

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of  
the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of  
financial and operating data

Documents published by  
the WAPC



# Western Australian Planning Commission

*50<sup>spatial planning</sup>  
years*

## Annual Report 2005

## Annual Report 2005

### Contents

### Statement of compliance

### Responsible Minister

### Chairman's statement

### Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

### WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

### Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

### Members and committees

### Performance measures

### Performance indicators

### Financial statements

### Five-year summary of financial and operating data

### Documents published by the WAPC



© State of Western Australia

Published by the  
Western Australian Planning Commission  
Albert Facey House  
469 Wellington Street  
Perth Western Australia 6000

Published October 2005

ISSN 1329 - 6914

internet: [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  
infoline: 1800 626 477

Western Australian Planning Commission owns all photography in this document unless otherwise stated.

Copies of this document are available in alternative formats on application to the disability services coordinator.

## Statement of Compliance

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 2005.

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

**Jeremy Dawkins**  
Chairman  
29 August 2005

## Responsible Minister



**The Hon Alannah MacTiernan MLA**

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

The Minister's statutory planning functions are:

- administration and ongoing review of planning legislation;
- approval of town planning schemes and amendments;
- approval of major amendments to the Metropolitan Region Scheme and Peel Region Scheme;
- approval of statements of planning policy; and
- nomination of members for appointment to the WAPC.

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

### Chairman's statement

Overview of  
the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of  
financial and operating data

Documents published by  
the WAPC



## Chairman's statement ▶▶▶▶▶



**Jeremy Dawkins**  
Chairman

Exactly fifty years ago the Hawke Government adopted the Plan for the Metropolitan Region, Perth and Fremantle by Gordon Stephenson and Alistair Hepburn. We all continue to benefit from their vision for Perth and their specification for a good regional planning system. The WAPC sees this significant anniversary not only as a challenge to be similarly bold and far-sighted but also to raise awareness of the often over-looked strengths of the way we do spatial planning in the West.

The 'WA model' for guiding urban and regional development draws on the respective strengths of three distinct agencies: the Executive Government, a ministerial department and a statutory authority with dedicated powers and resources. The effectiveness of this partnership has ensured that urban and regional planning in Western Australia is able to deliver the State Government's priority programs and policies while it continues to enjoy a high level of legitimacy and support from the community and the development industries.

During the year we received some high-level visits, and praise, from experts and industry leaders impressed by the stable planning institutions which have developed here. These strong and enduring institutions have a profound effect on the culture and style of urban management in WA, compared with other places. We take for granted a commitment to collaboration between

all those involved in urban development, leading to a focus on the quality of development (as opposed to a focus on simply getting through the approval processes) and therefore more time for urban design and innovation.

This is not said with any complacency. Another characteristic of institutional stability is that reform is easier, not harder. The WA planning institutions undergo constant review and improvement. While, for members of the WAPC, the pace is never fast enough, each year sees significant improvement in policies and processes. During the year, for instance, we reviewed our highly regarded policy on the planning of new residential communities, Liveable Neighbourhoods, and our residential design codes, the R-Codes, and we began work on developing methodologies for sustainability assessment. Our first regional interim development order was implemented by the Ningaloo Sustainable Development Committee, a locally-based collaboration with full powers delegated to it by the WAPC. We made significant improvements to two crucial data gathering and forecasting tools, the metropolitan development program and the country land development program, we adopted the Bush Forever amendment of the Metropolitan Region Scheme and we introduced significant improvements to the process for assessing subdivision applications.

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

### Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC



This annual report contains many such examples of continuous improvement and reform. The most important step was undoubtedly the adoption of the Network city strategic framework for Perth and Peel, described by the Minister for Planning and Infrastructure, Hon Alannah MacTiernan, as 'a change not only in how we develop as a city but also in how we do the planning...through participative decision-making at a local and regional level.'

It is apparent that all of these achievements result from the fruitful partnership between the Department for Planning and Infrastructure (DPI) and the WAPC. In order to express the power of this partnership in a succinct statement, the Director General of DPI (and Commissioner) Mr Greg Martin and I wrote a joint statement describing the 'WA model'.

The Western Australian planning system is based on a unique combination of stable institutional arrangements enjoying bipartisan support: strong and simple legislation; statutory regional planning, centralised subdivision control and supervision of local planning; dependable funding for metropolitan improvement; 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, 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 both the professional planning and the administrative support to achieve the State 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 requires adherence to an agreed annual business cycle and ongoing discussion to recognise and reconcile competing demands and priorities. Finally it requires the administrative functions which support WAPC decision-making processes, external relationships, resource allocation and asset management to be integrated in a DPI business unit funded by WAPC to deliver specified outcomes.

I express my appreciation for the skill with which Mr Stuart Hicks assisted DPI and the WAPC in identifying changes to make the partnership more effective and our operations more efficient. We hope to see the fruits of this work over the coming year and beyond.

The 'WA model' works best when the Minister drives and supports continuous improvement in both the way we plan and the results we achieve. In this respect the WAPC recognises the present opportunities for excellent planning. We are most appreciative of the Minister's understanding, interest in and support for the work of the WAPC. And this is again an opportunity to express my thanks to the members of the WAPC and its committees, and staff of DPI, for their dedication, commitment and support in our joint endeavour to make the most of our abundant opportunities at this time of rapid change.

**Jeremy Dawkins**

August 2005

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

### Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

### WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

### Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

### Members and committees

### Performance measures

### Performance indicators

### Financial statements

### Five-year summary of financial and operating data

### Documents published by the WAPC



## Overview of the WAPC 2004-05 ▶▶▶

The WAPC is a statutory authority and one of the agencies in the planning and infrastructure portfolio created by the State Government to integrate land use and transport planning. The community expects professional, equitable and orderly planning of the State's future land use and development in order to retain the Western Australian lifestyle.

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

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

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

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

The WAPC operates with the support of DPI, which provides professional and technical expertise, administrative services, and resources to advise the WAPC and implement its decisions. In this partnership the WAPC has responsibility for decision-making and a significant level of funding while DPI provides the human resources and professional advice.

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

### Vision

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

### Mission

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

### Key functions

The primary responsibility of the WAPC is to advise the Minister for Planning and Infrastructure on coordination and promotion of land use planning and

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

### Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

### WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

### Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

### Members and committees

### Performance measures

### Performance indicators

### Financial statements

### Five-year summary of financial and operating data

### Documents published by the WAPC



development. It is responsible for the administration, revision and reform of legislation relating to the functions.

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

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

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

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

### WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC

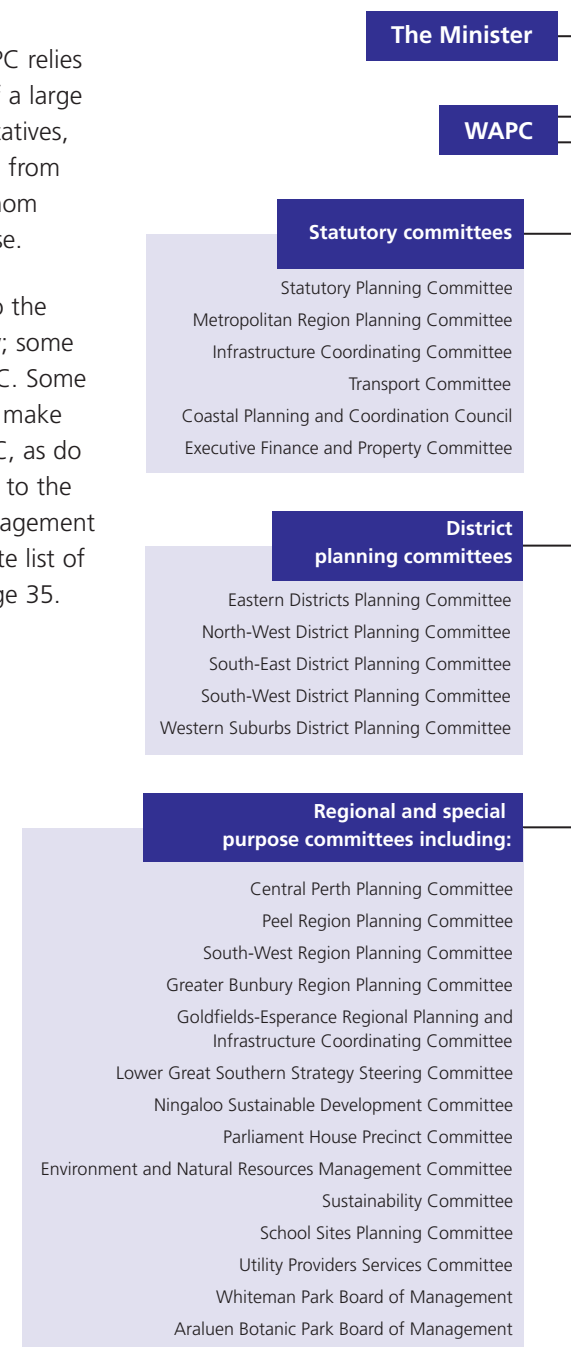


## WAPC's business model ►►

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

All committees provide advice to the government and the community; some directly, some through the WAPC. Some committees have delegations to make decisions on behalf of the WAPC, as do senior officers from DPI, relating to the subdivision of land and the management of assets and finance. A complete list of committees is included from page 35.

## Structure





## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of  
the WAPC 2004/05

- Vision
- Mission
- Key function

### WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of  
financial and operating data

Documents published by  
the WAPC



## Responsibilities

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

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

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

## Our contribution to Western Australia

The highlights of WAPC's year included:

- a new strategic framework for how Perth and Peel will develop over the next 30 years – Network city: community planning strategy for Perth and Peel;
- the purchase of a further 8.36 hectares along the Swan, Canning and Helena rivers resulting in more than 80 per cent of river foreshore reserves in the Metropolitan Region Scheme being in public ownership;
- faster subdivision approvals (from 69 per cent in 2003-04 to 75 per cent in 2004-05 within the statutory timeframe despite subdivision applications increasing from 4244 to 4967 in the same period);
- subdivision applications proposing 43 821 new lots;
- \$400 000 in communities program grants to support 16 projects across 13 metropolitan local governments;
- 25 changes to the Metropolitan Region Scheme and another seven changes to the Peel Region Scheme by way of amendments.



## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of  
the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of  
financial and operating data

Documents published by  
the WAPC



## Report on operations ►►►►►

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

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

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

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

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

In accordance with the State Government's requirement for outcome-based reporting, achievements related to the WAPC's key outputs of statutory planning, strategic planning and asset management are listed under each key goal.

## People and communities

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

## Sustainable communities and revitalisation

The WAPC facilitates the development of strong communities in urban and rural areas. There is increasing demand from the community for integrated development that recognises good design, employment opportunities, transport and a quality environment, as keys to successful development.

The long held view of the Perth metropolitan area as a city and its suburbs is being replaced with a more sustainable view of Perth as a network of interconnected and interdependent places and communities as expressed in Network city: community planning strategy for Perth and Peel. In rural and regional areas of Western Australia the WAPC will continue to support well located, sustainable and self-sustaining communities.

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC



## Statutory planning

Several policies were prepared and updated during the 2004-05 financial year.

### Implementation of the Government's policy on high-rise developments in coastal locations

The Minister for Planning and Infrastructure issued directions to the WAPC under section 18(4) of the *Western Australian Planning Commission Act 1985* to give effect to the State Government's policy commitment to limit high rise developments on the State's coast.

In order to give effect to the Minister's directions, the WAPC is amending its Statement of Planning Policy No 2.6 State Coastal Policy and adopting resolutions under clause 32 of the Metropolitan Region Scheme and clause 21 of the Peel Region Scheme.

### Liveable neighbourhoods

The WAPC's innovative Liveable Neighbourhoods policy provides an alternative approach to planning and design. In late 2004, a draft Liveable Neighbourhoods Edition 3 policy was

released for public comment. This latest review provided for a number of new initiatives, including the requirements to develop open space to a minimum standard, and a new element on activity centres and employment. It is expected that the policy will be completed by the end of 2005 and adopted by the WAPC as the overarching policy for neighbourhood planning.

### Metropolitan region scheme

Land use and property development in Perth is controlled by the Metropolitan Region Scheme, which has a strategic function in setting aside land for future use as well as a regulatory function in development control.

The WAPC is responsible for keeping the scheme under review and to amend it to reflect the land planning needs of the region. This year 11 amendments to the scheme were finalised and the WAPC initiated a further three new amendments. There are currently some 21 amendments in various stages of the process.

The South West Metropolitan Transit Route amendment resolved various land reservation issues associated with the south west metropolitan railway, which is currently under construction. It deleted the reservation from land which is no longer required for the railway,

formalises the reserve where the railway is being constructed, and reserved land for additional railway stations identified in master planning but not included in the current project.

The Port Coogee amendment facilitated the rehabilitation of a former noxious industrial area in South Coogee and its redevelopment as a marina and residential area. The amendment incorporated environmental conditions that required the preparation and implementation of management programs and plans to be enforced at different stages of the planning and development process.

Amendments initiated this year were:

- |          |   |
|----------|---|
| 1097/33A | Realignment of other regional roads through Banksia Grove, Butler and Alkimos |
| 1099/33  | South West Districts Omnibus (No 6)   |
| 1100/33  | Canning Highway, between Petra Street and Canning Bridge                      |

Amendments finalised this year were:

- |         |                                       |
|---------|---------------------------------------|
| 1010/33 | Port Catherine (Port Coogee)          |
| 1032/33 | South West Metropolitan Transit Route |
| 1036/33 | Gnangara Mound Groundwater Protection |

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of  
the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of  
financial and operating data

Documents published by  
the WAPC



1065/33	Edith Cowan University Campus, Churchlands
1072/33	North Forrestdale
1078/33	Kalamunda Road, High Wycombe
1079/33A	South East Districts Omnibus (No.6)
1080/33	Pioneer Park, Gosnells Town Centre
1085/33A	Lots 106 and 107 Wright Road, Forrestdale
1086/33A	Curtin Avenue Extension Rationalisation
1095/33A	Lot 7 Marshall Road, Ballajura

A further seven rezonings were made to the scheme by the transfer of land from the urban deferred zone to the urban zone.

Amendment 1082/33 Bush Forever and Related Lands generated significant interest and public comment. Bush Forever is a whole-of-government policy that acknowledges the need to protect and manage regionally significant vegetation on the Swan coastal plain, while achieving a sustainable balance between conservation and development. It represents the implementation of a major strategic conservation initiative in the Perth metropolitan area.

## Planning bulletins

Planning bulletins canvass proposed policy changes or explain practices adopted by the WAPC and DPI practices on a variety of planning matters. The following planning bulletins were initiated or updated during 2004-05.

### *Planning Bulletin No 70 Caretakers' dwellings in industrial areas*

This bulletin highlights the issues associated with the establishment of caretakers' dwellings in industrial areas in the State and outlines a policy for dealing consistently with this demand through local planning strategies, town planning schemes and policy provisions. Although the bulletin was prepared largely in response to emerging regional issues where there is a greater demand for caretakers' dwellings, it can be equally applied to the metropolitan region. The WAPC acknowledges the significant differences between metropolitan and regional local government areas throughout the State and the need to accommodate a range of responses to this issue.

### *Planning Bulletin No 71 Residential leasehold estates and development*

Recently there has been a rise in the popularity of residential leasehold estates and developments. These 'lifestyle villages' raise a number of planning issues that need to be considered by the WAPC and local

governments. At a stakeholder forum, held in December 2004, there was a consensus that the WAPC should clarify the statutory framework for its consideration of long-term leases and consult further in respect to relevant planning policies and practices. In March 2005, a planning bulletin was released advising of the relevant planning considerations in respect of residential leasehold estates for lifestyle villages. Comment on a proposed policy approach for this type of development was invited. The submissions are currently being assessed from which the WAPC will refine and finalise policies and practices concerning long-term leases of land and buildings, particularly residential leasehold estates and developments.

### *Planning Bulletin No 72 Child-care centres*

The community and local government have, in the past, raised issues in relation to the location and development of child-care centres. A need has also been identified for a consistent planning approach, with particular regard to location, site characteristics, design, traffic, access, noise and health impacts, which could provide guidance when considering proposals for child-care centres. In June 2005, a planning bulletin was prepared to address these issues. The bulletin, which includes the draft policy, provides a basis for helping decision makers determine where child-care centres should be located, how

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC



they should be designed and the access and noise issues they would need to consider. The planning bulletin is currently out for public comment.

### *Planning Bulletin No 73 Statutory planning process improvements*

During 2004-05 work was undertaken by the WAPC to improve the efficiency and effectiveness of the statutory planning process. In June 2005, the WAPC released a planning bulletin on the first of a number of significant and complementary improvements which were being made to improve the efficiency and effectiveness of the process components of the statutory planning system. This included changes to current application forms, introducing new application forms and streamlining current processes. These forms are available on the WAPC website.

### Review of operational planning policies

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

Policies related to greenfield urban development are being reviewed in parallel with the review of Liveable Neighbourhoods. Wherever possible policies associated with residential subdivision and structure planning, urban design, vehicular and non-vehicular networks and other development control matters, will be integrated with Liveable Neighbourhoods, in order to streamline the planning and development evaluation process.

The opportunity is also being taken to review the other operational policies progressively. Policies currently under review include Development Control Policy 1.7 General Road Planning, Development Control Policy 1.8 Canal Estates and other Artificial Waterway Developments and Development Control Policy 2.2 Residential Subdivision.

The review of Development Control Policy 5.4 Advertising on Reserved Land was completed in March 2005.

### Review of the residential design codes

The Residential Design Codes (R-Codes) provide the basis for the control, through local government, of residential development throughout Western Australia. The current R-Codes came into effect in October 2002 following a comprehensive review of the 1991 R-Codes. To address issues that have

arisen during the first 18 months of operation a two-phase review of the R-Codes commenced in February 2004. Phase one of the review was completed in May 2005 and involved the preparation of a series of draft amendments to the R-Codes following consultation with local government, the housing industry and other key stakeholders. Phase two involves an amendment to Statement of Planning Policy No 3.1 Residential Design Codes in accordance with section 5AA of the *Town Planning and Development Act 1928* and includes further stakeholder consultation on the proposed amendments. This commenced in mid-2005 and should be completed during 2005-06.

### Statements of planning policy

#### *Statement of Planning Policy No 1 Draft State Planning Framework (Variation No 2)*

Statement of Planning Policy No 1 State Planning Framework (Variation No 1) came into effect in 1998. It sets out the principles relating to environment, community, economy, infrastructure and regional development, and also lists other strategies and actions that support the key principles. It brings together existing State and regional policies and plans which apply to land use and development in Western Australia into a

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of  
the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of  
financial and operating data

Documents published by  
the WAPC



State planning framework. Since its inception the policy has only been updated once, in May 2000. The WAPC commenced a second update (variation no 2) to contain all strategies and policies subsequently approved by the WAPC. A draft amended policy was released for consultation in April 2005 and is expected to be finalised during 2005-06

### *Statement of Planning Policy No 3 Draft Urban Growth and Settlement*

This draft statement of planning policy, published in early 2005, sets out the principles and considerations that apply to planning for urban growth and settlements in Western Australia. It is a broad sector policy and will be implemented by adopting detailed policies on specific matters relating to planning for urban settlements that require additional guidance. Policy measures set out by the draft policy include particular reference to the role of the metropolitan development program and the country land development program. The policy will be finalised after consideration of comments received during consultation, which closed in June 2005.

### *Statement of Planning Policy Swan-Canning River System (Draft)*

The WAPC, the Swan River Trust and local governments are responsible for the planning and management of land use and development within and

adjacent to the Swan River Trust management area. The draft statement identifies the key issues that should be taken into account in planning and decision-making in relation to the Swan and Canning rivers. It also provides the context for the preparation of precinct plans for each of the 23 precincts described in the Swan River System Landscape Study, published by the Swan River Trust in 1997. The draft policy was released for consultation in April 2005 with finalisation expected during 2005-06.

### Planning processes review

A joint industry-government study into improvements that could be made to statutory planning processes resulted in the release of the final industry paper in March 2004. The paper made a number of recommendations with several of those recommendations being implemented and nearing completion in 2004-05. The key projects are:

- The introduction of new and revised application forms and procedures for green title, survey strata and strata title applications.
- The preparation of a schedule of model conditions, advice notes and new determination notices.
- The introduction of new procedures for the lodgement of deposited plans, survey-strata plans and strata plans (including form 26).

Other process improvements are being considered as part of the planning process review program. These include a fast tracking prototype for simple subdivision applications through the use of email referrals and agreements from referral agencies, streamlining of subdivision referrals by agreements between the WAPC and referral agencies to eliminate unnecessary referrals, expanding the delegation of strata subdivisions to local governments, and a review of the current Metropolitan Region Scheme clause 32 resolutions in order to remove the need for WAPC involvement on matters where the WAPC no longer has an interest. In addition to the work carried out on process improvements a major task being undertaken is the instigation of a project to initiate the electronic lodgement and processing of subdivision applications using the shared land information platform. This will provide for the sharing and exchange of land information between government agencies.

