

DEL 2025/05 Delegation of Powers to Officers (WAPC and Department of Planning, Lands & Heritage)

July 2025

PLANNING AND DEVELOPMENT ACT 2005

INSTRUMENT OF DELEGATION

The Western Australian Planning Commission (WAPC) under section 16 of the *Planning and Development Act 2005* (the PD Act) may, by resolution, delegate any function of the WAPC to a member, committee or officer of the WAPC, or to a public authority or a member or officer of a public authority.

In accordance with section 16(4) of the PD Act, a reference in this instrument to a function of the WAPC includes and extends to, without limitation or restriction, any of the powers, privileges, authorities, discretions, duties and responsibilities vested in or conferred upon the WAPC by the PD Act or any other written law as the case requires.

Resolution under section 16 of the PD Act (Delegation)

On 23 July 2025, pursuant to section 16 of the PD Act, the WAPC resolved—

- A. To DELEGATE its powers and functions as set out in column 1 of the schedule below, to the Chairperson of the WAPC, the Deputy Chairperson of the WAPC and the person or persons from time to time holding or acting in the offices in the Department of Planning, Lands and Heritage as outlined in column 2 of the schedule, subject to any conditions specified in column 3 of the schedule.
- B. That this resolution take effect from 8 August 2025.

The delegation was amended by resolution of the WAPC on 20 AUGUST 2025.



Sam Boucher, Secretary
Western Australian Planning Commission

SCHEDULE

Interpretation and general guidance

1. A reference to a position contemplates and includes its successor in title.
2. Unless the context otherwise requires, or it is otherwise stated, the positions referred to are located within the LUP Division and:
 - a. a reference to “Planning Directors” includes any position to which the level of “Director” is designated.
3. The delegation of a power is deemed to include any duty incidental to, or connected with, that power and vice versa – s59 (2) *Interpretation Act 1984*
4. Where the WAPC has delegated a function or power, it can still perform that function or power itself – s59(1) (a). *Interpretation Act 1984*
5. The officer determining an application should be different to the officer reporting on the application.
6. “the Act” means the *Planning and Development Act 2005*;
7. “WAPC” or “Commission” means the “Western Australian Planning Commission.”
8. “Department” means the “Department of Planning, Lands and Heritage.”
9. “LUP” means the Land Use Planning Division of the Department
10. “LPS Regulations” means the *Planning and Development (Local Planning Schemes) Regulations 2015* includes the Schedules to those regulations.
11. MRS means “Metropolitan Region Scheme”
12. PRS means “Peel Region Scheme”
13. GBRS means “Greater Bunbury Region Scheme”

Column 1 (Powers and functions)	Column 2 (Delegate)	Column 3 (Conditions)
Planning and Development Act 2005		
PART A – SPECIFIC DELEGATIONS		
1. Part 1 – Preliminary - NIL		
2. Part 2 – The Western Australian Planning Commission		
2.1. The calling of tenders, the awarding of contracts, and the appointment of consultants pursuant to section 15 of the Act.	<ul style="list-style-type: none"> Chairperson of the WAPC Deputy Chairperson of the WAPC 	Limited to activities to which a budget has been approved and allocated by the WAPC. Subject to compliance in each case with the <i>Procurement Act 2020</i> , if applicable.

Column 1 (Powers and functions)	Column 2 (Delegate)	Column 3 (Conditions)
3. Part 3 – State Planning Policies and Planning Codes <i>(including functions required by, or consequent upon, a SPP or the R-Codes)</i>		
3.1. Where the R-Codes require WAPC approval to a local planning policy or local development plan that varies the requirements of the deemed to comply provisions of the R-Codes, power to approve or refuse instrument.	<ul style="list-style-type: none"> Chairperson of the WAPC 	Provided: a) the relevant criteria (in the R-Codes) for approving such a departure is met; b) Proposal is consistent with approved local planning strategy.
	<ul style="list-style-type: none"> Assistant Director General Executive Planning Director Planning Director 	Provided: a) the relevant criteria (in the R-Codes) for approving such a departure is met; b) proposal is consistent with approved local planning strategy. c) the variation does not involve an increase in the deemed-to-comply requirements for site cover aspect or a reduction for open space requirements; and d) the policy does not relate to an Activity Centre. e) relates to Volume 1 of the R-Codes.
3.2. Power to perform the functions of the WAPC under the <i>Planning and Development (State Planning Policies) Regulations 2024</i> and the <i>Planning and Development (Planning Codes) Regulations 2024</i> in relation to administrative amendments.	<ul style="list-style-type: none"> Chairperson of the WAPC Deputy Chairperson of the WAPC 	
3.3. Power to seek comment on, and approve, a layout plan which requires the approval or endorsement of the WAPC pursuant to the provisions of <i>State Planning Policy 3.2 Aboriginal Settlements</i> .	<ul style="list-style-type: none"> Planning Director 	

Column 1 (Powers and functions)	Column 2 (Delegate)	Column 3 (Conditions)
4. Part 4 – Region planning schemes		
4.1. Power to submit to the Minister for Planning a proposed minor amendment to the Metropolitan Region Scheme, Peel Region Scheme or Greater Bunbury Region Scheme and a report and recommendation on the proposed amendment in accordance with s62(1A) of the Act.	<ul style="list-style-type: none"> • Chairperson of the WAPC • Assistant Director General • Executive Planning Director • Planning Director, Schemes and Strategies 	<p>Provided the recommendation would be:</p> <ul style="list-style-type: none"> a) consistent with the principles and objectives of any applicable SPP; b) does not substantially modify the proposed amendment <p>Excludes the power to recommend the Minister refuses approval to what is sought.</p>
Powers under Region Schemes		
<p>4.2. Power to determine applications for approval to commence and carry out development lodged with or referred to the WAPC pursuant to the provisions of the MRS, PRS or GBRS but only where either:</p> <ul style="list-style-type: none"> a. no response has been received from the local government within the period prescribed by the relevant scheme; or b. The determination is consistent with the recommendations made by the local government; or c. such determination would be inconsistent with the recommendation made by local government, but would accord with the principles and objectives of any applicable WAPC Policy <p>4.3. Power to approve detailed plans requiring the subsequent approval of the WAPC as a condition of development approval pursuant to the provisions of the MRS, PRS or GBRS and power to confirm that conditions imposed by the</p>	<ul style="list-style-type: none"> • Assistant Director General • Executive Planning Director • Planning Director • Planning Manager • Principal Planner • Senior Planner (SCL 3) 	<p>The power in clause 4.2 (c) and 4.4 may not be exercised by Senior Planners.</p>

