City priority tasks and actions is **Liveable Neighbourhoods**, which operates as a development control policy to facilitate the development of sustainable communities. It has been prepared to implement the objectives of the State Planning Strategy, which aims to guide the sustainable development of Western Australia to 2029. Liveable Neighbourhoods addresses both strategic and

operational aspects of structure planning and subdivision development in a code framework. It replaces issues-based policies with an integrated planning and assessment policy for the preparation of structure plans and subdivision layouts to guide the further development of Perth and the regional cities and towns of Western Australia.

After considering the submissions received for edition three of Liveable Neighbourhoods, the WAPC has adopted the policy to be applied to major structure plans and subdivisions. This policy is being prepared for publication and public release. Work will soon start on a review of the development control policies that guide and control structure planning and subdivision.

Land use and property development in Perth are controlled by the **Metropolitan Region Scheme (MRS)**, which has a strategic function in setting aside land for future use as well as a regulatory function in

development control. The WAPC has the responsibility of keeping the MRS under review and to amend it to reflect the land planning needs of the region. Two of the more notable amendments finalised this year were **Whiteman Park and Environs** and **South-West Districts Omnibus 7**.

The Whiteman Park and Environs amendment proposed to rationalise the WAPC's land holdings that surround and include Whiteman Park, and to allow the park to expand to some 3624 hectares. The amendment would also transfer reserved land to the urban zone and align the road reservations for Tonkin Highway and Hepburn Avenue to allow for a continuous link in the road network once constructed. The amendment was considered by Parliament on 26 June 2007 but was disallowed.

The South-West Districts Omnibus 7 amendment was one of a series of omnibus amendments for each of the



district planning committee areas of the Perth metropolitan region. The omnibus amendments are intended to facilitate smaller scale or less significant modifications to the MRS that may result from completed and proposed land use changes and/or developments, anomalies between MRS designations and cadastral boundaries or to generally facilitate planning and development in the metropolitan region. The amendment comprised 28 proposals relating to land located in the cities of Fremantle, Melville, Cockburn and Rockingham and the Town of Kwinana. The Minister, after considering the amendment and submissions, agreed with the recommendation of the WAPC and approved the amendment.

As well as finalising these two amendments to the MRS, the WAPC initiated a further 14 new amendments this year. There are now 28 amendments in various stages of the process.

The MRS amendments initiated this year were:

- 1127/41  
Lots 3 and 4 Zig Zag Road; 459-463, 510-513, 520, 521 and 709 Baldivis Road; 515-518 Sabrina Road and 447 Telephone Lane, Baldivis
- 1128/41  
Lots 104 and 105, 532-538, 540 and 541, 543-545, 746-750, 921 and 922 Baldivis Road, Baldivis
- 1129/41  
Lot 3 Folly Road and Lot 10 Baldivis Road, Baldivis
- 1130/41  
Lot 3 Pike Rd; Lots 1, 2 and Pt Lot 335 Eighty Road and Lots 1, 2 and Pt Lot 334 Mandurah Road, Baldivis
- 1131/41  
Belmont Park Development
- 1132/57  
North-West Districts Omnibus 7
- 1133/57  
Kiara TAFE Site
- 1134/57  
Carine TAFE Site
- 1138/41  
East Leighton
- 1139/57  
Eastern Districts Omnibus 7
- 1140/57  
Lake Road, Champion Lakes
- 1141/57  
Heathcote Point
- 1142/57  
Forrestdale Stage 3
- 1144/57  
Great Eastern Highway between Graham Farmer Freeway and Kooyong Road

A further seven amendments were made to the MRS by the transfer of land from the urban deferred zone to the urban zone and two proposed MRS amendments were withdrawn after reviews determined they were no longer required.

Work on the review of **State Planning Policy 3.1 Residential Design Codes** continued through 2006-07. An explanatory planning bulletin and an amended set of explanatory guidelines were publicly advertised from April to June 2006. The WAPC is completing an analysis of all issues raised in the submissions and modifying the documents in response to that analysis.

Similarly, the WAPC also finalised amendments to **State Planning Policy 2.6 State Coastal Planning** in December 2006. The amendments inserted a new sub-section 5.3 Building height limits, which specifies height limits for urban development within 300 metres of the coast and additional definitions related to building height.

**State Planning Policy 3.5 Historic Heritage Conservation** was gazetted in May 2007. Preparation of the policy was a recommendation of the local government heritage working



party established by the Minister for Heritage in 2002 to recommend ways of reforming the local heritage protection system to achieve better conservation outcomes and also to assist property owners and the wider community. The working party was established in response to confusion and concerns in the community about the implications of heritage listing, the relationship of municipal inventories to heritage lists and schemes, and the criteria for designating heritage places and areas.

The policy explains the statutory framework for heritage protection in Western Australia (distinguishing between state and local heritage) and sets out policies for the identification and designation of heritage places and areas, relevant considerations for development assessment, and development control principles. Standard provisions for local heritage

protection are contained in the Model Scheme Text.

The WAPC endorsed the recommendations of the **Tourism Planning Taskforce Report** in June 2006, and has made progress on the implementation of those of relevance to planning. This includes the release of **Planning Bulletin 83 Planning for Tourism** to guide decision-making by the WAPC and local government on subdivision, development and scheme amendment proposals for tourism purposes. Progress has also been made on the preparation of a state planning policy and the establishment of a committee to identify sites and locations of strategic tourism significance around the state.

In November 2006, the Ministers for Planning and Infrastructure and Housing and Works executed an agreement with Cbus Property 140 William Street Pty Ltd to purchase and redevelop the WAPC-owned **140 William Street** property above

the new William Street underground railway station.

Cbus was the successful bidder for the site following a rigorous expression of interest and subsequent request for proposal process. The company is required to develop the 8000 m<sup>2</sup> site as a new central city office and commercial complex along with the restoration of a number of heritage buildings. The \$200 million development involves the development of a 30 000 m<sup>2</sup> office complex (including 22 000 m<sup>2</sup> for government offices) and will set new benchmarks for sustainable mixed-use development while also revitalising the heart of the state's capital.

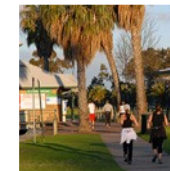
The development will be constructed above and integrated with the new underground rail station on the corner of William and Wellington streets. The Perth City Council has granted development approval; construction is expected to start during the first

quarter of the 2007-08 financial year and be completed by early 2010.

Towards the southern end of the metropolitan area, the **Cockburn Coast Structure Plan** will provide a guide for the future rezoning of about 333 hectares of land between South Beach and the Port Coogee marina development, inclusive of the Manning Lake portion of Beelii Regional Park, the large majority of which is currently zoned industrial under the MRS.

The plan is scheduled to be released for public comment in September 2007, and includes as one of its main elements a multi-layered movement network designed to meet the significant demand generated by emerging communities south of Fremantle, including the need for efficient public transport, cycleways, pedestrian pathways, and new district and local road connections.

The plan also proposes a vibrant and dynamic new waterfront activity centre focused on the South Fremantle power station, which, when combined with the Port Coogee marina development, will create a regionally significant coastal node for Perth's southern suburbs. There will be a predominance of residential development, complemented by a mix of retail, office, commercial and service industrial activities reflecting the inherent mixed-use character of Fremantle, as well as a new town centre, local neighbourhood centres, local parks, school and other community facilities necessary to support a new community of 8000 to 10 000 residents. •



[Contents](#)  
[Exit document](#)

# GOAL 2: Jobs and economic development

*Creating conditions that  
foster a strong economy  
delivering more jobs,  
opportunities and greater  
wealth for all Western  
Australians*

## Strategic outcomes:

- A level and mix of infrastructure that promotes economic growth.
- A regulatory and decision-making framework that promotes free and fair trade and industry.

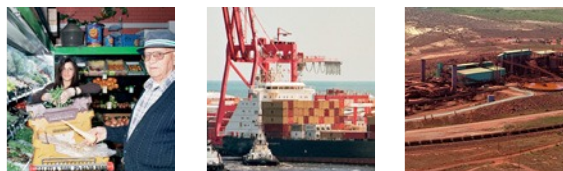
## Agency specific reporting

The first **Industrial Land Development Program** report has been completed. The program provides an up-to-date assessment of vacant general industrial land stock across Perth and Peel. It also examines trends and influences affecting recent and future demand and supply of industrial land and key infrastructure issues. A close working relationship with LandCorp forms an important component of the program.

In response to issues regarding the supply of basic raw materials for the building boom being

experienced in Western Australia, an interagency senior officers group was established to identify and address the **issues associated with access to basic raw materials** and develop recommendations for more streamlined approval processes. The group is also overseeing a review of **State Planning Policy 2.4 Basic Raw Materials** in order to ensure adequate accessible resources are identified and protected.

Following a strategic assessment of four options for the **Fremantle Ports outer harbour project**, the WAPC determined its preferred option is a refinement of option 1. In this instance, an offshore facility would be linked to the shore by a bridge at the northern end that would itself link with an extension of Rowley Road. Both road and rail access would be provided across the bridge and onto the offshore facility. Ships would enter the proposed facility from the south, via an improved Stirling Channel, into a dredged harbour basin and would berth on the landward



side of the offshore facility. The decision was made after taking into consideration the outcomes of the triple-bottom-line, multi-criteria analysis, sensitivity studies and input from the steering committee, technical advisory group, community liaison group and a community workshop.

The preferred option recommendation report was submitted to Cabinet for endorsement to proceed with the statutory approval phase. Cabinet decided to approve two port options to proceed to the statutory approval phase: stages 1 and 2 of the optimised option 1 (offshore) and stages 1 and 2 of option 4 (land-backed). Concept design work has also been completed for road and rail linkages to the port options, using the Rowley Road and Anketell Road alignments. These provide for a high-standard, four-lane road for freight and general traffic and extensions to the standard and narrow gauge railways. Further work is now

being undertaken on the Rowley Road option to optimise its alignment and minimise the impact on Mt Brown; and to refine the alignment to minimise noise impacts and setback requirements for developments adjacent to the road in urban cells near the Kwinana Freeway.

An engineering and feasibility study on the benefits that **light rail** could bring to the Perth transport system started in early 2006, and a report on its outcome is expected to be presented to the Minister later this year. The study has been examining the introduction of a light rail route linking East Perth with Subiaco, including the QEII Medical Centre and UWA, and has been overseen by a steering committee with senior representatives from Main Roads, the Public Transport Authority, the East Perth Redevelopment Authority, the City of Perth and the City of Subiaco.

The study has covered the planning context, technology options, route alignment options, potential patronage, integration with the wider public transport network and the role of light rail in a future Perth. It concluded that there would have to be considerable further work, particularly on traffic management measures, any impact on the urban environment and planning policies for surrounding land uses, before any firm decision could be made to proceed.

The WAPC is conducting an alignment definition study to define the road reservation for the **future Perth-Darwin National Highway** between Bullsbrook and Bindoon for inclusion in the MRS and relevant local planning schemes. Alignment options that have a minimal effect on the defence property in Bullsbrook and rural subdivisions in Wannamal are being finalised. The proposed highway alignment from Bullsbrook to Muchea is expected to be

submitted for endorsement by the study steering committee shortly. Following endorsement, the preparation of road reservation plans for this section of the highway is expected to be completed by the end of 2007 for governmental approval. Further work will continue to finalise the proposed highway alignment and reservation requirements from Muchea to Bindoon.

In all cases, land that is affected by a reservation in the MRS will ultimately be acquired by the government, but generally the land may remain in private ownership until it is needed for the public purpose. The WAPC acquires reserved land on a long-term strategic basis and mostly acquires land at the request of landowners. Land acquired for MRS reservations are disposed of to the State of Western Australia at no cost, to be used for the acquired purpose such as roads or regional open space.

Occasionally land becomes surplus as a result of amendments to the MRS or where a landowner requests that the WAPC purchase the whole of their property when only part of the property is reserved. In the case of surplus property the land is sold by an open and public process or to government land development agencies for redevelopment or revitalisation projects or government public housing initiatives.

In 2006-07, the **WAPC disposed of 99 properties for a total of \$18 323 724**. All sale proceeds are returned to the metropolitan region improvement fund to continue the implementation of the MRS. Ten properties were sold on the open market at a price of \$10.43 million, six were sold to the Housing Authority (\$3.04 million), thirteen to the East Perth Redevelopment Authority (\$4.43 million) and one to the WA Police (\$0.51 million). The remainder were transferred to the State and placed under the management of various state

agencies and local governments at no cost. The WAPC dedicated to the State of Western Australia free of cost 34 properties for road widenings, including Guildford Road and the Canning, Great Eastern and Stirling highways, together with widenings to Thomas, Loftus, Charles and Main streets and Stakehill, Mills (West), Nicholson, Dixon, Gnangara and Scarborough Beach roads.

In terms of property acquisitions, the WAPC continued the settlement of compensation claims for land and businesses acquired for the southern suburbs railway, including the William Street station, finalising claims with seven leasehold businesses and the largest former landowner. One outstanding land claim and three business claims remain to be finalised at the William Street station site, but these are expected to occur in the 2007-08 financial year.

The WAPC acquired nine whole or part properties at a cost of \$845 800 for regional road widenings in advance of road works for Nicholson Road, Main Street, Thomas Road (Byford), Stakehill Road, Dampier Drive, and Beaufort, Charles and Walcott streets. Seventeen properties were purchased for primary regional roads at a cost of \$11 968 381 including \$2 465 000 for future extensions of the Mitchell Freeway, and \$2.02 million to acquire land for the future grade separation of Wanneroo and Ocean Reef roads. Another \$1.26 million was spent buying a property for the future Eric Street bridge in Cottesloe.

**The Midland freight rail realignment study** was set up in 2005 to consider an alternative alignment for the freight rail lines that pass through the centre of Midland. There were a number of stakeholder concerns, principally regarding the impact of the alignment on the Lloyd Street extension and the

development of industrial land. While an alternative alignment was identified, the Midland Redevelopment Authority and City of Swan continued to express concern and asked for a deferment of the study to enable them to investigate further options east of Roe Highway.

It has subsequently become clear that there is little local positive support for any particular alignment. In March 2007, the Sustainable Transport Committee considered a full report and concluded that the probability of achieving an MRS reservation was small owing to landowner opposition; that it would be difficult to present sufficient justification in order to achieve funding in the short to medium term; and that the long-term presence of a rail reservation would negatively, rather than positively, affect the development of Midland. The committee decided to take no further action at this time to identify or reserve land for an alternative rail alignment through



Midland. Instead, it considered that a package of measures should be developed by the appropriate agencies to mitigate the impact of the freight trains.

Each quarter the WAPC publishes the **State Lot Activity** which is a statistical summary of

subdivision activity in Western Australia to measure population growth and the resultant supply of land in the State.

The statistics are compiled from subdivision (including survey strata and vacant strata) applications lodged with the

WAPC for approval. These statistics relate to lots for residential and non-residential purposes, for urban residential lots less than 3000 m<sup>2</sup> and all non-residential and residential strata lots irrespective of size. The non-residential component of these statistics includes

counts of rural-residential and special residential lots. Strata lot statistics provided include all survey strata lots, and vacant strata lots that require determination by the WAPC. •

### WAPC 2006-07 preliminary and final approvals by quarter for residential and non-residential lots

	Sept qtr 2006		Dec qtr 2006		March qtr 2007		June qtr 2007		Financial Year 2006/07	
	Preliminary	Final	Preliminary	Final	Preliminary	Final	Preliminary	Final	Preliminary	Final
<b>Residential lots</b>										
Perth metro region (PMR)	4813	3133	4171	3664	3947	2903	4342	3763	16 564	13 463
Peel sector (Mandurah + Murray)	777	407	849	651	280	309	287	221	3002	1588
<b>Total PMR &amp; Peel sector</b>	<b>5590</b>	<b>3540</b>	<b>5020</b>	<b>4315</b>	<b>4227</b>	<b>3212</b>	<b>4629</b>	<b>3984</b>	<b>19 566</b>	<b>15 051</b>
<b>Country</b>	<b>2940</b>	<b>1449</b>	<b>1831</b>	<b>1901</b>	<b>3500</b>	<b>1143</b>	<b>1412</b>	<b>1372</b>	<b>9986</b>	<b>5865</b>
<b>Total WA</b>	<b>8530</b>	<b>4989</b>	<b>6851</b>	<b>6216</b>	<b>7727</b>	<b>4355</b>	<b>6041</b>	<b>5356</b>	<b>29 552</b>	<b>20 916</b>
<b>Non-residential lots</b>										
PMR	301	245	350	368	385	345	553	248	1003	1179
Peel sector (Mandurah + Murray)	26	5	17	16	11	18	38	14	25	50
<b>Total PMR &amp; Peel sector</b>	<b>327</b>	<b>250</b>	<b>367</b>	<b>384</b>	<b>396</b>	<b>363</b>	<b>591</b>	<b>262</b>	<b>1028</b>	<b>1229</b>
<b>Country</b>	<b>901</b>	<b>470</b>	<b>893</b>	<b>627</b>	<b>552</b>	<b>417</b>	<b>828</b>	<b>416</b>	<b>2491</b>	<b>2550</b>
<b>Total WA</b>	<b>1228</b>	<b>720</b>	<b>1260</b>	<b>1011</b>	<b>948</b>	<b>780</b>	<b>1419</b>	<b>678</b>	<b>3519</b>	<b>3779</b>
<b>All lots</b>										
PMR	5114	3378	4521	4032	4332	3248	4895	4011	17 567	14 642
Peel sector (Mandurah + Murray)	803	412	866	667	291	327	325	235	3027	1638
<b>Total PMR &amp; Peel sector</b>	<b>5917</b>	<b>3790</b>	<b>5387</b>	<b>4699</b>	<b>4623</b>	<b>3575</b>	<b>5220</b>	<b>4246</b>	<b>21 594</b>	<b>16 280</b>
<b>Country</b>	<b>3841</b>	<b>1919</b>	<b>2724</b>	<b>2528</b>	<b>4052</b>	<b>1560</b>	<b>2240</b>	<b>1788</b>	<b>12 477</b>	<b>7795</b>
<b>Total WA</b>	<b>9758</b>	<b>5709</b>	<b>8111</b>	<b>7227</b>	<b>8675</b>	<b>5135</b>	<b>7460</b>	<b>6034</b>	<b>33 071</b>	<b>24 075</b>

September, December and March quarters - as published in State Lot Activity.  
June quarter data is draft output only. Final published June quarter and financial year 2006-07 data may be different.

# GOAL 3: Lifestyle and the environment

*Protecting and enhancing  
the unique Western  
Australian lifestyle and  
ensuring sustainable  
management of the  
environment*

## Strategic outcomes:

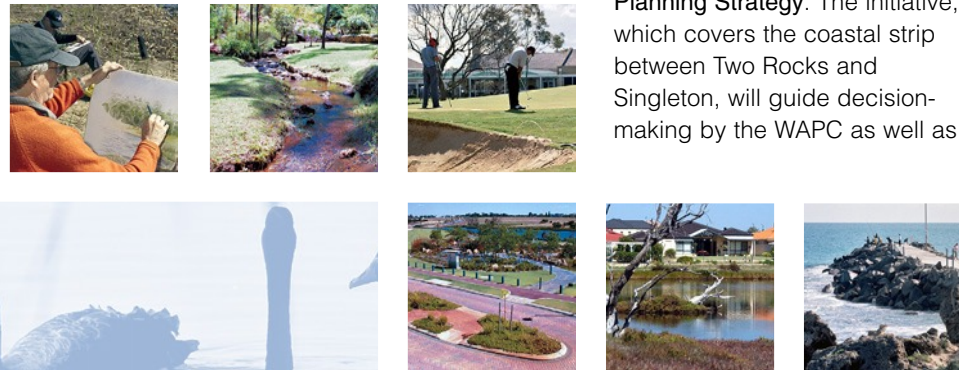
- A unique lifestyle that is maintained and enhanced.
- Biodiversity and ecosystems that are well maintained.
- Impacts on the environment are responsibly and sustainably managed.
- World class national parks, marine parks and conservation reserves.

In 2004, the WAPC started to develop the **Perth Coastal Planning Strategy**. The initiative, which covers the coastal strip between Two Rocks and Singleton, will guide decision-making by the WAPC as well as

local government on possible land use, conservation and development of the Perth metropolitan coastline. A second phase of community engagement was undertaken in May 2007 to allow for comment on the relationship between the strategy and Network City, and boating facilities on the coast.

Progress on the draft **Augusta-Walpole Coastal Strategy** is continuing with input from the Coastal Planning and Coordination Council, South West Region Planning Committee and the WAPC. The draft document will be released for public comment in August 2007.

The WAPC-administered **Coastwest** program continues to support projects designed to improve the condition and amenity of the coast in Western Australia in line with the State Government's plan for better beaches. A matching contribution to the Federal Government's Natural Heritage Trust funding programs,



[Contents](#)  
[Exit document](#)

Coastwest provides \$630 000 for the annual Coastwest grants, \$40 000 for the regional coastal management group support fund, \$30 000 for the community support grant and an extra \$50 000 for additional projects, program promotion and administrative support. In 2006, \$587 490 was allocated to 28 projects involving partnerships of local government and community groups across Western Australia.

Through the **Coastal Management Plan Assistance Program**, the WAPC provides funding to coastal local governments to assist with the development of coastal management plans. This year, the Shire of Broome, in collaboration with the Roebuck Bay Working Group, received \$20 000 for a coastal management plan for Roebuck Bay. Two local governments that received funding under the program have completed their projects: the Shire of Northampton Coastal Strategy

was completed in July 2006 and the Shire of Harvey Coastal Management Plan was completed in August 2006.

**State Planning Policy 2.10 Swan-Canning River System**, which was finalised in December 2006, contains a vision statement for the future of the Swan-Canning river system, policies based on the guiding principles for future land use and development in the precincts along the river system, and performance criteria and objectives for specific precincts.

**State Planning Policy 2.9 Water Resources** was gazetted in December 2006. The water resources policy provides clarification and additional guidance to planning decision-makers for consideration of water resources in land use planning strategies, proposals and applications – for example, local and regional planning strategies, structure plans, local planning schemes and amendments, subdivisions and development applications, and other local planning mechanisms.

The policy's purpose is to inform the WAPC, DPI and local government in the undertaking of their respective planning responsibilities, and in integrating and coordinating the activities of state agencies that influence the use and development of land in relation to water resources. In particular, the policy will guide local governments and the State Administrative Tribunal regarding those aspects of state planning policy concerning the protection of water resources that should be taken into account in planning decision-making.

Work continued through the year on an establishment plan for the creation of a regional park in the east Wanneroo district that would encompass lakes Gngangara, Jandabup, Mariginiup, Pinjar and smaller adjacent wetlands, together with lakes at Nowergup and Neerabup. The WAPC will be in a position to determine the boundary of the regional park and prepare a submission to Cabinet for its approval, once a Bush Forever MRS amendment

that proposes additions to land reserved for parks and recreation in the area is concluded.

In March 2007, the WAPC adopted an important strategic document on **The Future of East Wanneroo - land use and water management in the context of Network City**.