### Legislative improvements

The *Planning and Development Bill 2005* was second read in the Legislative Council on 18 May 2005. The Bill is identical to the *Planning and Development Bill 2004* as second read in the Legislative Council of the 36th Parliament on 19 October 2004, except in respect of three minor amendments.



## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC



The Bill lapsed on 23 January 2005 when the 36th Parliament was prorogued and dissolved. It was necessary for the Minister to reintroduce the Bill. The Bill implements proposals for the consolidation and streamlining of the planning legislation. The purpose of the Bill is to consolidate the *Town Planning and Development Act 1928*, the *Metropolitan Region Town Planning Scheme Act 1959* and the *Western Australian Planning Commission Act 1985* into a single Act called the *Planning and Development Act 2005*. There are significant benefits arising from the Bill.

- Provides for reduced complexity and more accessible legislation.
- Promotes sustainability. It includes sustainable land use and development as a fundamental and underlying purpose of the planning legislation.
- Streamlines planning procedures in respect of the preparation and amendment of region schemes, the review of local schemes, and the subdivision of land.
- Provides for greater certainty and consistency. It confers greater weight to local schemes in subdivision decisions. It also introduces consistent compensation and enforcement provisions.

- Provides equity and fairness by extending consultation requirements and rights of appeal.

## Strategic planning

### Network city

Network city is the new strategic framework for guiding Perth and Peel towards a sustainable future. Following the Dialogue with the city forum in September 2003, over 100 community members and stakeholders were invited to participate in forming Perth's new planning strategy. This process, which took place from November 2003 to July 2004, produced six working papers, which in turn form the basis of Network city: community planning strategy for Perth and Peel.

The Network city strategy was launched in September 2004 and has attracted widespread community and media interest for the concepts behind how our planning system and city will develop over the next 30 years. As a result of community interest in Network city, the Minister for Planning and Infrastructure extended the closing date of the initial three-month public comment period from 7 December 2004 to 31 January 2005. A total of 246 submissions were received from a broad cross-section of the community including local governments, State government

agencies, non-government organisations, Dialogue participants, private residents and various components of the development industry. By the end of June 2005 substantial progress had been made in determining the main messages within the submissions, what various stakeholders groups think of the strategy, where priority action should be placed and the next steps required to develop the policies and mechanisms envisaged in Network city. The results of this work will be included in the 2005-06 report.

### Dialogue with the city communities program

The Dialogue with the city communities program was announced in 2004 prior to the launch of Network city. The aim of the communities program is to assist local government in developing strategies, plans and projects that will help meet the objectives of the Network city strategy. The funding aims to help local governments translate the big picture into local plans, which may include the technique of using mini-dialogues with the community. The first round of funding was dedicated to introducing the dialogue process into local communities and to help local governments develop innovative forums of community participation. Approximately \$400 000 was provided to 16 projects across 13 metropolitan

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC



local governments. An information sharing forum will be held in 2005-06 to further assist in this process.

### Perth to Mandurah railway

Under improvement plan 32 a large site bounded by William, Wellington and Murray streets was assembled by the WAPC for the construction of the William Street underground station and subsequent development as a major central city complex. The WAPC engaged LandCorp to acquire and market the 140 William Street site. While the site was formally acquired in January 2004, settlements with previous owners were progressed and finalised throughout the year. In parallel with this process, investigations and extensive planning were undertaken in order to identify the optimum outcome for the redevelopment of the above the train station currently under construction. Expressions of interest in the acquiring and developing the site are expected to be invited in September 2005.

### Northbridge link committee

The Northbridge link project aims to integrate the Perth business district with Northbridge. An important element of the project is the sinking of the existing railway lines. The Northbridge link committee closely investigated the possibilities for the site and consequently in January 2005 the Premier announced

that the State Government would proceed with the Northbridge link project, stating it would see the Perth to Fremantle railway line sunk to Lake Street. It is likely that this project, with significant financial support from the State Government and City of Perth, will proceed as a project undertaken by the East Perth Redevelopment Authority.

### Planning for aboriginal communities

The planning for aboriginal communities project is a joint operation with the Aboriginal Housing and Infrastructure Council and is administered through the Department of Housing and Works. The Department of Indigenous Affairs also provides ongoing assistance and guidance, particularly through the operations of the Aboriginal Lands Trust. In 2004-05, the project continued to improve living standards and environmental health in aboriginal communities through the development of community layout plans. These plans provide a basis for future growth in communities, focusing on good development standards and sound planning principles by looking at water source protection, separation of incompatible land uses and keeping development away from flood-prone land. To date, 60 community layout plans have been completed and endorsed, 37 plans are underway and another 30 plans are proposed.

These achievements were recognised during 2004-05 with a number of awards being presented for work done on the project:

- Premier's Award in the Category of People and Communities: Social and Community Development.
- Planning Institute of Australia (WA) Award for Excellence in the category of Rural and Regional Planning Achievement.
- Planning Institute of Australia National Award for Excellence in the category of Rural and Regional Planning Achievement.

### Kewdale-Hazelmere integrated masterplan

The masterplan is a high-level strategic plan that will facilitate transport planning (and related infrastructure development and investment) and land use planning within the Kewdale-Hazelmere area. The plan was prepared in consultation with relevant State and local government agencies and freight industry stakeholders with the draft plan being released for public comment by the Minister for Planning and Infrastructure in September 2004. Public submissions were assessed resulting in several modifications to the masterplan. The final plan was adopted by the WAPC in June 2005.



## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC



## Leighton oceanside parklands

The railway land at Leighton includes 17 hectares, which are surplus to requirements. The State Government will develop a four-hectare site for a mixture of housing and commercial uses with the remaining 13 hectares to be set aside as regional parks and recreation and public purposes reservation. The 13 hectare area is known as the Leighton oceanside parklands site. A community forum, held in May 2005, provided a range of views on the environmental, landscaping, coastal protection and management, public recreation, road planning for Curtin Avenue and Port Beach road, car parking and vehicle movement, heritage, funding, and an implementation program for the project. The outcomes report is planned for release in 2005-06.

Metropolitan Region Scheme Amendment 1074/33 Leighton Beach and Environs was released in August 2004 for public comment. The amendment outlines the area to be reserved for parks and recreation and public purposes (the Montessori School and the McCall Centre). Submissions are currently being reviewed. The WAPC is also expected to prepare a landscape masterplan for the site and the foreshore areas located adjacent to the Indian Ocean.

## Health reform

The WAPC is working closely with the health reform implementation taskforce to address land use and transport issues at the planning stage of several major hospital developments. Proposals for the new tertiary hospital at Murdoch and expanded facilities in Swan, Rockingham and Princess Margaret hospitals will be developed to include adequate transport facilities and linkages to surrounding communities. A team of specialists has been formed to address the issues. The largest project is the Murdoch site, where a community 'hub' including health facilities, transport and residential areas is envisaged. The Murdoch Hospital masterplan is expected to be completed by the end of 2005.

## Vision for Cockburn coast

The vision plan proposes to transform the Robb Jetty industrial area into a residential mixed-use area, which will form an integral part of the Cockburn coast urban community. A community dialogue was conducted in May 2005 to seek community views and input into the Government's vision for the Cockburn coast. The input from the dialogue and information from the preceding community questionnaire survey will provide the basis for the next level of planning of Cockburn coast.

## The evolving city – an atlas of change

In July 2004, the WAPC in conjunction with City of Perth released The Evolving City, the third in a series of publications analysing land use change in the City of Perth from 1990-2001 through land use and employment surveys. The document informs policy and planning decisions by identifying significant patterns, processes and emergent trends.

## State infrastructure study

The WAPC is currently working with service agencies and local governments to develop a State infrastructure study as part of a wider State development coordination program. This involves DPI developing a database of projects, both resource and non-resource, using a variety of sources, to monitor proposals that may place significant and additional demands on existing service networks and facilities. A framework for assessing projects, to determine potential impact for government, is currently being developed by DPI in conjunction with the Department of Treasury and Finance. During 2004-05, a number of significant milestones were achieved: a DPI led investigation into infrastructure planning processes was undertaken to determine opportunities for coordination between agencies, digital capture of the State's budget data, development of a database

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of  
the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of  
financial and operating data

Documents published by  
the WAPC



of projects and ongoing work to make this information available to stakeholders using the internet.

### Residential lot activity

During the financial year 2004-05 a total of 43 821 lots were received for subdivision approval in the State. The largest proportions of these lots occurred in the north-west sector of the Perth Metropolitan Region (18 per cent) and the South-West Region of the State (15 per cent). These areas were closely followed by the following metropolitan sectors: the inner-middle (13 per cent), the south-east (12 per cent), the south-west (10 per cent) and the eastern sector (9 per cent) with the Peel Region contributing 9 per cent. The remaining 14 per cent of lots lodged during 2004-05 were in the rest of the State.

The 10 suburbs that recorded the largest number of final approvals during the 2005 June quarter in the Perth metropolitan region and Peel sector are shown in the table below:

Suburb	No of lots
Tapping	183
Secret Harbour	181
Southern River	125
Ellenbrook	125
Shoalwater	120
Clarkson	119
Baldivis	112

Banksia Grove	109
Darch	104
Huntingdale	100
Dianella	92

The 10 regional areas that recorded the largest number of final approvals during the 2005 June quarter in the regional areas of the State were:

Regional area	No of lots
Australind	96
Margaret River	81
Millbridge	67
Dunsborough	58
Broadwater	49
West Busselton	43
Jurien Bay	37
Baynton	22
Donnybrook	16
Robinson	12
Millars Well	12

## The Economy

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

### Promoting the economy and employment

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

### Integration of transport and land use

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

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of  
the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of  
financial and operating data

Documents published by  
the WAPC



A better integration of transport and land use will result in a reduction in travel distance between home and employment and help promote alternatives to the private car. There is a significant commitment to planning for improved public transport. Planning for urban revitalisation of land around railway stations and other major destination nodes such as hospitals and universities is essential to further improve land use and transport integration.

### Infrastructure and development coordination

The WAPC coordinates activities with State and local governments and developers to ensure the timely provision of infrastructure and services. These activities have become increasingly important to ensure a cost-effective and adequate future land supply for the State. This type of quality development depends on the timely and efficient provision of infrastructure. In recent years, there has been a growing need for new communities to have a high level of servicing at the beginning of the development cycle. This is a vision that the WAPC is striving to achieve.

## Strategic planning

### Metropolitan development program

A major priority of the WAPC is to ensure Perth has an adequate supply of land with a choice of housing types, location and affordability to meet the demands of an increasing population. The metropolitan development program is the WAPC's most important mechanism for coordinating land development with physical and community infrastructure in the metropolitan area. Working closely with the development industry, the WAPC each year prepares the Metropolitan Development Program - Urban Land Release Plan.

The 2004 plan identified almost 79 000 residential lots that could be developed in the Perth and Peel regions from 2004-05 to 2008-09. Preliminary subdivision approvals increased as developers submitted a greater number of subdivision applications in 2003-04 in response to increased lot sales the previous year. The result is approximately four years' land supply at the preliminary approval stage, eliminating any potential residential land shortages. The program identified a shift to survey strata development in the inner and middle sectors of the metropolitan area. The plan also examined the level of amenity (access to services and facilities) across the metropolitan area. This analysis

identified areas where a high level of amenity may warrant consideration for further development, as well as those areas where accessibility to services could be improved.

### Freight network strategy

The Freight Network Strategy remained a priority for the WAPC, DPI and other portfolio agencies developing better ways of moving freight in the metropolitan area. Other initiatives to support the implementation of the review undertaken in 2004-05 include:

- progressing planning and approvals process for the development of the outer harbour to handle future trade beyond the capacity of the inner harbour (expected to be reached in 2017);
- continued planning for the redevelopment of the Kewdale terminal;
- planning concepts and reservation plans for the future extension of Rowley Road west from Kwinana Freeway; and
- completion of an assessment of the demand for an east/west freight route linking Brookton Highway, Albany Highway and South West highway.

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC



## Fremantle Ports outer harbour project

The WAPC and Fremantle Ports are progressing the planning and approvals process for the development of overflow port facilities in the Fremantle outer harbour at Kwinana. This is to assist in the management of container and general cargo trade beyond the capacity of the inner harbour, which is expected to be reached by 2017.

Four options are being assessed on social, environmental and economic factors as part of a comprehensive integrated planning and approvals process. Significant community, industry, local and State government and other stakeholder consultation has been undertaken. There are two stages to the approvals process; the first is the strategic approvals stage (by July 2006), which will result in the identification of a preferred development option out of four options being assessed. The second stage is the statutory approval process for the preferred option (2007-08). Fremantle Ports expects to start construction of stage one of the port by 2010. The work program for 2005-06 includes the preparation of the strategic assessment report and the integrated strategic advice report to the Minister for Planning and Infrastructure and State Cabinet.

## Asset management

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

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

### Land purchases for primary regional roads

Primary regional roads are the responsibility of Main Roads Western Australia (MRWA) for future construction and management. MRWA acquires the land from the WAPC when required for the particular construction project. The WAPC provides a long-term strategic infrastructure acquisition program that does not disadvantage affected landowners who know the WAPC is a guaranteed purchaser able to respond to their requirements. The WAPC purchased 21 properties at a total cost of \$6.9 million for the following:

- Perth-Adelaide, Tonkin, Great Eastern, Canning, Leach, Reid, Stirling, Tonkin and South Western highways;
- Curtin Avenue; and
- Wanneroo and Guildford roads.

In addition land was purchased for the proposed Rowley Road at the Naval Base to service the possible proposed northern port at Cockburn Sound and the Hope Valley-Wattleup redevelopment project.

### Land purchases for other regional roads

Other regional roads reserved under the Metropolitan Region Scheme are the responsibility of local governments. Land for these roads is acquired by the WAPC ahead of their requirement by the constructing authority and is provided free of cost to the local government in the form of a dedicated road at the time of construction. The WAPC purchased 13 properties at a total cost of \$1.75 million for roads across the metropolitan area:

- Scarborough Beach Road in Doubleview and Woodlands;
- Thomas Road in Byford;
- Broun Avenue in Embleton;
- Fitzgerald, Walcott and Vincent streets in North Perth;
- Main Street in Balcatta;

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of  
the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of  
financial and operating data

Documents published by  
the WAPC



- Kent Street in Victoria Park;
- Flynn Drive in Neerabup; and
- Champion Drive in Champion Lakes.

### Land purchases for railways/transit stations

The WAPC acquired five part properties in the metropolitan area (with the exception of the city station project) and purchased two other properties for the southern suburbs railway project at a cost of \$3.2 million including the Thomas Road transit station. The WAPC continues to purchase land for future transit stations, bus interchanges, and kiss and ride and park and ride facilities. This land can also be integrated with transit orientated developments to maximise the investment being made by the government in the public transport infrastructure network.

### Land purchases for the city station project

The WAPC compulsorily acquired 12 properties in September 2003 for improvement plan 32 with the aim of revitalising the site bounded by the Murray Street Mall, William Street, Wellington Street and the GPO in Forrest Place (now known as 140 William Street). During this financial year the WAPC spent \$2.56 million as partial settlement of compensation claims from

landowners and tenants. The new William Street station is to be built under the site and completed in 2007. Once the rail contractor hands back the site, it will be available for redevelopment following an expression of interest process, which is to proceed during 2005-06.

## The Environment

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

### Sustainable environment and natural resources

The WAPC has an important role in the protection of the State's environment and natural resources. Regionally significant environmental assets such as bushland, coastal areas and wetlands are acquired for conservation and recreation. Protection of key environmental and natural resource assets is a primary role of the planning process through the preparation and application of environmental policies and assessment of environmental impacts.

### Statutory planning

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



## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of  
the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of  
financial and operating data

Documents published by  
the WAPC



individually for each amendment when the WAPC advertises and calls for submissions.

## Strategic planning

### Perth coastal planning strategy

In 2004, the WAPC commenced the development of the Perth coastal planning strategy. Identified as a priority project by the Ministerial Taskforce Review into Coastal Planning and Management and committed to by State Cabinet the strategy is the priority project for the Coastal Planning and Coordination Council. The strategy by developing a broad strategic framework for the metropolitan coast will assist in implementing and refining the draft Coastal Zone Management Policy, the State Coastal Planning Policy and the draft Network city strategy. The initiative will guide decision-making by the WAPC as well as local government on possible land use, conservation and development of the Perth metropolitan coastline.

The strategy covers the coastal strip between Two Rocks and Singleton and will be used to help determine the appropriate locations for coastal uses as well as considering appropriate size, function and form of development along the coast. The community, including industry and development groups, tourism and recreational bodies, will be

able to participate in the process thereby ensuring the WAPC and local government obtain more clarity on the needs and uses of current facilities as well as requirements for the future. The final strategy is due for release early 2006.

### Bush forever

Bush Forever is a 10-year strategic plan to protect 51 200 hectares of regionally significant bushland in the Perth metropolitan region. As part of the ongoing implementation of Bush Forever, a Metropolitan Region Scheme amendment and statement of planning policy were released for public comment in August 2004. Both relate to establishing a Bush Forever protection area for sites and reserving approximately 20 000 hectares for parks and recreation. The amendment is one of the largest ever undertaken by the WAPC. The statement of planning policy and scheme amendment represented an important landmark for environmental planning in Western Australia by establishing a statutory policy and implementation framework for bushland protection in the Perth metropolitan region. In doing so, it places planning at the forefront of biodiversity conservation in Perth and closely aligns land use planning with environmental protection and management.

## Coastwest grants

Coastwest provides opportunities for Western Australian's to learn about, conserve and protect our coast. In 2004, approximately \$500 000 was allocated for projects aimed at restoring degraded coastal and marine environments, improving beach access and increasing peoples awareness of natural values. The Coastwest grants program is designed to assist regional coastal managers in the implementation of existing coastal management plans and community actions. Grant funding of up to \$40 000 for each project is available under the proviso that the work is completed within 18 months of funding. Groups provide matching contributions through in-kind or financial support realising greater collective action.

## Coastal planning program

The coastal planning program assists in the development of important coastal plans to guide land use and management of the State's coastal resources. On behalf of the WAPC and the Coastal Planning and Coordination Council, DPI annually reviews the status and currency of coastal planning throughout the State, as the basis for implementation of a forward planning program based on agreed priorities. The program allocates \$140 000 per annum to coastal local governments to assist with the development of coastal

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of  
the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of  
financial and operating data

Documents published by  
the WAPC



management plans. Where the need for broader regional planning has been identified, DPI will consider the implementation of these projects within its annual work program.

### East Wanneroo land use and water management strategy

The WAPC in conjunction with the City of Wanneroo, the Department of Environment and the Department of Agriculture continued its work in developing a land use and water management strategy for the east Wanneroo area. The strategy aims to provide future direction for planning policy and land use decision-making. A preliminary discussion paper outlining three draft land use scenario plans was presented to the community in 2004. The plans provided preliminary land use ideas on possible options for the future land use development and water management measures that may be appropriate for the east Wanneroo area. In addition to the comments received on the preliminary discussion paper a community forum was held at the City of Wanneroo in November 2004 to progress community input. During this forum a new land use scenario plan was also presented. The WAPC is now working towards preparing a draft land use and water management strategy for public comment in 2005-06.

### Middle Helena River land use and water management strategy

A draft plan to integrate land use planning and water management in the middle and lower Helena River catchments was released for public comment in 2004. The plan will provide direction for future land use decision-making in the catchment for the Helena Pipehead Dam. It will consider public drinking water resource issues and help protect the quality of drinking water and other environmental values. The strategy is expected to be finalised in 2005-06.

### Asset management

#### Land acquisitions

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

#### Bush forever

During the year, the WAPC acquired 100 hectares of land for Bush Forever sites that were not previously reserved under the Metropolitan Region Scheme. The WAPC set aside \$100 million for the purchase of this additional land over a 10-year period at the commencement of the initiative. To date \$37.26 million has

been spent on the purchase of previously unreserved Bush Forever sites.

Land acquired for Bush Forever at a cost of \$4.73 million:

- White Road in Orange Grove
- Wanneroo Road in Tapping
- Stakehill Swamp in Baldivis
- Forrestdale Lake in Forrestdale
- Paganoni Swamp in Karnup
- Lyon Road in Aubin Grove.

#### Groundwater areas

The Select Committee on Metropolitan Development and Groundwater Supplies (1994) recommended that priority 1 source protection areas be purchased and brought under public ownership to protect the groundwater resource for public drinking purposes. During the year, the WAPC continued the purchase of land on the Gngangara mound with five properties being purchased, comprising 138.42 hectares, at a cost of \$4.7 million.

#### Foreshores and beaches

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



## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of  
the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of  
financial and operating data

Documents published by  
the WAPC



purchased five properties comprising 8.36 hectares of land along the Swan, Canning and Helena rivers at a cost of \$2.12 million resulting in more than 80 per cent of the river foreshores reserved in the Metropolitan Region Scheme now being in public ownership.