Column 1 (Powers and functions)	Column 2 (Delegate)	Column 3 (Conditions)
<p>WAPC have been complied with.</p> <p>4.4. Power to endorse management plans for regional open space for the purposes of clause 29(1)(f)(v) of the MRS, clause 19(e)(iv) of the PRS, or clause 25(f)(v) of the GBRS.</p> <p>4.5. Power to determine any application under clause 55 of the MRS, clause 37(2) of the PRS or clause 43(2) of the GBRS provided that any application, if approved, is only extended by a period of up to two (2) years.</p>		
<p>4.6. Power to form an opinion for the purposes of a resolution of the WAPC made under a region scheme, as to whether development is of State or regional significance, or, for public interest reasons, should be determined by the WAPC.</p> <p>4.7. Power to perform the functions of the WAPC under clause 23 of the MRS, provided the preconditions (if any), to transfer the land from one zoning to another, are met.</p>	<ul style="list-style-type: none"> • Chairperson of the WAPC • Deputy Chairperson of the WAPC 	
<p>4.8. Power to extend the period during which a local government is required to forward its recommendations to the WAPC under clause 37 of the MRS, clause 36 of the GBRS and clause 30 of the PRS.</p>	<ul style="list-style-type: none"> • Assistant Director General • Executive Planning Director • Planning Director • Planning Manager • Principal Planner • Senior Planner (SCL 3) 	
<p>4.9. Power to issue a certificate regarding the reservation or zoning of land under a region scheme.</p>	<ul style="list-style-type: none"> • Assistant Director General, Strategy and Engagement • Executive Planning Director • Planning Director, Schemes and Strategies • Director Data Analytics • Information Capture Manager • Region Schemes and Amendments Team Leader 	

Column 1 (Powers and functions)	Column 2 (Delegate)	Column 3 (Conditions)
4.10. Power to determine applications for approval of the development of public housing where such applications are made pursuant to the provisions of the MRS, PRS and GBRS even if the relevant local government does not recommend support for an application, or the local government does not provide a recommendation within the specified time period.	<ul style="list-style-type: none"> • Assistant Director General • Executive Planning Director • Planning Director 	
Powers specific to certain region schemes		
4.11. For the purposes of a resolution of the WAPC made under cl 28 of the MRS, power to determine whether or not a proposed development requires planning approval for the following reasons: <ol style="list-style-type: none"> development which abuts and has access to a regional road reservation has the potential to significantly increase traffic; development in the rural zone may not be consistent with the purposes of the rural zone. 	<ul style="list-style-type: none"> • Chairperson of the WAPC • Assistant Director General • Executive Planning Director • Planning Director • Planning Manager Principal Planner • Senior Planner (SCL 3) 	
4.12. In relation to a resolution of the WAPC made under clause 21 of the Peel Region Scheme, power to determine whether or not a proposed development in the Rural zone requires planning approval for the following reasons: <ol style="list-style-type: none"> development which abuts and has access to a regional reservation has the potential to significantly increase traffic; development in a special control area may conflict 		

Column 1 (Powers and functions)	Column 2 (Delegate)	Column 3 (Conditions)
with the purposes of the special control area; c. development in the Rural zone may not be consistent with the purposes of the Rural zone.		
5. Part 5 - Local Planning Schemes <i>(including functions under LPS Regulations)</i>		
General matters		
5.1. Where such power is conferred on the WAPC, the power to agree to advertising, or to agree to advertising on more than one occasion if requested.	<ul style="list-style-type: none"> Chairperson of the WAPC Assistant Director General Executive Planning Director Planning Director Planning Manager Principal Planner 	Excludes instances where the matter raises issues of: <ul style="list-style-type: none"> a) State or regional significance; or b) public interest, such that it should be addressed by the WAPC.
5.2. Power to form an opinion, as to whether a matter is of State or regional significance, or, for public interest reasons, should be determined by the WAPC.	<ul style="list-style-type: none"> Chairperson of the WAPC Deputy Chairperson of the WAPC 	
Local planning strategies		
5.3. Power to perform the WAPC's functions concerning the endorsement or modification of a local planning strategy, or amendment thereto (r15).	<ul style="list-style-type: none"> Chairperson of the WAPC Assistant Director General Executive Planning Director Planning Director Planning Manager Principal Planner 	Provided: <ul style="list-style-type: none"> a) the strategy will accord with the principles and objectives of any applicable SPP; b) does not substantially modify the local governments treatment of any submissions received. Excludes power to refuse to endorse the strategy.
Preparing and adopting local planning scheme or amendment <i>Does not apply where a scheme will exclude or vary a model provision under s257A of the Act (unless the WAPC indicates such exclusion or variation is acceptable through advertised or endorsed proposed reform).</i>		
5.4. Power under r29 of the LPS Regulations to consider the proposed scheme and	<ul style="list-style-type: none"> Chairperson of the WAPC Assistant Director General Executive Planning Director 	Provided the recommendation: <ul style="list-style-type: none"> a) is consistent with any approved local