Subject to a small number of modifications and clarifications, the WAPC has endorsed **MRS Amendment 1082/33 Bush Forever and Related Lands and State Planning Policy 2.8 Draft Bushland Policy for the Perth Metropolitan Region**. A letter was sent to agencies and councils affected by Bush Forever areas on reserved lands, seeking their views on a memorandum of understanding, with requests for comment to be submitted by mid-July.

The WAPC has provided \$100 million in funding over 10 years for Bush Forever. This budget was established to purchase and manage specific areas of land that were not already reserved ♦♦

for parks and recreation in the MRS. During 2006-07 the WAPC acquired 178.6854 ha of Bush Forever areas at a cost of \$21 614 156. Land portions purchased were:

- Bush Forever area 122 – Hawkevale bushland, High Wycombe
- Bush Forever area 50 – Welshpool Road bushland, Wattle Grove
- Bush Forever area 295 – Flynn Drive bushland, Neerabup
- Bush Forever area 348 – Modong Nature Reserve and adjacent bushland, Oakford
- Bush Forever area 349 – Leda and adjacent bushland, Leda
- Bush Forever area 123 – Sultana Road West bushland, High Wycombe
- Bush Forever area 322 – Burns Beach regional open space

The WAPC is also responsible for the planning of the system of **regional parks** in Perth and acquiring any private properties affected by the parks. Once the park is consolidated, management is transferred to the Conservation Commission or, in some cases, local governments. During the year the WAPC acquired land in three regional parks.

- Darling Range Regional Park – 2.4292 ha (\$1 046 670)
- Jandakot Regional Park – 0.0918 ha (\$22 000)
- Beeliar Regional Park – 11.4327 ha (\$2 403 500)

Along with the system of regional parks are areas of regional open space that may be for active or passive recreation, including areas of high conservation value. The WAPC purchased three properties with an area of 228.2344 ha at a total cost of \$25 511 000. The lands comprised:

- Mirrabooka regional open space – 79 ha
- Eglinton regional open space – 8.4871 ha
- Caversham Airfield – 140.7473 ha

The purchase of the Caversham Airfield is notable in that the land was the site of two Australian Grands Prix and 2007 is the 50th anniversary of the 1957 event. A number of the infrastructure items used to conduct that event remain and they will be appropriately interpreted as part of the site's heritage.

The WAPC continued acquiring land along the major metropolitan river systems to support initiatives to develop public access for recreation, including shared-use paths and removing inappropriate land uses that have the potential to pollute the waterways and contribute to algal blooms.

The WAPC purchased nine properties at a cost of \$4 964 245, two along the Swan River, five along the Helena River, one along the Southern River and one along Jane Brook.

In addition to the land purchases, advance payments of compensation totaling \$2.2 million were made to two owners whose land was resumed for the construction of the Banks Reserve to Bardon Park shared-use path, which DPI built in Mt Lawley with a capital contribution of \$400 000 from the WAPC. Two compensation claims were fully discharged in respect of land resumed for the Rivervale principal shared-use path at an additional cost of \$796 000.

The WAPC continued acquiring wetlands reserved in the MRS, making the final land purchase to protect Brownman Swamp in the Beeliar Regional Park

The WAPC disposed of 137.0013 ha of land (31 properties) to the State of Western Australia at no



cost, for vesting as Crown reserves under the management of local governments, community groups or the Conservation Commission. Significant disposals for the year include land in the City of Gosnells for the Tom Bateman Reserve (47.6 ha) and 43 ha of land at Lake Pinjar for the Riding for Disabled Capricorn Group. The property includes an existing equestrian complex and the donation assisted the group to relocate from their previous Perry Lakes location.

Four properties were disposed of for conservation reserves to be managed by the Conservation Commission. All contained declared rare flora, and included the Brixton Street wetlands in Kenwick, Hawkevale bushland in High Wycombe and the Garden Street bushland, Huntingdale.

During 2007, a draft policy on **subdivision orientation**, aimed at maximising solar access on lots was developed through the

WAPC's Sustainability Committee, and this is now being considered by industry and other government agencies. This work has been ongoing since 2006 and has been advanced through planning work undertaken with the Armadale Redevelopment Authority for the Wungong district.

The WAPC began to develop a sustainability checklist in 2006, and in 2007 this checklist became a sustainability statement for subdivisions and infrastructure projects. The emergence of sustainability assessments as a responsive tool has allowed the statement to develop as a planning and assessment tool for subdivisions and redevelopment sites to help with assessing planning and design practices, with a focus on resource conservation. The quantification of this tool is now underway. A sustainability statement and assessment tool is also being developed for industrial and infrastructure projects.

The Sustainability Committee initiated the **sustainable households pilot project** to examine ways to foster more sustainable behaviours within Western Australian households. Western Australians have among the largest ecological footprints in the world, largely because of increasing consumption levels. The typical house size in Western Australia has more than doubled over the past 50 years, from 110 m<sup>2</sup> in the 1950s to 230 m<sup>2</sup> in 2000, and the trends point to larger, more resource-intensive houses. There has been a concomitant increase in the use of water, waste and particularly energy. Significant behavioural change within the household is key to meeting the stated aim of the Western Australian State Sustainability Strategy to reduce by 50 per cent Western Australian's ecological footprint by 2020. Consultants will be appointed to research behaviour change projects and develop a pilot project design.

Following the conclusion of a public comment period, the WAPC is proceeding with a staged implementation of the **Leighton Oceanside Parklands Landscape Masterplan**. The masterplan involves turning the former railway marshalling yards at Leighton into a major public parkland and beach recreation resource for Western Australia. The parklands will cover 13 ha from the intersection of Curtin Avenue and Marine Parade to Tydeman Road, and from the passenger train tracks to the high water mark. The government has committed more than \$3 million to implement the first stage.

As well as rehabilitating natural vegetation, facilities and amenities including beach picnic areas, grassed terraces, playgrounds, pathways and lighting will be provided. Later stages include the extension and relocation of Curtin Avenue adjacent to the railway reserve and Port Beach Road becoming a local road, making access to the beach safer. The WAPC





developed the masterplan by working with the local community and the three local governments affected, Cottesloe, Mosman Park and Fremantle.

As a result of the successful application of **water sensitive urban design** in the Southern River area, the WAPC has developed a water sensitive urban design framework for wider use, and consultation with relevant stakeholders has begun. This work has been undertaken in partnership with commonwealth, state and local government agencies, with funding assistance from the Coastal Catchments Initiative program (commonwealth grants program). New WATERways has been established as a capacity building program to improve the management of stormwater and increase water use efficiency.

**Whiteman Park** is one of the most visited icons in the State, attracting more than 650 000 visitors in the past year. This

figure is all the more remarkable given that Whiteman Park suffered considerable devastation from a large bushfire in December 2006. Since then, the WAPC has put considerable effort into rebuilding and revegetating the areas affected by the fire.

This year saw the first full year of the operation of Whiteman Park's transport heritage centre - Revolutions. The exhibition provides a context for the operation of the park's independent transport heritage groups, while engaging visitors with the ways that transport shapes communities and lifestyles.

Whiteman Park will continue to develop as the WAPC's flagship for engaging the community in issues associated with planning, sustainability and biodiversity. Its achievements this year included being a finalist in two of the State's most prestigious awards – the environmental and tourism awards.

The WAPC supports the planning and development of regional open space in the metropolitan area through an **area assistance grants scheme** to local governments. Under the scheme, the WAPC also transfers land to the State of Western Australia, free of cost, to enable the creation of a Crown reserve.

A payment of \$95 000 was made to the City of Belmont for the development of community facilities at Tomato Lake on land purchased for regional open space by the WAPC. The land will now be amalgamated and a Crown reserve created. A payment of \$30 000 was made to the City of Swan to accept consolidated management of the Malaga bushland and a final transitional management payment of \$77 420 was made to the City of Cockburn as part of the management of the Cockburn wetlands in the Beeliar Regional Park.

The WAPC made a further capital contribution of \$1.85 million towards the development of regional sporting facilities at Larkhill on land acquired as part of the Rockingham Lakes Regional Park. The WAPC has committed \$6 million to the project in capital funding for infrastructure in addition to the land.

The WAPC has a general **land management program** for land that it has acquired, including fencing, fire breaks, weed control and hazard reduction. The WAPC undertakes some land rehabilitation and capital projects to provide public facilities at appropriate locations prior to transfer to an end manager. During the year the following major projects were progressed.

Works during the year on **Black Swan (Kuljak) Island** at Ascot focused on the continuation of revegetation and rehabilitation. The prolonged dry spell has resulted in significant plant

losses on the island, and efforts were underway during the 2007 winter to replace all plant losses and introduce different native plant species that may be more able to withstand extended dry periods. Additional ground surface mulching is also being applied. An application has been lodged with the Swan River Trust and City of Belmont for approval to progressively asphalt seal the existing walk trails to reduce accident risk, reduce maintenance and attract greater numbers of visitors.

The WAPC took over responsibility for landscape development and management of the new **cycleway connecting Banks Reserve, East Perth with Bardon Park, Maylands** last year following completion of a works contract managed by DPI's cycling unit. Works completed include land re-profiling, revegetation and landscaping of the site, lake dredging and cleaning, drain upgrading, weed tree removal and boardwalk

connection to Camfields Jetty. Negotiations are proceeding with the Town of Vincent and City of Bayswater for the transfer of the land and its ongoing management once the foreshore rehabilitation works are completed and the plantings established.

**Public access to the Swan River foreshore** in the Redcliffe and South Guildford area has been restricted by lack of access for many years. This has resulted in a low standard of land management and public use. To counter this, the WAPC has installed a sealed 700 metre, multi-use path in the foreshore reserve adjacent to Loder Way, and is now undertaking the planning for a further alignment between Riverside Drive and Wilkie Street upstream. It is hoped that future developments will create a multi-use access trail along the river foreshore for cyclists, pedestrians and management authorities that will extend from the Helena

River/Swan River confluence to the Perth CBD without major interruption.

The management of **Araluen Botanic Park** has continued under the administration of the Araluen Botanic Park Foundation via a management lease. The foundation receives an annual operational grant to supplement its revenues from entry fees, product sales, tea room income from Chalet Healy and festival/event takings. The WAPC also provides a modest level of financial support to the foundation for building and grounds infrastructure purchases and maintenance where appropriate.

With the cessation of work for the dole programs in the park, the management program has as its priority the enhancement of the existing gardens and completion of building renovations. Discussion is in progress with the Botanic Gardens and Parks Authority for

the transfer of the park from the WAPC to the authority; this is proposed to proceed on expiration of the current management lease in mid-2009. •



# GOAL 4: Regional development

*Ensuring that regional  
Western Australia is strong  
and vibrant*

## Strategic outcomes:

- Regional communities that are educated, healthy, safe and supportive.
- Regional economies are diversified.
- The regional environment is valued and protected.
- Government decision-making that takes account of regional issues.

## Agency specific reporting

During the year, the WAPC began a review of **State Planning Policy 2.5 Agricultural and Rural Land Use Planning** and the associated **Development Control Policy 3.4 Subdivision of Rural Land**. Consultation during 2006-07 identified a number of areas where the policies could be improved to meet the objectives of protecting highly productive agricultural land, providing for rural residential development and rural settlements, and minimising land use conflicts. The proposed changes will be subject to further consultation in 2007-08 prior to finalising.

The **Country Land Development Program** continues to investigate projected land release and future infrastructure requirements in regional areas through detailed data analysis and consultation with the land development industry, and state and local government. The program focuses on 13 regional



[Contents](#)  
[Exit document](#)

centres and sub-regions across the State and updates development information for each of these annually. In 2007, the annual review continued to identify and monitor past, current and projected land development activity with a heightened emphasis on land demand and supply by using up-to-date data.

The **Planning for Aboriginal Communities** project was started in 1996 by the Department of Indigenous Affairs and the (federal) Aboriginal and Torres Strait Islander Commission. In 2002, the project was mainstreamed into the State's local planning agency. The aim of the project is to improve environmental health in Aboriginal communities by applying conventional town planning and development standards to building activity in Aboriginal communities.

The project team prepares town plans, known as community layout plans, for Western Australia's large, permanent and

remote Aboriginal settlements with a usual population of at least 50 people. In 2006-07, 20 such plans were completed and they now await further implementation. Beyond community layout plans, the team also undertakes strategic planning projects and provides planning advice and assistance to some of the State's most remote areas.

The WAPC is currently progressing the **Lower Great Southern Strategy** through the approval process. It is anticipated that the final strategy will be released in July 2007.

In October 2005, the WAPC considered the **Greater Bunbury Region Scheme** text, scheme plans, submissions on the scheme and changes recommended by DPI. Although the scheme is still to progress to Parliament, it is anticipated that this will occur as soon as issues related to long-term finance are resolved. In relation to **asset management in non-metropolitan regions**, in the region encompassing the proposed

Greater Bunbury Region Scheme, the WAPC purchased land from three properties for the Capel River and Leschenault Estuary foreshore reserves at a cost of **\$118 665**. It also spent \$211 700 in buying three properties to allow the South Western Highway to be widened.

Purchased for the proposed Greater Bunbury Region Scheme as regional open space on the banks of the Preston River, **Lot 141 South Western Highway, Picton**, contains an environmental protection policy wetland in the City of Bunbury. During the year, many community members and school children have become involved in the rehabilitation and revegetation of the site. In partnership with the Bunbury office of Ribbons of Blue, the local Vietnam veterans group and school children from the Bunbury Community School, the property is being rehabilitated through regular weeding and is being revegetated with locally sourced and propagated native dryland and riparian flora.

Acquisition of the regional open space on the banks of the **Capel River** has been finalised and the property has now been fenced. Weed control and the removal of exotic flora species has started, and consultation between the WAPC and the Capel Land Conservation District Committee has resulted in an initial planting of riparian flora on the southern banks of the Capel River. River restoration plans are being developed with other government agencies and the Shire of Capel.

During the year the WAPC installed electric fencing to control neighbouring cattle entering the regionally significant **Muddy Lakes** wetland, which is now partially owned by the WAPC in Stratham, south of Bunbury. Straying cattle have been a continuing problem that had to be addressed to preserve the wetland.

In a related matter, the Department of Water has committed funding for ground works at Muddy Lakes.



A community group interested in restoring the wetland is expected to commence weed eradication and rehabilitation during the 2007-08 financial year. Community ownership and appreciation of our natural assets are vital to their protection.

Owing to rapid growth in the South-West region and the pressure for additional commercial development, the WAPC has realised the need for a **commercial centres policy** to guide future commercial development in greater Bunbury. The appropriate base information required for a full policy is nearing completion, but until that full strategy is completed, the WAPC is using an interim strategy it endorsed in April 2007.

In February 2007, the WAPC endorsed the **Warren-Blackwood Industrial Sites Strategy**, which identifies four sites in the Warren-Blackwood region that

have the potential to accommodate long-term demand for industrial land. Further detailed site planning and statutory process will be required for any sites that may be proposed for development.

In response to the continued economic and population growth, particularly around greater Bunbury and in other coastal areas – a trend that is likely to continue for some time – in 2006 the WAPC initiated the **South-West Regional Planning Framework**, a guide to future development. The document will identify the State Government's vision for the South-West and will incorporate a spatial strategy and summary of key regionally based policies on issues such as population growth and housing; settlement; coastal planning; regional transport; conservation of natural resources and the environment; provisions for housing supply; and infrastructure provision.

The framework's development was initiated through an

inception workshop that was held in Bunbury in November 2006. Workshop attendees included representatives from state government agencies, local government, natural resource management groups, non government organisations and the development industry. The framework has met with widespread support from state government agencies and local government, and is progressing well.

The WAPC is responsible for keeping the **Peel Region Scheme** under review and amending it to reflect the regional land planning needs of the region. Below is a summary of the progress made on amendments to the Peel Region Scheme in 2006-07.

- Peel Region Scheme Amendment 013/57 **Gordon Road Planning Precinct and Greenfields Omnibus 3** was advertised from 30 January to 2 April 2007, and 25 submissions were received. A hearings committee was appointed in May 2007 and

hearings are expected to be held in July 2007.

- Submission hearings for Peel Region Scheme Amendment 012/33A **Regional Open Space - West Pinjarra** were conducted in August 2006, and in March 2007 the WAPC adopted the report on submissions. The Minister approved the amendment without modification in June 2007.
- Submission hearings for Peel Region Scheme Amendment 011/33 **Pinjarra Road (Mandurah) - Other Regional Roads Reservation** were held in October 2006 and the WAPC adopted the report on submissions in May 2007. The amendment is expected to be presented to Parliament by the end of 2007.
- The urban deferment classification for **Lot 9021 Fremantle Road, Madora Bay** was lifted in August 2006 in accordance with consent orders issued by the State Administrative Tribunal.





The WAPC is also purchasing properties reserved in the Peel Region Scheme and this year spent **\$6.5 million acquiring 57.52 ha for regional open space** from two properties. The major expenditure was an advance payment of compensation for the resumption of the proposed Peel regional sports and recreation complex to be developed at the intersection of the Perth-Bunbury Highway and Pinjarra Road. The WAPC resumed the recreation land in conjunction with the Main Roads land requirement.

The proposed **Nambeelup Strategic Industrial** area is situated about 10 kilometres north-east of the Mandurah town centre and is located in the Shire of Murray. Although preliminary structure planning and environmental investigations have been undertaken during previous years for the proposed Nambeelup industrial area, stakeholder consultation has revealed a need to respond differently to some environmental

constraints and to consider recent emerging development proposals. In February 2007, DPI appointed a senior project officer to manage all further planning and environmental investigations required for the Nambeelup project and to progress Peel Region Scheme amendments required to rezone additional land for industrial purposes.

The WAPC, the City of Geraldton, the shires of Greenough and Chapman Valley, Main Roads, and the departments of Environment and Conservation and Water have prepared the **North Geraldton District Structure Plan**. The plan was released for public comment from June until August 2006. Comments received during the advertising period were reviewed by DPI and considered by the steering committee in April 2007, and recommendations were made to the WAPC in June 2007.

The Ningaloo Sustainable Development Committee, which has been delegated the powers

and functions of the WAPC, has continued the implementation of the **Ningaloo Coast Regional Strategy Carnarvon to Exmouth**, for a second full year. The committee's work included:

- Preparing detailed studies on Coral Bay, including an inventory of existing commercial floor space, an inventory of tourist accommodation, identification of a services and storage area, and a traffic, parking and pedestrian study, all of which assisted in developing the Coral Bay settlement plan.
- Developing a storm surge study for the Blowholes area and the continuation of the masterplanning process for the Blowholes.
- Providing guidance on addressing cumulative impacts, staging of development and environmental management of the coast.

- Continuing the review of landowner masterplans for Coral Bay.
- Completing the draft masterplan for Vlamingh Head to retain tourism focus on the site.

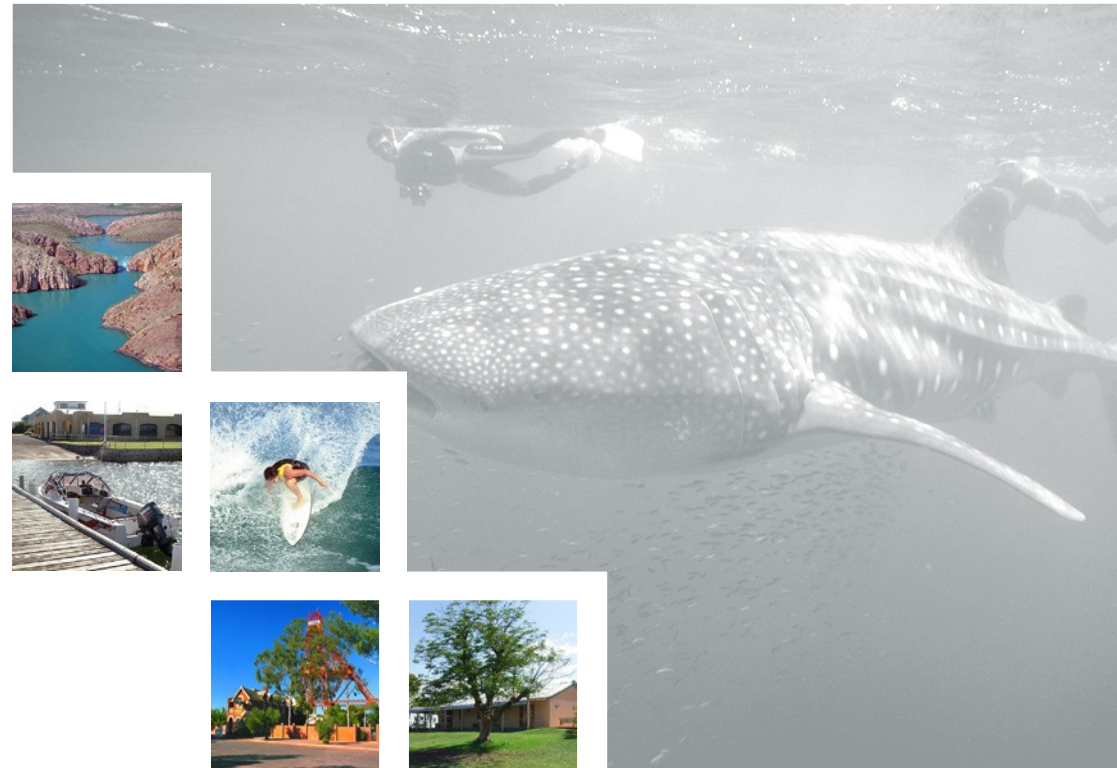
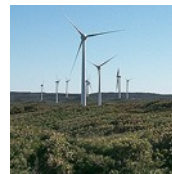
The Ningaloo model for regional planning reproduces many of the essential attributes of regional planning for metropolitan Perth:

- a statutory regional planning instrument, the regional interim development order, with development control powers;
- adequate resources to implement planning strategies through research, studies and projects;
- excellent professional and technical planning capacity in DPI's Ningaloo Sustainable Development Office; and
- localised decision-making powers delegated to a committee representing stakeholders and regional interests.



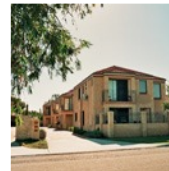
Prepared in close consultation with the Shire of Derby/West Kimberley and Bunuba Incorporated, the **draft Fitzroy Futures Town Plan** is awaiting finalisation. Bunuba Inc and its representatives are currently considering the implications of the plan in light of their pending native title claim.

**Community layout plans** were prepared for the Junjuwa, Darlgunaya, Bungardi and Kurnangki communities under the Department of Housing and Works' town reserves regularisation program, which was important to the development of the draft Fitzroy Futures Town Plan. The Fitzroy Crossing project has allowed the WAPC the opportunity to coordinate a unique land use planning, consultation and land tenure exercise that considers land use and ownership as part of the same equation. •



# GOAL 5: Governance and public sector improvement

*Developing and maintaining  
a skilled, diverse and ethical  
public sector serving the  
Government with  
consideration of the public  
interest*



## Strategic outcomes:

- A whole-of-government approach to planning and decision-making.
- A public sector that is responsive to the evolving needs of the community.
- Independent oversight that contributes to a more accountable public sector.