### Lakes and swamps (wetlands)

The WAPC continued its acquisition of wetlands reserved in the Metropolitan Region Scheme. Land was acquired for Forrestdale, Yangebup, Little Mariginiup and Jandabup lakes, and Tamworth and Stakehill swamps. The WAPC spent \$3.03 million, acquiring 67.71 hectares of wetlands.

### National parks

A total of \$200 000 was paid for two properties comprising 33 hectares to add to Yanchep and Walyunga national parks.

### Regional parks

The WAPC is responsible for the planning of regional parks and acquiring any private properties. There are eight regional parks in the Perth metropolitan region. Once the park is consolidated, management is transferred to the Conservation Commission and in some cases local governments. During the year, the WAPC acquired 249.9 hectares of land in four of the regional parks at a cost of \$8.29 million.

- Yellagonga Regional Park - 1.1 hectares (\$230 000)
- Beeliar Regional Park - 7.40 hectares (\$2.89 million)
- Jandakot Botanic (Regional) Park - 11.26 hectares (\$570 000)
- Darling Range Regional Park - 167.24 hectares (\$4.18 million)

The purchase of land for the Darling Range Regional Park finalised purchase of the most scenically attractive part of Wungong Valley.

### Regional open space

During the year, the WAPC spent \$9.52 million purchasing two properties, which were outside the regional park network, at Spearwood and Calista for regional open space. At Spearwood, the purchase of 6.8 hectares at a cost of \$8.61 million completes land acquisitions for the Cockburn coast limestone ridge south of the standard gauge railway behind the proposed Port Coogee project. At Calista, the purchase of 2.02 hectares of land completes the land acquisitions for the Kwinana buffer first proposed by the Stephenson-Hepburn plan of 1955. The land was purchased from the original owner who has held the land since it was reserved in the Metropolitan Region Scheme in 1963.

## Property disposals

Land once acquired by the WAPC is ultimately disposed of to end managers such as the Conservation Commission or dedicated as public roads. As a result of changes to the Metropolitan Region Scheme land becomes surplus to requirements it is disposed of under the *Metropolitan Region Town Planning Scheme Act 1959* to previous owners or sold. During the year the WAPC disposed of 273 properties returning \$17.5 million. Funds from the disposal of land is paid into the Metropolitan Region Improvement Fund and used to acquire privately owned reserved land or to pay compensation for injurious affection.

The following disposals were concluded:

- 207 properties with a total area of 1463 hectares were transferred to the Crown free of cost for inclusion in the new Pickering Brook and Mundaring national parks.
- The Warwick open space (75 hectares), 20 hectares at Malaga that includes the State headquarters of the Royal Society for the Prevention of Cruelty to Animals (RSPCA), 8.35 hectares of Maylands foreshore and Maurie Hamer Park at Herdsman were all transferred to the Crown free of cost to vest in the relevant local governments.
- 39 properties were transferred to the Crown free of cost for dedication as public roads.

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC



- Two properties were transferred to MRWA (\$4.19 million) for Mitchell Freeway extension at Joondalup and Tonkin Highway.
- \$228 000 (section 36) compensation was recovered from two properties as a result of reservations being reduced or removed.
- Surplus land at Kingsley was sold to the adjoining owner for a 'not for profit' aged care facility (\$820 000).
- Surplus land following widening to Abernethy Road, Belmont (\$216 000).
- 10 properties were sold by private treaty from the former Fremantle Eastern Bypass for \$3.54 million.
- Two properties were sold by auction (\$786 500) in East Perth having become surplus following the abandonment of an earlier alignment for the Graham Farmer Freeway.
- Three surplus properties following dedication of road requirements were sold to the Armadale Redevelopment Authority (\$625 000) within the Forrestdale Business Park.
- 31 hectares of former State forest land was sold to the Ellenbrook Joint Venture for \$5.39 million as part of a land exchange agreement.
- 21 hectares of land was disposed of to Readymix Holdings (\$451 000) at Karnup as part of a land exchange for 40 hectares of land identified under Bush Forever and part of the southern suburbs railway under a negotiated planning solution.

## Land management

### Rental properties

The WAPC currently rents or leases 240 residential and 65 commercial properties on the open market, pending a requirement for the property for its intended use such as future road or regional park. Rental proceeds are paid into the Metropolitan Region Improvement Fund and applied to the acquisition of private land reserved in the Metropolitan Region Scheme and/or the management and development of land acquired by the WAPC such as Araluen Botanic Park.

### Area assistance grants scheme

The WAPC continued to support the planning and development of significant regional open space in the metropolitan region through the provision of funding to local government. The grants scheme presents an incentive to local government to develop open space to enhance community recreation and protect the area's conservation values. Local governments are required to lease WAPC land with the intention of it being converted to a Crown reserve at the completion of the project funding. The following schemes are ongoing:

### Ashfield Flats, Bassendean – Town of Bassendean -

The WAPC contributed \$7800 for an alien species management plan and a further \$8900 towards the preparation of an archaeological investigation of Aboriginal heritage significance for the Ashfield Flats precinct as part of the management planning for the area.

### Baigup Wetlands, Bayswater – City of Bayswater

This major project on the Swan River at Bayswater is due for completion in 2006. By that time, the WAPC will have contributed \$800 000. Additional management requirements may be required in cooperation with other stakeholders following identification of problems associated with acid sulphate soils at the site.

### Ellis Brook, Martin – City of Gosnells

The WAPC contributed \$53 000 to the City of Gosnells to complete its funding agreement for the rehabilitation and construction of community facilities at Ellis Brook.

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of  
the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of  
financial and operating data

Documents published by  
the WAPC



### Garvey Park, Ascot – City of Belmont

Total funding of \$500 000 will be provided during the life of the project which involves an ongoing program to provide community facilities and the rehabilitation of remnant vegetation on 22 hectares of WAPC land on the Swan River in Ascot.

### Other land management initiatives

During the year, the WAPC continued the management of its estate to protect the land and the integrity of the reservations. This work includes fire control measures, fencing and the removal of weeds. The removal of former dwellings and other structures from land acquired for open space and Bush Forever sites is a continuing program. In the last year dwellings were removed from:

- Bush Forever site 125, Southern River;
- Lissiman Street, Gosnells;
- Hocking Road, Kingsley;
- Marriamup Street, Cannington; and
- Admiral Road, Bedforddale.

The last three properties are included in regional parks.

### Black Swan (Kuljak) Island - Ascot Waters

Black Swan (Kuljak) Island is a 28 hectare open space parkland on the Swan River foreshore created from the original Bristle claypits which subsequently was used as the Belmont landfill site for many years. Its role as such ceased in the early 1980's, and as the result of the Ascot Waters housing estate in the early 1990s, a channel was created which severed the site to create an island. The estate developers undertook rudimentary environmental and services works on the island in accordance with the conditions applied to the development and agreements reached at the time. The WAPC took control of the site in 1999 and have progressively undertaken an intensive landscape rehabilitation program since.

The walktrails have been resurfaced and upgraded, with additional trails added, open playing fields levelled and regrassed, water, sewer and power supplies installed, a temporary site administration centre within a fenced compound constructed and extensive revegetation with appropriate native plantings undertaken. A large measure of the work has been facilitated through successive work for the dole schemes. As the rehabilitation works are nearing completion, the program on the island will be ceasing in September 2005, its objectives having largely been fulfilled.

In total, some 60 000 plants have been established on the site, with a low level of planting failures. Now that the environmental and rehabilitation aspects of the project have been substantially completed, discussions will be held with the City of Belmont in respect of the provision of amenities and arrangements for ongoing site management as part of the completion of the Ascot Waters project.

### Quo Vadis – Shire of Serpentine/Jarrahdale

The WAPC resolved to appoint the Department of Sport and Recreation as the preferred manager of the homestead precinct at Quo Vadis. The appointment will allow the department to plan the development of the property for community recreation as well as the protection of the significant heritage values of the property.

### Community support

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

The ongoing refurbishment of a house and grounds in Horley Road, Beckenham as the headquarters of the South East

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of  
the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of  
financial and operating data

Documents published by  
the WAPC



Region Centre for Urban Landcare and the leasing of a property in Albany Highway, Bedfordale as a training facility for the Armadale Noongar Corporation are two such initiatives.

## Parks managed by the WAPC

### Whiteman Park

Whiteman Park, one of the largest metropolitan parks in the world, recorded a 98 per cent growth in visitor numbers during the year. The increase is primarily due to an effective branding and marketing campaign, the introduction of Caversham Wildlife Park into Whiteman Park and free entry. With over 625 000 visitors, Whiteman Park represents one of the most popular icons in the State. This year Whiteman Park developed a comprehensive strategic plan to provide a clear focus for the next decade. Achievements this year include selection as a finalist in the State's prestigious Tourism Awards and Environment Awards. For the foreseeable future Whiteman Park will:

- Showcase what it means to be a Western Australian, living within a vast and fragile landscape, rich in flora and fauna.
- Promote a sustainable future for Western Australians.

### Araluen Botanic Park

Araluen Botanic Park has continued to grow in popularity becoming one of the 'jewels in the crown' of the Darling Range. Over 90 000 people visit the park each year with the area also hosting events as part of the Perth International Arts Festival. In 2001, the Araluen Botanic Park Board resolved to facilitate the preparation of a strategic plan to guide the planning, development and management of the park over the next 10 years of operations. Soon after commencement of the study the State Government released its 'Machinery of Government' taskforce report, that recommended Araluen Park come under the control of the Botanic Gardens and Parks Authority. It became clear that any transition of control would not be occurring in the short term and in recognition of the pressing need to plan for future works at Araluen, it was decided to complete an interim strategic management plan. The plan released in late 2004, was reduced to an interim timeframe of two years (from 2004 to 2006). The outcomes and recommendations have the full support of all stakeholders.

## The Regions

To ensure that regional Western Australia is strong and vibrant.

## Regional development

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

## Statutory planning

### Greater Bunbury region scheme

The proposed Greater Bunbury Region Scheme covers the City of Bunbury and the shires of Harvey, Dardanup and Capel. During the year, the WAPC

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC



undertook additional investigations arising from environmental appeals lodged against the recommendations of the Environmental Protection Authority, culminating in the Minister for the Environment determining most appeals in late 2004. Following calls for further consultation with landowners and the community over regional open space proposals, the Minister for Planning and Infrastructure held a Dialogue with Greater Bunbury. Attended by some 200 people, the dialogue was held in April 2005 and was the largest community forum of this type conducted in regional Western Australia. The results will be taken into account in finalising the region scheme.

The draft establishment plan for the proposed Ocean-Preston River Regional Park was also completed for public comment. This will be the forerunner for a regional park system for Greater Bunbury similar to the Perth metropolitan region's nationally renowned regional park system.

### Peel region scheme

The Peel Region Scheme provides the statutory mechanism for implementation of strategic plans for the Peel region. The scheme covers the City of Mandurah and the shires of Murray and Waroona. The WAPC is responsible for keeping the scheme under review and amending it to reflect the regional land

planning needs of the region. This year six amendments to the scheme were finalised:

002/33A	General Omnibus (No. 1)
003/33A	Stingray Point Foreshore Rationalisation
004/33A	Extension to Special Control Area No 1 - Water Catchments (Dwellingerup Brook)
005/33A	Pinjarra-Williams Road Primary Regional Roads Reservation
006/33A	Furnissdale Neighbourhood Commercial and Service Commercial Precinct
008/33A	Structures in Artificial Waterways

One further rezoning was made to the scheme by the transfer of land from the urban deferred zone to the urban zone.

### Strategic planning

#### Country land development program

The Country Land Development Program – Annual Review 2004 investigates 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. Currently, there are 13

areas that the project focuses on. Previously, individual land release plans were prepared for each area. During 2004, the program's format was significantly changed so that each centre is now updated each year and compiled into an annual review. During the last 12 months Exmouth and Onslow have been added to the program. In 2005, the annual review will continue to identify and monitor past, current and projected land development activity, and the associated services and infrastructure requirements and provision.

### Fitzroy futures town plan

Prepared in close consultation with the Shire of Derby-West Kimberley and Bunuba Incorporated, the draft Fitzroy Futures Town Plan was released for a three-month public comment period which closed in June 2005. The plan seeks to provide for the needs of the Fitzroy community into the future, recognising the significant physical constraints for development in Fitzroy Crossing and the tenure and ownership of the land in and around the town. It offers the Fitzroy Crossing community a strategic land use framework and context for a number of more detailed initiatives including:

- land tenure changes, particularly to transfer land to Bunuba management and to effect some land tenure rationalisations for access and infrastructure;



## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC



- progressing land release for residential, commercial and industrial uses, which is urgently required;
- provision of new school site and facilities;
- the establishment of a community resource centre;
- ensuring protection of priority water source protection areas; and
- implementation of community layout plans.

Community layout plans were prepared for Junjuwa, Darlungunya, Bungardi and Kurnangki communities under the Department of Housing and Works Town Reserves Regularisation Program. This process 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.

### Ningaloo coast

The WAPC achieved the following State Government endorsed outcomes for the Ningaloo coast:

- Adoption and release of the Ningaloo Coast Regional Strategy Carnarvon to Exmouth. The strategy has been recognised as a leading and quality planning strategy by winning National

and State Planning Institute of Australia awards.

- Gazettal of the Ningaloo Coast Regional Interim Development Order.
- Gazettal of Statement of Planning Policy No 6.3 Ningaloo Coast.
- Establishment of the Ningaloo Sustainable Development Committee as the delegated decision-making committee under the regional interim development order. The committee oversees the implementation of the strategy and determines planning and development applications.

The Ningaloo Sustainable Development Committee is serviced by DPI's Ningaloo Sustainable Development Office that was established in Carnarvon in late 2004.

### Port Hedland enquiry-by-design

During October and November 2004, technical experts worked with the Port Hedland community in an enquiry-by-design exercise, which looked at the future of the town. This exercise was funded by the WAPC. The rapid rise in the scale of export tonnages of iron ore from Port Hedland had brought into focus a number of planning issues that needed to be investigated. These included:

- The future of the west-end of Port Hedland.

- Opportunities for additional residential development at Pretty Pool and Cooke Point.
- The future of the Wedgefield industrial area given development plans promoted by the Port Hedland Port Authority.
- The need to revitalise and refurbish South Hedland and to provide additional development opportunities.

A report on proceedings was produced, together with an implementation strategy. During 2004-05 work will be undertaken to provide for additional development at Pretty Pool and plans for improvements to South Hedland through a 'new living' scheme have been announced.

### Geraldton regional centre strategy

The Geraldton Regional Centre Strategy was prepared and released for public comment as part of the implementation of the Geraldton Region Plan. The strategy looks at current and anticipated land use and transport issues in a comprehensive document providing the basis for detailed planning and strategic actions. The strategy will assist the regional centre to continue to develop as a major visitor destination and the commercial, community and cultural centre of the Mid West Region. The strategy acknowledges:

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC



- The need for a coordinated approach to development and redevelopment of the Geraldton central business district and its integration with the greater Geraldton area.
- The need to maximise and consolidate existing and imminent project opportunities.
- The catalyst for development, enhancement and reorientation of the central business district and in particular its integration with the foreshore arising from development of the southern transport corridor.

A final strategy will be released in 2005-06.

### Perth-Darwin National Highway alignment definition study

The Perth-Darwin National Highway is an important link in the State and national road network enhancing transport efficiencies between Perth, the north of Western Australia and the Northern Territory. The alignment definition study will define the road reservation for the future highway between Bullsbrook and Bindoon for inclusion in the Metropolitan Region Scheme and relevant town planning schemes. Community liaison groups have been formed and extensive consultation is being undertaken as the study progresses. The study is also being overseen by a steering committee that

consists of representatives from State and local government and community liaison groups.

### Warren-Blackwood rural strategy

The final Warren-Blackwood Rural Strategy was released in late 2004. Taking a sub-regional approach to land and water planning, development of this strategy was combined with development of four local planning strategies for the shires of Manjimup, Boyup Brook, Bridgetown-Greenbushes and Nannup. This coordinated approach to applying natural resource management to land use planning at the local and sub-regional levels was the first of its kind in regional Western Australia. It achieved a number of efficiencies and helped secure a grant from the Natural Heritage Trust to assist the four shires with their local planning strategies.

### Review of planning for Broome

The Minister for Planning and Infrastructure convened the Broome Planning Steering Committee to assist the Shire of Broome with planning decisions and growth for the next 10 to 15 years and to provide the rationale for the zones, reserves and provisions for a revised town planning scheme. The

committee's considerations have focused on the area covered by the Shire of Broome Town Planning Scheme No 4, including Broome townsite, north to Willie Creek and east to Skuthorpe horticultural area. Over the last year, the committee has been working to resolve a number of key planning and infrastructure issues for Broome. It has sought to establish a land use framework that provides a strong basis to accommodate future growth while maintaining an open space network to protect and provide for Broome's important cultural and environmental assets.

The committee presented a report on progress to the community seeking broader views on the draft land use proposals under consideration. There is considerable work required to implement the land use framework presented by the committee. This will be subject to more detailed future actions, compiled within an implementation schedule. Broome's future is likely to be as exciting, vibrant and diverse as its colourful past. The committee has sought to identify and meet the range of land use needs of the Broome community and its visitors.



## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of  
the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of  
financial and operating data

Documents published by  
the WAPC



## Gordon Road planning precinct structure plan

The Gordon Road planning precinct is approximately three kilometres north-east of the Mandurah town centre and contains a range of land uses. Given the need to address potential land use conflicts within the precinct and identify suitable planning solutions, a structure plan was prepared to guide the future development of the precinct. In November 2004, the draft structure plan was released for public comment and following consideration of all the issues raised during the submission process, it is expected that the WAPC will finalise the structure plan in late 2005.

## Augusta-Walpole coastal strategy

The Augusta-Walpole coastal strategy seeks to create a framework to guide land use decision-making along a stretch of coast that has a diverse range of values. There are important tracts of unbroken coastal vegetation and the study area includes the Broke Inlet, the State's most pristine estuary. The area also supports a strong agricultural tradition based on grazing and horticulture and tourism is fast becoming a key element of the economy. The strategy will seek to resolve issues regarding appropriate tenure and management of land, determine appropriate land uses and

provide a hierarchy of recreational uses. The draft strategy is expected to be released for public comment in the second half of 2005.

## Nambeelup industrial land study

The WAPC in association with the Peel Development Commission, LandCorp, City of Mandurah and the Shire of Murray is funding a study to develop a drainage, nutrient and wetland management plan and outline development plan for the Nambeelup strategic industrial area. The 1300 hectares identified in the Inner Peel Region Structure Plan as future strategic industrial land is severely constrained by a number of environmental issues. The study will produce a plan that addresses and resolves all these issues and provides a framework for sustainable industrial development. The study commenced in November 2004 and is scheduled for completion in October 2005.

## East Margaret River structure plan

The Shire of Augusta-Margaret River has adopted the outcomes report from the Margaret River enquiry-by-design workshop as the basis for the East Margaret River Structure Plan. Following further public consultation, the shire council and the WAPC have endorsed

the structure plan as the guide for detailed local area plans, subdivision and development. An implementation strategy involving the shire, major landowners and government agencies has commenced.

## Peel regional park plan

The proposed Peel regional park comprises approximately 20 280 hectares of land and waterways. The land surrounding the waterways makes up some 6375 hectares. The Peel regional park plan will be an overall 'establishment plan' for the area. It will document the vision and priorities for the park, together with guidelines for the use of the land and waterways, management structures and associated matters. Consultants were commissioned by the WAPC to prepare the plan. In April 2005, two public workshops were held, attended by approximately 80 people. The community consultative committee for the project has also met on four occasions. The consultants are now in the process of preparing a draft plan, which is anticipated to be released for public comment in early 2006.

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC



## Northam townsite and surrounds structure plan

The WAPC in conjunction with the Shire of Northam and the Town of Northam has prepared a structure plan for the land surrounding the Northam townsite. Both the shire and the town have recently advertised new town planning schemes and local planning strategies. In assessing these plans, it became apparent that a coordinated approach was required to ensure that the townsite and the surrounding area accommodate the growing needs of the local and regional community. The plan will set the direction for rural residential, residential, commercial and industrial development beyond the Northam townsite.

## Asset management

### Greater Bunbury region scheme

The proposed Greater Bunbury Region Scheme covers the City of Bunbury and the shires of Harvey, Dardanup and Capel. The WAPC is authorised under the *Western Australian Planning Commission Act 1985* to purchase land required for the scheme prior to its promulgation with the approval of affected landowners. During the year, the WAPC purchased six properties for regional open space comprising an area

of 108 hectares at a cost of \$1.68 million. Two of the properties (68 hectares) were purchased at "Muddy Lakes", Statham with the remainder purchased for the Leschenault Estuary foreshore. The WAPC has commenced weed control, fencing and rehabilitation on the lands acquired for use in the scheme.