Column 1 (Powers and functions)	Column 2 (Delegate)	Column 3 (Conditions)
additional documents, make recommendations and endorse a copy of the proposed scheme and submit it to the Minister together with the additional documents and recommendations.	<ul style="list-style-type: none"> Planning Director 	<p>planning strategy and the principles and objectives of any applicable SPP; and</p> <p>b) does not substantially modify the local governments treatment of any submissions received.</p> <p>Excludes power to recommend the Minister refuses to approve the proposed scheme.</p>
Amending a local planning scheme		
5.5. Power, under r36 of the LPS Regulations, to provide advice as to the classification of an amendment to a local planning scheme.	<ul style="list-style-type: none"> Chairperson of the WAPC Assistant Director General Executive Planning Director Planning Director Planning Manager Principal Planner Senior Planner (SCL 3) 	<p>Excludes instances where the proposed local planning scheme raises issues of:</p> <p>a) State or regional significance; or</p> <p>b) public interest, such that it should be addressed by the WAPC.</p>
Complex amendments		
5.6. Power, under r37A of the LPS Regulations, to consider a proposed complex amendment, make a recommendation, and submit the proposed complex amendment to the Minister together with a recommendation.	<ul style="list-style-type: none"> Chairperson of the WAPC Assistant Director General Executive Planning Director Planning Director 	<p>Excludes instances where the proposed local planning scheme raises issues of:</p> <p>a) State or regional significance; or</p> <p>b) public interest, such that it should be addressed by the WAPC.</p>
5.7. Power, under r45 of the LPS Regulations, to consider the proposed complex amendment and additional documents, make recommendations, endorse a copy of the proposed amendment and submit it to the Minister, together with the additional documents and recommendation.	<ul style="list-style-type: none"> Chairperson of the WAPC Deputy Chairperson of the WAPC 	<p>Provided:</p> <p>a) consent to advertise was provided by a committee or the WAPC, not an officer under delegation; and</p> <p>b) the recommendation does not substantially modify the local governments treatment of any submissions received.</p> <p>Excludes power to recommend the Minister refuses approval to what is sought.</p>

Column 1 (Powers and functions)	Column 2 (Delegate)	Column 3 (Conditions)
Standard Amendments		
5.8. Power under r46B of the LPS Regulations to consider a proposed standard amendment, make a recommendation, and submit the proposed standard amendment to the Minister together with the recommendation.	<ul style="list-style-type: none"> Chairperson of the WAPC Assistant Director General Executive Planning Director Planning Director 	
	<ul style="list-style-type: none"> Planning Manager Principal Planner 	Excludes the power to recommend the Minister refuses approval to advertise the standard amendment.
5.9. Power, under r55 of the LPS Regulations, to consider the proposed standard amendment, make recommendations, endorse a copy of the proposed amendment and submit it to the Minister, together with the additional documents and recommendations.	<ul style="list-style-type: none"> Chairperson of the WAPC Assistant Director General Executive Planning Director Executive Director, Strategy and Engagement Executive Director, Infrastructure Policy and Planning Planning Director, Infrastructure Policy and Planning, Strategy and Engagement Planning Director Planning Manager 	<p>Provided the recommendation:</p> <ul style="list-style-type: none"> a) is consistent with any approved local planning strategy and the principles and objectives of any applicable SPP; and b) does not substantially modify the local governments treatment of any submissions received. <p>Excludes power to recommend the Minister refuses to approve the proposed scheme amendment.</p>
Basic amendments		
5.10. Power under r 59 of the LPS Regulations, to direct that a basic amendment be treated as a standard or complex amendment and re-advertised accordingly.	<ul style="list-style-type: none"> Chairperson of the WAPC Assistant Director General Executive Planning Director Planning Director Planning Manager Principal Planner Senior Planner (SCL 3) 	
5.11. Power, under r60 of the LPS Regulations, to consider the proposed basic amendment, make recommendations, endorse a copy of the proposed amendment and submit it to the Minister together with the additional documents and recommendations.	<ul style="list-style-type: none"> Planning Director Planning Manager Principal Planner 	

Column 1 (Powers and functions)	Column 2 (Delegate)	Column 3 (Conditions)
<i>Certifying scheme amendments</i>		
5.12. Power under r63(B) of the LPS Regulations to authorise a person to certify a scheme amendment.	<ul style="list-style-type: none"> Chairperson of the WAPC Assistant Director General Executive Planning Director Planning Director 	
Review and consolidation of local planning schemes		
5.13. Power to perform the functions of the WAPC under r67 of the LPS Regulations.	<ul style="list-style-type: none"> Chairperson of the WAPC Assistant Director General Executive Planning Director 	Confined to matters where the recommendations of the local government can be objectively supported.
Deemed Provisions – Schedule 2 of the LPS Regulations		
5.14. Power to determine that a structure plan or a local development plan (or amendment thereto) is required for the purposes of orderly and proper planning.	<ul style="list-style-type: none"> Chairperson of the WAPC Assistant Director General Executive Planning Director Planning Director Planning Manager 	
5.15. Power to consider reports on a structure plan submitted to the WAPC and to: <ol style="list-style-type: none"> approve the instrument; or require modifications to the instrument and its resubmission to the WAPC. Direct readvertising of the structure plan, if major modifications made. This clause applies equally to amendments to such instruments.	<ul style="list-style-type: none"> Chairperson of the WAPC 	Provided the approval or modification required is: <ol style="list-style-type: none"> Consistent with the principles and objectives of any applicable WAPC policy.
	<ul style="list-style-type: none"> Assistant Director General Executive Planning Director Planning Director 	Provided the approval or modification required is: <ol style="list-style-type: none"> Consistent with the principles and objectives of any applicable WAPC policy; does not significantly depart from the local government's recommendations on the matter (if any).
	<ul style="list-style-type: none"> Planning Manager Principal Planner 	Provided the approval or modification required is: <ol style="list-style-type: none"> Consistent with the principles and objectives of any applicable WAPC policy; does not significantly depart from the local