## Agency specific reporting

The statutory performance of the WAPC measured in percentage terms increased from 65 per cent of subdivision applications determined within the statutory timeframes in 2005-06 to 68 per cent in 2006-07. A total of 6256 subdivision, strata, survey strata and vacant strata applications were received in 2006-07, and 3727 applications were determined in the statutory period. The WAPC continues its focus on ensuring that large applications are processed as efficiently as possible. Although

there was a drop in the number of subdivision applications for more than 100 lots processed – from 80 in 2005-06 to 70 in 2006-07 – this year's result is higher than the 60 applications that were processed in 2004-05. A total of 599 development applications were received in 2006/07; 201 applications (45 per cent) were determined under the statutory period.

Overall, the number of statutory applications (subdivisions, strata development applications and scheme amendments) received increased by 27 per cent in 2006-07, reflecting one of the busiest years for statutory approvals. The focus of the WAPC remains on large subdivision applications ensuring the timely supply of land to the community.

*The Planning and Development Act 2005*, which was passed by Parliament in November 2005 and proclaimed on 9 April 2006, resulted in new practices for the WAPC. In October 2006, the WAPC released Planning Bulletin



81 Planning and Development Act 2005 – Frequently Asked Questions. In addition, a lengthier document that covers more frequently asked questions and provides comprehensive answers has been published as a supplement to planning bulletin 81 and has been made available in electronic form on the WAPC website.

When the *Planning and Development Act 2005* was proclaimed in 2006, certain provisions did not come into effect. These provisions will come into effect once supporting regulations, to which those provisions refer, are implemented. Preparation of these regulations has begun. In late 2006, DPI released two discussion papers: the first on road access and easement regulations, the second on planning infringement notice regulations. Road access and easement regulations are currently being drafted while submissions on the planning

infringement notice regulations discussion paper are undergoing analysis.

Discretionary decisions in relation to applications for consent to subdivide or development land are subject to review by the **State Administrative Tribunal**. The reviews may be class 1 concerning smaller scale proposals or class 2 in relation to larger scale proposals.

Work is undertaken to:

- coordinate mediation and the preparation of responses and expert witness statements concerning reviews in relation to WAPC decisions;
- liaise with and provide instruction to the State Solicitor's Office concerning legal representation and advice in relation to reviews concerning WAPC decisions;
- in class 1 matters where an applicant has elected pursuant to the legislation there be no legal representation, provide

advocacy and support to ensure the WAPC's position is properly presented; and

- examine and assess tribunal decisions, disseminate information arising from the decisions and take appropriate steps in response.

In addition, the Minister is advised generally concerning the operation of the planning appeal and review system, and assisted in matters where the Minister desires, pursuant to legislation, to make submissions concerning a matter the subject of review by the tribunal or to call-in such a matter for the Minister's determination.

During 2006-07, 96 (of a total number of 5917) of the WAPC's subdivision, strata and development determinations were the subject of applications for review to the **State Administrative Tribunal**. During this period, the tribunal finalised 90 applications for review of WAPC decisions concerning planning applications.

The relevant data is set out in table. A total of 52 WAPC matters were dealt with at the tribunal during 2006-07 without the need for substantive hearing and determination. Of the 38 matters that were decided during this period following substantive hearing, 12 applications for review of the WAPC's decision were upheld and 24 dismissed.

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



decreases, the WAPC is contributing to the provision of accessible serviced land and infrastructure in accordance with the Government's principles of social, economic and environmental sustainability. The indicator is the percentage of all subdivision, strata and development determinations

made by the WAPC that are not successfully upheld before the tribunal.

The WAPC's **review of planning processes** continues. In 2006-07, DPI and the WAPC implemented a number of key reforms as part of a wider planning reform agendas. These reforms included DPI securing a number of additional planning resources to facilitate residential land supply in the metropolitan and Peel regions, securing funding for the **electronic land development process (eLDP)**, addressing recruitment and implementing strategies to retain statutory planners at DPI, and implementing business process reforms for the 30-day statutory timeframe for endorsement of strata and freehold plans.

The WAPC introduced a new fee structure and higher subdivision fees in August 2006, completing the first step towards implementing subdivision fees based on a user-pays principle, where the cost of the service is met by those using the service. In the coming year, work will start on the eLDP project, which will consolidate application lodgement, referral, assessment and titles into an integrated electronic process. A review of conformance requirements for large infill applications will commence in alignment with the introduction of the amended Liveable Neighbourhoods policy.

During the year, the WAPC continued to work with the Western Australian Land Information Authority (Landgate)

<b>Number of new applications for review lodged:</b>	<b>96</b>
<b>Number of applications for review determined by the tribunal:</b>	<b>90</b>
<b>Determined without substantive hearing</b>	
Minute of consent orders	29
Withdrawn by applicant	20
WAPC not contested	1
Approved under WAPC reconsideration [section 31 SAT Act]	2
	<b>52</b>
<b>Determined following substantive hearing</b>	
Upheld	12
Dismissed	24
Dismissed / upheld in part	2
	<b>38</b>
<b>Total</b>	<b>90</b>
<b>Class of matters dealt with</b>	
Class 1 without legal representation	27
Class 1 with legal representation	21
Class 2	42
<b>Total</b>	<b>90</b>

- Notes: 1. These statistics are based on WAPC records relating to subdivision and development applications respectively.
2. The data does not include matters referred to the tribunal by the Minister pursuant to s 211 of the Planning and Development Act, nor does it relate to enforcement or compensation matters that may be considered by tribunal.
3. Further information may be found in the annual report of the State Administrative Tribunal and on its website at <http://www.sat.justice.wa.gov.au/>.



to maintain up-to-date information on the **planning channel**

([www.landgate.wa.gov.au](http://www.landgate.wa.gov.au)) that provides free access to the Metropolitan and Peel region schemes. The site also allows people to zoom to the extents of any proposed amendment. Through Landgate, clients can still access region scheme certificates under clause 42 of the MRS and clause 47 of the Peel Region Scheme.

All local government planning schemes in the State are able to be viewed on and printed from the **WAPC website**. Scheme maps and text can now be viewed in one place and are updated in line with the gazetted amendments. The WAPC is making available new local planning strategies as they are endorsed.

## Obligatory requirements

The WAPC relies on DPI for advice, expertise, support and corporate services. As a result, the governance outcomes for which DPI is responsible – including the preparation of the recordkeeping plan, sustainability action plan, compliance with public sector standards and ethical codes, public interest disclosure, corruption prevention, disability access and inclusion plan, cultural diversity and language services, youth outcomes and substantive equality – are also applicable to the WAPC. These outcomes can be found in the DPI annual report 2006-07.

## Information statement

The WAPC and DPI have a joint information statement containing details of the structure and function of the agencies, a description of the ways in which those functions affects members of the public, details of public participation formulation, details of documents held and

arrangements for public access to documents. The information statement is available on the WAPC website at [www.wapc.wa.gov.au](http://www.wapc.wa.gov.au)

## Advertising

In accordance with section 175ZE of the *Electoral Act 1907*, the WAPC incurred the following expenditure in advertising, market research, polling, direct mail and media advertising.

Advertising Agencies Botell Clark and Yull (for Whiteman Park)	\$33 411
Media Advertising Organisations Marketforce (media placement for the WAPC)	\$93 399
Media Design (for Whiteman Park)	\$91 970
<b>Total</b>	<b>\$218 780</b>
Market Research Organisations	Nil
Polling Operations	Nil
Direct Mail Organisations	Nil

## Enabling legislation

### Acts

*Planning and Development Act 2005*

*Planning and Development (Consequential and Transitional Provisions) Act 2005*

*Metropolitan Region Improvement Tax Act 1959*

*Strata Titles Act 1985*

### Regulations

Metropolitan Region (Valuation Board) Regulations 1967

Metropolitan Region Planning Authority (Reserved Lands) Regulations 1977

Planning and Development (Consequential) Regulations 2006

Planning and Development (Transitional) Regulations 2006

State Administrative Tribunal Rules 2004

Town Planning and Development (Easement) Regulations 1983

[Contents](#)

[Exit document](#)

Town Planning and Development (Subdivision) Regulations 2000

Town Planning (Local Government Planning Fees) Regulations 2000

Town Planning Regulations 1967

#### Region schemes

Metropolitan Region Scheme

Peel Region Scheme

#### Minister's directive regarding Smiths Beach

On January 16 2007, the Minister for Planning and Infrastructure directed that matters relating to the proposed Smiths Beach development in the State's South-West region were to be determined by the WAPC itself, and not by persons or entities acting under delegation from the WAPC.

#### The WAPC Services business unit

DPI provides a range of support services, of both an administrative and professional nature, to the WAPC through the WAPC Services business unit. The WAPC is the sole client of the WAPC Services business unit and pays a fee for service to cover the costs of the business unit.

The WAPC Services business unit brings together the following teams that support the WAPC:

**The Secretary and General Manger WAPC Services** is responsible for the administration of the WAPC Services Unit and the negotiation of the service level agreement between DPI and WAPC.

**The WAPC Communication Services branch** undertakes media liaison, communications and public relations activities for the WAPC. The team advises on and manages public relations events, seminars, launches and

the production of all WAPC publications. The WAPC's media program provides a regular information flow to Western Australia's print media and broadcast organisations. Communications Services designs and publishes planning reports, bulletins and brochures each year and maintains the WAPC's website.

**The WAPC Property Management Services** branch provides property asset management services to the WAPC. It acquires, manages, maintains and disposes of properties reserved under the region planning schemes for primary regional roads, other regional roads, railways, parks and recreation/regional open space, special uses, and major land development projects. It also deals with all claims for compensation for injurious affection and provides internal valuation advice on matters arising from the WAPC's acquisition program. WAPC Property Management Services is responsible for managing

WAPC's real property and protecting the value of its regional open space and natural assets until those assets are transferred, sold or dedicated to an authority.

**The WAPC Secretariat** provides support services to the WAPC and its committees, and to other committees established under planning operations. These services directly assist the chairpersons and members in managing the decision-making procedures, and record decisions in compliance with statutory requirements. The WAPC Secretariat manages the appointment and payment of committee members, the preparation of agendas and reports and the communication of committee decisions including statutory planning decisions.

**The WAPC Financial Services branch** provides financial and business support to the WAPC. This involves preparing the annual budget, statutory reporting and statutory compliance. WAPC Financial

Services reports to the WAPC and its committees and is directly responsible for the following WAPC tasks and functions:

- annual and mid year budget preparation and reporting to Government;
- risk management and insurance review of annual fees and charges;
- asset management and reporting; and management and co-ordination of the internal audit program.

**The Whiteman Park office** administers Whiteman Park, more than 4000 hectares of park and bush with a high conservation value. The park is visited by more than 600 000 people each year and is home to community groups with an interest in transport heritage.

**The WAPC website** receives approximately 50 000 hits per month and as such is the premier communications tool

used by the WAPC. The website is targeted at a wide range of audiences providing an interactive medium for industry, government, politicians, policy makers, academics, educators, students and the general community. The innovative website offers the ability to highlight and summarise the wide range of planning initiatives being undertaken by the WAPC in real-time.

While continuing to raise the profile of the WAPC, the website assists in the reduction of paper production of reports by limiting the number of printed copies. It provides a one-stop shop for all publications released by the WAPC (available in PDF format) and information on current issues facing the WAPC. By limiting the number of printed copies of all publications released by the WAPC and providing this information on a simple user-friendly website, the WAPC is working to reduce the environmental impact of large publications. The website is managed professionally in-house by WAPC Communication

Services, which is responsible for the production and publishing of all WAPC publications.

In October 2006, the WAPC introduced its **WAPC Forums on the Future program**, which provides a platform to those who are at the cutting edge of building cities to foster debate on urban futures, and to provide a meeting place for planners

and their colleagues in related professions. The forums are conducted on the final Friday of each month. During 2006-07 the WAPC has hosted a range a speakers and topics including: The nexus between planning and health; How Perth's strategic planning compares with Canberra's; Mass transit in Perth's future; Cities choose their future; and A better planning system. •



# Members and committees

As prescribed in the *Planning and Development Act 2005* the WAPC can have up to 15 members. These include an independent chairman, the directors general of seven government agencies and representatives from economic, social and environmental areas, local government, regional development and coastal management.



The membership was increased by the *Planning and Development Act 2005*. The key sustainability areas of economic development and social advancement have been strengthened with the inclusion of the directors general of the Department of Industry and Resources and the Department of Housing and Works. Membership has also increased from two to three members representing economic, social and environmental perspectives.

The WAPC is serviced by a number of planning committees that have particular expertise and local community knowledge. As a result of the new legislation the membership of a number of committees has changed to broaden the range of expertise represented and improve efficiency. Changes include the appointment of deputies and expanding the fields of expertise on which someone can be appointed.

## Members of the WAPC

### Mr Jeremy Dawkins Chairman

(term of appointment: January 2004 to December 2008)

Mr Dawkins has qualifications in urban planning, science and higher education. During the eighties he was Director of Planning and Development at Fremantle, a commissioner of the Australian Heritage Commission and deputy member of the Western Australian Town Planning Appeal Tribunal.

In 1990, he founded the postgraduate urban planning program at the University of Technology Sydney 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. More recently he was Sydney Harbour Manager, convenor of the Centre for Sydney at the University of NSW and Associate Professor in Urban Management at the University of Canberra. He returned to Perth in 2004.

[Contents](#)  
[Exit document](#)



**Councillor Corinne MacRae**  
local government (metropolitan)  
representative

(term of appointment: October 2004 to December 2006)

Cr MacRae was elected to Cambridge Council in 1995 and prior to that she was a councillor with the City of Perth (1992-93) and served on the Cambridge Advisory Committee (1994-95). During her ten years at the Town of Cambridge, Corinne has represented the Town on a broad range of committees – Western Suburbs District Planning Committee which she chaired for two years, Mindarie Regional Council and is a current member of the Municipal Waste Advisory Council. Corinne is also a board member of the Botanic Gardens and Parks Authority.

**vacant**  
local government  
(non-metropolitan) representative

**Dr David Wood**  
coastal planning and management  
(term of appointment: March 2004 to December 2008)

Professor Wood is Deputy Executive Dean of the Division of Humanities at Curtin University of Technology and was, until June 2004, Head of Curtin's Department of Urban and Regional Planning. He is a planning practitioner, a supervisor of doctoral

students and an active researcher in the areas of coastal tourism, planning and development, and community participation.

**Dr Carey Curtis**  
professions/community  
representative  
(term of appointment: January 2005 to December 2008)

Dr Curtis is an Associate Professor 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.

**Mr Mike Hulme**  
professions / community  
representative  
(term of appointment: January 2007 to December 2008)

Mr Hulme purchased and subdivided his first property at the age of 21 and after completing a short course in northern NSW on Sustainable Human Settlement Design and Development in 1996 he got really serious about what could be achieved within the industry. He has been in partnership with the Perron Group since 1998, undertaking such projects as the South Beach Village and Old Broome Estate which won the UDIA's 2005

Judges Award. Mike was appointed to chair the Broome Planning Steering Committee by the Minister for Planning and Infrastructure in 2004.

**Mr Glen Kelly**  
community representative  
(indigenous interests)  
(term of appointment: March 2007 to December 2008)

**Mr Greg Martin**  
Director General, Department for  
Planning and Infrastructure  
(term of appointment: ex officio)

Mr Martin was appointed Director General of the Department for Planning and Infrastructure 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. He is a Fellow of the Institution of Engineers Australia; the Australian Institute of Project Management; the Chartered Institute of Logistics and Transport; a Graduate (member) of the Australian Institute of Company Directors; and a Member of the Australian Institute of Management and the Project Management Institute.

**Mr Kieran McNamara**  
A/Director General, Department of  
Environment

(term of appointment: ex officio)

Mr McNamara is the Director General of the Department of Environment and Conservation established in July 2006. Prior to this he was the CEO of the Department of Conservation and Land Management. Kieran has an honours degree in natural resources from the University of New England and has served on a wide range of state, national and international committees and boards concerned with conservation.

**Mr Paul Frewer**  
A/Director General, Department of  
Water  
(term of appointment: ex officio)

Mr Frewer is the Acting Director General of the Department of Water leading the policy group. 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 external boards and committees, and is a member of the Planning Institute of Australia. He is a member of a number of external boards and committees, and is a member of the Planning Institute of Australia.



**Dr Jim Limerick**  
 Director General, Department of  
 Industry and Resources  
 (term of appointment: ex officio)

Dr Limerick is Director General of the Department of Industry and Resources which is responsible for the promotion of all sectors of industry in Western Australia with the exception of agriculture and tourism. He has an extensive background in government and industry, an honours degree in metallurgy and a PhD for his work on nickel laterites.

**Mr Bob Mitchell**  
 Director General, Department of  
 Housing and Works  
 (term of appointment: ex officio)

In February 2006, Mr Mitchell took on the role of Director General of the Department of Housing and Works. Since then he has embarked on an extensive departmental restructure to better position the department for the challenges to come. Bob is a Certified Practising Accountant who has worked in the public sector for more than 30 years and has extensive experience in leadership and management. He received the Public Service Medal in 2003.

**Ms Dorte Ekelund**  
 urban and regional planning  
 professional  
 (term of appointment: January 2007  
 to December 2008)

Ms Ekelund is the Deputy Director General of the Department for Planning and Infrastructure leading the policy group. Dorte holds a Bachelor of Urban and Regional Planning (Class 1 Honours) from the University of New England, NSW and a Masters of Business Administration from the University of Canberra. Dorte has over 25 years of urban and regional planning experience, having worked in both State and local governments in both strategic and statutory planning roles.

**Councillor Veronica Fleay**  
 regional representative  
 (term of appointment: January 2007  
 to December 2008)

Cr Fleay is the Regional Minister's nominee on the WAPC and is Deputy Shire President of the Shire of Exmouth. She has been a councillor since 2003 and serves as a deputy member on the Ningaloo Sustainable Development Committee and is Deputy Chair of the Gascoyne Development Commission Board.

Veronica runs her own small business in Exmouth, is the Exmouth Shire representative on the Exmouth Townscape Advisory Committee and an active member of other local committees.

**Deputy members for local government representatives**

- Cr Henry Zelones, City of Armadale, deputy for Cr Corinne MacRae
- Cr Margaret Smith, Shire of Capel, deputy for Cr Allan Henshaw

**Secretary**

- Mr Moshe Gilovitz

In 2006-07, the WAPC met 12 times and considered 96 reports.

Attendance by WAPC members:

Mr Jeremy Dawkins	11 meetings
Mr Mike Hulme (from January 07)	4 meetings
Dr Carey Curtis	8 meetings
Mr Glen Kelly (from March 07)	2 meetings
Cr Corinne MacRae	11 meetings
Ms Veronica Fleay (from January 07)	6 meetings
Ms Dorte Ekelund (from January 07)	4 meetings
Dr David Wood	8 meetings
Dr Jim Limerick	6 meetings
Mr Greg Martin	8 meetings
Mr Keiran McNamara	4 meetings
Mr Bob Mitchell	5 meetings
Mr Paul Frewer	8 meetings

Margaret Smith	11 meetings
Kevin Fong (to December 06)	5 meetings
Luke Saraceni (to October 06)	2 meetings

**Committee structure**

Schedule 2 of the *Planning and Development Act 2005* identifies statutory committees that assist the WAPC with its functions. Membership of the committees is prescribed in the Act. The WAPC formally delegates specific powers to the committees.

## Statutory committees

### Statutory Planning Committee

The Committee is the WAPC's regulatory and statutory planning decision-making body. It acts under delegated powers of the Commission. Its functions include the approval of the subdivision of land, approval of leases and licences, approval of strata schemes, advising the Minister for Planning and Infrastructure on local planning schemes and amendments; responding to appeals on statutory decisions; the determination of certain development applications under the Metropolitan Region Scheme. During the year, the committee met 46 times and considered 514 reports.

**Mr Jeremy Dawkins (Chair)**  
Chairman, WAPC

**Ms Verity Allan**  
professional/business representative

**Mr Bill Grace**  
community representative

**Cr Corinne MacRae**  
nominee of WAPC

**Mr Ray Stokes**  
Department for Planning and Infrastructure

**Cr Elizabeth Taylor**  
local government representative

**Mr Ross Weaver**  
nominee of regional minister

**Ian Cowie**  
nominee of regional minister

### Metropolitan Region Planning Committee

The committee is the vehicle for liaison between state and local government when considering when considering amendments to the Metropolitan Regional Scheme, and is delegated the authority to advise the Minister on 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. The committee met 11 times and considered 49 reports.

**Mr Jeremy Dawkins (Chair)**  
Chairman, WAPC

**Ms Verity Allan**  
professional/business representative

**Mr Bill Grace**  
community representative

**Cr Richard Graham**  
South-West District Planning Committee

**Cr Rodney Hodge**  
Western Suburbs District Planning Committee

**Cr Ron Hoffman**  
South-East District Planning Committee

**Cr Corinne MacRae**  
nominee of WAPC

**Cr Glynis Monks**  
North-West District Planning Committee

**Mr Ray Stokes**  
Department for Planning and Infrastructure

**Cr Michael Sutherland**  
City of Perth

**Cr Elizabeth Taylor**  
Eastern Districts Planning Committee

**Mr Ross Weaver**  
regional representative

## 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. The committee met 5 times and considered 41 reports.

### **Mr Jeremy Dawkins (Chair)**

Chairman, WAPC

### **Mr Jason Banks**

Office of Energy

### **Mr Glen Buckley**

Department of Housing and Works

### **Mr Michael Court**

Department of Treasury and Finance

### **Mr Don Crawford**

Office of Water Policy

### **Mr Mark Jeffries**

Department for Environment and Conservation

### **Mr Steve Hiller**

Water Corporation

### **Mr Ross Holt**

LandCorp

### **Mr Ross Keesing**

Department of Health

### **Mr Gary Norwell**

Main Roads WA

### **Mr Malcolm Parr**

Department of Education

### **Mr Stuart Smith**

Department of Industry and Resources

### **Cr Elizabeth Taylor**

local government representative

### **Mr Greg Martin**

Department for Planning and Infrastructure

## Sustainable Transport Committee

The committee advises the WAPC and has delegated authority to determine all matters on transport planning throughout the State. During the year, the committee met 6 times and considered 45 reports.

### **Mr Jeremy Dawkins (Chair)**

Chairman, WAPC

### **Dr Carey Curtis**

nominee of the WAPC

### **Mr Menno Henneveld**

Main Roads WA

### **Cr Barry McKenna**

local government representative

### **Ms Alexandra Piper**

nominee of WAPC

### **Mr Reece Waldock**

nominee of WAPC

### **Mr Russell White**

regional representative

### **Mr Greg Martin**

Department for Planning and Infrastructure

## Coastal Planning and Coordination Council

The council advises the WAPC on and has delegated authority to determine matters relating to coastal planning and coordination throughout Western Australian. The council met 6 times and considered 44 reports.