### Peel region scheme

In addition to its strategic and regulatory functions, the Peel Region Scheme provides the means by which land is acquired for regional road and rail networks and various community infrastructure needs. The scheme also provides the means by which land is acquired for regional open space. In this respect, land surrounding the Peel Inlet and Harvey Estuary and along the Harvey, Murray and Serpentine rivers is reserved for regional open space under the scheme. Land on the coastal foreshores and at a range of other locations is also reserved for this purpose. During the year, the WAPC purchased land for the south-west metropolitan railway where this falls within the Peel Region. In addition, it purchased land at Barragup, Furnissdale and Lake Clifton for regional open space purposes at a total cost of \$1.19 million. It also purchased land at Greenfields, North Dandalup and Pinjarra for regional roads at a cost of \$337 200.

## Governance

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

### Code of conduct

The WAPC's code of conduct is published on the WAPC internet site [www.wapc.wa.gov.au](http://www.wapc.wa.gov.au)

### Compliance with public sector standards and ethical codes

The WAPC is covered by the DPI's policy framework, which was developed during 2003-04.

### Compliance with other legislation and policies

In the performance of its functions, the WAPC has legal requirements to fulfil which include the following relevant laws and government policy:

#### *Disability Services Act 1993*

As part of the service level agreement arrangement with DPI, the WAPC has a disability service plan. All WAPC publications are available on request in

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC



custom format design to suit the needs of individuals with particular disabilities. A telephone typewriter (TTY) connection provides for people with hearing impairment.

### *Freedom of Information Act 1992*

In partnership with DPI, the WAPC 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.

### *Government Employees Superannuation Act 1987*

### *Public Sector Management Act 1994*

### *Library Board of Western Australia Act 1951*

### *Corruption and Crime Commission Act 2003*

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

### *State Records Act 2000*

### *State Supply Commission Act 1991*

## Cultural diversity and language services

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

## Customer service charter

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

## Directives from the Minister for Planning and Infrastructure

The Minister for Planning and Infrastructure has issued direction to the WAPC under section 18(4) of the *Western Australian Planning Commission Act 1985* to give effect to the Government's commitment to limit high-rise developments on the State's coast.

## Enabling legislation

### Western Australian Planning Commission

#### Acts

*Western Australian Planning Commission Act 1985*

*Metropolitan Region Town Planning Scheme Act 1959*

*Metropolitan Region Improvement Tax Act 1959*

*Town Planning and Development Act 1928*

*Strata Titles Act 1985*

#### Regulations

*Metropolitan Region Planning Authority (Reserved Lands) Regulations 1977*

*Metropolitan Region (Valuation Board) Regulations 1967*

*Town Planning and Development (Subdivision) Regulations 2000*

*Town Planning Regulations 1967*

*Town Planning and Development (Easement) Regulations 1983*

*State Administrative Tribunal Rules 2004*

#### Region Schemes

*Metropolitan Region Scheme*

*Peel Region Scheme*

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC



## Keeping the community informed

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

## Public interest disclosures

In accordance with section 23 of the *Public Interest Disclosure Act 2003*, the WAPC has received no public interest disclosures for the 12 months to 30 June 2005.

## Quality information and processes

The WAPC ensures the delivery of good-quality and timely information that is critical to achieving good planning outcomes. In recognising the importance of these issues and trends, the WAPC works with clients across the State to manage issues concerning population and economic growth, environmental management and infrastructure. In doing so, the WAPC has strong linkages with other programs, including the State Sustainability Strategy.

## Reporting of record-keeping plans

The WAPC operates with the support of DPI and as provided in the 2003-05 service level agreement the DPI provides records management services for the WAPC. The record keeping plan for the WAPC was cleared for approval by the State Records Office subject to finalisation of the retention and disposal schedule.

A number of projects that address issues identified in the plan have been completed:

- A retention and disposal schedule covering all records is now complete and ready for submission to the State Records Advisory Committee in 2005-06.
- A new classification scheme for file titling of records more relevant to current functions and relationships has been developed and will be implemented in 2005-06.
- A web based training course in record keeping awareness commenced in December 2004 ensures that employees have the opportunity to develop a clear understanding of their role and responsibilities in creating, managing and maintaining government records.

In 2005-06 to meet compliance obligations the following will be developed:

- performance indicators for recordkeeping;
- vital records program;
- disaster management plan for records; and
- contract compliance.

## Statutory performance

The statutory performance of the WAPC improved markedly over the year despite an increase in the number of statutory applications and organisational changes within the statutory planning division of DPI.

For subdivisions, 75 per cent of applications were determined within the statutory timeframes increasing from 69 per cent in 2003-04. During the same period the number of subdivision applications received increased by around eight per cent from 2898 to 3130. Overall, 71 per cent of all statutory applications (subdivisions, strata development applications and scheme amendments) were determined within the statutory timeframes and management targets compared to 66 per cent for 2003-04.

The statutory workload has increased consistently in recent years and in the past year the WAPC determined 30 per cent more statutory applications than four years ago in 2000-01.

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of  
the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of  
financial and operating data

Documents published by  
the WAPC



## WAPC to provide online access to region schemes

During the year, the WAPC worked with DPI to establish a planning channel or landgate ([www.landgate.com.au](http://www.landgate.com.au)) that provides free access to the Metropolitan Region Scheme and the Peel Region Scheme. This is the first time that region scheme information has been available on the internet. The site lists proposed amendments to the Metropolitan and Peel Region Schemes and also links to the application for issue of certificate documents should customers require an official certificate detailing the status of their property.

## WAPC internet site

The WAPC is committed to openness and transparency. The WAPC implemented a new remodelled website and content management system in 2005 to improve the efficiency and effectiveness of the WAPC's communications.

Planning documents can be published electronically and/or in print at each stage of their development. All publications produced during 2004-05 have been published on the WAPC internet site and can be downloaded from [www.wapc.wa.gov.au](http://www.wapc.wa.gov.au).

## Wastepaper recycling

WAPC contributed to the wastepaper recycling effort. The collection of used paper was carried out under DPI's contract.

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of  
the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

### Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of  
financial and operating data

Documents published by  
the WAPC



## Members and committees ►►

### Members of the WAPC

Mr Jeremy Dawkins

Chairman

(term of appointment: January 2004 to  
December 2008)

Jeremy 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.

Cr Corinne MacRae

local government (metropolitan)  
representative

(term of appointment: October 2004 to  
December 2006)

Corinne 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.

Cr Allan Henshaw

local government  
(non-metropolitan) representative

(term of appointment: October 2004 to  
December 2006)

Allan is a retired squadron leader with  
the Royal Air Force (30 years) and the  
former President of the Shire of Toodyay.  
Since immigrating to Western Australia  
in 1993, Allan has managed the  
Northam Race Club and flown for and  
managed Northam Air Services where he  
still undertakes delivery and test flights.  
Allan was elected to the Toodyay Shire  
Council in May 1999 and as Shire  
President in 2001. He is deputy



## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC



chairman of the Avon Regional Organisation of Councils and deputy president of the Avon Midland Zone of the West Australian Local Government Association.

### Associate Professor David Wood coastal planning and management

(term of appointment: March 2004 to December 2006)

David 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.

### Ms Carey Curtis professions / community representative

(term of appointment: January 2005 to December 2006)

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

### Mr Luke Saraceni professions / community representative

(term of appointment: July 2004 to December 2005)

Luke is Managing Director and owner of Saracen Properties Pty Ltd. He possesses qualifications in Urban and Regional Planning, Business and Administration and holds a Local Government Planners Certificate of Qualification. Luke has over 20 years experience in the property development industry, with the seven years preceding this working as Director of Planning and Development at the City of Swan. He is currently a member of the Australian Planning Institute, the Australian Institute of Management, is a board member and President of the Property Council of Australia (WA Division) and was a founding member of the Local Government Planners Association.

### Mr Greg Martin Director General, Department for Planning and Infrastructure

(term of appointment: ex officio)

Greg 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 Derek Carew-Hopkins A/Director General, Department of Environment

(term of appointment: ex officio)

Derek is the Acting Director General of the Department of Environment. He graduated from the University of Central Queensland with a specialty in water resources. During 1995 to 2003 Derek was the Appeals Convenor dealing with appeals against decisions and recommendations of the Department of Environmental Protection and the Environmental Protection Authority. In 2003, Derek conducted a management and structure review of the then Department of Environmental Protection and the Water and Rivers Commission, and on conclusion was asked to run the two departments as one and implement the recommendations of the review.



## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC



### Mr Paul Frewer planning professional

(term of appointment: October 2004 to December 2006)

Paul is the Deputy Director General of the Department for Planning and Infrastructure 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.

### Mr Kevin Fong regional representative

(term of appointment: October 2004 to December 2005)

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

WAPC upon nomination of the Minister for State Development to represent regional interests.

### 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 Ian Patterson  
(until April 2005)

Mr Ray Stokes  
(from April 2005)

In 2004-05, the WAPC met 14 times and considered 172 reports.

### Attendance by WAPC members:

Mr Jeremy Dawkins	13
Cr Corinne MacRae	14
Cr Allan Henshaw	5
Mr Luke Saraceni	10
Ms Carey Curtis	13
Mr Greg Martin	9
Mr Derek Carew-Hopkins	8
Mr Paul Frewer	12
Mr Kevin Fong	8
Dr David Wood	12
Cr Margaret Smith	2

## Committee structure

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

All committee membership is shown as at 30 June 2005 and relates to the period 1 July 2004 - 30 June 2005.

## Statutory committees

### Statutory Planning Committee

The committee is the WAPC's regulatory decision-making body. Its functions include approval of the subdivision of land, approval of leases and licenses, approval of strata schemes, advice to the Minister for Planning and Infrastructure on local government town planning schemes and scheme amendments, and the determination of certain development applications under the Metropolitan Region Scheme. During the year, the committee met 49 times and considered 599 reports.

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

**Ms Verity Allan**  
professions/business representative

**Mr Ian Cowie**  
regional development representative

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

### Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC



**Mr Ray Stokes**

Department for Planning and Infrastructure

**Cr Corinne MacRae**

nominee of WAPC

**Cr Elizabeth Taylor**

local government representative

**Mr Bill Grace** (from October 04)

community representative

**Ms Judith Tomlinson** (to October 04)

nominee of WAPC

## Metropolitan Region Planning Committee

The committee is the vehicle for liaison between State and local government when considering amendments to the Metropolitan Region Scheme. It receives minutes of all district planning committee meetings, reviews technical reports and reports on submissions to amendments, and appoints hearings committees for amendments. The committee met 11 times and considered 59 reports.

**Mr Jeremy Dawkins** (Chair)

Chairman, WAPC

**Ms Verity Allan**

professions/business representative

**Cr Nikolee Ansell** (to May 2005)

South-East District Planning Committee

**Cr Ron Hoffman** (from May 2005)

South-East District Planning Committee

**Mr Ian Cowie**

regional representative

**Cr Richard Graham**

South-West District Planning Committee

**Cr Rodney Hodge**

Western Suburbs District Planning Committee

**Cr Corinne MacRae**

nominee of WAPC

**Cr Glynis Monks** (to May 2005)

North-West District Planning Committee

**Cr Simon Chester** (from May 2005)

North-West District Planning Committee

**Mr Ray Stokes**

Department for Planning and Infrastructure

**Cr Vincent Tan** (to May 2005)

City of Perth

**Cr Michael Sutherland** (to May 2005)

City of Perth

**Cr Elizabeth Taylor**

Eastern Districts Planning Committee

**Mr Bill Grace** (from October 04)

community representative

**Ms Judith Tomlinson** (to October 04)

nominee of WAPC

## Infrastructure Coordinating Committee

The committee advises the WAPC on planning for the provision of physical and community infrastructure throughout the State. It has the powers to coordinate the metropolitan development program, the country land development program and the provision of infrastructure for land development. The committee met six times and considered 34 reports.

**Mr Jeremy Dawkins** (Chair)

WAPC, Chairman

**Mr Noel Ashcroft**

Department of Industry and Resources

**Ms Anne Hill**

Office of Energy

**Mr Paul Frewer**

Department for Planning and Infrastructure

**Mr Stephen Harvey**

Department of Education

**Mr Ross Holt**

LandCorp

**Mr Anthony Kannis**

Department of Treasury and Finance

**Mr Greg Martin**

Department for Planning and Infrastructure

**Mr Garry Meinck**

Water Corporation

**Mr Daniel Nevin** (to December 04)

Office of Water Policy

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

### Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC



**Mr Rod Banyard** (from December 04)  
Office of Water Policy

**Mr Gary Norwell**  
Main Roads WA

**Mr Simon Skevington**  
Department of Industry and Resources

**Cr Elizabeth Taylor**  
local government representative

**Mr Kim Taylor**  
Department of Environmental Protection

**Mr Brian Troy** (to June 05)  
Department of Health

**Mr Ross Keesing** (from June 05)  
Department of Health

### Transport Committee

The committee advises the WAPC on transport planning throughout the State. It has decision-making powers in relation to transport matters in the Perth metropolitan region and on strategic issues across the State. During the year, the committee met five times and considered 45 reports.

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

**Mr Kim Antonio** (to October 2004)  
regional representative

**Mr Russell White** (from October 2004)  
regional representative

**Ms Carey Curtis**  
nominee of the WAPC

**Mr Paul Frewer**  
planning professional

**Mr Menno Henneveld**  
Main Roads WA

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

**Cr Barry McKenna**  
local government representative

**Mr Chris Tatum** (to October 2004)  
nominee of WAPC

**Ms Alexandra Piper** (from October 2004)  
nominee of WAPC

**Mr Reece Waldock**  
nominee of WAPC

### Coastal Planning and Coordination Council

The council provides high-level strategic and integrated advice on the sustainable and coordinated planning and management of the Western Australian coast. It replaced the WAPC's Coastal Zone Council from April 2004. The council met three times and considered 30 reports.

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

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

**Ms Maxine Chi**  
professions/community representative

**Mr Darren Cooper**  
professions/community representative

**Cr Barbara Dunnet**  
local government (non-metropolitan) representative

**Ms Regina Flugge**  
professions/community representative

**Mr Paul Gamblin**  
professions/community representative

**Mr Robert Griffiths**  
Department for Planning and Infrastructure

**Mr Col Ingram**  
Department of Conservation and Land Management

**Ms James Hewitt**  
Western Australia Tourism Commission

**Mr Ray Masini**  
Department of Environment

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

**vacant**  
Department of Fisheries

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC



## Executive, Finance and Property Committee

The committee performs the administrative, financial and property functions of the WAPC. Most of its activities centre on monitoring development projects, the acquisition and disposal of property and associated capital works. The committee met 28 times and considered 292 reports.

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

**Mr Paul Frewer**  
planning professional

**Cr Corinne MacRae**  
WAPC member

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

## District planning committees

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

### Eastern Districts Planning Committee

The committee has met five times this year.

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

**Cr Bevan Carter** (to May 2005)  
Town of Bassendean

**Cr Jack Fox** (from May 2005)  
Town of Bassendean

**Cr Colin James**  
Shire of Mundaring

**Cr Terry Kenyon** (to May 2005)  
City of Bayswater

**Cr Lou Magro** (from May 2005)  
City of Bayswater

**Cr Phil Marks**  
City of Belmont

## North-West District Planning Committee

The committee met four times this year.

**Cr Glynis Monks** (Chair) (to May 2005)  
City of Wanneroo

**Cr Simon Chester** (Chair) (from May 2005)  
Town of Vincent

**Cr Mark Pearson**  
City of Wanneroo

**Cr Terry Tyzack** (to May 2005)  
City of Stirling

**Cr Trevor Clarey** (from May 2005)  
City of Stirling

**Mr John Paterson**  
Chairman of Commissioners, City of Joondalup

## South-East District Planning Committee

The committee met six times this year.

**Cr Nikolee Ansell** (Chair) (to May 2005)  
Town of Victoria Park

**Cr Ron Hoffman** (Chair) (from May 2005)  
City of Gosnells

**Cr Bruce Mason**  
City of Canning

**Cr Barry Maddaford**  
City of South Perth

**Cr Denyse Needham** (to May 2005)  
Shire of Serpentine-Jarrahdale

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of  
the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

### Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of  
financial and operating data

Documents published by  
the WAPC



Cr John Price (from May 2005)  
Shire of Serpentine-Jarrahdale

Cr Henry Zelones  
City of Armadale

Cr David Griffiths (to May 2005)  
City of Gosnells

Cr David Ashton (from May 2005)  
Town of Victoria Park

## South-West District Planning Committee

The committee met five times this year.

Cr Richard Graham (Chair)  
City of Cockburn

Cr John Bennett (to May 2005)  
City of Melville

Cr Duncan MacPhail (from May 2005)  
City of Melville

Cr Allan Hill (to May 2005)  
City of Rockingham

Cr Richard Smith (from May 2005)  
City of Rockingham

Mayor Jim O'Neil  
City of East Fremantle

Cr Rod Pattinson  
Town of Kwinana

Cr Helen Hewitt (to May 2005)  
City of Fremantle

Cr Les Lauder (from May 2005)  
City of Fremantle

## Western Suburbs District Planning Committee

The committee met four times this year.

Cr Rodney Hodge (Chair)  
City of Subiaco

Cr Dan Cunningham  
Town of Cottesloe

Cr Clem Edwards  
Town of Claremont

Cr Ken Gorman  
Town of Mosman Park

Cr Ken McAullay (to May 2005)  
Town of Cambridge

Cr Rod Bradley (from May 2005)  
Town of Cambridge

Cr Sheryl Froese  
City of Nedlands

Cr Peter Bacich  
Shire of Peppermint Grove

## Regional and special purpose committees

The WAPC has also created a number of regional and special purposes committees to assist with its land use planning activities across the State. Committees may have specific tasks or be established, as needed, to address a one-off situation. The power to create a committee is provided under section 19 of the *Western Australian Planning Commission Act 1985*. The WAPC sets the membership and terms of reference for these committees.

## Central Perth Planning Committee

The committee was established to oversee and provide direction for planning in the Perth central area. It exercises delegated authority to deal with the City of Perth town planning scheme and scheme amendments; the Metropolitan Region Scheme and amendments; subdivisions, strata titles, leases and licenses; and development on reserved land within the City of Perth. The committee met seven times and considered 32 reports.

Mr Jeremy Dawkins (Chair)  
WAPC, Chairman

Mr James Freemantle  
professions/business representative

Ms Fiona Kalaf  
professions/business representative



## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

### Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC



**Mr Greg Martin**

Department for Planning and Infrastructure

**Lord Mayor Dr Peter Nattrass**

City of Perth

## Peel Region Planning Committee

The committee was formed to oversee preparation of the Peel Region Scheme that incorporates the local government districts of the City of Mandurah and the Shires of Waroona and Murray. The committee met six times and considered 24 reports.

**Mr Jeremy Dawkins** (Chair) (from January 2005)

Chairman, WAPC

**Terry Martin** (Chair) (to December 2004)

nominee of WAPC Chairman

**Mr Paul Frewer**

Department for Planning and Infrastructure

**Cr Paul Fitzpatrick**

Shire of Waroona

**Cr Noel Nancarrow**

Shire of Murray

**Cr Patricia Creevey**

City of Mandurah

**Ms Coral Richards**

community representative

**Mr Brett Belstead**

Main Roads WA

**Ms Jan Star**

regional development representative

## South-West Region Planning Committee

The committee undertakes strategic and statutory decision-making for land planning matters including the subdivision of land, town planning schemes and amendments, and land development policies for the South-West Region on behalf of the WAPC. The committee met 13 times and considered 146 reports.

**Mr Jeremy Dawkins** (Chair)

Chairman, WAPC

**Cr Kingsley Gibson**

Shire of Capel

**Cr Peter Monagle**

Shire of Harvey

**Cr Ray Frisina**

City of Bunbury

**Ms Alison Bunting** (to April 2004)

community representative

**Mr Paul Frewer**

Department for Planning and Infrastructure

**Mr Geoff Klem**

regional representative

**Cr Rosanne Pimm**

nominee of the Minister for Planning and Infrastructure

**Ms Neema Premji**

nominee of the Minister for Planning and Infrastructure

## 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 met once and considered two reports.

**Mr Jeremy Dawkins** (Chair) (from January 2005)

Chairman, WAPC

**Mr Terry Martin** (Chair) (to December 2004)

nominee of WAPC Chairman

**Mr Brett Belstead**

Main Roads WA

**Ms Alison Bunting** (to April 2005)

community representative

**Cr Michael Bennett** (to June 2005)

Shire of Dardanup

**Cr Ray Frisina**

City of Bunbury

**Mr Paul Frewer**

Department for Planning and Infrastructure

**Cr Peter Monagle**

Shire of Harvey

**Cr Margaret Smith**

Shire of Capel

**Mr Geoff Klem**

regional representative

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of  
the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

### Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of  
financial and operating data

Documents published by  
the WAPC



## Goldfields-Esperance Regional Planning and Infrastructure Coordinating Committee

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

**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 Murray Thomas**

Shire of Laverton

**Cr Graham Thompson**

City of Kalgoorlie-Boulder

## Lower Great Southern Regional Strategy Steering Committee

The steering committee was established in September 2001 to oversee the preparation of the strategy. The committee met three times.