Column 1 (Powers and functions)	Column 2 (Delegate)	Column 3 (Conditions)
		government's recommendations on the matter (if any). Excludes the power in 5.15 (c) and the power to refuse approval.
	<ul style="list-style-type: none"> Senior Planner (SCL 3) 	<p>Provided the approval or modification required is:</p> <ul style="list-style-type: none"> a) Consistent with the principles and objectives of any applicable WAPC policy; b) does not significantly depart from the local government's recommendations on the matter (if any). <p>Excludes the power in 5.15 (b) and (c) and the power to refuse approval.</p>
5.16. If the WAPC, or one of its committees, requires a proposed structure plan to be modified and resubmitted for approval, power to approve the modified plan.	<ul style="list-style-type: none"> Chairperson of the WAPC Assistant Director General Planning Director Planning Manager Principal Planner 	Provided the modifications comply with decision of the WAPC, or its committee, as the case may be.
5.17. Power to direct a local government to provide further services or further information in relation to the assessment of a structure plan or an amendment thereto.	<ul style="list-style-type: none"> Chairperson of the WAPC Assistant Director General Planning Director 	
5.18. Power to determine that an amendment to a structure plan is of a minor nature, and therefore no advertising is required.	<ul style="list-style-type: none"> Chairperson of the WAPC Assistant Director General Executive Planning Director Planning Director Planning Manager Principal Planner 	
5.19. Power to revoke approval to a structure plan.	<ul style="list-style-type: none"> Chairperson of the WAPC 	

Column 1 (Powers and functions)	Column 2 (Delegate)	Column 3 (Conditions)
5.20. Power to extend the period for which the approval of a structure plan has effect.	<ul style="list-style-type: none"> • Chairperson of the WAPC • Assistant Director General • Executive Planning Director • Planning Director • Planning Manager • Principal Planner 	Provided the structure plan is broadly consistent with the principles and objectives of any applicable WAPC policy.
6. Part 6 – Interim development orders - NIL		
7. Part 7 - Planning control areas		
7.1. Power to recommend the Minister approve the WAPC, under s113 of the Act, revoking a declaration concerning a planning control area.	<ul style="list-style-type: none"> • Chairperson of the WAPC 	
7.2. Power to determine applications for approval to commence and carry out development on land in a planning control area.	<ul style="list-style-type: none"> • Chairperson of the WAPC • Assistant Director General • Executive Planning Director • Planning Director 	<p>Provided that the development proposed is:</p> <ul style="list-style-type: none"> a) wholly in the planning control area or, is incidental to development in, or adjacent to, the planning control area; and b) is temporary and does not involve the undertaking of works that will result in a permanent structure or building; c) any approval granted must be conditioned to be: <ul style="list-style-type: none"> a. limited to a term not exceeding the remaining term of the planning control area; and b. require the land to be made good and any works are removed at the expiry of the term of the PCA.

Column 1 (Powers and functions)	Column 2 (Delegate)	Column 3 (Conditions)
	<ul style="list-style-type: none"> Planning Manager Principal Planner 	<p>Provided that the development proposed is:</p> <ul style="list-style-type: none"> a) wholly in the planning control area or, is incidental to development in, or adjacent to, the planning control area; and b) is temporary and does not involve the undertaking of works that will result in a permanent structure or building; c) any approval granted must be conditioned to be: <ul style="list-style-type: none"> a. limited to a term not exceeding the remaining term of the planning control area; and b. require the land to be made good and any works are removed at the expiry of the term of the PCA. <p>Excludes the power to refuse approval.</p>
7.3. Power pursuant to s117 of the Act to revoke approval, if the development is carried out in a manner that does not conform with the approval.	<ul style="list-style-type: none"> Chairperson of the WAPC Assistant Director General Executive Planning Director Planning Director 	
8. Part 8 - Improvement Plans and schemes		
8.1. Power under s120 of the Act to revoke an Improvement Plan.	<ul style="list-style-type: none"> Chairperson of the WAPC 	
Preparing, amending and reviewing improvement schemes		

Column 1 (Powers and functions)	Column 2 (Delegate)	Column 3 (Conditions)
Note that under s122B of the Act, relevant provisions of Part 5 of the Act and associated LPS Regulations apply to the preparation, approval and review of improvement schemes. Therefore, powers and functions under Part 5 of the Act, delegated in the schedule above are taken to be delegated for the equivalent improvement scheme process		
Decisions under improvement schemes		
8.2. Separate delegation instruments or schedules exist for established improvement schemes. Consult these as necessary.		
8.3. Authority to perform the powers and functions of the <i>Land Administration Act 1997</i> and regulations, as applied by s122H of the Act, to permanently close a street in an improvement scheme area.	<ul style="list-style-type: none"> Chairperson of the WAPC Assistant Director General 	
9. Part 9 – Relationship between planning schemes, planning control provisions and written laws - NIL		
10. Part 10 – Subdivision and development		
10.1. Power to determine applications made to the WAPC pursuant to Divisions 2, 3, 5 and 5A of Part 10 of the Act	<ul style="list-style-type: none"> Chairperson of the WAPC Assistant Director General Executive Planning Directors Planning Director 	
	<ul style="list-style-type: none"> Planning Manager Principal Planner 	<p>If the proposal conflicts with the provisions of a local planning scheme, discretion under s138 (3) can only be exercised if:</p> <ol style="list-style-type: none"> the conflict is of a minor nature; or the approval is consistent with the general intent of the local planning scheme; or the local planning scheme includes provisions permitting a variation of the local planning scheme that would remove the conflict.