### **Dr David Wood (Chair)**

WAPC member/coastal planning

### **Mr Ian Briggs**

Department of Industry and Resources

### **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 James Hewitt**

Western Australia Tourism Commission

### **Mr Andrew Hill**

Department of Fisheries

### **Mr Col Ingram**

Department of Conservation and Land Management

[Contents](#)

[Exit document](#)



**Mr Ray Masini**  
Department of Environment

**Ms Barbara Pedersen**  
Department for Planning and  
Infrastructure

**Cr Peter Tagliaferri**  
local government (metropolitan)  
representative

## Executive, Finance and Property Committee

The committee has delegated authority to perform the administrative, financial and property functions of the WAPC, including the preparation, adoption and management of budgets, the management of finances and assets, the approval of development projects, and the acquisition and disposal of property. The committee met 31 times and considered 376 reports.

**Mr Jeremy Dawkins (Chair)**  
Chairman, WAPC

**Ms Dorte Ekelund** (from January 07)  
nominee of WAPC

**Cr Corinne MacRae**  
WAPC member

**Mr Greg Martin**  
Department for Planning and  
Infrastructure

**Mr Paul Frewer** (to January 07)  
WAPC nominee

## Major committees

### 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. The committee met 5 times and considered 36 reports.

**Mr Jeremy Dawkins (Chair)**  
Chairman, WAPC

**Cr Michael Anspach**  
local government (non-metropolitan)  
representative

**Mr Peter Ashton**  
Chamber of Minerals and Energy of  
WA Inc

**Mr Ian Briggs**  
Department of Industry and  
Resources

**Mr Keith Claymore**  
Department of Environment and  
Conservation

**Mr Greg Davis**  
Department of Water

**Ms Dorte Ekelund**  
Department for Planning and  
Infrastructure

**Mr Stephen Elliott**  
Chamber of Commerce and Industry

**Mr Garry English**  
NRM regional chairs group

**Mr Peter Green**  
regional development sector

**Mr Andrew Hill**  
Department of Fisheries

**Cr Sally Lake**  
local government (metropolitan)  
representative

**Mr Andy McMillan**  
WA Farmers Federation (Inc)

**Mr Chris Tallentire**  
Conservation Council of WA

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

**Mr Eric Wright**  
Department of Agriculture

## 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. The committee met 4 times and considered 23 reports.

**Mr Jeremy Dawkins (Chair)**  
Chairman, WAPC

**Ms Verity Allan**  
business and professional representative

**Mr Alan Carter**  
WA Collaboration

**Mr Kingsley Gibson**  
nominee of WAPC

**Ms Debra Goostrey**  
Urban Development Institute of Australia

**Mr Laurie Graham**  
regional development representative

**Ms Allison Hailes**  
Western Australian Local Government Association

**Dr Bob Hay**  
Department of Indigenous Affairs

**Mr Ian Holloway**  
Housing Institute of Australia

**Mr Mike Hulme**  
nominee of WAPC

**Mr Anthony Kinder**  
BGC Residential

**Mr Terry Lewis**  
Department of Environment and Conservation

**Mr Ian MacRae**  
Planning Institute of Australia (WA division)

**Dr Mike Mouritz**  
Department for Planning and Infrastructure

**Professor Peter Newman**  
Department of the Premier and Cabinet

## 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 local planning scheme and scheme amendments, subdivisions, strata titles, leases and licences, and development on reserved land within the City of Perth. The committee met 4 times and considered 23 reports.

**Mr Jeremy Dawkins (Chair)**  
Chairman, WAPC

**Mr James Freemantle**  
professions/business representative

**Ms Fiona Kalaf**  
community representative

**Dr Peter Natrass**  
City of Perth

**Mr Greg Martin**  
Department for Planning and Infrastructure

## Priorities Committee

The committee is a forum for discussing the WAPC's broad priorities and providing advice, reports and recommendations to the WAPC. The committee met 6 times and considered 18 reports.

**Mr Jeremy Dawkins (Chair)**  
Chairman, WAPC

**Dr Carey Curtis**  
nominee of the WAPC

**Cr Corinne MacRae**  
nominee of the WAPC

**Dr David Wood**  
nominee of the WAPC



## WAPC/Western Australian Local Government Association Committee

The committee was established on 28 February 2006 to develop policy in relation to Network City as well as planning in the metropolitan and Peel regions, it is the primary means of liaison between the WAPC and WALGA. The committee met once during the year and considered one report.

**Mr Jeremy Dawkins (Chair)**  
Chairman, WAPC

**Dr Carey Curtis**  
nominee of the WAPC

**Mr Charles Johnson**  
nominee of the WALGA

**Cr Sally Lake**  
nominee of the WALGA

**Mr Eric Lumsden**  
nominee of the WALGA

**Cr Bill Mitchell**  
nominee of the WALGA

## District planning committees

The district planning committees, with members from local governments in the districts, advise the WAPC and may, under direction of the WAPC, make inquiries into and report and formulate recommendations in relation to the Metropolitan Region Scheme so far as it relates to the area or part of the area comprising the relevant district.

### North-West District Planning Committee

The committee met 5 times.

**Cr Glynis Monks (Chair)**  
City of Wanneroo

**Cr Ian Kerr**  
Town of Vincent

**Cr Trevor Clarey**  
City of Stirling

**Cr Albert Jacob**  
City of Joondalup

### Western Suburbs District Planning Committee

The committee met 2 times.

**Cr Rodney Hodge (Chair)**  
City of Subiaco

**Cr Peter Bacich**  
Shire of Peppermint Grove

**Cr Rod Bradley**  
Town of Cambridge

**Cr Dan Cunningham**  
Town of Cottesloe

**Cr Ken Gorman**  
Town of Mosman Park

**Cr Nikola Horley**  
City of Nedlands

**Cr David Leith**  
Town of Claremont

### South-West District Planning Committee

The committee met 4 times.

**Cr Richard Graham (Chair)**  
City of Cockburn

**Cr Richard Smith**  
City of Rockingham

**Cr Duncan MacPhail**  
City of Melville

**Mayor Jim O'Neil**  
City of East Fremantle

**Cr Rod Pattinson**  
Town of Kwinana

**Cr Jon Strachan**  
City of Fremantle

### Eastern Districts Planning Committee

The committee met 4 times.

**Cr Elizabeth Taylor (Chair)**  
Shire of Kalamunda

**Cr Charlie Gregorini**  
City of Swan

**Cr Colin James**  
Shire of Mundaring

**Cr Lou Magro**  
City of Bayswater

**Cr Phil Marks**  
City of Belmont

**Cr John Sutherland**  
Town of Bassendean

### South-East District Planning Committee

The committee met 5 times.

**Cr Ron Hoffman (Chair)**  
City of Gosnells

**Cr David Ashton**  
Town of Victoria Park

**Cr Barry Maddaford**  
City of South Perth

**Cr Bruce Mason**  
City of Canning

**Cr John Price**  
Shire of Serpentine-Jarrahdale

**Cr Henry Zelones**  
City of Armadale

## Regional planning committees

### Peel Region Planning Committee

The committee was formed to oversee preparation of the Peel Region Scheme, which incorporates the local government districts of the City of Mandurah and the Shires of Waroona and Murray. The committee met 3 times and considered 4 reports.

**Mr Jeremy Dawkins (Chair)**  
Chairman, WAPC

**Mr Brett Belstead**  
Main Roads WA

**Cr Patricia Creevey**  
City of Mandurah

**Cr Paul Fitzpatrick**  
Shire of Waroona

**Cr Noel Nancarrow**  
Shire of Murray

**Ms Coral Richards**  
community representative

**Ms Jan Star**  
regional development representative

**Mr Ray Stokes**  
Department for Planning and Infrastructure

### South-West Region Planning Committee

The committee has delegated authority to make strategic and statutory determinations for land planning matters including the subdivision of land, town planning schemes and amendments, and land development policies for the South-West region. The committee met 11 times and considered 142 reports.

**Mr Jeremy Dawkins (Chair)**  
Chairman, WAPC

**Cr Ray Frisina**  
City of Bunbury

**Cr Kingsley Gibson**  
Shire of Capel

**Mr Mike Hulme**  
nominee of WAPC

**Ms Jackie Jarvis**  
community representative

**Mr Geoff Klem**  
regional representative

**Cr Peter Monagle**  
Shire of Harvey

**Cr Rosanne Pimm**  
nominee of WAPC

**Ms Neema Premji**  
nominee of WAPC

**Mr Ray Stokes**  
Department for Planning and Infrastructure

**Mr Paul Frewer (to January 07)**  
Department of Water

### Goldfields-Esperance Regional Planning and Infrastructure Coordinating Committee

The committee provides a whole-of-government approach to land use and transport planning, and the coordination of infrastructure in the region. The committee did not meet during 2006/07

**Mr Jeremy Dawkins (Chair)**  
Chairman, WAPC

**Mr Mike Allen**  
Department for Planning and Infrastructure

**Cr Wayne Rogers**  
Shire of Esperance

**Mr Colin Stewart**  
Goldfields-Esperance Development Commission

**Cr Graham Thompson**  
City of Kalgoorlie-Boulder

### Ningaloo Sustainable Development Committee

The Ningaloo Sustainable Development Committee was established by the State Government under the WAPC to oversee the implementation of the Ningaloo Coast Regional Strategy Carnarvon to Exmouth. The committee met 5 times and considered 27 reports.

**Dr David Wood (Chair)**  
WAPC representative

**Mr Mike Allen**  
Department for Planning and Infrastructure

**Cr John Cooper**  
Shire of Exmouth

**Ms Julie Cooyou**  
representing the Gnulli Native Title Working Group

**Mr John Craig**  
representing natural resource management interests

**Mr Doug Hunt**  
representing community and industry interests (Coral Bay)

**Mr Kevin Leahy**  
representing regional development interests

**Mr Lyn (Muddy) Martin**  
representing community and industry interests (Exmouth)

**Cr Dudley Maslen**  
Shire of Carnarvon

**Ms Rachel Mowarin**  
representing the Gnulli Native Title Working Group

**Ms Stephanie Perry**  
representing community and industry interests (Carnarvon)

**Mr Chris Tallentire**  
representing community and environmental interests

**Paul Frewer**  
Department of Water

## Boards of management

### Whiteman Park Board of Management

The Whiteman Park Board of Management has delegated authority to manage Whiteman Park on behalf of the WAPC. The board of management met 6 times and considered 42 reports.

**Mr Jeremy Dawkins (Chair)**  
Chairman, WAPC

**Mr Peter Melbin**  
nominee of the WAPC Chairman

**Ms Elizabeth Brice**  
community representative

**Dr Jack Carlsen**  
tourism representative

**Dr Stephen Davies**  
natural heritage knowledge

**Mrs Dianne Doust**  
business and finance

**Mr Stuart Hicks**  
cultural heritage knowledge

**Cr Todd Jones**  
City of Swan

**Mr Moshe Gilovitz**  
Department for Planning and Infrastructure

**Mr Jamie Wallis**  
park community representative

### Araluen Botanic Park Board of Management

The Araluen Botanic Park Board is responsible (under direction of the WAPC) for setting the strategic and management direction of Araluen Park. The board met 2 times and considered 4 reports.

**Mr Terry Martin (Chair)**  
nominee of WAPC Chairman

**Mr John Colwill**  
Araluen Botanic Park Foundation

**Cr Pat Hart**  
City of Armadale

**Mr Tim Hillyard**  
Department for Planning and Infrastructure

**Ms Trudi Hodges**  
community representative

**Mr James Sharp**  
park management disciplines

**Mr Mark Webb**  
Araluen Botanic Park Foundation

## Other committees

### 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. The committee met 1 time during 2006-07 financial year.

**Mr Jeremy Dawkins**  
Chairman, WAPC

**Hon Nick Griffiths MLC**  
President of the Legislative Council

**Dr Peter Nattrass**  
Lord Mayor, City of Perth

**Hon Fred Riebeling MLA**  
Speaker of the Legislative Assembly

**Mr Dennis Silver**  
Royal Australian Institute of Architects nominee

## 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:

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

The committee met 2 times and considered 13 reports.

**Cr Elizabeth Taylor (Chair)**  
nominee of WAPC Chairman

**Mr Richard Bloor**  
Department of Education

**Mr Russell Burnett**  
Urban Development Institute of Australia

**Mr Berry Durston**  
Association of Independent Schools

**Mr Tony Giglia**  
Catholic Education Commission

**Mr Tim Hillyard**  
Department for Planning and Infrastructure

**Rev Peter Laurence**  
Anglican Schools Commission

**Mr David Munrowd-Harris**  
Department of Education

**Mr Bronte Parkin**  
Department of Education Services

**Mr Imre Szito**  
Department for Planning and Infrastructure

**Mr Phillip Seinor**  
expertise in regional education

**vacant**  
Swan Christian Education Association

## Utility Providers Services Committee

The committee was established as a sub-committee of the Infrastructure Coordinating Committee. It provides a forum for service providers to discuss and resolve issues relating to the coordination of utility services. The committee met once during the year.

**Mr David Brown (Chair)**  
Main Roads WA

**Mr John Bond**  
Water Corporation

**Mr Peter Bowyer**  
Urban Development Institute of Australia

**Mr Peter Brazendale**  
Western Power

**Mr Jeff Broder**  
City of Perth

**Mr Alan Kleidon**  
Department for Planning and Infrastructure

**Mr Dan Collins**  
Department for Planning and Infrastructure

**Mr Glen Hall**  
Urban Development Institute of Australia

**Mr Ross Hamilton**  
Public Transport Authority

**Mr Robert Holloway**  
Public Transport Authority

**Mr Brad Lenton**  
Western Australian Local Government Association

**Mr Mike Morris**  
Civil Contractors Federation

**Mr Mark Oliveri**  
Telstra

**Mr Mark Parfremment**  
WA Police Service

**Mr Peter Rowles**  
Underground Services Australia

**Mr Kim Rushton**  
Dial Before You Dig

**Mr Mahesh Singh**  
Institute of Public Works

**Mr Dean Solmundson**  
AlintaGas

**Mr Richard Thomas**  
Public Transport Authority

**Mr Geoff Wood**  
Energy Safety WA

## Steering committees

### Liveable Neighbourhoods Steering Committee

The steering committee was established to oversee the formulation and implementation of Liveable Neighbourhoods. The committee is in recess and did not meet in 2006/07.

**Mr Jeremy Dawkins (Chair)**  
Chairman, WAPC

**Ms Verity Allan**  
nominee of WAPC

**Mr Tony Arias**  
development industry

**Mr Simon Bain**  
Planning Institute of Australia

**Mr Peter Ciemetis**  
Australian Association of Planning Consultants

**Mr Glyn Davies**  
Institute of Public Works Engineering Australia

**Mr Andrew Fairs**  
Sustainable Energy Development Office

**Mr Peter Goff**  
Property Council of WA

**Mr Ian Holloway**  
Housing Institute of Australia

**Mr Eric Lumsden**  
Western Australian Local Government Association

**Ms Julie Tilleke**  
Department of Environment

**Mr Craig Woolridge**  
Main Roads WA

### Residential Design Codes Review Committee

The committee was set up to review and update the Residential Design Codes to address unforeseen problems identified through practical experience and design testing, as well as respond to new design practices. The committee did not meet during 2006/07.

**Mr Jeremy Dawkins (Chair)**  
Chairman, WAPC

**Mr Des Abel**  
local government planner (WALGA)

**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

**Mr Richard Kay**  
Department for Planning and Infrastructure

**Mr Vince McMullen**  
Department for Planning and Infrastructure

**Mr Zack Plazcek**  
Australian Institute of Building Surveyors

**Mr Mike Ross**  
Western Australian Local Government Association

**Mr Ray Stokes**  
Department for Planning and Infrastructure

**Mr Steven Tan**  
Local Government Planners Association

**Mr Chris Thompson**  
Royal Australian Institute of Architects

**Mr Clement Williams**  
Local government planner (WALGA)



## Greater Bunbury Region Planning Committee

The committee oversees the preparation of a region scheme for the Greater Bunbury Region, which incorporates the local government districts of the City of Bunbury and the Shires of Capel, Dardanup and Harvey. The committee did not meet during 2006/07.

### **Mr Jeremy Dawkins (Chair)**

Chairman, WAPC

### **Mr Brett Belstead**

Main Roads WA

### **Cr Brad Day**

Shire of Dardanup

### **Mr Mike Allen**

representing Director General,  
Department for Planning and  
Infrastructure

### **Cr Ray Frisina**

City of Bunbury

### **Mr Geoff Klem**

regional representative

### **Cr Peter Monagle**

Shire of Harvey

### **Cr Margaret Smith**

Shire of Capel

## Lower Great Southern Regional Strategy Steering Committee

The steering committee was established in September 2001 to oversee the preparation of the strategy. The committee did not meet during 2006/07.

### **Mr Mike Allen (Chair)**

Department for Planning and  
Infrastructure

### **Cr Colleen Donnelly**

Shire of Denmark

### **Cr Bob Emery**

City of Albany

### **Cr Kevin Forbes**

Shire of Plantagenet

### **Mr Bruce Manning**

Great Southern Development  
Commission

### **Mr Graham Stanley**

Shire of Cranbrook

### **Mr Peter Watson MLA**

Member for Albany

### **Mr Phil Woodward**

Department for Planning and  
Infrastructure

- 



# Compliance with Public Sector Management Act Section 31 (1)

1. In the administration of the Western Australian Planning Commission, I have complied with the Public Sector Standards in Human Resource Management, the Western Australian Public Sector Code of Ethics and our Code of Conduct.
2. I have put in place procedures designed to ensure such compliance and conducted appropriate internal assessments to satisfy myself that the statement made in 1 is correct.
3. The applications made for breach of standards review and the corresponding outcomes for the reporting period are:  
  
Number lodged: nil  
Number of breaches found, including details of multiple breaches per application: nil  
Number still under review: nil



**Jeremy Dawkins**  
Chairman  
18 September 2007

[Contents](#)  
[Exit document](#)

# Statement of compliance with Financial Management Act 2006

To the  
Hon Alannah MacTiernan MLA  
Minister for Planning and  
Infrastructure

In accordance with section 61 of the *Financial Management Act 2006*, we hereby submit for your information and presentation to Parliament, the Annual Report of the Western Australian Planning Commission for the financial year ended 30 June 2007.

The Annual Report has been prepared in accordance with the provisions of the *Financial Management Act 2006*.



**Moshe Gilovitz**  
General Manager, WAPC  
Services  
18 September 2007



**Jeremy Dawkins**  
Chairman  
18 September 2007

[Contents](#)  
[Exit document](#)



Western  
Australian  
Planning  
Commission

## Certification of Financial Statements

The accompanying financial statements of the Western Australian Planning Commission have been prepared in compliance with the provisions of the *Financial Management Act 2006* from proper accounts and records to present fairly the financial transactions for the financial year ended 30 June 2007 and the financial position as at 30 June 2007.

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.

**Moshe Gilovitz**  
Chief Finance Officer  
Western Australian Planning  
Commission  
18 September 2007

**Corinne MacRae**  
Member  
Western Australian Planning  
Commission  
18 September 2007

**Jeremy Dawkins**  
Chairman  
Western Australian Planning  
Commission  
18 September 2007

[Contents](#)  
[Exit document](#)

**Income Statement**  
for the year ended 30 June 2007

	Notes	2007 \$000	2006 \$000		Notes	2007 \$000	2006 \$000
<b>Cost Of Services</b>				<b>Net Cost Of Services</b>			
<b>Expenses</b>				<b>Income from State Government</b>			
Employee benefits expense	5	110	117		21		
Supplies and services	6	33 609	25 931	State grants and contributions		433	577
Depreciation expense	7	2 965	3 139	Service appropriation		69 361	58 023
Bad and doubtful debts	8	21	82	Liabilities assumed by the Treasurer		(5)	(6)
Committee/board fees	9	530	584	Resources received free of charge		4	0
Capital user charge	10	1 215	1 176	<b>Total income from State Government</b>		<b>69 792</b>	<b>58 594</b>
Grants and subsidies	11	3 117	2 755	<b>Surplus / (Deficit) for the Period (a)</b>		<b>50 269</b>	<b>55 759</b>
Finance costs	12	5	0				
Revaluation decrement	13	254	0				
Other expenses	14	2 132	2 147				
<b>Total cost of services</b>		<b>43 958</b>	<b>35 931</b>				
<b>Income</b>							
<i>Revenue</i>							
Grants from other bodies	15	92	189	(a) The majority of the surplus represents appropriations received for the acquisition of land for the metropolitan region scheme and Peel and Greater Bunbury region scheme.			
Commonwealth grants and contributions	16	522	251	See also note 53 Schedule of income and expenses by service.			
Rental revenue		3 440	3 230				
User charges and fees	17	6 516	3 154	<b>The income statement should be read in conjunction with the accompanying notes.</b>			
Interest revenue	18	4 080	2 227				
Other revenue	19	3 349	5 874				
<b>Total Revenue</b>		<b>17 998</b>	<b>14 925</b>				
<i>Gains</i>							
Gain on disposal of non current assets	20	6 290	15 084				
Other gains	20	146	3 087				
<b>Total Gains</b>		<b>6 436</b>	<b>18 171</b>				
<b>Total income other than income from State Government</b>		<b>24 435</b>	<b>33 095</b>				

[Contents](#)  
[Exit document](#)



**Balance Sheet**  
as at 30 June 2007

	Notes	2007 \$000	2006 \$000
<b>Assets</b>			
<b>Current Assets</b>			
Cash and cash equivalents	22, 40	22 978	39 981
Restricted cash and cash equivalents	23, 40	6 431	6 081
Receivables	24	3 321	5 178
Other current assets	25	13 514	4 862
Non-current assets classified as held for sale	26	26 084	4 592
<b>Total Current Assets</b>		<b><u>72 329</u></b>	<b><u>60 694</u></b>
<b>Non-Current Assets</b>			
Amounts receivable for services	27	1 319	939
Land, and equity in land	28	563 548	448 045
Buildings	29	27 525	23 153
Infrastructure	30	2 207	2 223
Equipment	31	1 143	1 175
<b>Total Non-Current Assets</b>		<b><u>595 743</u></b>	<b><u>475 535</u></b>
<b>Total Assets</b>		<b><u>668 071</u></b>	<b><u>536 229</u></b>
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Payables	32	1 625	0
Other current liabilities	33	12 003	2 103
Provisions	34	37	60
Borrowings	35	15	14
<b>Total Current Liabilities</b>		<b><u>13 679</u></b>	<b><u>2 177</u></b>
<b>Non-Current Liabilities</b>			
Provisions	34	45	52
Other non-current liabilities	33	0	10 000
Borrowings	35	28	43
<b>Total Non-Current Liabilities</b>		<b><u>73</u></b>	<b><u>10 095</u></b>
<b>Total Liabilities</b>		<b><u>13 753</u></b>	<b><u>12 272</u></b>

	Notes	2007 \$000	2006 \$000
<b>Net Assets</b>			
		<b><u>654 319</u></b>	<b><u>523 957</u></b>
<b>Equity</b>			
Contributed equity	36	14 878	19 732
Reserves	37	174 256	89 309
Accumulated surplus/(deficiency)	38	465 185	414 916
<b>Total Equity</b>		<b><u>654 319</u></b>	<b><u>523 957</u></b>