**Mr Mike Allen** (Chair)

Department for Planning and  
Infrastructure

**Cr Colleen Donnelly**

Shire of Denmark

**Cr Milton Evans** (to April 2005)

City of Albany

**Cr Bob Emery** (from April 2005)

City of Albany

**Cr Kevin Forbes**

Shire of Plantagenet

**Mr Bruce Manning**

Great Southern Development  
Commission

**Cr June Roberts**

Shire of Cranbrook

**Mr Peter Watson** MLA

Member for Albany

**Mr Phil Woodward**

Department for Planning and  
Infrastructure

## 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 that was released in August 2004. The committee met four times and considered 20 reports.

**Mr David Hatt** (Chair)

Department of the Premier and Cabinet

**Mr Paul Frewer**

Department for Planning and  
Infrastructure

**Dr David Wood**

WAPC representative

**Mr Chris Tallentire**

representing community and  
environmental interests

**Cr Dudley Maslen**

Shire of Carnarvon

**Cr John Cooper**

Shire of Exmouth

**Mr Doug Hunt**

representing community and industry  
interests (Coral Bay)

**Mr John Craig**

representing natural resource  
management interests

**Mr Lyn (Muddy) Martin**

representing community and industry  
interests (Exmouth)

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

### Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC



**Ms Sue Jones**

representing regional development interests

**Ms Stephanie Perry**

representing community and industry interests (Carnarvon)

## Parliament House Precinct Committee

Since the early 1960's 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 has not met during 2004-05 financial year.

**Mr Jeremy Dawkins (Chair)**

WAPC, Chairman

**Hon. John Cowdell MLC**

President of the Legislative Council

**Lord Mayor Dr Peter Nattrass**

City of Perth

**Mr Dennis Silver**

nominee of the Australian Institute of Architects

**Hon. Fred Riebeling MLA**

Speaker of the Legislative Assembly

## 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 four times and considered 27 reports.

**Mr Jeremy Dawkins (Chair)**

WAPC, Chairman

**Mr Peter Ashton**

Chamber of Minerals and Energy of WA Inc

**Mr Ian Briggs**

Department of Industry and Resources

**Mr Paul Frewer**

Department for Planning and Infrastructure

**Mr Ross George**

Department of Agriculture

**Mr Peter Tregonning**

Western Australian Farmers Federation (Inc)

**Mr Andrew Bartleet**

Department of Fisheries

**Mrs Sue Walker**

Pastoralists and Graziers Association of WA (Inc)

**Mr Chris Tallentire**

Department of Conservation and Land Management

**Mr Keith Claymore**

Department of Conservation and Land Management

**Cr Sally Lake**

local government (metropolitan)

**Cr Michael Anspach**

local government (non-metropolitan)

## 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 five times and considered 24 reports.

**Mr Jeremy Dawkins (Chair)**

Chairman, WAPC

**Mr John Collett**

regional development representative

**Mr Greg Davis**

Department of Environment

**Ms Marion Fulker**

Urban Development Institute of Australia (WA division)

**Dr Bob Hay**

Department of Indigenous Affairs

**Mr Dale Newsome**

Western Australian Local Government Association

**Professor Peter Newman**

Department of the Premier and Cabinet

**Mr Rory O'Brien**

Planning Institute of Australia (WA division)

**Dr Mike Mouritz**

Department for Planning and Infrastructure

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC



## 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 five times and considered 11 reports.

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

**Mr Richard Bloor**  
Department of Education

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

**Mr Alan Campbell**  
Swan Christian Education Association

**Mr Berry Durston**  
Association of Independent Schools

**Mr Tony Giglia**  
Catholic Education Commission

**Mr Stuart McKnight**  
Department for Planning and Infrastructure

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

**Rev Peter Laurence**  
Anglican Schools Commission

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

**Mr John Nicholas** (to January 2005)  
Department of Education

**Mr Nick Pollard** (from January 2005)  
Department of Education

**Mr Bronte Parkin**  
Department of Education Services

**Mr Phillip Senior**  
expertise in regional education

## Utility Providers Services Committee

The committee was established in October 2002 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 two times and considered 19 reports.

**Mr John Chortis** (Chair) (from March 2005)  
Department for Planning and Infrastructure

**Mr Alan Kleidon** (Chair) (to March 2005)  
Department for Planning and Infrastructure

**Mr John Bond**  
Water Corporation

**Mr Peter Bowyer**  
Urban Development Institute of Australia (WA Division)

**Mr Jeff Broder**  
City of Perth

**Mr Peter Brazendale**  
Western Power Corporation

**Mr David Brown**  
Main Roads WA

**Mr Mark Parfremment**  
Western Australian Police Service

**Mr Robert Holloway**  
Public Transport Authority

**Mr David Lamont**  
Department of Conservation and Land Management

**Mr Mike Morris**  
Civil Contractors Federation

**Mr Mark Olivieri**  
Telstra

**Mr Kim Rushton**  
Dial Before You Dig (WA)

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

**Mr Dean Solmundson**  
AlintaGas

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

**Mr Geoff Wood**  
Energy Safety WA

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC



## 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 six times and considered 75 reports.

**Mr Peter Melbin** (Chair)  
nominee of the WAPC Chairman

**Ms Elizabeth Brice**  
community representative

**Dr Stephen Davies**  
natural heritage knowledge

**Mr Stuart Hicks**  
cultural heritage knowledge

**Mr Athol Jamieson**  
Department for Planning and Infrastructure

**Cr Todd Jones**  
City of Swan

**Mr Jamie Wallis**  
park community representative

**Dr Jack Carlsen**  
tourism representative

**Mrs Dianne Doust**  
business and finance

## Araluen Botanic Park Board of Management

The board of management met four times and considered 16 reports.

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

**Mr Nigel Barker**  
Araluen Botanic Park Foundation

**Mr John Colwill**  
Araluen Botanic Park Foundation

**Mr Ian Harris**  
Araluen Botanic Park Foundation

**Cr Pat Hart**  
City of Armadale

**Mr James Sharp**  
park management disciplines

**Ms Angela Ziersch**  
community representative

## Land Development Industry Liaison Committee

The committee established as a sub-committee of the Infrastructure Coordinating Committee, provides a whole-of-industry view on matters related to land supply and development activity, infrastructure servicing gaps, and policy issues requiring action by the Infrastructure Coordinating Committee and its member agencies. The committee met six times and considered 25 reports. At the May 2005 meeting, it

was agreed that the Land Development Industry Liaison Committee should be disbanded in favour of regular forums.

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

**Ms Sheryl Chaffer**  
Housing Industry Association

**Mr Richard Elliott**  
Department of Housing and Works

**Mr Colin Evans**  
Urban Development Institute of Australia

**Mr Paul Frewer**  
Department for Planning and Infrastructure

**Mr Arthur Lee**  
Master Builders Association

**Mr Mike Maloney**  
LandCorp

**Mr Paul Sadlier**  
Urban Development Institute of Australia

## Liveable Neighbourhoods Steering Committee

The steering committee was established to oversee the formulation and implementation of Liveable Neighbourhoods. The committee met three times.

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

**Ms Verity Allan**  
nominee of WAPC

**Mr Tony Arias**  
development industry



## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

### Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC



**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 Colin Evans**

Urban Development Institute of Australia

**Mr Andrew Fairs**

Sustainable Energy Development Office

**Mr Peter Goff**

Property Council of WA

**Mr Ian Holloway**

Housing Institute of Australia

**Ms Verity Klemm**

Water and Rivers Commission

**Mr Eric Lumsden**

Western Australian Local Government Association

**Mr Craig Woolridge**

Main Roads WA

## 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 met three times.

**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 Vince McMullen**

Department for Planning and Infrastructure

**Mr Zack Plazcek**

Australian Institute of Building Surveyors

**Mr Mike Ross**

Western Australian Local Government Association

**Mr Steven Tan**

Local Government Planners Association

**Mr Chris Thompson**

Royal Australian Institute of Architects

**Mr Ray Stokes**

Department for Planning and Infrastructure

**Mr Richard Kay**

Department for Planning and Infrastructure

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

### Performance measures

Performance indicators

Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC



## Performance measures ▶▶▶▶▶▶▶▶

### Service 1: Statutory Planning

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

### Service Sought:

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

	Actual 2003 2004	Target 2004 2005	Actual 2004 2005	Variance Explanation
Total Cost of Service:	\$8.345 mil	\$7.319 mil	\$5.879 mil	Project and study expenditure under budget in 2004-2005, funds carried forward to 2005-2006 financial year.
<b>Performance Measures:</b>				
<b>Quantity:</b>				
Statutory applications determined:				
- Metropolitan Perth	4,235	4,100	3,842	
- Country Western Australia	1,104	1,600	1,551	
<b>Quality:</b>				
Determinations which were processed without successful appeal	99%	99%	99%	
<b>Timeliness:</b>				
Applications processed within statutory time frames	69%	73%	72%	
<b>Cost:</b>				
Average cost per application determined:	\$1,563.03	\$1,284.04	\$1,090.12	

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC



## Service 2: Strategic Planning

The development and advancement of planning strategies, policies and information systems that guide the State's long-term urban settlement, industrial and economic development and the management of the environment in 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 2003 2004	Target 2004 2005	Actual 2004 2005	Variance Explanation
<b>Total Cost of Service:</b>	\$5.766 mil	\$11.717 mil	\$7.027 mil	Project and study expenditure under budget in 2004-2005, funds carried forward to 2005-2006 financial year.
<b>Performance Measures:</b>				
<b>Quantity:</b> Planning decisions - strategic, environment, industry, infrastructure, transport	255	250	254	
<b>Quality:</b> Client satisfaction with strategic planning activities (via survey)	77%	77%	79%	
<b>Timeliness:</b> Client satisfaction with the timeliness of strategic planning activities (via survey)	65%	65%	69%	
<b>Cost:</b> Average cost per planning decision - strategic, environment, industry, infrastructure and transport	\$22,612	\$46,868	\$27,665	

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC



## Service 3: Asset Management

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

### Service Sought:

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

	Actual 2003 2004	Target 2004 2005	Actual 2004 2005	Variance Explanation
<b>Total Cost of Service:</b>	\$22.960 mil	\$14.867 mil	\$18.435 mil	Expenditure on Improvement Plan No. 32 (William St), interest payments on resumed properties, and increase in capital user charge.
<b>Performance Measures:</b>				
<b>Quantity:</b>				
Hectares managed:				
- Improvement plans, regional roads and other areas (including rental properties)	4,666	4,700	4,746	
- Parks and recreation reserves	7,709	8,000	7,873	
<b>Quality:</b>				
Acquisitions - accepted within approved range	97%	97%	96%	
Disposal - realised at or in excess of reserve price	100%	95%	100%	
Management - progress on formulation and implementation of management plans	3 complete 3 draft final 1 in progress	2 completed 3 draft final	3 complete 3 draft final 1 in progress	
<b>Timeliness:</b>				
Acquisitions - approved schedule acquired within period	92%	92%	105%	Acquisitions exceeded budget
Disposal - approved schedule disposed within period	86%	86%	82%	
<b>Management:</b>				
- Available days tenanted	93%	93%	95%	
- Approved management program achieved	70%	70%	70%	
- Approved management plan activities achieved	65%	70%	65%	
<b>Cost:</b>				
Average cost per hectare managed:	\$1,855.38	\$1,170.63	\$1,460.89	

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of  
the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of  
financial and operating data

Documents published by  
the WAPC



## Performance indicators ▶▶▶▶▶



### Western Australian Planning Commission

#### Performance Indicators Certification

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 Commission for the financial year ended 30 June 2005.

**Jeremy Dawkins**

*Chairman*

*Western Australian Planning Commission*

*23 August 2005*

**Ray Stokes**

*AI/Principal Accounting Officer*

*Western Australian Planning Commission*

*23 August 2005*

**Corinne Macrae**

*Member*

*Western Australian Planning Commission*

*23 August 2005*



## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of  
the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of  
financial and operating data

Documents published by  
the WAPC



## Outcome:

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

## Effectiveness Indicators

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

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

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

## How were the indicators derived?

The Western Australian Planning Commission conducts an annual survey of its clients seeking their views on the activities of the Commission in a wide range of planning areas. Colmar Brunton, an independent management-consulting firm, conducts the survey. The survey sample is derived from the Commission's client database and data collection is facilitated through the mail out with telephone follow up. A response rate of 62 per cent equal to 282 responses (2004 - 209) out of a total population of 452 was achieved (2004 - 451) with a confidence level of 95 per cent with a standard error of +/- 4.6 per cent (2004 + /- 5.0 per cent).

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC



## Key Effectiveness Indicator 1: Usefulness of Planning Activities - Statutory Planning

Client Survey Statutory Planning	2001 / 2002			2002 / 2003			2003 / 2004			2004 / 2005		
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	16%	10%	74%	16%	12%	72%	20%	9%	71%	16%	12%	72%

## Key Effectiveness Indicator 2: Usefulness of Planning Activities - Strategic Planning

Client Survey Strategic Planning	2001 / 2002			2002 / 2003			2003 / 2004			2004 / 2005		
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	13%	29%	58%	8%	27%	65%	17%	25%	58%	16%	25%	59%

## Key Effectiveness Indicator 3: Success in Conversion of Structure Plans

Success in Converting Structure Plans	1996 1997	1997 1998	1998 1999	1999 2000	2000 2001	2001 2002	2002 2003	2003 2004	2004 2005
Area actioned in Hectares (running total)	32,365	32,710	33,856	34,319	34,659	34,838	35,873	37,156	37,397
Target Area in Hectares	55,558	55,558	55,558	55,558	55,558	55,558	55,558	55,558	55,558
% of Target Area Actioned	58.3%	58.9%	60.9%	61.8%	62.4%	62.7%	64.6%	66.9%	67.3%
(conversion will take up to 15 years)									

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of  
the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of  
financial and operating data

Documents published by  
the WAPC



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

The Western Australian Planning Commission sets in place structure plans that form the long term framework for the development of urban areas.

A measure of the effectiveness of the Commission is the success in converting structure plans into statutory zones.

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

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

## How were the indicator's derived?

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

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC



## Efficiency indicators

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

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

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

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

### How were the indicators derived?

The measure is derived by dividing the cost to the State of providing a land use planning service through the operations of the Western Australian Planning

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

Year	Total State demand ABS 1350.0 (3) (\$million)	State's population ABS 1350.3	Cost to State of planning service (\$million)(2)	Cost of planning (dollars per head)	Cost of planning (cents per \$000 of economic activity)
1999/2000	62,454	1,890,776	54.9 (4)	29.0	0.88 (4)
2000/2001	63,473	1,897,400	73.6 (4)	38.8	1.16 (4)
2001/2002	64,810	1,918,805 (5)	61	31.8	0.94
2002/2003	71,324	1,940,500 (5)	59	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

- (1) State demand calculated using ABS 1350.0 July 2005 and estimated to 30 June 2005 at an annual growth rate of 5.04% cross checked against 2005-06 Budget Economic and Fiscal Outlook Budget Paper No.3.
- (2) Cost to State of planning service has been calculated by combining the resources provided by the State to the Western Australian Planning Commission and the planning component of the Department for Planning and Infrastructure, who work closely together to provide a total land use planning service for the State.
- (3) State Final Demand has been used as the indicator of economic performance as the ABS no longer publishes Gross State Product figures.
- (4) The State's contribution in 2000/01 was initiated by an additional \$5 million provided for FRIARS compensation (1999/00 - \$5 million) and a double contribution of \$14 million in 2000/01 (1999/00 - \$nil) from the Consolidated Fund for Country Region Schemes (note: the forecast annual contribution for Country Region Schemes is \$5 million for the 2004/2005 and 2005/2006 financial years, and \$7 million for 2006/2007 and 2007/2008 financial years). The 2003/2004 cost includes \$37.5 million for Improvement Plan No. 32 (William St).
- (5) ABS 3101.0 December figures used for 2001/02, 2002/03, 2003/04 and 2004/05 population figures

Commission in concert with the Planning component of the Department for Planning and Infrastructure, as disclosed in their respective audited financial statements, divided by the

State's population/economic activity, as disclosed in the Australian Bureau of Statistics publications ABS 1350.0 and ABS 3101.0

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC



## 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.

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

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

### How was the indicator derived?

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

### Efficiency indicator 1: Cost per planning decision - Statutory Planning

Statutory applications determined	2004 2005 Cost per application (1)	2003 2004 Cost per application	2002 2003 Cost per application	2004 2005 Number of applications	2003 2004 Number of applications	2002 2003 Number of applications
Metropolitan Perth and Country Western Australia	\$1,090.12	\$1,563.03	\$833.10	5,393	5,339	5,155

(1) The cost per application determined decreased in 2004-05 due to a decrease in project and study expenditure (expenditure carried forward to the 2005/2006 financial year).



## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC



## 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.

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

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

### How was the indicator derived?

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

### Efficiency indicator 2: Cost per planning decision - Strategic Planning

Strategic planning decisions	2004 2005 Cost per decision	2003 2004 Cost per decision	2004 2005 Number of decisions	2003 2004 Number of decisions
Strategic, environment, industry, infrastructure, etc.	\$27,665	\$22,612	254	255

No figures are provided for 2002-03, as the number of decisions was previously determined by the number of reports produced by each Committee. The number of decisions is now based on the actual number of decisions made.

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC



## 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.

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

The Western Australian Planning commission holds properties with a value in excess of \$300 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 Output.

### How was the indicator derived?

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

### Efficiency indicator 3: Cost per hectare managed

Statutory applications determined	2004 2005 Cost per hectare	2003 2004 Cost per hectare (1)	2002 2003 Cost per hectare	2004 2005 Number of hectares	2003 2004 Number of hectares	2002 2003 Number of hectares
Improvement plans, regional roads, parks and recreation reserves and other use	\$1,460.89	\$1,855.38	\$1,842.57	12,619	12,375	10,924

(1) The decrease in cost per hectare is the result of a decrease in expenditure associated with the acquisition of property for Improvement Plan No. 32 (William St), and a decrease in expenditure resulting from the disposal of property at Hope Valley and Wattleup.

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of  
the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of  
financial and operating data

Documents published by  
the WAPC



## Explanatory notes for performance indicators

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

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

The efficiency indicators incorporate the cost and quality measures of each 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 Commission's effectiveness and efficiency in producing services and meeting the outcome's objectives.

### How can the indicators assist the reader to assess performance?

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

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of  
the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of  
financial and operating data

Documents published by  
the WAPC



AUDITOR GENERAL

### INDEPENDENT AUDIT OPINION

To the Parliament of Western Australia

**WESTERN AUSTRALIAN PLANNING COMMISSION  
PERFORMANCE INDICATORS FOR THE YEAR ENDED 30 JUNE 2005**

#### Audit Opinion

In my opinion, the key effectiveness and efficiency performance indicators of the Western Australian Planning Commission are relevant and appropriate to help users assess the Commission's performance and fairly represent the indicated performance for the year ended 30 June 2005.

#### Scope

##### *The Commission's Role*

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

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

##### *Summary of my Role*

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

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

D D R PEARSON  
AUDITOR GENERAL  
30 September 2005

4th Floor Dumas House 2 Havelock Street West Perth 6005 Western Australia Tel: 08 9222 7500 Fax: 08 9322 5664

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of  
the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of  
financial and operating data

Documents published by  
the WAPC



## Financial statements ▶▶▶▶▶



### Western Australian Planning Commission

#### Financial Statements for the year ended 30 June 2005

The accompanying financial statements of the Western Australian Planning Commission have been prepared in compliance with the provisions of the *Financial Administration and Audit Act 1985* from proper accounts and records to present fairly the financial transactions for the year ended 30 June 2005 and the financial position as at 30 June 2005.

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.