Column 1 (Powers and functions)	Column 2 (Delegate)	Column 3 (Conditions)
		Excludes the power to refuse approval.
	<ul style="list-style-type: none"> • Planning Administration Manager • Planning Administration Coordinator • Senior Planning Support Officer • Senior Planning Officer • Planning Officer 	Limited to the power to form an opinion on the potential of a proposal to affect local governments, public authorities, utility providers or the Heritage Council and refer the proposal and invite submissions.
10.2. Power to request the Minister for Planning approve of the WAPC disregarding the advice of the Swan River Trust in whole or in part in relation to the approval of development of land within the Riverbank or Development Control Area as defined within the <i>Swan and Canning Rivers Management Act 2006</i> , where the determining authority is the WAPC.	<ul style="list-style-type: none"> • Chairperson of the WAPC • Deputy Chairperson of the WAPC 	
10.3. All powers and functions of the WAPC under s165 of the Act concerning notifications on certificates of title.	<ul style="list-style-type: none"> • Chairperson of the WAPC • Director General • Assistant Director General • Executive Planning Director • Planning Director • Planning Manager • Principal Planner 	
	<ul style="list-style-type: none"> • Planning Administration Manager • Planning Administration Coordinator • Senior Planning Support Officer • Senior Planning Officer 	Limited to the power to execute forms relating to a notification or withdrawal of a notification.
10.4. Power to endorse and accept documents relating to leases, licences, transfers, conveyances and mortgages, easements, memorials on title and other dealings in land, submitted for formal endorsement, subject to prior compliance with all	<ul style="list-style-type: none"> • Chairperson of the WAPC • Assistant Director General • Executive Planning Director • Executive Director • Planning Director • Planning Manager • Senior Planning Officer 	

Column 1 (Powers and functions)	Column 2 (Delegate)	Column 3 (Conditions)
relevant conditions (if any) affixed as a condition of approval.	<ul style="list-style-type: none"> • Planning Administration Manager • Planning Administration Coordinator • Senior Planning Support Officer 	
11. Part 11B – Significant Development (and 11C – Avoiding Conflicts – if any)		
11B.1 Authority to perform all functions and exercise all powers regarding development applications and associated processes under Part 11B of the Act and the Significant Development Regulations.	<ul style="list-style-type: none"> • Chairperson of the WAPC • Deputy Chairperson of the WAPC 	<p>Excludes the power to:</p> <ol style="list-style-type: none"> a. nominate a person or body as an appropriate design reviewer; b. determine a significant development application under section 171P. <p>The authority to perform the functions and exercise the powers of section 171X is limited to where what is proposed:</p> <ol style="list-style-type: none"> a. will result in the same, or lessened, impact on the locality; and b. would not conflict with the provisions of the applicable planning instrument under section 171R.
	<ul style="list-style-type: none"> • Assistant Director General • Executive Planning Director • Planning Director, Significant Development Assessment Unit 	<p>Excludes the power to:</p> <ol style="list-style-type: none"> a. nominate a person or body as an appropriate design reviewer; b. determine a significant development application under section 171P. c. vary the manner and form of a development application under section 171N; d. determine whether design review is required prior to lodging an application or during the assessment of an application;

Column 1 (Powers and functions)	Column 2 (Delegate)	Column 3 (Conditions)
		<p>e. determine not to consult with the Minister on applications lodged under section 171X(2).</p> <p>The authority to perform the functions and exercise the powers of section 171X is limited to where what is proposed:</p> <ul style="list-style-type: none"> a. will result in the same, or lessened, impact on the locality; and b. would not conflict with the provisions of the applicable planning instrument under section 171R.
<p>11B.2 Power:</p> <ul style="list-style-type: none"> a. to determine to apply a procedural provision of the applicable planning instrument when considering a significant development application under section 171Q(2) of the Act; b. under regulation 9 of the Significant Development Regulations, to determine whether a lodged application complies with regulations and the requirements of the WAPC and accept it for assessment or advise the applicant to submit additional documents or information prior to accepting it for assessment; c. to perform the powers and functions of the WAPC under regulations 13 to 15 of the Significant Development Regulations. 	<ul style="list-style-type: none"> • Planning Director, Significant Development Assessment Unit • Planning Manager, Significant Development Assessment Unit • Principal Planner, Significant Development Assessment Unit 	
<p>11B.3 Power to perform the powers and functions of the WAPC under regulation 14 of the</p>	<ul style="list-style-type: none"> • Director, State Referral Coordination Unit 	

Column 1 (Powers and functions)	Column 2 (Delegate)	Column 3 (Conditions)
Significant Development Regulations.	<ul style="list-style-type: none"> Planning Manager, State Referral Coordination Unit Principal Planning Officer, State Referral Coordination Unit 	
Part 11 – Compensation and acquisition / Powers concerning land and property generally		
11.1. Power to make arrangements for the acquisition of land and the conveyance, assignment, transfer, subdivision, amalgamation and development of WAPC property.	<ul style="list-style-type: none"> Chairperson of the WAPC Assistant Director General, Heritage Property Services Executive Director, Property Services 	
11.2. Power to make arrangements for the leasing of WAPC property including the determination of rents in accordance with established WAPC practice.	<ul style="list-style-type: none"> Chairperson of the WAPC Assistant Director General, Heritage Property Services Executive Director, Property Services Director, Property Services 	Function to be exercised having due regard to WAPC policy.
11.3. Such powers and functions of the WAPC that may be lawfully undertaken relating to the acquisition and development, of land under the Metropolitan Region Scheme, the Peel Region Scheme and the Greater Bunbury Region Scheme for the purpose of carrying out and giving effect to those Schemes, including: a. the payment of capital expenditure, costs and other expenses incurred in connection with the acquisition of any property under any provisions of those Schemes; b. the carrying out of works and provision of public facilities thereon as may be necessary for the use and maintenance of the land for which it may be reserved.	<ul style="list-style-type: none"> Chairperson of the WAPC Director General 	Must have due regard to published WAPC policy. Does not apply to any matter that involves: a) expenditure in excess of \$1,000,000 (one million dollars); b) the exchange of or disposal of land owned by the WAPC; or c) the resumption of land by the WAPC for a public purpose.
	<ul style="list-style-type: none"> Assistant Director General, Heritage and Property Services Assistant Director General, Strategy and Engagement Assistant Director General Executive Director, Property Services 	Must have due regard to published WAPC policy. Does not apply to any matter that involves: a) expenditure in excess of \$500,000 (five hundred thousand dollars); b) the exchange of or disposal of land owned by the WAPC; or

Column 1 (Powers and functions)	Column 2 (Delegate)	Column 3 (Conditions)
		c) the resumption of land by the WAPC for a public purpose.