*The balance sheet should be read in conjunction with the accompanying notes.*

[Contents](#)  
[Exit document](#)

## Statement of Changes in Equity for the year ended 30 June 2007

	Notes	2007 \$000	2006 \$000
<b>Balance of equity at start of period</b>		<b><u>523 957</u></b>	<b><u>381 748</u></b>
<b>Contributed Equity</b>	36		
Balance at start of period		19 732	16 136
Capital contribution		2 900	7 600
Distributions to owners		(7 754)	(4 005)
<b>Balance at end of period</b>		<b><u>14 878</u></b>	<b><u>19 732</u></b>
<b>Reserves</b>	37		
Asset Revaluation Reserve			
Balance at start of period		89 309	6 835
Gains / (losses) from asset revaluation		84 947	82 474
<b>Balance at end of period</b>		<b><u>174 256</u></b>	<b><u>89 309</u></b>
<b>Accumulated Surplus</b>	38		
Balance at start of period		414 916	358 776
Correction of prior period errors		<u>0</u>	<u>382</u>
Restated balance at start of period		414 916	359 158
Surplus / (deficit) for the period		50 269	55 759
<b>Balance at end of period</b>		<b><u>465 185</u></b>	<b><u>414 916</u></b>
<b>Balance of equity at end of period</b>		<b><u>654 319</u></b>	<b><u>523 957</u></b>
Total income and expense for the period (a)		135 216	138 233
(a) The aggregate net amount attributable to each category of equity is: surplus \$50 269 000 plus gains from asset revaluation of \$84 947 000 (2006: surplus \$55 759 000 plus gains from asset revaluation of \$82 474 000)			

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

[Contents](#)

[Exit document](#)

## Cash Flow Statement for the year ended 30 June 2007

	Notes	2007 \$000	2006 \$000		Notes	2007 \$000	2006 \$000
<b>Cash Flows from State Government</b>				<b>Cash Flows from Investing Activities</b>			
Service appropriations		69 412	58 231	Proceeds from sale of non-current physical assets		18 943	23 376
Capital contributions		2 900	7 600	Purchase of non-current physical assets		(83 456)	(49 578)
<b>Net cash provided by State Government</b>		<b>72 312</b>	<b>65 831</b>	<b>Net cash provided / (used in) investing activities</b>		<b>(64 513)</b>	<b>(26 202)</b>
<b>Utilised as follows:</b>				<b>Net increase / (decrease) in cash and cash equivalents</b>			
<b>Cash Flows from Operating Activities</b>				<b>Net increase / (decrease) in cash and cash equivalents</b>			
<b>Payments</b>				<b>Net increase / (decrease) in cash and cash equivalents</b>			
Employee benefits		(136)	(106)	Cash and cash equivalents at the beginning of period		46 062	25 675
Supplies and services		(32 233)	(22 540)	<b>Cash and Cash Equivalents at the End of the Period</b>	40	<b>29 409</b>	<b>46 062</b>
Finance lease payments		(20)	(4)	<i>The cash flow statement should be read in conjunction with the accompanying notes.</i>			
Committee / board fees		(520)	(679)				
Capital user charge		(1 215)	(1 176)				
Grants and subsidies		(3 117)	(2 753)				
GST payments on purchases		(6 933)	(4 417)				
GST payments to taxation authority		(46)	(513)				
Other payments		(2 136)	(2 172)				
<b>Receipts</b>							
State and other bodies grants and contributions		92	192				
Commonwealth grants and contributions		384	153				
Rental receipts		3 652	3 119				
User charges and fees		6 516	3 187				
Interest receipts		3 469	1 716				
GST receipts on sales		1 470	1 275				
GST receipts from taxation authority		3 464	3 352				
Other receipts		2 858	2 125				
<b>Net cash provided by / (used in) operating activities</b>	40	<b>(24 452)</b>	<b>(19 242)</b>				

[Contents](#)

[Exit document](#)

## Notes to the Financial Statements

### 1. Australian equivalents to International Financial Reporting Standards

#### General

The WAPC's financial statements for the year ended 30 June 2007 have been prepared in accordance with Australian equivalents to International Financial Reporting Standards (AIFRS), which comprise a Framework for the Preparation and Presentation of Financial Statements and Australian Accounting Standards (including the Australian Accounting Interpretations).

In preparing these financial statements the WAPC has adopted, where relevant to its operations, new and revised standards and interpretations from the operative dates as issued by the Australian Accounting Standards Board and formerly the Urgent Issues Group (UIG).

#### Early adoption of standards

The WAPC cannot early adopt an Australian Accounting Standard or Australian Accounting Interpretation unless specifically permitted by TI 1101 Application of Australian Accounting Standards and Other Pronouncements. No standards and interpretations that have been issued or amended but are not yet effective have been early adopted by the WAPC for the annual reporting period ended 30 June 2007.

### 2. Summary of significant accounting policies

#### (a) General statement

The financial statements constitute a general purpose financial report which has been prepared in accordance with the Australian Accounting Standards, the framework, Statements of Accounting Concepts and other authoritative pronouncements of the Australian Accounting Standards Board as applied by the Treasurer's Instructions. Several of these are modified by the Treasurer's Instructions to vary application, disclosure, format and wording.

The Financial Management Act and the Treasurer's Instructions are legislative provisions governing the preparation of financial statements and take precedence over accounting standards, the framework, Statements of Accounting Concepts and other authoritative pronouncements of the Australian Accounting Standards Board.

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

#### (b) Basis of preparation

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

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

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

The key assumptions made concerning the future, and other key sources of estimation uncertainty at the balance sheet date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are disclosed at note 3 Key sources of estimation uncertainty.

#### (c) Reporting entity

The reporting entity comprises the WAPC.

[Contents](#)

[Exit document](#)

#### (d) Contributed equity

UIG Interpretation 1038 Contributions by Owners Made to Wholly-Owned Public Sector Entities requires transfers in the nature of equity contributions to be designated by the Government (the owner) as contributions by owners (at the time of, or prior to transfer) before such transfers can be recognised as equity contributions. Capital contributions (appropriations) have been designated as contributions by owners by TI 955 Contributions by Owners made to Wholly Owned Public Sector Entities and have been credited directly to contributed equity.

Transfer of net assets to/from other agencies are designated as contributions by owners where the transfers are non-discretionary and non-reciprocal. See note 36 Equity.

#### (e) Income

##### **Revenue recognition**

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

##### **Rendering of services**

Revenue is recognised on delivery of the service or by reference to the stage of completion of the transaction.

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

Revenue is recognised on delivery of the service.

##### **Rent**

Rent revenue is recognised on delivery of the service. Refer also note 2(n) Rent.

##### **Interest**

Revenue is recognised as the interest accrues.

##### **Service appropriations**

Service appropriations are recognised as revenues at nominal value in the period in which the WAPC gains control of the appropriated funds, which is at the time those funds are deposited to the bank account or credited to the holding account held at the Department of Treasury and Finance (See note 21 Income from State Government).

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

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

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

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

##### **Gains**

Gains may be realised or unrealised and are usually recognised on a net basis. These include gains arising on the disposal of non-current assets and some revaluations of non-current assets.

#### (f) Property, plant and equipment and infrastructure

##### **Capitalisation/expensing of assets**

Items of property, plant and equipment and infrastructure costing over \$2000 are recognised as assets and the cost of using assets is expensed (depreciated) over their useful lives. Items of property, plant and equipment and infrastructure costing less than \$2000 are immediately expensed direct to the income statement (other than when they form part of a group of similar items which are significant in total).

##### **Initial recognition and measurement**

All items of property, plant and equipment and infrastructure are initially recognised at cost.

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

##### **Subsequent measurement**

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



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

Where the market-based evidence is not available, the fair value of the land and buildings is determined on the basis of existing use. This normally applies where buildings are specialised or where land use is restricted. Fair value for existing use assets is determined by reference to the cost of replacing the remaining future economic benefits embodied in the asset, ie the depreciated replacement cost. Where the fair value of buildings is dependent on using the depreciated replacement cost, the gross carrying amount and the accumulated depreciation are restated proportionately.

Independent valuations of land and rental buildings are provided annually by the Western Australian Land Information Authority (Valuation Services) and recognised with sufficient regularity to ensure that the carrying amount does not differ materially from the asset's fair value at the balance sheet date.

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

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

Revaluation 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 income statement

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

Refer to note 28 Land and equity in land, note 29 Buildings, and note 30 Infrastructure for further information on revaluations.

#### *Depreciation*

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

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

Buildings	1 - 40 years
Infrastructure	5 - 40 years
Computer equipment	2.5 years
Other equipment	5 - 15 years
Leased motor vehicle	8 years

#### **(g) Impairment of assets**

Property, plant and equipment, and infrastructure assets are tested for any indication of impairment at each balance sheet date. Where there is an indication of impairment, the recoverable amount is estimated. Where the recoverable amount is less than the carrying amount, the asset is considered impaired and is written down to the recoverable amount and an impairment loss is recognised. As the WAPC is a not-for-profit entity, unless an asset has been identified as a surplus asset, the recoverable amount is the higher of an asset's fair value less costs to sell and depreciated replacement cost.

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

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

See note 39 Impairment of assets for the outcome of impairment reviews and testing.

#### (h) Non-current assets classified as held for sale

Non-current assets held for sale are recognised at the lower of carrying amount and fair value less costs to sell and are presented separately from other assets in the balance sheet. Assets classified as held for sale are not depreciated or amortised.

#### (i) Leases

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

The WAPC has entered into a number of operating lease arrangements to rent land and buildings where the WAPC, as lessor, retains all the risks and benefits incidental to ownership of the items held under the operating leases. Lease revenue is recognised in income statement on a straight line basis over the lease term.

#### (j) Financial instruments

The WAPC has two categories of financial instruments:

- loans and receivables (cash and cash equivalents, receivables); and
- non-trading financial liabilities (finance leases).

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

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

#### (k) Cash and cash equivalents

For the purpose of the cash flow statement, cash and cash equivalent (and restricted cash and cash equivalent) assets comprises cash held at the Commonwealth Bank with original maturities of three months or less that are readily convertible to a known amount of cash and which are subject to insignificant risk of changes in value, and cash advances.

#### (l) Accrued salaries

Accrued salaries (see note 33 Other liabilities) 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. Accrued salaries are settled within two weeks of the end of the financial year. The WAPC considers the carrying amount of accrued salaries to be equivalent to its net fair value.

#### (m) Amounts receivable for services (holding account)

The WAPC receives funding on an accrual basis that recognises the full annual cash and non-cash cost of services. The appropriations are paid partly in cash and partly as an asset (holding account receivable) that is accessible on the emergence of the cash funding requirement to cover asset replacement.

See also note 21 Income from State Government and note 27 Amounts receivable for services.

#### (n) Rent

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

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

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

#### (o) Receivables

Receivables are recognised and carried at original invoice amount less any allowance for uncollectible amounts (ie impairment). The collectability of receivables is reviewed on an ongoing basis and any receivables identified as uncollectible are written off. The allowance for uncollectible amounts (doubtful debts) is raised when there is objective evidence that the WAPC will not be able to collect the debts. The carrying amount is equivalent to fair value as it is due for settlement within 30 days. See note 2(j) Financial instruments and note 24 Receivables.

## (p) Payables

Payables are recognised at the amounts payable when the WAPC becomes obliged to make future payments as a result of the purchase of assets or services. The carrying amount is equivalent to fair value, as they are generally settled within 30 days. See 2(j) Financial instruments and note 32 Payables.

## (q) Provisions

Provisions are liabilities of uncertain timing and amount, and are recognised where there is a present legal or constructive obligation as a result of a past event and when the outflow of resources embodying economic benefits is probable and a reliable estimate can be made of the amount of the obligation. Provisions are reviewed at each balance sheet date. See note 34 Provisions.

### (i) Provisions - employee benefits

#### *Annual leave and long service leave*

The liability for annual and long service leave expected to be settled within 12 months after the end of the balance sheet date is recognised and measured at the undiscounted amounts expected to be paid when the liabilities are settled. Annual and long service leave expected to be settled more than 12 months after the end of the balance sheet date is measured at the nominal amounts expected to be paid when the liabilities are settled. Leave liabilities are in respect of services provided by employees up to the balance sheet date.

When assessing expected future payments consideration is given to expected future wage and salary levels including non-salary components such as employer superannuation contributions. In addition, the long service leave liability considers the experience of employee departures and periods of service.

All annual leave and unconditional long service leave provisions are classified as current liabilities as the WAPC does not have an unconditional right to defer settlement of the liability for at least 12 months after the balance sheet date.

An assessment of long service leave expected to be settled more than 12 months from the balance sheet date determined that the present value of expected future payments to be made in respect of services provided by employees up to the balance sheet date was not materially different from the liability measured at the nominal amounts.

#### *Superannuation*

The Government Employees Superannuation Board (GESB) administers the following superannuation schemes.

Employees may contribute to the Pension Scheme, a defined benefit pension scheme now closed to new members or the Gold State Superannuation Scheme, a defined benefit lump sum scheme also closed to new members.

The WAPC has no liabilities under the pension or gold state schemes. The liabilities for the unfunded Pension Scheme and the unfunded Gold State Superannuation Scheme transfer benefits due to members who transferred from the Pension Scheme, are assumed by the Treasurer. All other Gold State Superannuation Scheme obligations are funded by concurrent

contributions made by the WAPC to the GESB. The concurrently funded part of the Gold State Superannuation Scheme is a defined contribution scheme as these contributions extinguish all liabilities in respect of the concurrently funded Gold State Superannuation Scheme obligations.

Employees commencing employment prior to 16 April 2007 who are not members of either the pension or the gold state schemes became non-contributory members of the West State Superannuation Scheme. Employees commencing employment on or after 16 April 2007 became members of the GESB Super Scheme. Both of these schemes are accumulation schemes. The WAPC makes concurrent contributions to GESB on behalf of employees in compliance with the Commonwealth Government Superannuation Guarantee (Administration) Act 1992. These contributions extinguish the liability for superannuation charges in respect of the west state and GESB super schemes.

The GESB makes all benefit payments in respect of the pension and gold state schemes, and is recouped by the Treasurer for the employer's share.

See also note 2(r) Superannuation expense.

### (ii) Provisions - other

#### *Employment on-costs*

Employment on-costs, including workers' compensation insurance, are not employee benefits and are recognised separately as liabilities and expenses when the employment to which they relate has occurred. Employment on-costs are included as part of other expenses and are not included as part of the WAPC's employee benefits expense. The related liability is included in employment on-costs provision. See note 14 Other expenses and note 34 Provisions.

## (r) Superannuation expense

The following elements are included in calculating the superannuation expense in the income statement:

- (a) Defined benefit plans – change in the unfunded employer's liability (ie current service cost and actuarial gains and losses) assumed by the Treasurer in respect of current employees who are members of the Pension Scheme and current employees who accrued a benefit on transfer from that scheme to the Gold State Superannuation Scheme.
- (b) Defined contributions plans – employer contributions paid to the Gold State Superannuation Scheme, the West State Superannuation Scheme and the GESB Super Scheme.

Defined benefit plans – in order to reflect the true cost of services, the movements (ie current service cost and the actuarial gains and losses) in the liabilities in respect of the Pension Scheme and the Gold State Superannuation Scheme transfer benefits are recognised as expenses. As these liabilities are assumed by the Treasurer (refer note 2 (q)(i)), a revenue titled Liabilities assumed by the Treasurer equivalent to the expense is recognised under income from State Government in the income statement. See note 21 Income from State Government.

The superannuation expense does not include payment of pensions to retirees, as this does not constitute part of the cost of services provided in the current year.

The Gold State Superannuation Scheme is a defined benefit scheme for the purposes of employees and whole-of-government reporting. However, apart from the transfer benefit, it is a defined contribution plan for agency purposes because the concurrent contributions (defined contributions) made by the agency to GESB extinguishes the agency's obligations to the related superannuation liability.

## (s) Resources received free of charge or for nominal cost

Resources received free of charge or for nominal cost that can be reliably measured are recognised as income and as assets or expenses as appropriate, at fair value.

## (t) Comparative figures

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

## 3. Key sources of estimation uncertainty

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

## 4. Disclosure of changes in accounting policy

### Initial application of the Australian Accounting Standards

The WAPC has applied the following Australian Accounting Standards and Australian Accounting Interpretations effective for annual reporting periods beginning on or after 1 July 2006.

1. AASB 2005-9 Amendments to Australian Accounting Standards [AASB 4, AASB 1023, AASB 139 and AASB 132] (Financial guarantee contracts). The amendment deals with the treatment of financial guarantee contracts, credit insurance contracts, letters of credit or credit derivative default contracts as either an insurance contract under AASB 4 Insurance Contracts or as a financial guarantee contract under AASB 139 Financial Instruments: Recognition and Measurement. The WAPC does not undertake these types of transactions, resulting in no impact in applying the standard.
2. UIG Interpretation 4 Determining whether an Arrangement Contains a Lease as issued in June 2005. This interpretation deals with arrangements that comprise a transaction or a series of linked transactions that may not involve a legal form of a lease but by their nature are deemed to be leases for the purpose of applying AASB 117 Leases. At balance sheet date, the WAPC has not entered into any arrangements as specified in the interpretation, resulting in no impact in applying the interpretation.
3. UIG Interpretation 9 Reassessment of Embedded Derivatives. This interpretation requires an embedded derivative that has been combined with a non-derivative to be separated from the host contract and accounted for as a derivative in certain circumstances. At balance sheet date, the WAPC has not entered into any contract as specified in the interpretation, resulting in no impact in applying the interpretation.

The following Australian Accounting Standards and Australian Accounting Interpretations are not applicable to the WAPC as they have no impact or do not apply to not-for-profit entities:

**AASB standards and interpretations**

2005-1	Amendments to Australian Accounting Standards [AASB 139 - Cash flow hedge accounting of forecast intragroup transactions]
2005-5	Amendments to Australian Accounting Standards [AASB 1 and AASB 139]
2006-1	Amendments to Australian Accounting Standards [AASB 121]
2006-3	Amendments to Australian Accounting Standards [AASB 1045]
2006-4	Amendments to Australian Accounting Standards [AASB 134]
2007-2	Amendments to Australian Accounting Standards arising from AASB Interpretation 12 [AASB 1, AASB 117, AASB 118, AASB 120, AASB 121, AASB 127, AASB 131 and AASB 139] - paragraph 9
UIG 5	Rights to Interests arising from Decommissioning, Restoration and Environmental Rehabilitation Funds

UIG 6	Liabilities arising from Participating in a Specific Market – Waste Electrical and Electronic Equipment
UIG 7	Applying the Restatement Approach under AASB 129 Financial Reporting in Hyperinflationary Economies
UIG 8	Scope of AASB 2

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

The WAPC cannot early adopt an Australian Accounting Standard or Australian Accounting Interpretation unless specifically permitted by TI 1101 Application of Australian Accounting Standards and Other Pronouncements. Consequently, the WAPC has not applied the following Australian Accounting Standards and Australian Accounting Interpretations that have been issued but are not yet effective. These will be applied from their application date:

1. AASB 7 Financial Instruments: Disclosures (including consequential amendments in AASB 2005-10 Amendments to Australian Accounting Standards [AASB 132, AASB 101, AASB 114, AASB 117, AASB 133, AASB 139, AASB 1, AASB 4, AASB 1023 and AASB 1038]). This standard requires new disclosures in relation to financial instruments. The standard is considered to result in increased disclosures, both quantitative and qualitative of the WAPC's exposure to risks, enhanced disclosure regarding components of the WAPC's financial position and performance, and possible changes to the way of presenting certain items in the financial statements. The WAPC does not expect any financial impact when the standard is first applied. The standard is required to be applied to annual reporting periods beginning on or after 1 January 2007.

2. AASB 2005-10 Amendments to Australian Accounting Standards [AASB 132, AASB 101, AASB 114, AASB 117, AASB 133, AASB 139, AASB 1, AASB 4, AASB 1023 & AASB 1038]. The amendments are as a result of the issue of AASB 7 Financial Instruments: Disclosures, which amends the financial instruments disclosure requirements in these standards. The WAPC does not expect any financial impact when the standard is first applied. The standard is required to be applied to annual reporting periods beginning on or after 1 January 2007.
3. AASB 101 Presentation of Financial Statements. This standard was revised and issued in October 2006 so that AASB 101 has the same requirements as IAS 1 Presentation of Financial Statements (as issued by the IASB) in respect of for-profit entities. The WAPC is a not-for-profit entity and consequently does not expect any financial impact when the standard is first applied. The standard is required to be applied to annual reporting periods beginning on or after 1 January 2007.
4. AASB 2007-4 Amendments to Australian Accounting Standards arising from ED 151 and Other Amendments [AASB 1, 2, 3, 4, 5, 6, 7, 102, 107, 108, 110, 112, 114, 116, 117, 118, 119, 120, 121, 127, 128, 129, 130, 131, 132, 133, 134, 136, 137, 138, 139, 141, 1023 & 1038]. This standard introduces policy options and modifies disclosures. These amendments arise as a result of the AASB decision that, in principle, all options that currently exist under International Financial Reporting Standards (IFRS) should be included in the AIFRS and additional Australian disclosures should be eliminated, other than those now considered particularly relevant in the Australian reporting environment. The Department of Treasury and Finance has indicated that it will mandate to remove policy options added by this amending standard. This will result in no impact as a consequence of application of the standard. The standard is required to be applied to annual reporting periods beginning on or after 1 July 2007.



5. AASB 2007-5 Amendment to Australian Accounting Standard - Inventories Held for Distribution by Not-for-Profit Entities [AASB 102]. This amendment changes AASB 102 Inventories so that inventories held for distribution by not-for-profit entities are measured at cost, adjusted when applicable for any loss of service potential. The WAPC does not have any inventories held for distribution so does not expect any financial impact when the standard is first applied. The standard is required to be applied to annual reporting periods beginning on or after 1 July 2007.
6. AASB 2007-7 Amendments to Australian Accounting Standards [AASB 1, AASB 2, AASB 4, AASB 5, AASB 107 & AASB 128]. These amendments follow the issuance of AASB 2007-04 Amendments to Australian Accounting Standards arising from ED 151 and Other Amendments and this standard implemented the AASB's decision that, in principle, all options that currently exist under IFRS should be included in the AIFRS and additional Australian disclosures should be eliminated, other than those now considered particularly relevant in the Australian reporting environment. Refer to the above item no. 5. The standard is required to be applied to annual reporting periods beginning on or after 1 July 2007.
7. AASB Interpretation 4 Determining whether an Arrangement Contains a Lease [revised]. This interpretation was revised and issued in February 2007 to specify that if a public-to-private service concession arrangement meets the scope requirements of AASB Interpretation 12 Service Concession Arrangements as issued in February

2007, it would not be within the scope of Interpretation 4. At balance sheet date, the WAPC has not entered into any arrangements as specified in the interpretation or within the scope of Interpretation 12, resulting in no impact when the interpretation is first applied. The interpretation is required to be applied to annual reporting periods beginning on or after 1 January 2008.