**Jeremy Dawkins**

*Chairman*

*Western Australian Planning Commission*

*23 August 2005*

**Ray Stokes**

*A/Principal Accounting Officer*

*Western Australian Planning Commission*

*23 August 2005*

**Corinne Macrae**

*Member*

*Western Australian Planning Commission*

*23 August 2005*

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of  
the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of  
financial and operating data

Documents published by  
the WAPC



## Statement of financial performance for the year ended 30 June 2005

	Notes	2005 \$	2004 \$
<b>COST OF SERVICES</b>			
<b>Expenses from Ordinary Activities</b>			
Employee Expenses	2	395,763	648,416
Supplies and Services	3	21,630,575	24,459,987
Depreciation Expenses	4	317,753	246,112
Bad and Doubtful Debts	5	51,967	73,552
Committee/Board Fees	6	673,877	1,039,227
Capital User Charge	7	2,704,190	3,346,000
Grants and Subsidies	8	2,854,116	2,503,424
Carrying Amount of Non-Current Assets Disposed Of	9	2,621,340	11,855,244
Revaluation Decrement	10	211,784,014	583,016
Other Expenses from Ordinary Activities	11	2,711,283	4,139,533
<b>Total Cost of Services</b>		<b>245,744,878</b>	<b>48,894,511</b>
<b>Revenues from Ordinary Activities</b>			
<b>Revenue from Operating Activities</b>			
Grants and Contributions - State	12	480,911	923,333
Grants and Contributions - Commonwealth	13	997	129,077
Rental Revenue		3,065,516	3,824,096
User Charges and Fees	14	3,177,866	2,703,202
<b>Revenue from Non-Operating Activities</b>			
Interest Revenue	15	1,641,618	4,061,004
Proceeds from Disposal of Non Current Assets	9	16,716,266	13,053,269
Other Revenues from Ordinary Activities	16	1,654,487	10,598,153
<b>Total Revenues from Ordinary Activities</b>		<b>26,737,661</b>	<b>35,292,134</b>
<b>NET COST OF SERVICES</b>		<b>219,007,217</b>	<b>13,602,377</b>

Statement of financial performance continued next page



## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

### Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC



	Notes	2005 \$	2004 \$
<b>Revenues from State Government</b>			
Service Appropriation	17	51,044,397	48,917,500
Total Revenues from State Government		51,044,397	48,917,500
<b>CHANGE IN NET ASSETS</b>		<b>(167,962,820)</b>	<b>35,315,123</b>
Net Increase in Asset Revaluation Reserve	31	0	863,588
<b>TOTAL CHANGES IN EQUITY OTHER THAN THOSE RESULTING FROM TRANSACTIONS WITH WA STATE GOVERNMENT AS OWNERS</b>		<b>(167,962,820)</b>	<b>36,178,711</b>

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

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC



## Statement of financial position as at 30 June 2005

	Notes	2005 \$	2004 \$
<b>CURRENT ASSETS</b>			
Cash Assets	18	20,872,927	25,955,073
Restricted Cash Assets	19	4,802,524	2,587,966
Receivables	20	4,190,118	2,122,716
Other Assets	21	1,322,441	3,057,326
Total Current Assets		31,188,010	33,723,081
<b>NON-CURRENT ASSETS</b>			
Receivables	20	0	2,500,000
Amounts Receivable for Services	22	570,000	430,000
Land, and Equity in Land	23	352,301,011	510,380,961
Regional Open Space Buildings	24	8,541,061	7,082,639
Infrastructure	25	1,603,852	1,146,739
Equipment	26	313,334	309,548
Total Non Current Assets		363,329,258	521,849,887
<b>TOTAL ASSETS</b>		<b>394,517,268</b>	<b>555,572,968</b>
<b>CURRENT LIABILITIES</b>			
Payables	27	0	256,279
Other Liabilities	28	2,669,832	1,252,267
Provisions	29	55,224	89,580
Total Current Liabilities		2,725,056	1,598,126
<b>NON CURRENT LIABILITIES</b>			
Provisions	29	44,683	106,670
Other Liabilities	28	10,000,000	0
Total Non Current Liabilities		10,044,683	106,670
<b>TOTAL LIABILITIES</b>		<b>12,769,739</b>	<b>1,704,796</b>

Statement of financial performance continued next page

[next page](#)

[previous page](#)

[exit document](#)

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of  
the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

### Financial statements

Five-year summary of  
financial and operating data

Documents published by  
the WAPC



	Notes	2005 \$	2004 \$
<b>NET ASSETS</b>		<b>381,747,529</b>	<b>553,868,172</b>
<b>EQUITY</b>			
Contributed Equity	30	33,111,616	37,269,439
Asset Revaluation Reserve	31	6,835,213	6,835,213
Accumulated Surplus	32	341,800,700	509,763,520
<b>TOTAL EQUITY</b>		<b>381,747,529</b>	<b>553,868,172</b>

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

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

### Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC



## Statement of cash flows for the year ended 30 June 2005

	Notes	2005 \$ Inflows (Outflows)	2004 \$ Inflows (Outflows)
<b>CASH FLOWS FROM STATE GOVERNMENT</b>			
Service Appropriations		50,904,397	48,777,501
Capital Contributions		7,500,000	42,500,000
<b>Net Cash Provided by State Government</b>		<b>58,404,397</b>	<b>91,277,501</b>
Utilised as follows:			
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
<b>Payments</b>			
Supplies and Services		(20,509,606)	(24,917,199)
Committee/Board Fees		(624,703)	(984,490)
Capital User Charge		(2,704,190)	(3,346,000)
Grants and Subsidies		(3,055,016)	(2,285,345)
GST payments on Purchases		(5,223,211)	(5,069,258)
GST Payments to Taxation Authorities		(302,492)	(636,197)
Other Payments		(3,513,853)	(4,143,484)
<b>Receipts</b>			
Rental Receipts		3,074,492	3,872,713
Interest Receipts		1,793,651	4,122,147
Commonwealth Grants and Contributions		9,933	120,141
Other Grants and Contributions		444,547	923,333
GST Receipts on Sales		1,892,930	1,299,324
GST Receipts from Taxation Authority		4,712,778	3,752,531
Other Receipts		4,782,441	5,276,647
<b>Net Cash Provided By/(Used In) Operating Activities</b>	<b>33</b>	<b>(19,222,299)</b>	<b>(22,015,138)</b>

Statement of financial performance continued next page

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

### Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC



	Notes	2005 \$ Inflows (Outflows)	2004 \$ Inflows (Outflows)
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Proceeds from Sale of Non Current Physical Assets		26,583,086	10,278,028
Purchase of Non Current Physical Assets		(68,632,772)	(101,803,116)
<b>Net Cash Provided By / (Used In) Investing Activities</b>		<b>(42,049,686)</b>	<b>(91,525,088)</b>
<b>Net Increase / (Decrease) in Cash Held</b>			
Cash Assets at the Beginning of the Financial Year		28,543,039	50,805,764
<b>Cash Assets at the end of the Financial Year</b>	<b>18/19</b>	<b>25,675,451</b>	<b>28,543,039</b>

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

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of  
the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of  
financial and operating data

Documents published by  
the WAPC



## Notes to the Financial Statements

### 1. SIGNIFICANT ACCOUNTING POLICIES

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

#### General Statement

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

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

#### Basis of Accounting

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

#### (a) Service Appropriations

Service appropriations are recognised as revenues in the period in which the Commission gains control of the appropriated funds. The Commission gains control of

appropriated funds at the time those funds are deposited into the Commission's bank account or credited to the holding account held at the Department of Treasury and Finance.

#### (b) Contributed Equity

Under UIG 38 "Contributions by Owners Made to Wholly-Owned Public Sector Entities" transfers in the nature of equity contributions must be designated by the Government as contributions by the owners (at the time of, or prior to transfer) before such transfers can be recognised as equity contributions in the financial statements. Capital contributions (appropriations) and the assumption of liabilities by the Government have been designated as contributions by owners, and have been credited directly to Contributed Equity. The non-reciprocal transfer of assets have been designated as a distribution to owners, and have been debited directly to Contributed Equity.

#### (c) Grants and Other Contributions Revenue

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

Contributions are recognised at their fair value.

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

#### (d) Revenue Recognition

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

#### (e) Acquisitions of Assets

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



## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC



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

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

#### (f) Depreciation of non-current assets

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

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

Buildings	10 - 40 years
Infrastructure	5 - 40 years
Computer Equipment	2.5 years
Other Equipment	5 - 15 years
Motor Vehicles	5 years

#### (g) Revaluation of Land, Buildings and Infrastructure

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

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

Land has been valued by the Department of Land Information (Valuation Services) as at June 30 2005. Fair value (with the exception of William Street Railway Platform land and Port Coogee land) 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 the land is held for the purpose of the schemes.

Land acquired for the William Street Railway Platform has been valued at market value. Land acquired for the Port Coogee Improvement Plan has been valued at current use based on the future contract of sale determined in 1997 (i.e. market value in May 1997 plus escalation of 5.7% per annum).

#### (h) Cash

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

#### (i) Inventories

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

#### (j) Rental Revenue

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

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

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

#### (k) Receivables

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

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

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of  
the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

### Financial statements

Five-year summary of  
financial and operating data

Documents published by  
the WAPC



### (l) Investments

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

Interest revenues are recognised as they are accrued.

### (m) Payables

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

### (n) Employee Benefits

#### *Annual Leave*

This benefit is recognised at the reporting date in respect to employees' services up to that date and is measured at the nominal amounts expected to be paid when the liabilities are settled.

#### *Long Service Leave*

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

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

### *Employee Benefit Oncosts*

Employee benefit oncosts are recognised in employee benefit liabilities and costs when the employee benefits to which they relate are recognised as liabilities and expenses (see notes 2 and 29).

### *Superannuation*

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

On June 30, 2004 unfunded liabilities relating to the Pension Scheme and the pre transfer benefit for employees who transferred to the Gold State Superannuation Scheme were assumed by the Treasurer. The assumption was designated as a contribution by owners under TI 955(3)(iv). The amount assumed by the Treasurer is disclosed at Note 30.

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

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

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC



arrangements, and thus any benefits thereof would be exceeded by the cost of obtaining the information.

### Accrued Salaries

Accrued salaries (refer note 28) represent the amount due to staff but unpaid at the end of the financial year, as the end of the last pay period for that financial year does not coincide with the end of the financial year. The Commission considers the carrying amount approximates net fair value.

### (o) Leases

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

### (p) Comparative Figures

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

### (q) Rounding

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

	2005 \$	2004 \$
<b>2. EMPLOYEE EXPENSES</b>		
Salaries and Wages	379,302	470,323
Superannuation	26,079	82,910
Annual Leave	33,961	28,427
Long Service Leave	(34,760)	65,910
Other Related Expenses	(8,819)	846
	395,763	648,416

### 3. SUPPLIES AND SERVICES

Consultants and Contractors	7,798,912	13,596,516
Services Provided by DPI - Labour	7,448,771	4,877,932
Services Provided by DPI - Other	1,862,673	1,799,106
Repairs and Maintenance	2,414,044	2,153,568
Cleaning / Gardening	265,669	237,013
Lease / Rental / Hire Charges	106,491	193,257
Advertising and Promotion	778,392	501,870
Printing	338,449	430,602
Utilities	122,283	231,943
Communication	82,372	93,247
Consumables	110,520	57,215
Other	301,999	287,718
	21,630,575	24,459,987

### 4. DEPRECIATION

Regional Open Space Buildings	178,288	145,309
Infrastructure	29,274	0
Motor Vehicles	0	4,871
Equipment	110,191	95,932
	317,753	246,112

### 5. BAD AND DOUBTFUL DEBT EXPENSE

Bad Debts Written Off	32,719	29,585
Provision for Doubtful Debt	19,248	43,967
	51,967	73,552

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC



	2005 \$	2004 \$
<b>6. COMMITTEE / BOARD FEES</b>		
Kilometrage	17,630	17,330
Sitting Fees	473,313	938,230
Superannuation	154,467	49,026
Other	28,467	34,641
	673,877	1,039,227

## 7. CAPITAL USER CHARGE

A Capital user charge rate of 8% has been set by the Government and represents the opportunity cost of capital invested in the net assets of the Commission used in the provision of Services. The charge is calculated on the net assets adjusted to take account of exempt assets. Payments are made to the Department of Treasury and Finance on a quarterly basis.

	2,704,190	3,346,000
--	-----------	-----------

## 8. GRANTS AND SUBSIDIES

General Government Agencies	197,286	270,527
Non Government Agencies	107,883	311,023
Local Government / Shires	2,131,063	588,981
Other	417,884	1,332,893
	2,854,116	2,503,424

## 9. NET GAIN / (LOSS) ON DISPOSAL OF NON CURRENT ASSETS

### Land

Proceeds of Disposal		
Non Current Assets	16,708,993	13,049,845
Carrying Amount of		
Non-Current Assets Disposed Of	2,619,707	11,808,001
Gain / (Loss) on Disposal of		
Non-Current Assets	14,089,286	1,241,844

	2005 \$	2004 \$
<b>Other Equipment</b>		
Proceeds of Disposal		
Non Current Assets	7,273	3,424
Carrying Amount of Non-Current		
Assets Disposed Of	1,633	47,243
Gain / (Loss) on Disposal of		
Non-Current Assets	5,640	(43,819)
Net Gain/(Loss) on Disposal		
of Non-Current Assets	14,094,926	1,198,025

## 10. REVALUATION DECREMENT

Revaluation Decrement	211,784,014	583,016
	211,784,014	583,016

Revaluation decrement on the revaluation of land to fair value as at June 30 2005.

## 11. OTHER EXPENSES FROM ORDINARY ACTIVITIES

Licence / Maintenance Fees	62,271	229,701
Minor Equipment Purchases	98,658	145,587
Other Staff Costs	311,453	292,051
Rates and Taxes	578,795	1,268,788
Interest Payment (i)	968,053	1,682,858
Insurance	306,985	263,081
Other	385,068	257,467
	2,711,283	4,139,533

(i) Interest payments to tenants on delayed settlements for resumed property (Improvement Plan No. 32 (William St), Moondyne, Neerabup and Woodvale).

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

### Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC



	2005 \$	2004 \$
<b>12. GRANTS AND CONTRIBUTIONS - STATE</b>		
General Government Agencies	321,820	613,319
External Sponsorships	79,091	305,014
External - Local Government/Shires	80,000	5,000
	480,911	923,333

### 13. GRANTS AND CONTRIBUTIONS - COMMONWEALTH

Commonwealth		
Government Sponsorships	997	129,077
	997	129,077

### 14. USER CHARGES AND FEES

Easements	85,080	28,000
Strata Title Application Fees	748,594	625,118
Subdivision Application Fees	1,523,175	1,350,731
Endorsement Fees	29,897	23,969
Plan and Diagram Fees	413,992	325,004
Town Planning Appeal Tribunal Fees	114,198	197,394
Land Reservation Certificates	258,780	152,426
Development Application Fees	4,150	560
	3,177,866	2,703,202

### 15. INTEREST REVENUE

Interest earned on		
Commonwealth Bank Account	1,641,618	4,061,004
	1,641,618	4,061,004

	2005 \$	2004 \$
<b>16. OTHER REVENUE FROM ORDINARY ACTIVITIES</b>		
Sale of Goods	54,580	79,335
Whiteman Park Revenue	506,553	587,013
Assets previously expensed	0	7,901,543
Recoup of expenditure	1,008,127	1,880,063
Other	85,227	150,199
	1,654,487	10,598,153

### 17. REVENUES FROM STATE GOVERNMENT

Service Appropriation revenue received during the year (a):

- Metropolitan Region		
Improvement Tax	47,128,397	43,627,500
- Other	3,916,000	5,290,000
	51,044,397	48,917,500

(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.

### 18. CASH ASSETS

Cash held at the Commonwealth Bank:

- Metropolitan Region		
Improvement Fund (i)	5,504,776	7,344,605
- Western Australian Planning Commission Account (ii)	15,353,819	18,258,455
- Town Planning Appeal Committee	0	331,222
- Surveyors Trust Account	10,982	17,041
Cash Advance	3,350	3,750
	20,872,927	25,955,073

The Cash Assets are mainly made up of:

- (i) The cash balance of \$5.5 million in MRIF is mainly held to meet existing statutory obligations to acquire reserved lands within the Perth Metropolitan Region but which did not reach a negotiated settlement in 2004/05.

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC



	2005 \$	2004 \$
(ii) The cash balance of \$15.4 million in the WAPC Account is mainly held to meet existing and expected statutory obligations to acquire lands reserved in the Peel Region Scheme and the proposed Greater Bunbury Region Schemes.		

## 19. RESTRICTED CASH ASSETS

State Funds	3,899,218	1,154,324
Commonwealth Funds	903,306	1,433,642
	4,802,524	2,587,966

Cash held in the Western Australian Planning Commission account is to be used for various Coast and Clean Seas projects, Swan Greenway, and various other studies.

## CONTRIBUTIONS NOT YET EXPENSED FOR THE SPECIFIED PURPOSE

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

Batavia Coastal Planning	2,092	11,374
Planning for Aboriginal Communities	0	172,692
Coastal Zone Management	0	296,753
Swan Greenway	901,214	952,823
	903,306	1,433,642

## 20. RECEIVABLES

### Current

Rental Debtors	32,398	43,967
Other Debtors	3,720,955	511,189
	3,753,353	555,156
Less: Provision for Doubtful Debts	32,398	43,967
GST Receivable	469,163	1,611,527
Total Current Debtors	4,190,118	2,122,716

	2005 \$	2004 \$
<b>Non-Current</b>		
Other Debtors	0	2,500,000
Total Non-Current Debtors	0	2,500,000
Total Debtors	4,190,118	4,622,716
<b>21. OTHER ASSETS</b>		
- Prepayments	37,300	1,892
- Accrued Income	635,432	869,093
- State Solicitor's Office - Settlement Payments (i)	487,556	2,045,714
- Tenant Security Bonds	162,153	140,627
	1,322,441	3,057,326

(i) State Solicitor's Office settlement payments not settled before the end of the financial year. The 2005 figure is comprised of:

Della-Vedova	487,556	0
State Housing Commission	0	1,315,000
Wilkinson W	0	69,000
Agnew M & M	0	714
Al Land Pty Ltd	0	351,000
Ranson R & J and Harris R	0	275,000
Sabo I & I	0	35,000
	487,556	2,045,714

## 22. AMOUNTS RECEIVABLE FOR SERVICES

- Non Current	570,000	430,000
---------------	---------	---------

This asset represents the non-cash component of service appropriations. It is restricted in that it can only be used for asset replacement.



## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC



2005	2004
\$	\$

## 23. LAND AND EQUITY IN LAND

### i. Land

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

### Metropolitan Region Scheme Purchases

Other Regional Roads - at cost	-	26,604,891
Other Regional Roads - at fair value	8,450,500	-
Primary Regional Roads - at cost	-	57,054,383
Primary Regional Roads - at fair value	18,879,583	-
Parks and Recreation Areas - at cost	-	281,361,954
Parks and Recreation Areas - at fair value	206,143,600	-
Other Land Purchases - at cost	-	122,330,569
Other Land Purchases - at fair value	65,417,100	-
WAPC Land Surplus to Requirements - at cost	-	1,291,210
WAPC Land Surplus to Requirements - at fair value	39,277,400	-
	338,168,183	488,643,007

### Peel and Greater Bunbury Region Scheme Purchases

Primary Regional Roads - at cost	-	11,666,664
Primary Regional Roads - at fair value	3,557,600	-
Parks and Recreation Areas - at cost	-	4,306,362
Parks and Recreation - at fair value	5,575,600	-

2005	2004
\$	\$

Other Regional Roads - at fair value	86,000	-
WAPC Land Surplus to Requirements - at fair value	2,063,500	-
Other Land Purchases - at cost	-	4,546,096
Other Land Purchases - at fair value	1,656,500	-
	12,939,200	20,519,122

The revaluation of land was performed during the year ended June 2005 in accordance with an independent valuation by the Department of Land Information (Valuation Services). Fair value (with the exception of William Street Railway Platform land and land acquired for the Port Coogee Improvement Plan) 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.

Land acquired for the William Street Railway Platform has been valued at market value. Land acquired for the Port Coogee Improvement Plan has been valued at current use based on the future contract of sale determined in 1997 (i.e. market value in May 1997 plus escalation of 5.7% per annum).

### ii. Equity in Land

When a property is reserved for possible future acquisition, the owner may apply under certain circumstances (through the provisions of Section 36 of the *Metropolitan Region Town Planning Scheme Act*), to sell the property at a lesser price than might reasonably be expected had there been no reservation. If approved, compensation representing the difference is paid to the vendor.

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

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

### Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC



	2005 \$	2004 \$
Equity in Land of this nature is as follows:		
Equity in Land (Section 36)		
- at cost	1,193,628	1,218,832
Total Land and Equity in Land	352,301,011	510,380,961

## 24. REGIONAL OPEN SPACE BUILDINGS

Buildings (at fair value)	7,157,356	7,020,000
Less accumulated depreciation	178,288	0
Written Down Value	6,979,068	7,020,000
Buildings under Construction (at cost)		
	1,561,993	62,639
Total Buildings	8,541,061	7,082,639

The revaluation of buildings was performed in June 2004 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 valuation was made in accordance with the policy of 3 yearly revaluations.

## 25. INFRASTRUCTURE

Infrastructure (at fair value)	1,194,014	1,146,739
Less accumulated depreciation	29,274	0
Written Down Value	1,164,740	1,146,739
Infrastructure under Construction (at cost)		
	439,112	0
Total	1,603,852	1,146,739

The revaluation of infrastructure was performed in June 2004 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 valuation was made in accordance with the regular policy 3 yearly revaluations.