11.4. Power to appoint Incurring Officers, Certifying Officers and Collectors of Public Moneys in accordance with the Treasurer's Instruction 304 issued under section 78 of the <i>Financial Management Act 2006</i> .	<ul style="list-style-type: none"> Chairperson of the WAPC Assistant Director General, Business Corporate Support Chief Financial Officer 	
11.5. Such powers and functions of the WAPC that may be lawfully undertaken relating to offers of payment of compensation for injurious affection, including the power to obtain valuations of the affected land.	<ul style="list-style-type: none"> Chairperson of the WAPC Director General Assistant Director General, Heritage & Property Services Executive Director, Property Services 	<p>Provided that—</p> <ul style="list-style-type: none"> a) delegation may only be exercised once the WAPC has resolved to pay compensation as opposed to electing to purchase the affected land. b) in formulating an offer, due regard must be had to any valuation obtained; and c) Does not apply to any matter that involves expenditure in excess of \$1,000,000 (one million dollars).
11.6. Such powers and functions of the WAPC that may be lawfully undertaken relating to the disposal of WAPC property or land.	<ul style="list-style-type: none"> Chairperson of the WAPC Director General Assistant Director General, Heritage & Property Services Executive Director, Property Services 	Confined to property or land identified in a disposal program, the WAPC has approved of.
11.7. Power to grant or surrender any Easement or Easements and to accept the benefit of any Easement or Easements; including the power to negotiate any fees related to such Easements.	<ul style="list-style-type: none"> Chairperson of the WAPC Assistant Director General, Heritage & Property Services Executive Director, Property Services 	
11.8. Power to enter into, or approve of the terms of, any Deed of Covenant or	<ul style="list-style-type: none"> Chairperson of the WAPC 	Confined to Deeds or Agreements required as a consequence of a WAPC (or

Column 1 (Powers and functions)	Column 2 (Delegate)	Column 3 (Conditions)
Agreement, and any amendments thereto.	<ul style="list-style-type: none"> Assistant Director General, Heritage & Property Services Executive Director, Property Services 	SPC) decision on subdivision or development matters.

11.9. Power to surrender Management Orders.	<ul style="list-style-type: none"> Chairperson of the WAPC Assistant Director General, Heritage & Property Services Executive Director, Property Services 	
11.10. Power to execute and accept the benefit of easements in gross, covenants in gross, records on title and other instruments for dealings in land for subdivisions, strata subdivisions and developments.	<ul style="list-style-type: none"> Chairperson of the WAPC Assistant Director General Executive Planning Director Executive Director Planning Director Planning Manager Senior Planning officer Planning Administration Manager Planning Administration Coordinator Senior Planning Support Officer 	
11.11. Such powers and functions of the WAPC that may be lawfully undertaken relating to the dedication of roads.	<ul style="list-style-type: none"> Chairperson of the WAPC Assistant Director General, Heritage & Property Services Executive Director, Property Services 	Must be exercised in accordance with WAPC policy.
11.12. Power to approve plans of subdivision	<ul style="list-style-type: none"> Executive Director, Property Services 	Limited to applications in relation to land owned by the WAPC or purchased by the WAPC, where the subdivision will create reserved or balanced lots.
11.13. Power to approve the transfer of land reserved for Regional Open Space to the State of Western Australia	<ul style="list-style-type: none"> Assistant Director General, Heritage & Property Services Executive Director, Property Services 	
11.14. Power to transfer land to central government agencies or Main Roads Western	<ul style="list-style-type: none"> Chairperson of the WAPC Director General 	Subject to compliance with approved pricing policy.

Column 1 (Powers and functions)	Column 2 (Delegate)	Column 3 (Conditions)
Australia for the purpose of region scheme reservations and planning instruments.	<ul style="list-style-type: none"> Assistant Director General, Heritage & Property Services Executive Director, Property Services 	

<p>11.15. Such powers and functions as are necessary to develop, maintain or manage the WAPC's properties.</p> <p>a. Without limiting the forgoing, this includes the power to evict tenants or appear in relation to matters concerning the <i>Residential Tenancies Act 1987</i>.</p>	<ul style="list-style-type: none"> Chairperson of the WAPC Assistant Director General, Heritage & Property Services Executive Director, Property Services 	
	<ul style="list-style-type: none"> Director, Property Services 	<p>Provided that this is:</p> <p>a) fall within the annual Property Budget approved and allocated by the WAPC;</p> <p>b) Limited in any one action to expenditure relating to a site to the value \$250,000.</p>
	<ul style="list-style-type: none"> Director, Whiteman Park 	<p>Provided that this is:</p> <p>a) confined to land and matters within Whiteman Park;</p> <p>b) fall within the annual Whiteman Park Budget approved and allocated by the WAPC;</p> <p>c) Limited in any one action to expenditure relating to Whiteman Park to the value of \$250,000.</p>
11.16. All powers and functions under s181 of the Act in relation to notifications on title and such powers and functions of the WAPC to recover refunds the WAPC is entitled pursuant to s181.	<ul style="list-style-type: none"> Assistant Director General, Heritage and Property Services Executive Director, Property Services 	
11.17. The powers and functions of the WAPC to determine the acceptability of and, where	<ul style="list-style-type: none"> Chairperson of the WAPC 	