8. AASB Interpretation 12 Service Concession Arrangements. This interpretation was issued in February 2007 and gives guidance on the accounting by operators (usually a private sector entity) for public-to-private service concession arrangements. It does not address the accounting by grantors (usually a public sector entity). It is currently unclear as to the application of the interpretation to the WAPC if and when public-to-private service concession arrangements are entered into in the future. At balance sheet date, the WAPC has not entered into any public-to-private service concession arrangements resulting in no impact when the interpretation is first applied. The interpretation is required to be applied to annual reporting periods beginning on or after 1 January 2008.
9. AASB Interpretation 126 Service Concession Arrangements: Disclosures [revised]. This interpretation was revised and issued in February 2007 to be consistent with the requirements in AASB Interpretation 12 Service Concession Arrangements as issued in February 2007. Specific disclosures about service concession arrangements entered into are required in the notes accompanying the financial statements, whether as a grantor or an operator. At balance sheet date, the WAPC has not entered into any public-to-private service concession arrangements resulting in no impact when the interpretation is first applied. The interpretation is required to be applied to annual reporting periods beginning on or after 1 January 2008.

The following Australian Accounting Standards and Australian Accounting Interpretations are not applicable to the WAPC as they will have no impact or do not apply to not-for-profit entities:

AASB standards and interpretations	Affected standards
AASB 8	Operating Segments
AASB 1049	Financial Reporting of General Government Sectors by Governments
AASB 2007-1	Amendments to Australian Accounting Standards arising from AASB Interpretation 11 [AASB 2]
AASB 2007-2	Amendments to Australian Accounting Standards arising from AASB Interpretation 12 [AASB 1, AASB 117, AASB 118, AASB 120, AASB 121, AASB 127, AASB 131 & AASB 139] - paragraphs 1 to 8
AASB 2007-3	Amendments to Australian Accounting Standards arising from AASB 8 [AASB 5, AASB 6, AASB 102, AASB 107, AASB 119, AASB 127, AASB 134, AASB 136, AASB 1023 & AASB 1038]
AASB 2007-6	Amendments to Australian Accounting Standards arising from AASB 123 [AASB 1, AASB 101, AASB 107, AASB 111, AASB 116 & AASB 138 and Interpretations 1 & 12]
Interpretation 10	Interim Financial Reporting and Impairment
Interpretation 11	AASB 2 - Group and Treasury Share Transactions

	2007 \$000	2006 \$000
<b>5. Employee benefits expenses</b>		
Wages and salaries (a)	98	93
Superannuation		
- defined contribution plans (b)	15	18
Superannuation		
- defined benefit plans (c)(d)	(5)	(6)
Annual leave (e)	(1)	3
Long service leave (e)	0	8
Other related expenses	2	1
	<b>110</b>	<b>117</b>

- (a) Includes the value of the fringe benefit to the employee plus the fringe benefits tax component.
- (b) Defined contribution plans include west state and gold state (contributions paid).
- (c) Defined benefit plans include west state and gold state (pre-transfer benefit).
- (d) An equivalent notional income is also recognised (see note 21 Income from State Government).
- (e) Includes a superannuation contribution component.

Employment on-costs such as workers' compensation insurance are included at note 14 Other expenses. The employment on-costs liability is included at note 34 Provisions.

	2007 \$000	2006 \$000
<b>6. Supplies and services</b>		
Consultants and contractors	11,754	10,568
Services provided by DPI - labour	8,520	9,516
Services provided by DPI - other (a)	8,785	1,895
Repairs and maintenance	2,780	2,248
Cleaning / gardening	136	163
Lease / rental / hire charges	165	127
Advertising and promotion	378	443
Printing	120	346
Utilities	131	120
Communication	70	74
Consumables	412	206
Other	357	226
	<b>33,609</b>	<b>25,931</b>

- (a) Fees and charges collected for statutory approvals are redirected to the DPI.

	2007	2006
<b>7. Depreciation</b>		
Regional open space buildings	226	212
Rental buildings	2,428	2,650
Infrastructure	61	82
Equipment	242	194
Leased plant, equipment and vehicles	8	2
	<b>2,965</b>	<b>3,139</b>

	2007	2006
<b>8. Bad and doubtful debt expense</b>		
Bad debts written off	5	1
Doubtful debts expense	16	81
	<b>21</b>	<b>82</b>

	2007	2006
<b>9. Committee / board fees</b>		
Travel	21	13
Sitting fees	451	474
Superannuation	54	75
Other	4	22
	<b>530</b>	<b>584</b>

	2007 \$000	2006 \$000
<b>10. Capital user charge</b>		
Capital user charge	1,215	1,176
	<b>1,215</b>	<b>1,176</b>

The charge was a levy applied by government for the use of its capital. In 2006-07, the final year in which the charge was levied, a single payment was made equal to the appropriation for 2006-07 less any adjustment relating to 2005-06.

	2007	2006
<b>11. Grants and subsidies</b>		
General government agencies	64	154
Non government agencies	150	199
Local government / shires	2,297	1,681
Other	606	720
	<b>3,117</b>	<b>2,755</b>

	2007	2006
<b>12. Finance costs</b>		
Finance lease finance charges	5	0
	<b>5</b>	<b>0</b>

	2007	2006
<b>13. Revaluation decrement</b>		
Revaluation decrement	254	0
	<b>254</b>	<b>0</b>

Revaluation decrement on the revaluation of infrastructure to fair value as at 30 June 2007

[Contents](#)

[Exit document](#)

	2007 \$000	2006 \$000
<b>14. Other expenses</b>		
Licence / maintenance fees	111	163
Minor equipment purchases	112	253
Other staff costs <sup>(a)</sup>	407	350
Rates and taxes	533	554
Insurance	308	346
Other	661	481
	<b>2,132</b>	<b>2,147</b>

(a) Includes workers' compensation insurance and other employment on-costs. The on-costs liability associated with the recognition of annual and long service leave is included at note 34 Provisions. Superannuation contributions accrued as part of the provision for leave are employee benefits and are not included in employment on-costs.

#### 15. Grants from other bodies

External sponsorships	75	148
External - local government/shires	17	41
	<b>92</b>	<b>189</b>

#### 16. Commonwealth grants and contributions

Commonwealth government	522	251
	<b>522</b>	<b>251</b>

	2007 \$000	2006 \$000
<b>17. User charges and fees</b>		
Easements	40	0
Subdivision and strata title application fees	5,335	2,185
Endorsement fees	70	75
Plan and diagram fees	486	405
Land reservation certificates	583	488
Development application fees	2	0
	<b>6,516</b>	<b>3,154</b>

#### 18. Interest revenue

Interest earned on Commonwealth Bank account	3,831	2,227
Interest earned on Public Trustee WA Advance account <sup>(a)</sup>	249	0
	<b>4,080</b>	<b>2,227</b>

(a) Interest on funds deposited into Supreme Court Trust Fund in June 2006 due to a dispute on the taking order of the land. The funds were returned to WAPC in May 2007 with interest.

#### 19. Other revenue

Sale of goods	25	29
Whiteman Park revenue <sup>(a)</sup>	1,294	779
Assets previously expensed	0	71
Recoup of expenditure	1,409	727
Derecognition of debt to DPI <sup>(b)</sup>	0	3,906
Other	620	362
	<b>3,349</b>	<b>5,874</b>

(a) Excludes rental revenue on leases held at Whiteman Park (included within rental revenue on income statement).

(b) Supplementary funding provided to DPI to offset the outstanding debt in 2005-06 financial year.

	2007 \$000	2006 \$000
<b>20. Gains</b>		
<b>Land</b>		
Proceeds from disposal of non-current assets	18,287	24,013
Carrying amount of disposal of non-current assets	11,871	8,954
Gain / (loss) on disposal of non-current assets	<b>6,417</b>	<b>15,059</b>
<b>Rental buildings</b>		
Proceeds from disposal of non-current assets	110	233
Carrying amount of disposal of non-current assets	229	208
Gain / (loss) on disposal of non-current assets	<b>(120)</b>	<b>25</b>
<b>Other equipment</b>		
Proceeds from disposal of non-current assets	4	0
Carrying amount of disposal of non-current assets	11	0
Gain / (loss) on disposal of non-current assets	<b>(7)</b>	<b>0</b>
Total proceeds from disposal of non-current assets	18,401	24,245
Total carrying amounts of disposal of non-current assets	12,111	9,161
Net gain / (loss) on disposal of non-current assets	<b>6,290</b>	<b>15,084</b>
Gain on remeasurement of non-current assets classified as held for sale	146	0
Adjustment to prior period revaluation decrement <sup>(a)</sup>	0	3,087
	<b>6,436</b>	<b>18,171</b>

	2007 \$000	2006 \$000
(a) In 2004/05 the WAPC assumed ownership of some regional open space land. At 30/06/05 a revaluation decrement was recognised as part of the valuation process. In 2005/06 this resumption was withdrawn resulting in the adjustment to the revaluation decrement.		

## 21. Income from state government

State grants and contributions		
- General government agencies	433	577
	<u>433</u>	<u>577</u>
Service appropriation revenue received during the year <sup>(a)</sup> :		
- Metropolitan Region Improvement Tax	65,044	53,403
- Other	4,317	4,620
	<u>69,361</u>	<u>58,023</u>
The following liabilities have been assumed by the Treasurer during the financial year:		
- Superannuation <sup>(b)</sup>	(5)	(6)
Total liabilities assumed by the Treasurer	<u>(5)</u>	<u>(6)</u>
Resources received free of charge <sup>(c)</sup>		
Determined on the basis of the following estimates provided by agencies:		
Department of Water	4	0
	<u>4</u>	<u>0</u>
	<b><u>69,792</u></b>	<b><u>58,594</u></b>

	2007 \$000	2006 \$000
(a) Service appropriations are accrual amounts reflecting the full cost of services delivered. The appropriation revenue comprises a cash component and a receivable (asset). The receivable (holding account) comprises the depreciation expense for the year.		
(b) The assumption of the superannuation liability by the Treasurer is a notional income to match the notional superannuation expense reported in respect of current employees who are members of the Pension Scheme and current employees who have a transfer benefit entitlement under the Gold State Superannuation Scheme (The notional superannuation expense is disclosed at note 5 Employee Benefits Expenses).		
(c) Where assets or services have been received free of charge or for nominal cost, the WAPC recognises revenues (except where the contributions of assets or services are in the nature of contributions by owners in which case the WAPC shall make a direct adjustment to equity) equivalent to the fair value of the assets and/or the fair value of those services that can be reliably determined and which would have been purchased if not donated, and those fair values shall be recognised as assets or expenses, as applicable.		

## 22. Cash and cash equivalents

Current		
Cash held at the Commonwealth Bank:		
- Metropolitan Region Improvement Fund <sup>(a)</sup>	6,310	25,151
- Western Australian Planning Commission Account <sup>(b)</sup>	16,649	14,820
- Surveyors Trust Account	15	7
Cash advance	4	4
	<u>22,978</u>	<u>39,981</u>

	2007 \$000	2006 \$000
The cash assets are mainly made up of:		
(a) The cash balance of \$6.3 million in MRIF is mainly held to meet existing statutory obligations to acquire reserved lands within the Perth metropolitan region.		
(b) The cash balance of \$16.6 million in the WAPC Account is mainly held to meet existing and expected statutory obligations to acquire reserved lands in the Peel Region Scheme and the proposed Greater Bunbury Region Scheme.		

## 23. Restricted cash and cash equivalents

### Current

- Metropolitan Region Improvement Fund <sup>(a)</sup>	4,000	4,214
- Western Australian Planning Commission Account <sup>(b)</sup>	2,431	1,867
	<u>6,431</u>	<u>6,081</u>

- (a) Cash held in the MRIF is to be used for Leighton marshalling yards, Mount Lawley bike path and various other studies.
- (b) Cash held in the WAPC Account is to be used for coastal zone management, natural resource management, Swan Greenway and various other studies.

## 24. Receivables

Current receivables	517	4,526
Allowance for impairment of receivables	(78)	(79)
GST receivable	2,840	681
	<u>3,280</u>	<u>5,128</u>
Prepayments	41	51
Total current receivables	<u>3,321</u>	<u>5,178</u>

	2007 \$000	2006 \$000
<b>25. Other assets</b>		
<b>Current</b>		
Accrued interest	1,000	637
Other accrued income	4,564	520
Settlement payments (a)	7,774	3,543
Tenant security bonds	176	162
	<b>13,514</b>	<b>4,862</b>

(a) Settlement payments not settled before the end of the financial year. The figures are comprised of:

Finetime Investments Pty Ltd (b)	5	0
State of WA (b)	1	0
Vittoria Furfaro	23	0
Estate of R Rossi (Deceased) (b)	6,040	0
Stradwin Pty Ltd (c)	1,705	0
J M Piggott	0	12
A M Barrie	0	7
Danehill Nominees Pty Ltd	0	3,524
	<b>7,774</b>	<b>3,543</b>

(b) Payments for land acquisitions where either settlement had not taken place, or the Certificate of Title showing WAPC as proprietor had not been issued at 30 June 2007.

(c) Payment of claim as a result of resumption of land.

	2007 \$000	2006 \$000
<b>26. Non-current assets classified as held for sale</b>		
<b>Opening balance</b>		
Land	4,592	3,011
Building	0	0
	<b>4,592</b>	<b>3,011</b>
<b>Assets reclassified as held for sale</b>		
Land	25,246	4,592
Building	356	0
	<b>25,602</b>	<b>4,592</b>
<b>Total assets classified as held for sale</b>		
Land	29,839	7,603
Building	356	0
	<b>30,194</b>	<b>7,603</b>
<b>Less assets sold</b>		
Land	(3,851)	(3,011)
Building	0	0
	<b>(3,851)</b>	<b>(3,011)</b>
<b>Less assets no longer held for sale (a)</b>		
Land	(259)	0
Building	0	0
	<b>(259)</b>	<b>0</b>
<b>Closing balance</b>		
Land	25,729	4,592
Building	356	0
	<b>26,084</b>	<b>4,592</b>

(a) Two properties held for sale (Regent Street and Connell Avenue, Gosnells) were removed from the plan of sale due to the purchasers of the properties declining to proceed with the sale.

	2007 \$000	2006 \$000
<b>27. Amounts receivable for services</b>		
Non-current	1,319	939
	<b>1,319</b>	<b>939</b>

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

## 28. Land and equity in land

### i. Land

This represents the total fair value of properties owned by the WAPC. Properties are either negotiated purchases, or are compulsorily acquired under the provisions of the *Planning and Development Act 2005* or the *Land Administration Act 1997*.

#### Metropolitan Region Scheme Purchases

Other regional roads		
- at fair value	10,301	6,285
Primary regional roads		
- at fair value	29,023	28,954
Parks and recreation areas		
- at fair value	319,433	217,194
Other land purchases		
- at fair value	61,619	72,584
Land surplus to requirements		
- at fair value	119,269	80,394
	<b>539,645</b>	<b>405,411</b>

	2007 \$000	2006 \$000
<b>Peel and Greater Bunbury Region Scheme Purchases</b>		
Other regional roads		
- at fair value	238	86
Primary regional roads		
- at fair value	4,704	3,154
Parks and recreation areas		
- at fair value	11,958	11,816
Other land purchases		
- at fair value	2,768	23,808
Land surplus to requirements		
- at fair value	3,067	2,580
	<b>22,735</b>	<b>41,444</b>

Land was revalued at 1 July 2006 by the Western Australian Land Information Authority (Valuation Services). The valuations were performed during the year ended 30 June 2007 and recognised at 30 June 2007. Fair value has been determined on the basis of current market value where the land has been identified as being surplus to the region scheme requirements and current use value where land is held for the purpose of the schemes.

To ensure the valuations provided by Valuation Services were compliant at 30 June 2007 with the fair value requirements under AASB 116, Valuation Services provided the Department of Treasury and Finance (DTF) with information that tracked the general movement in the market value of land from 1 July 2006 (the date of valuation) to 31 March 2007. DTF reviewed the information and determined that the valuations provided by Valuation Services (as at 1 July 2006) were compliant with fair value requirements for 30 June 2007 reporting without further adjustment.

	2007 \$000	2006 \$000
<b>ii. Equity in Land</b>		
When a property is reserved for possible future acquisition, the owner may apply under certain circumstances through the provisions of Part 11 of the <i>Planning and Development Act 2005</i> , to sell the property at a lesser price than might reasonably be expected had there been no reservation. If approved, compensation representing the difference is paid to the vendor.		
At the time of a compensation payment, the WAPC's equity in the property is established on the ratio of compensation paid, as a proportion of the unaffected value of the property. If the WAPC resumes the property at a later date, the purchase consideration is calculated by deducting the WAPC's equity as a percentage of the total valuation at the time of acquisition.		
Equity in land of this nature is as follows:		
Equity in land - at cost	1,168	1,190
Total Land and Equity in Land	<b>563,548</b>	<b>448,045</b>

## 29. Buildings

Regional open space buildings (at fair value)	13,561	8,879
Less accumulated depreciation	0	392
Written down value	<b>13,561</b>	<b>8,487</b>
Rental buildings (at fair value)	13,964	14,589
Written down value	<b>13,964</b>	<b>14,589</b>
Buildings under construction (at cost)	0	77
	<b>27,525</b>	<b>23,153</b>

The revaluation of regional open space buildings was performed in March 2007 in accordance with an independent valuation by R G Pember Pty Ltd. Fair value has been determined on the basis of existing and continued use.

	2007 \$000	2006 \$000
Rental buildings was revalued at 1 July 2006 by the Valuation Services. The valuations were performed during the year ended 30 June 2007 and recognised at 30 June 2007. Fair value has been determined on the basis of estimated rental income over the buildings economic life, discounted to present value.		
To ensure the valuations provided by Valuation Services were compliant at 30 June 2007 with the fair value requirements under AASB 116, Valuation Services provided the DTF with information that tracked the general movement in the market value of rental buildings from 1 July 2006 (the date of valuation) to 31 March 2007. DTF reviewed the information and determined that the valuations provided by Valuation Services (as at 1 July 2006) were compliant with fair value requirements for 30 June 2007 reporting without further adjustment.		
The comparative figures for the regional open space buildings has been restated for the addition of buildings which were omitted in the 2005-06 financial year.		
Infrastructure (at fair value)	2,175	2,264
Less accumulated depreciation	0	112
Written down value	<b>2,175</b>	<b>2,152</b>
Infrastructure under construction (at cost)	32	71
	<b>2,207</b>	<b>2,223</b>

## 30. Infrastructure

The revaluation of infrastructure was performed in March 2007 in accordance with an independent valuation by R G Pember Pty Ltd. Fair value has been determined on the basis of existing and continued use.

The comparative figures for the infrastructure has been restated for the addition of an asset which was omitted in the previous years.



	2007 \$000	2006 \$000
<b>31. Equipment</b>		
<b>Computer Equipment</b>		
Computer equipment at cost	515	512
Less accumulated depreciation	357	378
Written down value	<b>158</b>	<b>134</b>
<b>Other Equipment</b>		
Other equipment at cost	1,437	1,280
Less accumulated depreciation	553	424
Written down value	<b>884</b>	<b>857</b>
<b>Leased Motor Vehicles</b>		
At capitalised cost	61	61
Less accumulated depreciation	10	2
Written down value	<b>52</b>	<b>59</b>
Equipment under construction (at cost)	50	125
	<b>1,143</b>	<b>1,175</b>

### 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 reporting period are set out below:

2006-07	Land and Equity in Land \$000	Regional Open Space Buildings \$000	Rental Buildings \$000	Equipment \$000	Infrastructure \$000	Leased Motor Vehicles \$000	Total \$000
Carrying amount at start of year	448,045	8,487	14,589	990	2,152	59	474,323
Additions	77,802	150	908	304	338	0	79,502
Revaluation increments	78,104	5,151	1,691	0	0	0	84,946
Revaluation decrements (a)	0	0	0	0	(254)	0	(254)
Disposals	(15,562)	0	(337)	(11)	0	0	(15,910)
Classified as held for sale	(25,125)	0	(356)	0	0	0	(25,481)
Transfers	284	0	0	0	0	0	284
Other - Demolished	0	0	(103)	0	0	0	(103)
Write-offs	0	0	0	0	0	0	0
Depreciation	0	(226)	(2,428)	(242)	(61)	(8)	(2,965)
<b>Carrying amount at end of year</b>	<b>563,548</b>	<b>13,561</b>	<b>13,964</b>	<b>1,042</b>	<b>2,175</b>	<b>52</b>	<b>594,342</b>

(a) Recognised in the income statement.

2005-06	Land and Equity in Land \$000	Regional Open Space Buildings \$000 (Restated)	Rental Buildings \$000	Equipment \$000	Infrastructure \$000 (Restated)	Leased Motor Vehicles \$000	Total \$000
Carrying amount at start of year	338,748	6,979	10,542	313	1,165	0	357,747
Additions	46,420	1,722	2,284	871	1,070	61	52,427
Revaluation increments	77,854	0	4,620	0	0	0	82,474
Disposals	(9,948)	0	(208)	0	0	0	(10,155)
Classified as held for sale	(4,592)	0	0	0	0	0	(4,592)
Transfers	0	0	0	0	0	0	0
Other - Resumption Withdrawn	(437)	0	0	0	0	0	(437)
Write-offs	0	0	0	0	0	0	0
Depreciation	0	(214)	(2,650)	(194)	(82)	(2)	(3,141)
<b>Carrying amount at end of year</b>	<b>448,045</b>	<b>8,487</b>	<b>14,589</b>	<b>990</b>	<b>2,152</b>	<b>59</b>	<b>474,323</b>

[Contents](#)

[Exit document](#)

	2007 \$000	2006 \$000
<b>32. Payables</b>		
<b>Current</b>		
Trade payables	1,625	0
	<b>1,625</b>	<b>0</b>
<b>33. Other liabilities</b>		
<b>Current</b>		
Accrued expenses	1,540	1,867
Accrued salaries	0	2
Surveyors' trust account	15	7
Tenants' bonds	176	162
Income in advance (a)	10,270	61
Other liabilities	1	5
	<b>12,003</b>	<b>2,103</b>
<b>Non-Current</b>		
Income in advance	0	10,000
	<b>0</b>	<b>10,000</b>
	<b>12,003</b>	<b>12,103</b>

(a) \$10,000,000 received from Public Transport Authority (PTA) for part payment for lands acquired by the WAPC on behalf of PTA for the purpose of the southern suburbs railway. Actual disposal of land scheduled for 2007-08 financial year.