	2005 \$	2004 \$
<b>26. EQUIPMENT</b>		
<b>Computer Equipment</b>		
Computer Equipment at Cost	346,357	390,434
Less Accumulated Depreciation	300,032	299,501
Written down value	46,325	90,933
<b>Other Equipment</b>		
Other Equipment at Cost	571,849	503,110
Less Accumulated Depreciation	304,840	284,995
Written down value	267,009	218,115
Plant Under Construction	0	500
Total Equipment	313,334	309,548

### Reconciliations

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

2004-05	Land and Equity in Land \$	Regional Open Space Buildings \$	Equipment \$	Infrastructure \$	Total \$
Carrying amount at start of year	510,380,962	7,020,000	309,048	1,146,739	518,856,749
Additions	67,972,985	137,356	133,930	47,275	68,291,546
Revaluation Decrements	(211,784,014)	-	-	-	(211,784,014)
Disposals	(14,251,218)	-	(1,634)	-	(14,252,852)
Transfers	-	-	(16,694)	-	(16,694)
Write-Offs	(17,704)	-	(1,125)	-	(18,829)
Depreciation	-	(178,288)	(110,191)	(29,274)	(317,753)
Carrying amount at end of year	352,301,011	6,979,068	313,334	1,164,740	360,758,153

## 27. PAYABLES

General Sundry Creditors	0	256,279
	0	256,279

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC



	2005 \$	2004 \$
--	------------	------------

## 28. OTHER LIABILITIES

### Current

- Accrued Expenses	2,399,635	1,029,575
- Accrued Salaries	97,062	65,024
- Surveyors' Trust Account	10,982	17,041
- Tenants' Bonds	162,153	140,627
	2,669,832	1,252,267

### Non-Current

- Income in Advance (i)	10,000,000	0
	10,000,000	0
Total Other Liabilities	12,669,832	1,252,267

- (i) \$10,000,000 received from Public Transport Authority (PTA) for part payment for lands acquired by the Commission on behalf of PTA for the purpose of the Southern Suburbs Railway. Actual transfer of the land is scheduled for 2007.

## 29. PROVISIONS

### Employee Benefits

#### Current

Annual leave (i)	17,925	44,996
Long service leave (i)	37,299	44,584
	55,224	89,580

#### Non-current

Long service leave (i)	44,683	106,670
	44,683	106,670
Total Employee Benefits	99,907	196,250

- (i) The settlement of annual and long service leave liabilities gives rise to the payment of employment oncosts (superannuation and workers compensation), the liability for these oncosts is included here. The associated expense is included under Note 2, Employee Expenses.

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

	2005 \$	2004 \$
--	------------	------------

## Aggregate Employee Benefit Liabilities

The aggregate employee benefit liability recognised and included in the financial statements is as follows:

Provision for employee benefits:

Current	55,224	89,580
Non-Current	44,683	106,670
	99,907	196,250

## 30. CONTRIBUTED EQUITY

Opening Balance	37,269,439	12,000,000
Capital Contributions (i)	7,500,000	42,500,000
Contributions by Owners (ii)	0	236,506
Distribution to Owners (iii)	(11,657,823)	(17,467,067)
Closing Balance	33,111,616	37,269,439

- (i) Capital Contributions have been designated as contributions by owners and are credited to equity in the Statement of Financial Position.
- (ii) Contribution for the assumption of the superannuation liability by Department of Treasury and Finance.
- (iii) Non-reciprocal transfers of land (designated as capital deemed Distribution to Owners in T1955) \$11,631,511, and the transfer of assets to Department of Justice \$26,312.

## 31. ASSET REVALUATION RESERVE

Opening Balance	6,835,213	5,971,625
Net revaluation increments:		
Buildings	0	863,588
Closing Balance	6,835,213	6,835,213

The Asset Revaluation Reserve is used to record increments and decrements on the revaluation of non current assets as described in Accounting Policy Note 1(g).

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC



	2005 \$	2004 \$
<b>32. ACCUMULATED SURPLUS</b>		
Balance at the beginning of the year	509,763,520	474,448,397
Change in Net Assets	(167,962,820)	35,315,123
Balance at the end of the year	341,800,700	509,763,520

### 33. NOTES TO THE STATEMENT OF CASH FLOWS

#### (a) Reconciliation of Cash

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

Cash Assets	20,872,927	25,955,073
Restricted Cash Assets	4,802,524	2,587,966
	25,675,451	28,543,039

#### (b) Non-cash financing and investing activities

During the financial year fixed assets were transferred to the Department of Justice. This transfer is not reflected in the Statement of Cash Flows. There were no other assets/liabilities transferred assumed from other government agencies not reflected in the Statement of Cash Flows.

#### (c) Reconciliation of net cost of services to net cash flows used in operating activities:

Net Cost of Services	(219,007,217)	(13,602,377)
<b>Non Cash Items:</b>		
Depreciation Expense	317,753	246,112
Revaluation Decrement	211,784,014	583,016
Revenue - Take up of Assets	0	(2,487,861)
Doubtful Debts Expense	(11,569)	(154,936)
Assumption of Superannuation		
Liability by Treasury	0	236,506
Assets Previously Expensed	0	(5,413,682)

	2005 \$	2004 \$
Adjustment for Other Non-Cash Items	(23,595)	(37,986)
Net (Profit) / Loss on Sale of Assets	(14,094,926)	(1,198,025)
<b>(Increase) / Decrease in Assets</b>		
Current Receivables	614,028	(272,044)
Inventories	0	3,780
Other Current Assets	668,073	(34,419)
<b>Increase / (Decrease) in Liabilities</b>		
Payables	(256,280)	256,279
Other Current Liabilities		
- Accrued Salaries	12,565	46,767
- Accrued Expenses	887,932	443,419
- Income in Advance		(5,040)
Provisions	(50,718)	(148,271)
Net GST Receipts / (Payments)	1,080,005	(653,600)
Change in GST Receivable / Payable	(1,142,364)	177,224
Net Cash Provided by / (used in) Operating Activities	(19,222,299)	(22,015,138)

### 34. REMUNERATION OF ACCOUNTABLE AUTHORITY

The total fees, salaries, superannuation and other benefits received or due and receivable for the financial year, by members of the Accountable Authority, from the Commission or any related body.

163,680	211,412
---------	---------

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC



	2005	2004
	\$	\$

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

	2004-05 No.	2003-04 No.
\$0 - \$10,000	2	1
\$10,001 - \$20,000	3	2
\$20,001 - \$30,000	1	2
\$30,001 - \$40,000	1	1
\$40,001 - \$50,000	0	1
\$50,001 - \$60,000	1	0
\$60,001 - \$70,000	0	1
	8	8

### 35. REMUNERATION OF AUDITORS

Fees to the Office of the

Auditor General for external audit.

50,500	47,000
--------	--------

### 36. CAPITAL COMMITMENTS

#### Resumptions

The Commission's capital commitment with respect to resumed land is \$0 at June 30 2005 (June 2004 - \$44,300,000). The capital commitments are payable as follows:

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

A reassessment of the criteria for disclosing a capital commitment has determined that they are more appropriately disclosed as contingent liabilities at 30 June 2005, refer note 38.

	2005	2004
	\$	\$

### 37. LEASES

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

#### Buildings

Leased assets	30,723,367	27,517,058
Depreciation recognised as an expense	38,125	38,125

#### Land

The Commission has entered into a number of operating lease arrangements for use of segments of land at Whiteman Park. The nature of the leases is such that the Commission is unable to determine the written down value or fair value of land that is leased.

#### Future Minimum Lease Payments Receivable of Land and Buildings

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

Not later than 1 year	3,007,703	2,985,282
Later than 1 year and not later than 5 years	4,922,805	4,973,085
Later than 5 years	90,909	161,155
	8,021,417	8,119,522

### 38. CONTINGENT LIABILITIES

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 Commission's estate. The Commission on an annual basis sets such compensation and acquisition priorities.

In some cases the landholder disputes the compensation/ consideration offered by the Commission, either through arbitration or through Court action. Resolving such disputes form part of the ordinary business of the Commission and any



## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC



2005	2004
\$	\$

additional payments that arise are managed within the resources of the Metropolitan Region Improvement Fund and the Regional Land Acquisition Appropriation.

The Commission's contingent liabilities as at 30 June 2005 (with respect to the Metropolitan and Peel Region Schemes) is approximately \$79,418,000. The Commission is unable to provide individual estimates of each liability as negotiations are in progress. The provision of estimates may compromise the Commission's legal position.

The Commission received a capital appropriation of \$37.5 million in the 2003/2004 financial year to fund the acquisition of land for the William Street Railway Station Platforms. The Capital Appropriation is repayable to the Consolidated Fund upon disposal of the subject land. The timing of the disposal of the land is contingent upon the market climate during the anticipated sales period, and there is a risk that there could be a delay in land sales.

The Commission has recognised the capital appropriation as a contribution by owners in the year that it was received. A contingent liability has been recognised for the amount repayable of \$37.5 million.

### 39. EVENTS OCCURRING AFTER THE REPORTING DATE

No information has become apparent since the reporting date which would materially affect the Financial Statements.

### 40. SURVEYORS TRUST ACCOUNT

Opening Balance 1 July	17,041	13,311
add: receipts for the year	93,783	89,570
	110,824	102,881
less: payments for the year	99,842	85,840
Closing Balance 30 June	10,982	17,041

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

2005	2004
\$	\$

### 41. SUPPLEMENTARY FINANCIAL INFORMATION

#### Write-Offs

Public property written off by the Minister during the financial year (1)

0	198,903
---	---------

Public property written off by the Accountable Authority during the financial year (2)

69,689	33,345
--------	--------

(1) Write off rental debtor

(2) Write off of rental debtors \$48,934, write off of Coastal Zone Management Debtor \$14,600, write off of fixed assets \$6,003, write off of shortages of monies \$152

### 42. EXPLANATORY STATEMENT

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

- actual expenditure and revenue for 2004 and 2005
- actual and estimated expenditure and revenue for 2005

#### (a) Significant Variations in Actual Results Between 2004 and 2005

In summary, net assets for 2005 decreased by \$203,277,943 compared to 2004. Note that this decrease includes a land revaluation decrement of \$211,784,014.

Details are as follows:

	2005	2004	Variance
	\$	\$	\$
Total Cost of Services - Increase	245,744,878	48,894,511	(196,850,367)
Revenue from Ordinary Activities - Decrease	(26,737,661)	(35,292,134)	(8,554,473)
Net Cost of Services - Increase	219,007,217	13,602,377	(205,404,840)
Revenues from Government - Increase	(51,044,397)	(48,917,500)	2,126,897
Change in Net Assets - Decrease	(167,962,820)	35,315,123	(203,277,943)



## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC



2005	2004	Variance	
		\$	%

Details and reasons for significant variations between actual revenue and expenditure and the corresponding item of the preceding year are detailed below.

Significant variations are considered to be those greater than 20% or \$200,000.

### Expenditure

#### Employee Expenses - Decrease

395,763	648,416	(252,653)	(39)
---------	---------	-----------	------

Decrease due to the transfer of Appeals function to Department of Justice from January 1, 2005.

#### Supplies and Services - Decrease

21,630,575	24,459,987	(2,829,412)	(12)
------------	------------	-------------	------

Decrease due to:

- A reduction in Port Catherine remediation expenditure from 2004 to 2005.
- A once-off payment to Armadale Redevelopment Authority for the management of Champion Lakes in 2004.

#### Depreciation - Increase

317,753	246,112	71,641	29
---------	---------	--------	----

Increase due to the revaluation of building and infrastructure assets in June 2004.

#### Bad and Doubtful Debts - Decrease

51,967	73,552	(21,585)	(29)
--------	--------	----------	------

Decrease in bad and doubtful debts due to fewer rental debtor write-offs in 2004/2005, and the raising of a provision for doubtful debts in 2003/2004.

#### Committee / Board Fees - Decrease

673,877	1,039,227	(365,350)	(35)
---------	-----------	-----------	------

Decrease due to the transfer of Appeals function to Department of Justice from January 1, 2005.

2005	2004	Variance	
		\$	%

#### Capital User Charge - Decrease

2,704,190	3,346,000	(641,810)	(19)
-----------	-----------	-----------	------

Decrease due to a reduction in the Commission's cash balance over the 2004/2005 financial year.

#### Grants and Subsidies - Increase

2,854,116	2,503,424	350,692	14
-----------	-----------	---------	----

Increase due to:

- Larkhill Sporting Complex grants paid in 2004/2005 (increase);
- Grants paid to Department of Conservation and Land Management in 2003/2004, not occurring in 2004/2005 (decrease).

#### Carrying Amount of Non-Current Assets Disposed Of - Decrease

2,621,340	11,855,244	(9,233,904)	(78)
-----------	------------	-------------	------

Decrease due to the disposal of Hope Valley/Wattleup properties in 2003/2004.

#### Revaluation Decrement - Increase

211,784,014	583,016	211,200,998	100
-------------	---------	-------------	-----

Increase due to the revaluation of land to fair value in the 2004/2005 financial year

#### Other Expenses from Ordinary Activities - Decrease

2,711,283	4,139,533	(1,428,249)	(35)
-----------	-----------	-------------	------

Decrease due to:

- Reduction in interest payments to tenants on Improvement Plan No. 32 (William St) resumed properties;
- Reduction in rates and taxes paid on Improvement Plan No. 32 (William St) properties, and Hope Valley Wattleup property (disposed of in 2003/2004);

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC



2005	2004	Variance
		\$ %

### Revenues

#### Grants and Contributions State - Decrease

480,911	923,333	(442,422) (48)
---------	---------	----------------

Decrease due to grants received in 2003/2004 for Dialogue With the City and Pinjarra/Brunswick Sustainability Study not occurring in 2004/2005.

#### Grants and Contributions Commonwealth - Decrease

997	129,077	(128,080) (99)
-----	---------	----------------

Decrease due to the receipt of project and study grants in 2003/2004 not occurring in 2004/2005.

#### Rental Revenue - Decrease

3,065,516	3,824,096	(758,580) (20)
-----------	-----------	----------------

Decrease due to the disposal of properties at Hope valley and Wattleup in 2003/2004.

#### User Fees and Charges - Increase

3,177,866	2,703,202	474,664 18
-----------	-----------	------------

Increase due to an active property market increasing revenue from Strata Title Application fees, Subdivision Application fees, and Land Reservation Certificate fees.

#### Interest Revenue - Decrease

1,641,618	4,061,004	(2,419,386) (60)
-----------	-----------	------------------

Decrease due to a reduction in the Commission's cash assets over the financial year.

#### Proceeds from Disposal of Non Current Assets - Increase

16,716,266	13,053,269	3,662,997 28
------------	------------	--------------

Disposals will vary according to:

- The requirements of other Government Agencies;
- The identification of surplus land;
- Timing of actual disposals.

2005	2004	Variance
		\$ %

### Other Revenues from Ordinary Activities - Decrease

1,654,487	10,598,153	(8,943,666) (84)
-----------	------------	------------------

Decrease due to:

- Revenue brought to account in 2003/2004 for the take up of assets expensed in prior financial years;
- Revenue brought to account in 2003/2004 for the non reciprocal transfer of assets in the prior financial year.

### (b) Significant Variations Between Estimates and Actual Results for 2005

In summary, net assets for 2005 decreased by \$194,729,820 compared to the estimate. Note that this decrease includes a land revaluation decrement of \$211,784,014.

Details of this variation are as follows:

	Estimate	Actual	Variance
	\$	\$	\$
Total Cost of Services - Increase	50,903,000	245,744,878	194,841,878
Revenues from Ordinary Activities - Increase	(25,754,000)	(26,737,661)	983,661
Net Cost of Services - Increase	25,149,000	219,007,217	193,858,217
Revenues from Government - Decrease	(51,916,000)	(51,044,397)	(871,603)
Change in Net Assets - Decrease	26,767,000	(167,962,820)	(194,729,820)

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

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC



2005 Estimate	2004 Actual	Variance	
		\$	%
<b>Employee Expenses - Decrease</b>			
543,000	395,763	(147,237)	(27)

At the time of formulating the estimate, the date of transfer for the Appeals function to Department of Justice was unknown.

**Bad and Doubtful Debts - Increase**

-	51,967	51,967	100
---	--------	--------	-----

Variation in bad and doubtful debts due to the write off of rental debtors, the write off of a Coastal Zone Management Grant, and a change in the provision for doubtful debts.

**Capital User Charge - Increase**

2,309,000	2,704,190	395,190	17
-----------	-----------	---------	----

Variance due to net eligible assets (cash assets) being higher than anticipated.

**Grants and Subsidies - Decrease**

6,549,000	2,854,116	(3,694,884)	(56)
-----------	-----------	-------------	------

Variance due to:

- Coastal Zone Management grant and subsidy payments not expended, this expenditure has been carried over to the 05/06 financial year;
- Leighton Marshalling Yards and Beach Rehabilitation project grant and subsidy payments not expended, this expenditure has carried over to the 05/06 financial year;
- Yellagonga grant and subsidy payments not expended. This expenditure has been included in the 05/06 budget;
- Dialogue with the City Communities Program grant and subsidy payments not expended, this expenditure has been carried over to the 05/06 financial year.

**Carrying Amount of Non-Current Assets Disposed Of - Decrease**

17,000,000	2,621,340	(14,378,660)	(85)
------------	-----------	--------------	------

Disposals will vary according to:

- The requirements of other Government Agencies;
- The identification of surplus land;
- Timing of actual disposals.

2005 Estimate	2004 Actual	Variance	
		\$	%
<b>Revaluation Decrement - Increase</b>			
-	211,784,014	211,784,014	100

Increase due to the revaluation of land to fair value in the 2004/2005 financial year

**Other Expenses from Ordinary Activities - Increase**

1,969,000	2,711,283	742,283	38
-----------	-----------	---------	----

Variance due to interest payments on resumed property not known at time of formulating estimates (Moondyne, Neerabup, Woodvale and William Street).

### Revenues

**Grants and Contributions State - Increase**

15,000	480,911	465,911	3,106
--------	---------	---------	-------

Variance due to:

- Planning for Aboriginal Communities grant budgeted as a Commonwealth grant, the grant is now a State grant;
- Project and Study grants received but not budgeted (Nambelup Industrial Area Study, Review of North West Corridor).

**Grants and Contributions Commonwealth - Decrease**

200,000	997	(199,003)	100
---------	-----	-----------	-----

Variance due to planning for Aboriginal Communities grant being budgeted as a Commonwealth grant, the grant is now a State grant.

**Rent - Increase**

2,860,000	3,065,516	205,516	7
-----------	-----------	---------	---

Acquisition of residential and commercial properties in the Bunbury and Peel regions, not known at the time of formulation of the estimates.

**User Charges and Fees - Increase**

2,862,000	3,177,866	(315,866)	(10)
-----------	-----------	-----------	------

Variance due to Strata Title Applications, Subdivision Applications, and Land Reservation Certificates being higher than anticipated (active property market).

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC



2005 Estimate	2004 Actual	Variance	
		\$	%

### Proceeds from Disposal of Non Current Assets - Decrease

17,000,000	16,716,266	283,734	2
------------	------------	---------	---

Disposals will vary according to:

- The requirements of other Government Agencies;
- The identification of surplus land;
- Timing of actual disposals.

### Other Revenue from Ordinary Activities - Increase

1,371,000	1,654,487	283,487	21
-----------	-----------	---------	----

Variance due to the recoup of expenditure from LandCorp for management of Improvement Plan no. 32 (William St).

## 43. ADDITIONAL FINANCIAL INSTRUMENTS DISCLOSURES

### (a) Interest rate risk exposure

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

	Weighted average effective interest rate	Variable Interest rate	Fixed interest rate maturity			Non interest bearing	Total
	%	\$	1 year or less	1 to 5 years	Over 5 years	\$	\$
<b>June 30, 2005</b>							
<b>Financial Assets</b>							
Cash Assets	5.312	20,861,945	-	-	-	10,982	20,872,927
Restricted Cash Assets	5.312	4,802,524	-	-	-	-	4,802,524
Receivables		-	-	-	-	4,190,118	4,190,118
Other		-	-	-	-	1,285,141	1,285,141
		25,664,469	-	-	-	5,486,241	31,150,710
<b>Financial Liabilities</b>							
Payables		-	-	-	-	-	-
Provisions		-	-	-	-	99,907	99,907
Other		-	-	-	-	2,669,832	2,669,832
Total Financial Liabilities		-	-	-	-	2,769,739	2,769,739
<b>Net Financial Assets</b>		25,664,469	-	-	-	2,716,502	28,380,971
<b>June 30, 2004</b>							
Financial Assets	5.092	28,525,998	-	-	-	7,695,191	36,221,189
Financial Liabilities		-	-	-	-	1,704,796	1,704,796

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of  
the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of  
financial and operating data

Documents published by  
the WAPC



### (b) Credit Risk Exposure

All financial assets are unsecured.