Column 1 (Powers and functions)	Column 2 (Delegate)	Column 3 (Conditions)
appropriate, authorise the issue of permits to persons or bodies for the conduct of activities on land owned by the WAPC where the permitted activity is not inconsistent with the purpose for which the land is reserved under the applicable planning scheme or purpose of applicable Improvement Plan and management practice for that land.	<ul style="list-style-type: none"> • Assistant Director General, Heritage and Property Services • Executive Director, Property Services • Director Property Services • Assistant Manager, Estate Management • Senior Property Officer, Estate Management 	
11.18. The powers and functions of the WAPC to issue permits to persons or bodies for the conduct of activities on land owned by the WAPC where the permitted activity is not inconsistent with the purpose for which the land is reserved under the applicable planning scheme or purpose of applicable Improvement Plan and management practice for that land.	<ul style="list-style-type: none"> • Chairperson of the WAPC • Assistant Director General, Heritage and Property Services • Executive Director, Property Services • Director Property Services • Assistant Manager, Estate Management • Senior Property Officer, Estate Management 	Subject to prior authorisation being made.
12. Part 12 – Financial provisions - NIL		
13. Part 13 – Enforcement and Legal proceedings / proceedings generally		
13.1. Authority to exercise all functions and powers under Part 13 of the Act.	<ul style="list-style-type: none"> • Chairperson of the WAPC • Deputy Chairperson of the WAPC 	
13.2. All powers and functions pursuant to s235B of the Act.	<ul style="list-style-type: none"> • Chairperson of the WAPC • Assistant Director General, Business Corporate Support 	
13.3. Power to defend and otherwise deal with matters lodged with the State Administrative Tribunal and to appeal, defend, respond and otherwise deal with any matter that may be appealed to the Supreme Court on a question of law.	<ul style="list-style-type: none"> • Chairperson of the WAPC • Chief Planning Advisor • Assistant Director General, Business Corporate Support • Executive Planning Director • Planning Director • Director, Planning Appeals 	

Column 1 (Powers and functions)	Column 2 (Delegate)	Column 3 (Conditions)
13.4. Power to defend, respond, appeal and otherwise deal with any legal proceedings.	<ul style="list-style-type: none"> • Chairperson of the WAPC • Director General • Chief Planning Advisor • Assistant Director General. 	

14. Part 14 – Applications for review - NIL		
15. Part 15 – Subsidiary legislation - NIL		
16. Part 16 – Miscellaneous		
16.1. Power, under section 267B(3) of the Act, to identify information that is required to be shown on an electronic planning map.	<ul style="list-style-type: none"> • Chairperson of the WAPC • Executive Director, Infrastructure Policy and Planning • Director Data Analytics 	
17. Part 17 – Special provisions for COVID-19 pandemic relating to development applications		
17.1. Where such power is conferred upon the WAPC, power to endorse and amend the manner and form of any document referred to, required by or provided under Part 17 of the Act.	<ul style="list-style-type: none"> • Chairperson of the WAPC 	
17.2. Power to set or amend a timeframe, or stipulate a date, where such power is conferred upon the WAPC.	<ul style="list-style-type: none"> • Chairperson of the WAPC • Chief Planning Advisor • Planning Director, Significant Development Assessment Unit 	
17.3. Power to: <ol style="list-style-type: none"> identify any information or material that should accompany an application for development approval; waive or vary requirements as to what material must accompany such an application. 	<ul style="list-style-type: none"> • Chairperson of the WAPC • Chief Planning Advisor • Planning Director, Significant Development Assessment Unit 	

Column 1 (Powers and functions)	Column 2 (Delegate)	Column 3 (Conditions)
<p>17.4. Power to identify any person or body that may be affected by a development application for the purposes of consultation.</p> <p>17.5. Power to undertake consultation and advertising, and consider submissions received.</p> <p>17.6. Power to determine how to give notice of any development application, or what other advertising or consultation would be appropriate.</p> <p>17.7. Power to:</p> <ol style="list-style-type: none"> identify any other information or material that is required to be submitted; identify any other steps required to process the application. <p>17.8. Power to approve detailed plans requiring the subsequent approval of the WAPC as a condition of development approval pursuant to the provisions of the Act and power to confirm that conditions imposed by the WAPC on the development approval pursuant to the provisions of the Act have been complied with.</p>	<ul style="list-style-type: none"> Chairperson of the WAPC Chief Planning Advisor Planning Director, Significant Development Assessment Unit 	
<p>17.9. Power, under section 279(5), to determine applications to amend or cancel development approval.</p>	<ul style="list-style-type: none"> Chairperson of the WAPC Chief Planning Advisor 	
	<ul style="list-style-type: none"> Planning Director, Significant Development Assessment Unit 	Excludes the power to refuse the application.
<p>17.10. Authority pursuant to s277A of the Act to exercise enforcement powers of the WAPC in relation to an application determined under Part 17 of the Act.</p>	<ul style="list-style-type: none"> Chairperson of the WAPC Chief Planning Advisor Planning Director, Significant Development Assessment Unit 	

Column 1 (Powers and functions)	Column 2 (Delegate)	Column 3 (Conditions)
18. Part 18 – Extension of time for endorsement of diagram or plan of survey due to COVID-19 pandemic - NIL		
19. Part 19 – Transitional provisions - NIL		