	2007 \$000	2006 \$000
<b>34. Provisions</b>		
<b>Current</b>		
<i>Employee benefits provision</i>		
Annual leave (a)	13	21
Long service leave (b)	23	38
	<b>36</b>	<b>59</b>
<i>Other provisions</i>		
Employment on-costs (c)	1	1
	<b>1</b>	<b>1</b>
Total current	<b>37</b>	<b>60</b>
<b>Non-Current</b>		
<i>Employee benefits provision</i>		
Long service leave (b)	44	51
	<b>44</b>	<b>51</b>
<i>Other provisions</i>		
Employment on-costs (c)	1	1
	<b>1</b>	<b>1</b>
Total non-current	<b>45</b>	<b>52</b>
	<b>82</b>	<b>112</b>
(a) Annual leave liabilities have been classified as current as there is no unconditional right to defer the settlement for at least 12 months after balance sheet date. Assessments indicate that actual settlement of the liabilities will occur as follows:		
Within 12 months of balance sheet date	13	21
More than 12 months after balance sheet date	0	0
	<b>13</b>	<b>21</b>

	2007 \$000	2006 \$000
(b) Long service leave liabilities have been classified as current where there is no unconditional right to defer the settlement for at least 12 months after balance sheet date. Assessments indicate that actual settlement of the liabilities will occur as follows:		
Within 12 months of balance sheet date	42	69
More than 12 months after balance sheet date	25	19
	<b>67</b>	<b>89</b>
(c) The settlement of annual and long service leave liabilities gives rise to the payment of employment on-costs including workers' compensation insurance. The provision is the present value of expected future payments. The associated expense is included at note 14 Other expenses.		
The WAPC considers the carrying amount of employee benefits approximates the net fair value.		
<b>Movements in provisions</b>		
Movements in each class of provisions during the financial year, other than employee benefits are set out below.		
<i>Employment on-cost provision</i>		
Carrying amount at start of year	2	2
Additional provisions recognised	0	0
Carrying amount at end of year	<b>2</b>	<b>2</b>

	2007 \$000	2006 \$000
<b>35. Borrowings</b>		
<b>Current</b>		
Finance lease liabilities (secured) (a)	15	14
Total current	<b>15</b>	<b>14</b>
<b>Non-Current</b>		
Finance lease liabilities (secured) (a)	28	43
Total non-current	<b>28</b>	<b>43</b>
	<b>43</b>	<b>57</b>

(a) Finance lease liabilities are effectively secured as the rights to the leased assets revert to the lessor in the event of a default.

### 36. Equity

Equity represents the residual interest in the net assets of the WAPC. The Government holds the equity interest in the WAPC on behalf of the community. The asset revaluation reserve represents that portion of equity resulting from the revaluation of non-current assets.

#### Contributed equity

Balance at start of year	19,732	16,136
--------------------------	--------	--------

#### Contribution by owners

Capital contribution (a)	2,900	7,600
--------------------------	-------	-------

Total contributions by owners	<b>22,632</b>	<b>23,736</b>
-------------------------------	---------------	---------------

	2007 \$000	2006 \$000
<b>Distribution to owners</b>		
Net Assets transferred to Government (b)	(7,754)	(4,005)
Total distribution to owners	<b>(7,754)</b>	<b>(4,005)</b>
Balance at end of year	<b>14,878</b>	<b>19,732</b>

(a) Capital contributions (appropriations) have been designated as contributions by owners in TI 955 Contributions by Owners Made to Wholly Owned Public Sector Entities and are credited to equity.

(b) TI 955 requires non-reciprocal transfers of land to Government to be accounted for as distribution to owners.

### 37. Asset revaluation reserve

Balance at start of year	89,309	6,835
Net revaluation increments / (decrements):		
Land	78,104	77,854
Regional open space buildings	5,152	0
Rental buildings	1,691	4,620
Balance at end of year	<b>174,256</b>	<b>89,309</b>

### 38. Accumulated Surplus

Balance at start of year	414,916	358,776
Correction of prior period errors	0	382
Restated balance at start of year	414,916	359,158
Result for the year	50,269	55,759
Balance at end of year	<b>465,185</b>	<b>414,916</b>

	2007 \$000	2006 \$000
--	---------------	---------------

### 39. Impairment of assets

There were no indications of impairment of land, buildings, infrastructure and equipment assets as at 30 June 2007.

### 40. Notes to the cash flows statement

#### Reconciliation of Cash

Cash at the end of the financial year as shown in the cash flow statement is reconciled to the related items in the balance sheet as follows:

Cash and cash equivalents (see note 22 Cash and cash equivalents)	22,978	39,981
Restricted cash and cash equivalents (see note 23 Restricted cash and cash equivalents)	6,431	6,081
	<b>29,409</b>	<b>46,062</b>

#### Reconciliation of net cost of services to net cash flows provided by/(used in) operating activities

<i>Net Cost of Services</i>	(19,524)	(2,835)
Non cash items:		
Depreciation expense	2,965	3,139
Revaluation decrement	254	0
Doubtful debts expense	0	82
Assets previously expensed	0	(71)
Land not acquired at fair value (credited to other revenue)	(208)	(178)
Adjustment for other non-cash items	74	(62)
Gain on non-current assets		
- resumption order withdrawn	0	(3,087)
Net (gain) / loss on sale of assets	(6,437)	(15,084)
(Increase) / decrease in assets:		
Current receivables	(685)	51
Other current assets	10	(568)

[Contents](#)

[Exit document](#)

	2007 \$000	2006 \$000
Increase / (decrease) in liabilities:		
Payables	1,626	0
Other current liabilities		
- Accrued salaries	9	(94)
- Accrued expenses	0	(464)
- Income in advance	(1)	22
- Sundry creditors	(327)	0
- Other current liabilities	(4)	3
Provisions	(29)	12
Borrowings	(14)	(4)
Net GST receipts / (payments)	12	(304)
Change in GST receivable / payable	(2,172)	199
Net cash provided by / (used in) operating activities	<b>(24,452)</b>	<b>(19,242)</b>

#### 41. Remuneration of accountable authority

The number of members of the accountable authority, whose total of fees, salaries, superannuation, non-monetary benefits and other benefits for the financial year, fall within the following bands are:

	2006-07 No.	2005-06 No.
\$0 - \$10,000	5	0
\$10,001 - \$20,000	1	5
\$20,001 - \$30,000	2	1
\$30,001 - \$40,000	1	0
\$40,001 - \$50,000	0	1
\$140,001 - \$150,000	1	1
	<b>10</b>	<b>8</b>

	2007 \$000	2006 \$000
The total remuneration of the members of the accountable authority is:	<b>266</b>	<b>294</b>

The total remuneration includes the superannuation expense incurred by WAPC in respect of the members of the accountable authority.

No members of the Accountable Authority are members of the pension scheme.

#### 42. Remuneration of auditors

Remuneration payable to the Auditor General for the financial year is as follows:

Auditing the accounts, financial statements and performance indicators	<b>70</b>	<b>56</b>
--	-----------	-----------

#### 43. Commitments

##### Lease Commitments

Some of the land and buildings are leased to tenants under long-term operating leases with rentals payable monthly. Minimum lease payments receivable on leases of land and buildings are as follows:

Minimum lease payments under non-cancellable operating leases of land and buildings not recognised in the financial statements are receivable as follows:

Within 1 year	502	256
Later than 1 year and not later than 5 years	1,777	591
Later than 5 years	4,535	1,431
	<b>6,814</b>	<b>2,278</b>

	2007 \$000	2006 \$000
--	---------------	---------------

##### Finance Lease Commitments

Minimum lease payment commitments in relation to finance leases are payable as follows:

Within 1 year	19	20
Later than 1 year and not later than 5 years	34	53
Later than 5 years	0	0

Minimum future lease payments

Less future finance charges

Present value of finance lease liabilities

The present value of finance leases payable is as follows:

Within 1 year	15	14
Later than 1 year and not later than 5 years	28	43
Later than 5 years	0	0

Present value of finance lease liabilities

Included in the financial statements as:

Current (note 35)	15	14
Non-current (note 35)	28	43
	<b>43</b>	<b>57</b>

Ownership of the leased assets will pass to the WAPC on expiry of the lease. These leasing arrangements do not have escalation clauses, other than in the event of payment default. There are no restrictions imposed by these leasing arrangements on other financing transactions.

#### 44. Contingent liabilities and contingent assets

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

##### Contingent Liabilities

###### Metropolitan and Peel Region Schemes

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

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

The WAPC's contingent liabilities as at 30 June 2007 (with respect to the Metropolitan and Peel Region Schemes) is approximately \$151.6 million. The WAPC is unable to provide individual estimates of each liability as negotiations are in progress. The provision of estimates may compromise the WAPC's legal position.

###### Capital Appropriation

The WAPC received a capital appropriation of \$37.5 million in the 2003-04 financial year to fund the acquisition of land for the William Street railway station platforms. The capital appropriation is repayable to the Consolidated Account

upon disposal of the subject land. The timing of the disposal of the land is contingent on the market climate during the anticipated sales period, and there is a risk that there could be a delay in land sales.

The WAPC has recognised the capital appropriation as a contribution by owners in the year that it was received.

###### Contaminated sites

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

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

#### 45. Events occurring after the balance sheet date

No information has become apparent since the balance sheet date which would materially affect the financial statements.

	2007	2006
	\$000	\$000

#### 46. Special purpose accounts

##### Surveyors Trust Account

The Surveyors Trust Account is maintained to hold surveyor's deposits, against which charges are raised for services by the WAPC.

Balance at the start of the year	7	11
add: receipts	185	98
	<u>192</u>	<u>109</u>
less: payments	177	103
Balance at the end of the year	<u>15</u>	<u>7</u>

#### 47. Supplementary financial information

##### Write-Offs

Public property written off by the accountable authority during the financial year <sup>(a)</sup>

	<u>22</u>	<u>35</u>
--	-----------	-----------

(a) Write off of debtors

##### Act of Grace Payments

Medical expenses, legal and general costs

	<u>30</u>	<u>0</u>
--	-----------	----------

#### 48. Resources provided free of charge

During the year the following resources were provided to other agencies free of charge for functions outside the normal operations of the WAPC:

Minister's Office - use of employee	<u>110</u>	<u>117</u>
-------------------------------------	------------	------------

[Contents](#)

[Exit document](#)

## 49. Explanatory statement

Significant variations between estimates and actual results for income and expense are shown below. Significant variations are considered to be those greater than 20% or \$200,000.

### Significant variances between estimated and actual results for 2007

	2007 Estimated \$000	2007 Actual \$000	Variation \$000
<b>Expenses</b>			
Supplies and services	26,256	33,609	7,353
Depreciation expense	380	2,965	2,585
Grants and subsidies	7,000	3,117	(3,883)
Revaluation decrement		254	254
Other expenses	3,440	2,132	(1,308)
<b>Income</b>			
Commonwealth grants and contributions		522	522
Rental revenue	2,946	3,440	494
User charges and fees	5,478	6,516	1,038
Interest revenue	1,800	4,080	2,280
Other revenue	1,319	3,349	2,030
<b>Gains</b>			
Gain on disposal of non-current assets	18,400	6,290	(12,110)
Other gains		146	146
<b>Income from State Government</b>			
State grants and contributions	277	433	156
Service appropriation	62,446	69,361	6,915

### Expenses

#### Supplies and services

The variance is due to:

- Increase in consultants and contractors expenditure associated with various projects and studies;
- Increase in the payment for services provided by DPI. This includes fees and charges revenue redirected to DPI, which was greater than estimated;
- Repairs and maintenance is included in the actual figure, but not the budget. Refer to other expenses;
- Costs associated with the redevelopment and management of 140 William Street not budgeted.

#### Depreciation expense

Depreciation expense is higher than anticipated due to the capitalisation of the WAPC's rental buildings and the depreciation of rental buildings not budgeted.

#### Grants and subsidies

The variance is due to grants and subsidies not expended in the 2006-07 financial year for various projects and studies (carryovers into the 2007-08 financial year have been approved where required).

#### Revaluation decrement

Revaluation of infrastructure to fair value in June 2007 resulted in a revaluation decrement.

#### Other expenses

The variance is due to the budget including repairs and maintenance, whereas the actual figures have classified repairs and maintenance as supplies and services.

### Income

#### Commonwealth grants and contributions

The variance is due to contributions received in 2006-07 financial year for natural resource management and land use planning project and south-west natural resource management region enviro planning project (both projects not budgeted).

#### Rental revenue

The variance is due to additional rental properties being acquired by the WAPC in the 2006-07 financial year.

#### User charges and fees

The variance is due to staged increase in fees and charges during the 2006-07 financial year to achieve 100% recovery rate in 2007-08 financial year.

#### Interest revenue

Interest revenue is higher than anticipated due to the cash at bank balance being higher in 2006-07 financial year than originally budgeted due to late settlement of major land purchases and higher than anticipated land disposals.

#### Other revenue

The variance is due to the increase in Whiteman Park revenue and a recoup of legal fees connected with the redevelopment of 140 William Street, Perth.

### Gains

#### Gain on disposal of non-current assets

The variance is due to the budget being the proceeds on disposal of asset (revenue), whereas the actual figure is the gain on disposal of fixed assets. It is difficult to forecast the disposal of the Commission's properties, with the values often being significant amounts.

#### Other gains

The gain was due to revaluation increment on the non-current assets classified as held for sale which can't be estimated.

### Income from State Government

#### State grants and contributions

The variance is due to contributions for studies received in 2006-07 financial year that were not budgeted (bikepath rehabilitation project, the enquiry-by-design workshops and implementation project and the industrial land development project).

#### Service appropriation

This variance is due to Metropolitan Region Improvement Tax revenue being more than budgeted (actual MRIT revenue collected is more than anticipated for the 2006-07 financial year).

[Contents](#)

[Exit document](#)



**Significant variances between actual results for 2006 and 2007**

	2007 Actual \$000	2006 Actual \$000	Variation \$000
<b>Expenses</b>			
Supplies and services	33,609	25,931	7,678
Bad and doubtful debts	21	82	(61)
Grants and subsidies	3,117	2,755	362
Revaluation decrement	254	0	254
<b>Income</b>			
Grants from other bodies	92	189	(97)
Commonwealth grants and contributions	522	251	271
Rental revenue	3,440	3,230	209
User charges and fees	6,516	3,154	3,362
Interest revenue	4,080	2,227	1,854
Other revenue	3,349	5,874	(2,525)
<b>Gains</b>			
Gain on disposal of non-current assets	6,290	15,084	(8,794)
Other Gains	146	3,087	(2,941)
<b>Income from State Government</b>			
State grants and contributions	433	577	(144)
Service appropriation	69,361	58,023	11,338

**Expenses**

*Supplies and services*

The variance is due to:

- Increase in consultants and contractors expenditure associated with various projects and studies;
- Increase in the payment for services provided by DPI. This includes fees and charges revenue redirected to DPI for the first time in 2006-07. In addition, there was a restructure of fees and charges in the 2006-07 financial year.
- Costs associated with the redevelopment and management of 140 William Street not budgeted.

*Bad and doubtful debts*

The variance is due to the decrease in the write off of bad debts and provision for doubtful rental debtors. A provision is raised when there is objective evidence to support that payment of the debt is unlikely.

*Grants and subsidies*

The variance is largely due to increase in grants associated with Fremantle Port studies, coastal grants and Larkhill development.

*Revaluation decrement*

Revaluation of infrastructure to fair value in June 2007 resulted in a revaluation decrement.

**Income**

*Grants from other bodies*

The variance is due to lower contributions for studies received in the financial year 2006-07 financial year as compared to 2005-06 financial year.

*Commonwealth grants and contributions*

The variance is due to extra contributions received in 2006/07 financial year for the natural resource management and land use planning project.

*Rental revenue*

The variance is due to additional rental properties being acquired by the WAPC in the 2006-07 financial year.

*User charges and fees*

The variance is due to staged increase in fees and charges during the 2006-07 financial year to achieve 100% recovery rate in 2007-08 financial year.

*Interest revenue*

The variance is due to the cash at bank balance being higher in 2006-07 financial year than 2005-06 financial year. This has resulted from a delay in the settlement of a large property acquisition and higher than anticipated land disposals.

*Other revenue*

The variance is due to:

- The de-recognition of debt to DPI. In 2005-06 financial year, there was a de-recognition of debt to DPI for Machinery of Government Functional Review and government's procurement reforms.
- This is partly offset by an increase in Whiteman Park revenue and an increase in the recoup of expenditure.

**Gains**

*Gain on disposal of non-current assets*

There is a reduction in the gain on disposal of fixed assets in 2006-07. There can be large variations in gains due to the type of land being disposed.

*Other gains*

The gain was due to revaluation increment on the non-current assets classified as held for sale while in 2005-06 financial year, a gain occurred due to withdrawal of a resumption order for land (\$3.087 million).

**Income from State Government**

*State grants and contributions*

The variance is due to lower contributions for studies received in the financial year 2006-07 financial year as compared to 2005-06 financial year.

*Service appropriation*

The variance is due to an increase in Metropolitan Region Income Tax income of \$11 million.

## 50. Financial instruments

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

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

#### *Credit risk*

Receivables are monitored on an ongoing basis with the result that the WAPC's exposure to bad debts is minimal. There are no significant concentrations of credit risk.

#### *Liquidity risk*

The WAPC has appropriate procedures to manage cash flows including drawdowns of appropriations by monitoring forecast cash flows to ensure that sufficient funds are available to meet its commitments.

#### *Cash flow interest rate risk*

The WAPC's exposure to market risk for changes in interest rates relates primarily to cash and cash equivalents and restricted cash and cash equivalents which are held at variable interest rates. The WAPC have no borrowings other than the finance lease (fixed interest rate).

#### *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.

	Weighted average effective interest rate %	Variable interest rate \$000	Fixed interest rate maturity			Non interest bearing \$000	Total \$000
			Within 1 year \$000	1 - 5 years \$000	More than 5 years \$000		
<b>2007</b>							
<b>Financial Assets</b>							
Cash and cash equivalents	6.02	22,959	-	-	-	19	22,978
Restricted cash and cash equivalents	6.02	6,431	-	-	-	-	6,431
Receivables		-	-	-	-	3,280	3,280
Amounts receivable for services		-	-	-	-	1,319	1,319
Other		-	-	-	-	1,000	1,000
		<b>29,390</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5,618</b>	<b>35,008</b>
<b>Financial Liabilities</b>							
Payables		-	-	-	-	1,625	1,625
Finance lease liabilities	7.50	-	15	28	-	-	43
Other		-	-	-	-	12,003	12,003
		<b>0</b>	<b>15</b>	<b>28</b>	<b>0</b>	<b>13,627</b>	<b>13,670</b>
<b>Net Financial Assets</b>		<b>29,390</b>	<b>(15)</b>	<b>(28)</b>	<b>0</b>	<b>(8,010)</b>	<b>21,338</b>

	Weighted average effective interest rate %	Variable interest rate \$000	Fixed interest rate maturity			Non interest bearing \$000	Total \$000
			Within 1 year \$000	1 - 5 years \$000	More than 5 years \$000		
<b>2006</b>							
<b>Financial Assets</b>							
Cash and cash equivalents	5.47	39,970	-	-	-	10	39,981
Restricted cash and cash equivalents	5.47	6,081	-	-	-	-	6,081
Receivables		-	-	-	-	5,128	5,128
Amounts receivable for services		-	-	-	-	939	939
Other		-	-	-	-	637	637
		<b>46,051</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6,714</b>	<b>52,766</b>
<b>Financial Liabilities</b>							
Payables		-	-	-	-	-	0
Finance lease liabilities	7.50	-	14	43	-	-	57
Other		-	-	-	-	12,103	12,103
		<b>0</b>	<b>14</b>	<b>43</b>	<b>0</b>	<b>12,103</b>	<b>12,160</b>
<b>Net Financial Assets</b>		<b>46,051</b>	<b>(14)</b>	<b>(43)</b>	<b>0</b>	<b>(5,388)</b>	<b>40,606</b>

[Contents](#)

[Exit document](#)

## 51. Related bodies

The WAPC does not have any related bodies.

## 52. Affiliated bodies

The WAPC does not have any affiliated bodies.

53. Schedule of income and expenses by service

	Statutory Planning		Strategic Planning		Asset Management		Total	
	2007 \$000	2006 \$000	2007 \$000	2006 \$000	2007 \$000	2006 \$000	2007 \$000	2006 \$000
For the year ended 30 June 2007								
<b>Cost of services</b>								
<b>Expenses</b>								
Employee benefits expense	38	44	36	36	36	36	110	117
Supplies and services	5,770	3,712	12,192	9,989	15,647	12,230	33,609	25,931
Depreciation expense	81	65	81	65	2,804	3,010	2,965	3,139
Bad and doubtful debts	0	0	0	0	21	82	21	82
Committee/board fees	206	214	167	188	156	182	530	584
Capital user charge	0	0	0	0	1,215	1,176	1,215	1,176
Grants and subsidies	0	50	484	587	2,632	2,117	3,117	2,755
Finance costs	0	0	0	0	5	0	5	0
Revaluation decrement	0	0	0	0	254	0	254	0
Other expenses	134	159	801	576	1,198	1,412	2,132	2,147
<b>Total cost of services</b>	<b>6,228</b>	<b>4,244</b>	<b>13,762</b>	<b>11,442</b>	<b>23,968</b>	<b>20,245</b>	<b>43,958</b>	<b>35,931</b>
<b>Income</b>								
<b>Revenue</b>								
Grants from other bodies	27	148	64	41	0	0	92	189
Commonwealth grants and contributions	0	0	522	251	0	0	522	251
Rental revenue	0	0	0	0	3,440	3,230	3,440	3,230
User fees and charges	5,893	2,666	583	488	40	0	6,516	3,154
Interest revenue	1,360	742	1,360	742	1,360	742	4,080	2,227
Other revenue	210	1,410	618	1,583	2,521	2,882	3,349	5,874
<b>Total Revenue</b>	<b>7,490</b>	<b>4,966</b>	<b>3,147</b>	<b>3,105</b>	<b>7,361</b>	<b>6,854</b>	<b>17,998</b>	<b>14,925</b>
<b>Gains</b>								
Gain on disposal of non-current assets	(2)	0	(2)	0	6,295	18,171	6,290	18,171
Other gains	0	0	0	0	146	0	146	0
<b>Total Gains</b>	<b>(2)</b>	<b>0</b>	<b>(2)</b>	<b>0</b>	<b>6,441</b>	<b>18,171</b>	<b>6,436</b>	<b>18,171</b>
<b>Total income other than income from State Government</b>	<b>7,487</b>	<b>4,966</b>	<b>3,145</b>	<b>3,105</b>	<b>13,802</b>	<b>25,025</b>	<b>24,435</b>	<b>33,095</b>
<b>Net cost of services</b>	<b>(1,259)</b>	<b>(722)</b>	<b>10,617</b>	<b>8,337</b>	<b>10,166</b>	<b>(4,780)</b>	<b>19,524</b>	<b>2,835</b>
<b>Income from state government</b>								
State grants and contributions	223	324	106	112	104	141	433	577
Service appropriation	3,923	4,536	9,559	11,974	55,879	41,512	69,361	58,023
Liabilities assumed by the Treasurer	(2)	(2)	(1)	(2)	(2)	(2)	(5)	(6)
Resources received free of charge	1	0	1	0	2	0	4	0
<b>Total income from State Government</b>	<b>4,145</b>	<b>4,858</b>	<b>9,665</b>	<b>12,084</b>	<b>55,983</b>	<b>41,651</b>	<b>69,792</b>	<b>58,594</b>
<b>Surplus/(deficit) for the period</b>	<b>5,404</b>	<b>5,580</b>	<b>(952)</b>	<b>3,747</b>	<b>45,817</b>	<b>46,431</b>	<b>50,269</b>	<b>55,759</b>

[Contents](#)

[Exit document](#)



Western  
Australian  
Planning  
Commission

# Performance Measures

For the year ended  
30 June 2007

## Service 1: statutory planning

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

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

	Actual 2005-2006	Target 2006-2007	Actual 2006-2007	Variance Explanation
<b>Total Cost of Service:</b>	4 244 000	6 244 000	6 228 000	
<b>Performance Measures:</b>				
<i>Quantity:</i>				
Statutory applications determined:				
- Metropolitan Perth	3343	3500	3817	
- Country Western Australia	1720	1500	2101	
<i>Quality:</i>				
Determinations which were processed without successful appeal				
	99%	99%	100%	
<i>Timeliness:</i>				
Applications processed within statutory time frames				
	63%	80%	68%	
<i>Cost:</i>				
Average cost per application determined:	\$838.18	\$1248.80	\$1052.45	

[Contents](#)

[Exit document](#)

## Service 2: strategic planning

The development and advancement of planning strategies, policies and planning 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.