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

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

Armadale Redevelopment Authority	2,500,000
Public Transport Authority	669,976
State Housing Commission	400
LandCorp	15,360
Department of Industry and Resources	165
Australian Tax Office	124
Water Corporation	94
Department of Housing and Works	590
Department of Agriculture WA	600
Western Power (Whiteman Park)	4,000
	3,191,308

### (c) Net Fair Values

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

## 44. RELATED BODIES

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

## 45. AFFILIATED BODIES

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

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of  
the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of  
financial and operating data

Documents published by  
the WAPC



## 46. SCHEDULE OF SERVICES DELIVERED

For the Year Ended 30 June 2005	Statutory Planning		Strategic Planning		Asset Management		Total	
	2005 \$	2004 \$	2005 \$	2004 \$	2005 \$	2004 \$	2005 \$	2004 \$
<b>COST OF SERVICES</b>								
<b>EXPENSES FROM ORDINARY ACTIVITIES</b>								
Employee Expenses	395,763	644,710	0	3,110	0	597	395,763	648,416
Services and Contracts	4,596,951	6,447,520	5,515,445	4,310,832	11,518,179	13,701,635	21,630,575	24,459,987
Depreciation Expenses	39,602	38,097	35,295	28,918	242,856	179,098	317,753	246,112
Bad and Doubtful Debts	12,456	24,517	27,055	24,517	12,456	24,517	51,967	73,552
Committee/Board Fees	620,046	979,737	25,396	41,700	28,435	17,791	673,877	1,039,227
Capital User Charge	0	0	0	0	2,704,190	3,346,000	2,704,190	3,346,000
Grants and Subsidies	0	40,666	976,699	895,138	1,877,417	1,567,620	2,854,116	2,503,424
Carrying Amount of								
Non-Current Assets Disposed Of	1,633	16,576	0	15,334	2,619,707	11,823,334	2,621,340	11,855,244
Net Revaluation Decrement	0	0	0	0	211,784,014	583,016	211,784,014	583,016
Other Expenses from Ordinary Activities	212,777	152,994	447,335	446,468	2,051,171	3,540,071	2,711,283	4,139,533
<b>Total Cost of Services</b>	<b>5,879,228</b>	<b>8,344,817</b>	<b>7,027,225</b>	<b>5,766,016</b>	<b>232,838,425</b>	<b>34,783,678</b>	<b>245,744,878</b>	<b>48,894,511</b>
<b>REVENUES FROM ORDINARY ACTIVITIES</b>								
<i>Revenue from Operating Activities</i>								
Grants and Contributions - State	215,150	173,070	229,091	452,628	36,670	297,635	480,911	923,333
Grants and Contributions - Commonwealth	0	100,000	997	29,077	0	0	997	129,077
Rental Revenue	935,106	1,185,658	935,106	1,185,658	1,195,304	1,452,780	3,065,516	3,824,096
User Fees and Charges	1,030,929	901,067	1,030,929	901,067	1,116,008	901,068	3,177,866	2,703,202
<i>Revenue from Non-Operating Activities</i>								
Interest Revenue	547,206	1,353,668	547,206	1,353,668	547,206	1,353,668	1,641,618	4,061,004
Proceeds from Disposal of Non Current Assets	2,978,953	477,946	2,978,953	477,546	10,758,360	12,097,776	16,716,266	13,053,269
Other Revenues from Ordinary Activities	112,823	192,334	119,703	164,767	1,421,961	10,241,052	1,654,487	10,598,153
<b>Total Revenues from Ordinary Activities</b>	<b>5,820,167</b>	<b>4,383,744</b>	<b>5,841,985</b>	<b>4,564,411</b>	<b>15,075,509</b>	<b>26,343,980</b>	<b>26,737,661</b>	<b>35,292,134</b>
<b>NET COST OF SERVICES</b>	<b>59,061</b>	<b>3,961,073</b>	<b>1,185,240</b>	<b>1,201,605</b>	<b>217,762,916</b>	<b>8,439,698</b>	<b>219,007,217</b>	<b>13,602,377</b>
<b>REVENUES FROM STATE GOVERNMENT</b>								
Service Appropriation	16,860,640	16,581,167	17,586,639	16,644,167	16,597,118	15,692,166	51,044,397	48,917,500
Resources Received Free of Charge	0	0	0	0	0	0	0	0
<b>TOTAL REVENUE FROM STATE GOVERNMENT</b>	<b>16,860,640</b>	<b>16,581,167</b>	<b>17,586,639</b>	<b>16,644,167</b>	<b>16,597,118</b>	<b>15,692,166</b>	<b>51,044,397</b>	<b>48,917,500</b>
<b>Change in Net Assets</b>	<b>16,801,579</b>	<b>12,620,094</b>	<b>16,401,399</b>	<b>15,442,562</b>	<b>(201,165,798)</b>	<b>7,252,468</b>	<b>(167,962,820)</b>	<b>35,315,123</b>



## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC



## 47. THE IMPACT OF ADOPTING INTERNATIONAL ACCOUNTING STANDARDS

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

The Commission has undertaken a review of the AIFRS. With the exception of some minor re-classifications, significant impact has been limited to adjustments resulting from revaluations of land.

### The Impact of Adopting AIFRS Including the Key Differences in Accounting Policies

Reconciliation of total equity as presented under previous AGAAP to that under AIFRS

	30 June 2005 \$000	1 July 2004 \$000
<b>Total Equity Under Previous AGAAP</b>	<b>381,747,529</b>	<b>553,868,172</b>
<b>Adjustments to Accumulated Surplus:</b>		
Revaluation of Non-Current Long Service Leave to Present Value (I)	0	2,099
Revaluation of Land to Fair Value (II)	16,975,172	78,739
<b>Adjustments to Revaluation Reserve:</b>		
Revaluation of Land to Fair Value (II) (III)		221,703,155
<b>Adjustments to Contributed Equity:</b>		
Revaluation of Land to Fair Value (II)	(16,975,172)	5,007,359
<b>Total Equity Under AIFRS</b>	<b>\$381,747,529</b>	<b>\$780,659,524</b>

The adjustments are explained as follows:

- Where employee benefits are expected to be settled beyond 12 months after the reporting date, AASB 119 requires that they are to be measured on a present value basis.
- To comply with the requirement of TI 954 to report land at fair value from 30 June 2005, and the no change in accounting policy requirements of AASB1, land has been re-valued to fair value as at 30 June 2005. The Commissions land disposals for the financial year ending 30 June 2005 are reported under AGAAP at historical cost. To comply with the requirements of

AASB 1 (as above), these disposals have been revalued to fair value (based on the June 2004 valuation).

- The Department of Land Information (Valuation Services) provided the Commission with a fair value of its land as at June 2004 and June 2005. 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.

The June 2004 comparative statements have been prepared using the land valuation provided to the Commission by the Department of Land Information in June 2004.

The June 2005 comparative statements have been prepared using the land valuation provided to the Commission by the Department of Land Information in June 2005. Note that the Department for Land Information altered its method of classifying properties as current use when valuing the Commissions land holdings for June 2005 (in accordance with the Metropolitan Region Scheme and Peel Region Scheme). This resulted in a material decrease in the fair value of the Commission's land.

Reconciliation of surplus/(deficit) for the period as presented under previous AGAAP to that under AIFRS.

	30 June 2005 \$000
Surplus/(Deficit) for the period under previous AGAAP	(167,962,820)
Net Gain on Disposal of Non-Current Assets (I)	(4,551,001)
Revaluation Decrement	21,526,173
<b>Surplus/(Deficit) for the period under previous AIFRS</b>	<b>(150,987,648)</b>

- To comply with the requirement of TI 954 to report land at fair value from 30 June 2005, and the no change in accounting policy requirements of AASB1, land has been re-valued to fair value as at 30 June 2005. The Commissions land disposals for the financial year ending 30 June 2005 are reported under AGAAP at historical cost. To comply with the requirements of AASB 1 (as above), these disposals have been revalued to fair value.

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of  
the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of  
financial and operating data

Documents published by  
the WAPC



### AUDITOR GENERAL

#### INDEPENDENT AUDIT OPINION

To the Parliament of Western Australia

**WESTERN AUSTRALIAN PLANNING COMMISSION  
FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2005**

#### Audit Opinion

In my opinion,

- (i) the controls exercised by the Western Australian Planning Commission provide reasonable assurance that the receipt, expenditure and investment of moneys, the acquisition and disposal of property, and the incurring of liabilities have been in accordance with legislative provisions; and
- (ii) the financial statements are based on proper accounts and present fairly in accordance with applicable Accounting Standards and other mandatory professional reporting requirements in Australia and the Treasurer's Instructions, the financial position of the Commission at 30 June 2005 and its financial performance and cash flows for the year ended on that date.

#### Scope

##### *The Commission's Role*

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

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

##### *Summary of my Role*

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

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

D D R PEARSON  
AUDITOR GENERAL  
30 September 2005

4th Floor Dumas House 2 Havelock Street West Perth 6005 Western Australia Tel: 08 9222 7500 Fax: 08 9322 5664

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of  
the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of  
financial and operating data

Documents published by  
the WAPC



## Five-year summary of financial and operating data



	Units	2000-01	2001-02	2002-03	2003-04	2004-05
<b>Land and Buildings (Metro Region)</b>						
Total Land Acquired	Ha	496	740	1942	1522	699
"Parks and Recreation Land"	Ha	405	708	1770	665	604
Other Land	Ha	91	32	172	857	95
Properties Purchased	No	161	110	136	142	119
Properties Sold	No	113	104	51	205	273
Cost of Acquisitions	\$'000	43 559	30 566	50 071	97 968	55 079
Sales Revenue	\$'000	22 060#	8006	2992	10 124	16 817
"#" Includes the total amount received from the sale of the Northbridge Land to EPRA on 30 June 2000. Monies receipted in April 2001."						
<b>Land and Building (Peel and Other Regions)</b>						
Total Land Acquired	Ha	30	235	57	312	680
"*Parks and Recreation Land"	Ha	-	36	15	211	162
*Other Land	Ha	30	199	42	101	518
Properties Purchased	No	1	14	18	27	39
Properties sold	No	0	0	0	2	0
Cost of Acquisitions	\$'000	3200	9582	2650	5743	12 148
Sales Revenue	\$'000	0	0	0	9	0
<b>Secretariat</b>						
Meetings WAPC	No	10	12	15	13	14
Reports to WAPC	No	59	60	114	174	172
Meetings MRPC	No	10	10	11	11	11
Reports to MRPC	No	60	96	107	53	59
Meetings EFP	No	23	22	28	33	28
Reports to EFP	No	367	366	342	383	292
Meetings TC	No	4	4	8	7	5
Reports to TC	No	27	26	33	46	45
Meetings ICC	No	6	3	6	6	6
Reports to ICC	No	52	20	38	28	34
Meetings SPC	No	50	50	50	52	49
Reports to SPC	No	726	818	666	761	599
Meetings CPCC	No					
Reports to CPCC	No					

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of  
the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of  
financial and operating data

Documents published by  
the WAPC



	Units	2000-01	2001-02	2002-03	2003-04	2004-05
Number Other Committees	No	25	26	30	35	29
MRS Major Amendments (Commenced)	No	10	14	5	6	2
MRS Major Amendments (Advertised)	No	4	13	2	12	5
MRS Major Amendments (Submissions)	No	286	958	9746	31	481
MRS Major Amendments (Hearings) No (persons)		61	70	219	560	144
MRS Major Amendments (Finalised)	No	2	6	9	7	7
MRS Minor Amendment (Commenced)	No	0	3	3	5	1
MRS Minor Amendments (Advertised)	No	0	0	6	5	2
MRS Minor Amendments (Submissions)	No	0	0	94	26	32
MRS Minor Amendments (Finalised)	No	0	1	0	4	4
Planning Control Areas	No	6	10	9	7	2
Improvement Plans	No	0	0	1	0	0
<b>Operating Data</b>						
<b>Subdivision Applications</b>						
Received	No	2557	2561	2924	2898	3130
Determined	No	2501	2361	2603	2974	2948
Within Statutory Time Frame (target 80%)	%	83	71	67	69	75
<b>Lots Approved</b>						
(Preliminary)	No	22 448	26 109	28 310	38 418	34 973
(Final)	No	10 009	13 746	17 541	19 687	21 417
<b>Development Applications</b>						
Received	No	617	545	616	684	591
Determined	No	454	459	482	597	469
Within Statutory Time Frame (target 70%)	%	61	45	48	52	47
<b>Strata Title Applications</b>						
Received	No	387	282	295	337	304
Determined	No	354	276	262	334	296
Within Statutory Time Frame (target 70%)	%	79	52	46	54	53
<b>Survey Strata Applications</b>						
Received	No	773	1091	1264	1350	1709
Determined	No	723	957	1162	1344	1631
Within Statutory Time Frame (target 70%)	%	87	70	63	74	79

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of  
the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of  
financial and operating data

Documents published by  
the WAPC



	Units	2000-01	2001-02	2002-03	2003-04	2004-05
<b>Vacant Strata Title Applications</b>						
Received	No	66	49	56	36	42
Determined	No	58	58	48	45	35
Within Statutory Time Frame (target 70%)	%	86	64	67	67	80
<b>Town Planning Schemes</b>						
Finalised	No	12	9	8	9	11
<b>Town Planning Scheme Amendments</b>						
Received	No	363	333	291	370	384
Processed	No	265	298	259	280	303
<b>Town Planning Appeals</b>						
Ministerial	No	277	70	81	102	99
Tribunal	No	42	46	119	0	0
<b>Public Information</b>						
Publications	No	141	58	89	113	67
Internet Uploads	No	191	171	114	105	93
Photographic Assignments	No	12	10	6	8	13
Video Presentations	No	-	20	22	6	3
Displays	No	42	20	18	10	6
Media Statements	No	50	45	81	49	53
Media Responses	No	251	184	213	209	229
Community and Ministerial Liaison	No	32	563	911	963	148
New Library Items	No	4026	3082	7573	3920	1532
Inter Library Loans	No	76	122	95	85	72
Loans to Clients	No	4482	4791	7904	1804	1990
Library Enquiries	No	10 456	8841	10 441	1800	1678

## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

### Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

### WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

### Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

### Members and committees

### Performance measures

### Performance indicators

### Financial statements

### Five-year summary of financial and operating data

### Documents published by the WAPC



# Documents published by the Western Australian Planning Commission



1 July 2004 – 30 June 2005

Annual Review 2004 - Country Land Development Program A Sustainability Checklist	Print Print	Metropolitan Region Scheme Amendment 1032/33 South West Metropolitan Transit Route - Report on Submissions	Print
Bush Forever community guide	Print	Metropolitan Region Scheme Amendment 1032/33 South West Metropolitan Transit Route - Submissions 1 - 28	Print
Bush Forever newsletter - August 2004	Print	Metropolitan Region Scheme Amendment 1032/33 South West Metropolitan Transit Route - Submissions 29 - 37	Print
Coastwest Grants 2005 - Guidelines for Applicants	Print	Metropolitan Region Scheme Amendment 1032/33 South West Metropolitan Transit Route - Transcripts of public hearings	Print
Development Control Policy 1.2 Development Control - general principles	Online	Metropolitan Region Scheme Amendment 1035/33 James Point, Kwinana Port Facility - Amendment Report	Print
Development Control Policy 5.4	Print	Metropolitan Region Scheme Amendment 1036/33 Gngangara Mound Groundwater Protection - Report on Submissions	Print
Advertising on Reserved Land	Print	Metropolitan Region Scheme Amendment 1036/33 Gngangara Mound Groundwater Protection - Submissions	Print
Draft Gingin Coast Structure Plan (second edition)	Print	Metropolitan Region Scheme Amendment 1036/33 Gngangara Mound Groundwater Protection - Transcripts of Public Hearings	Print
Fitzroy Futures Town Plan	Print	Metropolitan Region Scheme Amendment 1050/33 Stakehill Swamp, Baldivis - Amendment Report	Print
Gordon Road Planning Precinct Structure Plan - Summary brochure for public consultation	Print	Metropolitan Region Scheme Amendment 1057/33 Regional Roads (Part 6) - Report on submissions, Submissions, Transcripts of Public Hearings	Print
Kewdale-Hazelmere Region Integrated Masterplan (report)	Print	Metropolitan Region Scheme Amendment 1058/33 Stephenson Avenue and Rochdale Road - Report on Submissions, Submissions	Print
Kewdale-Hazelmere Region Integrated Masterplan (brochure)	Print	Metropolitan Region Scheme Amendment 1078/33 Kalamunda Road, High Wycombe - Report on Submissions, Submissions, Transcripts of Public Hearings	Print
Land Development Program - State Lot Activity March quarter 2004	Print	Metropolitan Region Scheme Amendment 1074/33 Leighton Beach and Environs - Amendment Report	Print
Land Development Program - State Lot Activity June quarter 2004	Print	Metropolitan Region Scheme Amendment 1080/33 Pioneer Park, Gosnells Town Centre Vol. 1 - Report on Submissions and Vol. 2 Submissions	Print
Land Development Program - State Lot Activity September quarter 2004	Print		
Land Development Program - State Lot Activity December quarter 2004	Print		
Liveable Neighbourhoods - Draft operational policy	Print		
Metropolitan Development Program Urban Land Release Plan 2004/2005 to 2008/2009	Print		
Metropolitan Freight Network Policy - Brochure	Print		
Metropolitan Region Scheme Amendment 1027/33 Whiteman Park and Environs - Vol. 2 Submissions	Print		
Metropolitan Region Scheme Amendment 1027/33 Whiteman Park and Environs - Vol. 3 Transcripts of Public Hearings	Print		
Metropolitan Region Scheme Amendment 1029/33 Alkimos - Eglinton (Readvertised with modification) - Amendment Report	Print		



## Annual Report 2005

### Contents

Statement of compliance

Responsible Minister

Chairman's statement

Overview of the WAPC 2004/05

- Vision
- Mission
- Key function

WAPC's business model

- Structure
- Responsibilities
- Our contribution to Western Australia

Report on operations

- People and communities
- The economy
- The environment
- The regions
- Governance

Members and committees

Performance measures

Performance indicators

Financial statements

Five-year summary of financial and operating data

Documents published by the WAPC



Metropolitan Region Scheme Amendment 1082/33  
Bush Forever and Related Lands - Amendment Report  
Metropolitan Region Scheme Amendment 1085/33A  
Lots 106 & 107 Wright Rd, Forrestdale  
- Vol. 1 Report on Submissions

Print

Metropolitan Region Scheme Amendment 1086/33A  
Curtin Avenue Extension Rationalisation  
- Report on Submissions

Print

Metropolitan Region Scheme Amendment 1088/33A  
North West Districts Omnibus (No. 6)  
- Amendment Report

Print

Metropolitan Region Scheme Amendment 1092/33  
Forrestdale, Corner Nicholson and Armadale Roads  
- Report on Submissions and Submissions

Print

Metropolitan Region Scheme Amendment 1095/33A  
Lot 7 Marshall Road, Ballajura - Amendment Report  
Metropolitan Region Scheme Amendment 1095/33A  
Lot 7 Marshall Road, Ballajura - Report on Submissions,

Print

Submissions and Transcripts of Public Hearings  
Metropolitan Region Scheme Amendment 1100/33  
Canning Highway between Petra Street and  
Canning Bridge - Amendment Report

Print

Print

Ningaloo Coast Regional Strategy Carnarvon to Exmouth

Print

Peel Region Scheme Amendment 002/33A  
General Omnibus No.1 - Volume 1 Report on Submissions  
Peel Region Scheme Amendment 004/33A Extension to  
Special Control Area No. 1 - Water Catchments  
(Dwellingup Brook) - Report on Submissions

Print

Print

Peel Region Scheme Amendment 005/33A  
Pinjarra-Williams Road Primary Regional Roads  
Reservation - Report on Submissions

Print

Peel Region Scheme Amendment 006/33A Furnissdale  
Neighbourhood Commercial and Service Commercial  
Precinct - Report on Submissions

Print

Peel Region Scheme Amendment 007/33A  
General Omnibus (No.2) - Amendment Report

Print

Peel Region Scheme Amendment 008/33A  
Structures in Artificial Waterways - Amendment Report  
Peel Region Scheme Amendment 009/33A Expansion  
of Industrial Zone (Pinjarra) Alcoa of Australia Limited,

Print

Residue Storage Area - Amendment Report  
Planning Bulletin No 69 Proposed Bush Forever  
protection areas

Print

Print

Planning Bulletin No 70 Caretakers' dwellings in  
industrial areas

Print

Planning Bulletin No 71 Residential Leasehold Estates  
and Developments

Print

Planning Bulletin No 72 Child-care centres

Online

Planning Bulletin No 73 Statutory planning process  
improvements

Print

Proposal to modify a component of the:  
Gingin Structure Plan

Print

Residential Design Codes of Western Australia

Reprint

Statement of Planning Policy No 2.8 Bushland Policy  
for the Perth Metropolitan Region (Draft)

Print

Statement of Planning Policy 2.9 Water Resources (Draft)

PrintStatement of Planning Policy 4.1

State Industrial Buffer Policy

Print

Statement of Planning Policy:  
Metropolitan Freight Network (Draft)

Print

Statement of Planning Policy:  
Road and Rail Transport Noise (Draft)

Print

WA Coastlines - Spring 2004

Print

WA Coastlines - Autumn 2005

Print

Warren-Blackwood rural strategy

Print

Western Australian Planning Commission  
Annual Report 2003-04

Online