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

	Actual 2005-2006	Target 2006-2007	Actual 2006-2007	Variance Explanation
Total Cost of Service:	11 442 000	12 585 000	13 762 000	
<b>Performance Measures:</b>				
<i>Quantity:</i>				
Planning decisions - strategic, environment, industry, infrastructure, transport	285	260	316	Increase in planning decisions.
<i>Quality:</i>				
Client satisfaction with strategic planning activities (via survey)	80%	77%	69%	
<i>Timeliness:</i>				
Client satisfaction with the timeliness of strategic planning activities (via survey)	63%	65%	52%	Reduction in client satisfaction for all the areas. Less people found the area to be "timely".
<i>Cost:</i>				
Average cost per planning decision - strategic, environment, industry, infrastructure and transport	\$40 147	\$48 404	\$43 550	

[Contents](#)

[Exit document](#)

### Service 3: asset management

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

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

	Actual 2005-2006	Target 2006-2007	Actual 2006-2007	Variance Explanation
<b>Total Cost of Service:</b>	20 245 000	19 711 000	23 715 000	Increase in total costs for asset management
<b>Performance Measures:</b>				
<i>Quantity:</i>				
Hectares managed:				
- Improvement plans, regional roads and other areas (including rental properties)	4 927	4 875	3 295	
- Parks and recreation reserves	7 897	8 000	10 791	
<i>Quality:</i>				
Acquisitions - accepted within approved range	98%	85%	99%	
Disposal - realised at or in excess of reserve price	100%	85%	100%	
Management - progress on formulation and implementation of management plans	4 completed 2 draft final	6 completed	4 completed 2 draft final	
<i>Timeliness:</i>				
Acquisitions - approved schedule acquired within period	88%	100%	134%	Acquisitions exceeded budget
Disposal - approved schedule disposed within period	192%	100%	138%	Disposals exceeded budget
<i>Management:</i>				
- Available days tenanted	97%	95%	97%	
- Approved management program achieved	80%	85%	85%	
- Approved management plan activities achieved	75%	80%	85%	
<i>Cost:</i>				
Average cost per hectare managed:	\$1 578.68	\$1 530.95	\$1 683.57	

[Contents](#)

[Exit document](#)





## Certification of Key Performance Indicators

We hereby certify that the performance indicators are based on proper records, are relevant and appropriate for assisting users to assess the Western Australian Planning Commission's performance, and fairly represent the performance of the Western Australian Planning Commission for the financial year ended 30 June 2007.

A handwritten signature in blue ink, appearing to read 'Moshe Gilovitz'.

**Moshe Gilovitz**  
Chief Finance Officer  
Western Australian Planning  
Commission  
18 September 2007

A handwritten signature in blue ink, appearing to read 'C MacRae'.

**Corinne MacRae**  
Member  
Western Australian Planning  
Commission  
18 September 2007

A handwritten signature in blue ink, appearing to read 'J Dawkins'.

**Jeremy Dawkins**  
Chairman  
Western Australian Planning  
Commission  
18 September 2007

[Contents](#)  
[Exit document](#)



# Performance Indicators

for the year ended 30 June 2007

## Effectiveness indicators

The WAPC provides a framework for land use planning in Western Australia. To determine the effectiveness of the WAPC, an external survey is undertaken with the clients of the land use planning system (developers, infrastructure departments, local governments and other stakeholders). 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 WAPC's effectiveness with regard to those activities. The results of the survey measure directly the effectiveness of the WAPC.

### *Outcome:*

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

[Contents](#)

[Exit document](#)

### Key Effectiveness Indicator 1: Usefulness of planning activities - Statutory Planning

Client Survey Statutory Planning	2003 - 2004			2004 - 2005			2005 - 2006			<b>2006 - 2007</b>		
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	20%	9%	71%	16%	12%	72%	16%	12%	72%	<b>12%</b>	<b>25%</b>	<b>63%</b>

### Key Effectiveness Indicator 2: Usefulness of planning activities - Strategic Planning

Client Survey Strategic Planning	2003 - 2004			2004 - 2005			2005 - 2006			<b>2006 - 2007</b>		
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	17%	25%	58%	16%	25%	59%	13%	35%	52%	<b>21%</b>	<b>30%</b>	<b>48%</b>

### Key Effectiveness Indicator 3: Success in conversion of structure plans

Success in Converting Structure Plans	1997-1998	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	<b>2006-2007</b>
Area actioned in Hectares (running total)	32 710	33 856	34 319	34 659	34 838	35 873	37 156	37 397	37 491	<b>38 103</b>
Target Area in Hectares	55 558	55 558	55 558	55 558	55 558	55 558	55 558	55 558	55 558	<b>55 558</b>
% of Target Area Actioned (conversion will take up to 15 years)	58.9%	60.9%	61.8%	62.4%	62.7%	64.6%	66.9%	67.3%	67.5%	<b>68.6%</b>

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

The WAPC provides a wide range of statutory and strategic planning services in Western Australia. The indicators measure the extent to which the WAPC's clients rate the statutory and strategic planning activities of the WAPC as being useful or better.

### How were the indicators derived?

The WAPC conducts an annual survey of its clients seeking their views on the activities of the WAPC in a wide range of planning areas. Patterson Market Research, an independent management consulting firm, conducts the survey. The survey sample is derived randomly from the WAPC's client database and data collection is facilitated through the mail out with telephone follow up. A response rate of 42 per cent equal to 268 responses (2006 - 262) out of a sample of 633 was achieved (2006 - 582) with a confidence level of 95 per cent with a standard error of +/-4.55 per cent (2006 +/- 4.9 per cent).

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

The WAPC sets in place structure plans that form the long term framework for the development of urban areas. A measure of the effectiveness of the WAPC 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 local planning schemes or amendments to schemes. A local 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 (eg residential, commercial, industrial, open space).

Structure plans developed by the WAPC 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 while addressing other social outcomes such as environmental sustainability.

### How were the indicator's derived?

The WAPC maintains sophisticated in house geographic information systems (GIS) and the figures used in this measure are derived from those systems.

[Contents](#)

[Exit document](#)

## Efficiency indicators

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

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

### Why is planning cost in relation to the size of the State's population and economic activity a key indicator of our performance?

The WAPC 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 WAPC 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 WAPC in concert with the planning component of the Department for Planning and Infrastructure, as disclosed in their respective audited financial statements, by the State's population/economic activity, as disclosed in the Australian Bureau of Statistics publications ABS 1350.0 and ABS 3101.0.

### Planning cost in relation to population size and the State's economic activity

Year	Total State demand ABS 1350.0 (1) (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)
2000 - 2001	63 473	1 897 400	73.6 (4)	38.8	1.16 (4)
2001 - 2002	64 810	1 918 805 (5)	61.0	31.8	0.94
2002 - 2003	71 324	1 940 500 (5)	59.0	30.4	0.83
2003 - 2004	80 633	1 969 000 (5)	104.0 (4)	52.8	1.29
2004 - 2005	85 937	1 998 400 (5)	74.6	37.3	0.87
2005 - 2006	98 099	2 028 700 (5)	81.4	40.1	0.83
<b>2006 - 2007</b>	<b>109 507</b>	<b>2 081 000 (5)</b>	<b>86.6</b>	<b>41.6</b>	<b>0.79</b>

(1) State demand calculated using ABS 1350.0 July 2007 and estimated to 30 June 2007 at an annual growth rate of 6.62% cross checked against 2007-08 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 WAPC 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 Fremantle-Rockingham Industrial Area Regional Strategy compensation (1999-2000 - \$5 million) and a double contribution of \$14 million in 2000-01 (1999-2000 - \$ nil) from the Consolidated Fund for country region schemes (note: the forecast annual contribution for country region schemes is \$5 million for the 2004-05 and 2005-06 financial years, and \$7 million for 2006-07 and 2007-08 financial years). The 2003-04 cost includes \$37.5 million for improvement plan 32 (William Street).

(5) ABS 3101.0 December figures used for 2001-02, 2002-03, 2003-04, 2004-05, 2005-06 and 2006-07 population figures.

[Contents](#)

[Exit document](#)

## Service 1 - statutory planning

### Service 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 application - Statutory planning

Statutory applications determined	2006 - 2007 Cost per application	2005 - 2006 Cost per application	2004 - 2005 Cost per application	2006 - 2007 Number of applications	2005 - 2006 Number of applications	2004 - 2005 Number of applications
Metropolitan Perth and Country Western Australia	\$1052.45	\$838.18	\$778.63	5918	5063	5393
Target	\$1248.80			5000		

- (1) The actual cost per application is lower than target due to the number of applications being higher than target.
- (2) The increase in cost per application from 2005-06 to 2006-07 is due to the increase in payment for services provided by Department for Planning and Infrastructure.

#### Why is this a key indicator of our performance?

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

#### 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 WAPC's financial systems and from an internal database which tracks the number of applications received/determined.

[Contents](#)

[Exit document](#)



## Service 2 - strategic planning

### Service 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 decision - Strategic planning

Strategic planning decisions	2006 - 2007 Cost per decision	2005 - 2006 Cost per decision	2004 - 2005 Cost per decision	2006 - 2007 Number of decisions	2005 - 2006 Number of decisions	2004 - 2005 Number of decisions
Strategic, Environment, Industry, Infrastructure, etc.	\$43 550	\$40 147	\$32 826	316	285	254
Target	\$48 404			260		

(1) The actual cost per application is lower than target largely due to the number of decisions being higher than target.

(2) The increase in cost per application from 2005-06 to 2006-07 is due to the increase in payment for services provided by Department for Planning and Infrastructure.

#### Why is this a key indicator of our performance?

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

#### 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 WAPC's financial systems and from an internal database which tracks the number of strategic planning determinations made.

[Contents](#)

[Exit document](#)

## Service 3 - asset management

### Service 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

Strategic planning	2006 - 2007 Cost per hectare	2005 - 2006 Cost per hectare	2004 - 2005 Cost per hectare	2006 - 2007 Number of hectares	2005 - 2006 Number of hectares	2004 - 2005 Number of hectares
Improvement plans, regional roads, parks and recreation reserves and other use	\$1683.57	\$1578.67	\$1490.02	14 086	12 824	12 619
Target	\$1426.56			12 875		

The increase in cost per hectare from 2005-06 to 2006-07 and from the target is due to the increase in payment for services provided by Department for Planning and Infrastructure and the increase in the repair & maintenance for the buildings and parks.

#### Why is this a key indicator of our performance?

The WAPC holds properties with a value in excess of \$575 million (fair value). 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 service.

#### How was the indicator derived?

The indicator is derived by dividing the full accrual cost of asset management services (excluding revaluation decrements) associated with property activities, by the number of hectares under management. The figures are sourced from the WAPC's financial systems and from an in-house property database system that tracks property holdings and transactions.

[Contents](#)

[Exit document](#)

## Explanatory notes for performance indicators

### Why are the indicators considered relevant to the outcomes and services?

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

The efficiency indicators incorporate the cost of each service 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 WAPC's effectiveness and efficiency in producing services and meeting the service 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 WAPC contribute to the development of land use planning and land use implementation strategies that guide the State's long term urban settlement and economic development. Results can be compared with previous years performance (where available) or with like service providers in other states. Efficiency indicators gauge the cost of each service based on a measurable unit of quantity. Results are presented as a \$ cost per decision per hectare managed basis for easy comprehension.

[Contents](#)

[Exit document](#)



## AUDITOR GENERAL

### INDEPENDENT AUDIT OPINION

To the Parliament of Western Australia

#### WESTERN AUSTRALIAN PLANNING COMMISSION FINANCIAL STATEMENTS AND KEY PERFORMANCE INDICATORS FOR THE YEAR ENDED 30 JUNE 2007

I have audited the accounts, financial statements, controls and key performance indicators of the Western Australian Planning Commission.

The financial statements comprise the Balance Sheet as at 30 June 2007, and the Income Statement, Statement of Changes in Equity and Cash Flow Statement for the year then ended, a summary of significant accounting policies and other explanatory Notes.

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

#### Commission's Responsibility for the Financial Statements and Key Performance Indicators

The Commission is responsible for keeping proper accounts, and the preparation and fair presentation of the financial statements in accordance with Australian Accounting Standards (including the Australian Accounting Interpretations) and the Treasurer's Instructions, and the key performance indicators. This responsibility includes establishing and maintaining internal controls relevant to the preparation and fair presentation of the financial statements and key performance indicators that are free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; making accounting estimates that are reasonable in the circumstances; and complying with the Financial Management Act 2006 and other relevant written law.

#### Summary of my Role

As required by the Auditor General Act 2006, my responsibility is to express an opinion on the financial statements, controls and key performance indicators based on my audit. This was done by testing selected samples of the audit evidence. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion. Further information on my audit approach is provided in my audit practice statement. Refer "<http://www.audit.wa.gov.au/pubs/Audit-Practice-Statement.pdf>".

An audit does not guarantee that every amount and disclosure in the financial statements and key performance indicators 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 and key performance indicators.

#### Western Australian Planning Commission Financial Statements and Key Performance Indicators for the year ended 30 June 2007

#### Audit Opinion

In my opinion,

- (i) the financial statements are based on proper accounts and present fairly the financial position of the Western Australian Planning Commission at 30 June 2007 and its financial performance and cash flows for the year ended on that date. They are in accordance with Australian Accounting Standards (including the Australian Accounting Interpretations) and the Treasurer's Instructions;
- (ii) the controls exercised by the Commission provide reasonable assurance that the receipt, expenditure and investment of money, the acquisition and disposal of property, and the incurring of liabilities have been in accordance with legislative provisions; and
- (iii) the key performance indicators of the Commission are relevant and appropriate to help users assess the Commission's performance and fairly represent the indicated performance for the year ended 30 June 2007.

JOHN DOYLE  
ACTING AUDITOR GENERAL  
21 September 2007

[Contents](#)

[Exit document](#)

## Five-year summary of property and operating data

	units	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07
<b>Land and buildings (metro region)</b>							
total land acquired	ha	740	1942	1522	699	904	477
parks and recreation land	ha	708	1770	665	604	735	457
other land	ha	32	172	857	95	169	20
properties purchased	#	110	136	142	119	95	112
properties sold	#	104	51	205	273	133	101
cost of acquisitions	\$'000	30 566	50 071	97 968	55 079	41 163	70 083
sales revenue	\$'000	8006	2992	10 124	16 817	20 776	18 233
<b>Land and building (Peel and other regions)</b>							
total land acquired	ha	235	57	312	680	51	66
parks and recreation land	ha	36	15	211	162	34	59
other land	ha	199	42	101	518	17	7
properties purchased	#	14	18	27	39	17	10
properties sold	#	0	0	2	0	0	3
cost of acquisitions	\$'000	9582	2650	5743	12 148	7363	6803
sales revenue	\$'000			9			200
<b>Secretariat</b>							
meetings WAPC	#	12	15	13	14	12	12
reports to WAPC	#	60	114	174	172	140	96
meetings MRPC	#	10	11	11	11	11	11
reports to MRPC	#	96	107	53	59	50	49
meetings EFP	#	22	28	33	28	24	31
reports to EFP	#	366	342	383	292	228	376
meetings STC	#	4	8	7	5	5	6
reports to TC	#	26	33	46	45	40	45
meetings ICC	#	3	6	6	6	4	5

	units	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07
reports to ICC	#	20	38	28	34	17	41
meetings SPC	#	50	50	52	49	47	46
reports to SPC	#	818	666	761	599	514	514
meetings CPCC	#			2	3	5	6
reports to CPCC	#			15	30	46	44
number of other committees	#	26	30	35	29	21	22

### Metropolitan Region Scheme

<b>major amendments</b>							
commenced	#	14	5	6	2	6	6
advertised	#	13	2	12	5	5	5
submissions	#	958	9746	31	481	75	304
hearings	#	70	219	560	144	16	19
finalised	#	6	9	7	7	8	2
<b>minor amendments</b>							
commenced	#	3	3	5	1	3	8
advertised	#	0	6	5	2	1	5
submissions	#	0	94	26	32	21	22
finalised	#	1	0	4	4	4	3
planning control areas	#	10	9	7	2	4	1
improvement plans	#	0	1	0	0	1	0

### Peel Region Scheme

<b>major amendments</b>							
advertised	#			6	3	2	1
submissions received	#			8	23	35	
hearings conducted					3		14
finalised							
<b>minor amendments</b>							
advertised	#			5	3	1	1
submissions received	#			5	3	1	25
hearings conducted							1
finalised	#				6	2	1TBC
regional planning control areas	#						1
lifting of urban deferrment	#				1	1	1

[Contents](#)

[Exit document](#)

	units	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07
<b>Subdivision applications -</b>							
received	#	2561	2924	2898	3130	2772	3702
determined	#	2361	2603	2974	2948	2697	3206
within statutory time frame (target 80%)	%	71	67	69	75	65	65
lots - preliminary approval	#	26 109	28 310	38 418	34 973	38 300	33 807
lots - final approval	#	13 746	17 541	19 687	21 417	23 426	24 082
<b>Development applications</b>							
received	#	545	616	684	591	474	599
determined	#	459	482	597	469	439	446
within statutory time frame (target 70%)	%	45	48	52	47	37	4
<b>Strata title applications</b>							
received	#	282	295	337	304	327	373
determined	#	276	262	334	296	331	336
within statutory time frame (target 70%)	%	52	46	54	53	37	49
<b>Survey strata applications</b>							
received	#	1091	1264	1350	1709	1330	2153
determined	#	957	1162	1344	1631	1249	1898
within statutory time frame (target 70%)	%	70	63	74	79	71	77

	units	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07
<b>Vacant strata title applications</b>							
received	#	49	56	36	42	38	28
determined	#	58	48	45	35	37	31
within statutory time frame (target 70%)	%	64	67	67	80	59	52
<b>Town planning schemes</b>							
amendments - received	#	333	291	370	384	334	393
amendments - processed	#	298	259	280	303	297	259
<b>Public information</b>							
publications	#	58	89	113	67	81	
displays	#	20	18	10	6	22	15
media responses	#	184	213	209	229	171	170
library loans to clients	#	4791	7904	1804	1990	2352	1757
library enquiries	#	8841	10 441	1800	1678	1776	1062

[Contents](#)

[Exit document](#)



## Documents published by the Western Australian Planning Commission 1 July 2006 - 30 June 2007

Coastwest Handbook	Print	Metropolitan Region Scheme Amendment	Planning Bulletin 82 Planning and Development	
Coastwest Grants 2007 Guidelines for Applicants	Print	1113/33A South East Districts Omnibus (No7)	(Local Government Planning Fees) Regulations 2000	Print
Cockburn Coast District Structure Plan	Print	- Amendment Report	Planning Bulletin 83 - Planning for Tourism	Print
Country Land Development Program		Metropolitan Region Scheme Amendment	Planning Bulletin 84 Planning and Development (Local	
- Annual Review 2006 (CLDP)	Online	1113/33A South East Districts Omnibus (No7)	Government Planning Fees) Regulations 2000	Print
		- Report on Submissions and Submissions	Planning For People - An Introduction to the	
Development Control Policy - General guidelines		Metropolitan Region Scheme Amendment	planning system in Western Australia	Print
- Transport Assessment Guidelines		1127/41, 1128/41, 1129/41, 1130/41 Amendments	Residential Developers Survey June 2006	
for Developments - version for trial and evaluation	Online	within the South West District	- Lot Supply, Sales Outlook and Development Delays	
		Metropolitan Region Scheme Amendment	- Perth Metropolitan Region and Peel Sector	Print
Information Statement - Implementation		1132/57 North West Districts Omnibus (No 7)		
of New Schedule of Fees - Effective 21 August 2006	Print	- Amendment Report	Residential Developers Survey - Inactive Lots	
		Metropolitan Region Scheme Amendment	- Approved lots where development has	
Kewdale-Hazelmere Integrated Masterplan		1133/57 Kiara TAFE Site, Lots 843 Bottle Brush Drive	not commenced	Print
- Final Brochure - August 2006	Print	and 14122 Morley Drive, Kiara - Amendment Report		
Kewdale-Hazelmere Integrated Masterplan		Metropolitan Region Scheme Amendment 1134/57	State Lot Activity - June 06 Quarter	Print
- Final Report - August 2006	Print	Carine TAFE Site, Location 7398 Marmion Avenue,	State Lot Activity - September 06 Quarter	Print
		Carine - Amendment Report	State Lot Activity - December 06 Quarter	Print
Land Development Program		Metropolitan Region Scheme Amendment	State Lot Activity - March 07 Quarter	Print
State Lot Activity September Quarter 2006	Print	1138/41 East Leighton - Amendment Report	State Planning Policy 2.6 Amendment to	
Leighton Oceanside Parklands Landscape		Metropolitan Region Scheme Amendment	State Coastal Planning Policy	Print
Masterplan - Draft Report - September 2006	Print	1140/57 Lake Road, Champion Lakes	State Planning Policy 2.9 Water Resources	Print
		- Amendment Report	State Planning Policy 2.10 Swan-Canning River System	Print
Metropolitan Region Scheme Amendment		Metropolitan Region Scheme Amendment		
1027/33 Whiteman Park and Environs		1141/57 Heathcote Point - Amendment Report	Urban Regeneration - Creating Communities	
- Report on Submissions	Print		Through the Art of Place Making	Online
Metropolitan Region Scheme Amendment		Peel Region Scheme Amendment 012/33A		
1099/33 South West Districts Omnibus (No6)		Regional Open Space - West Pinjarra - Report on	WA Coastlines - Winter 2006	Print
- Report on Submissions and Submissions	Print	Submissions and Transcripts of Public Hearings	WA Coastlines - Autumn 2007	Print
		Peel Region Scheme Amendment 013/57	Western Australian Planning Commission	
		Gordon Road Planning Precinct and Greenfields	Annual Report 2005-2006	Web
		Omnibus No 3 - Amendment Report	Western Australian Planning Commission	
		Planning and Development Act 2005	- Standing Orders	Print
		- Frequently Asked Questions		
		Planning Bulletin No 81 Planning and	Western Australian Planning Commission	
		Development Act 2005 - Frequently asked questions	- Stories from fifty years of regional planning	Print

[Contents](#)

[Exit document](#)