PART B - GENERAL DELEGATIONS		
A. Manner and Form		
A.1. Where power is conferred on the WAPC relating to manner and form requirements, power to:	<ul style="list-style-type: none"> Chairperson of the WAPC 	Excludes matters to which 17.1 applies.
<ul style="list-style-type: none"> a. make minor amendments to established manner and form requirements; b. to establish new manner and form requirements where the WAPC has not done so; c. determine whether or not to accept departures from established manner and form requirements. 	<ul style="list-style-type: none"> Assistant Director General Executive Planning Director Planning Director Planning Manager Senior Planner (SCL 3) 	Confined to the power in subclause A.1 (c).
	<ul style="list-style-type: none"> Executive Director, Property Services Director, Property Services 	Confined to the power in subclause A.1 (c) and matters relating to injurious affection, compensation and acquisitions.
B. Administrative amendments		
B.1. Authority to exercise the power in s.55 of the <i>Interpretation Act 1984</i> in relation to State Planning Policies, Planning Codes, Position Statements, Operational Policies, Guidelines, Guidance and other publications.	<ul style="list-style-type: none"> Chairperson of the WAPC Chief Planning Advisor Assistant Director General, Strategy and Engagement Executive Director, Policy Executive Director, Infrastructure Policy and Planning. 	
B.2. For instruments where the approval authority is the WAPC, power to make minor amendments and corrections to the instrument.	<ul style="list-style-type: none"> Chairperson of the WAPC Chief Planning Advisor 	Confined to amendments of the following type: <ul style="list-style-type: none"> a) an administrative nature; b) correction of typographical errors; c) updating policy titles, policy references or

Column 1 (Powers and functions)	Column 2 (Delegate)	Column 3 (Conditions)
		name changes to policies or entities.

C. Information required, advertising, publication matters		
<p>C.1. Where such power is conferred upon the WAPC, power to determine the information, or to specify information or material (additional or different to that prescribed) for inclusion with, or for use in:</p> <ol style="list-style-type: none"> an application for subdivision or development approval; scheme amendment processes; a parking plan; or any other instrument or document prepared for, or requiring the consideration or approval of, the WAPC. 	<ul style="list-style-type: none"> Chairperson of the WAPC Assistant Director General Executive Planning Director Executive Director Planning Director Planning Manager Principal Planner 	Excludes matters concerning electronic mapping under s267B of the Act.
	<ul style="list-style-type: none"> Executive Director, Infrastructure Policy and Planning Director Data Analytics 	Includes matters concerning electronic mapping under s267B of the Act.
<p>C.2. Power to agree that matters concerning advertising or publication be undertaken in a manner different to that prescribed or determined by the WAPC.</p>		
D. Timeframes generally		

Column 1 (Powers and functions)	Column 2 (Delegate)	Column 3 (Conditions)
<p>D.1. For applications or processes under the PD Act or any subsidiary legislation made pursuant to the PD Act, (including any planning scheme), the power to agree to or set (as the case may be) a timeframe, or stipulate a date, where such power is conferred upon the WAPC.</p> <p>D.2. For applications or processes under the ST Act or any subsidiary legislation for the ST Act, the power to agree to or set (as the case may be) a timeframe, or stipulate a date, where such power is conferred upon the WAPC.</p>	<ul style="list-style-type: none"> • Chairperson of the WAPC • Assistant Director General • Executive Planning Director • Executive Director • Planning Director • Planning Manager • Principal Planner • Senior Planner (SCL 3) 	<p>Excludes the power under the Act to determine applications to extend the period of time during which an approval is valid, or to extend the period by which substantial commencement should have occurred.</p> <p>Excludes matters to which 17.2 applies.</p>

PART C - POWERS UNDER OTHER ACTS AND REGULATIONS

Strata Titles Act 1985

STA.1. Power to determine applications and other matters lodged with the WAPC for determination under the <i>Strata Titles Act 1985</i> or the provisions of any strata or survey-strata scheme.	<ul style="list-style-type: none"> • Chairperson of the WAPC • Assistant Director General • Executive Planning Director • Executive Director • Planning Director • Planning Manager • Principal Planner • Senior Planner (SCL 3) 	Senior Planner (SCL 3) restricted to functions relating to endorsement of a strata plan (Form 15C) provided conditions of approval are met.
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------

Land Administration Act 1997

<p>LAA.1. Power to sign diagrams and plans of survey and deposited plans involving the acquisition and resumption of land created pursuant to Part 11 of the Act and the Land Administration Act 1997.</p> <p>LAA.2. Power to perform the functions of the WAPC pursuant to sections 52, 58, 59 and 85 of the Land Administration Act 1997.</p>	<ul style="list-style-type: none"> • Chairperson of the WAPC • Assistant Director General • Executive Planning Director • Executive Director • Planning Director • Planning Manager • Principal Planner • Senior Planner (SCL 3) • Planning Administration Manager 	Excludes matters to which 8.3 applies.
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------

Liquor Control Act 1988

Column 1 (Powers and functions)	Column 2 (Delegate)	Column 3 (Conditions)
LCA.1. Power to issue a certificate in accordance with section 40 of the Liquor Control Act 1988.	<ul style="list-style-type: none"> • Chairperson of the WAPC • Assistant Director General • Executive Planning Director, Land Use Planning • Executive Director • Planning Director • Planning Manager 	
Environmental Protection Act 1986		
EPA.1. Under the Environmental Protection Act 1986, power to determine whether or not a proposal is likely to have a significant impact on the environment pursuant to s38(1) and to refer such proposal to the Environmental Protection Authority.	<ul style="list-style-type: none"> • Chairperson of the WAPC • Assistant Director General • Executive Planning Director • Executive Director • Planning Director • Planning Managers • Principal Planners 	
EPA.2. Power to determine whether or not proposals and the ongoing implementation of region or improvement schemes comply with conditions (if any) applied pursuant to section 48F of and 48J of the EP Act 1986.	<ul style="list-style-type: none"> • Chairperson of the WAPC • Assistant Director General • Executive Planning Director • Executive Director, Infrastructure Policy and Planning • Executive Director • Planning Director • Planning Manager • Principal Planner • Senior Planner (SCL 3) 	
Redevelopment Act matters		
RA.1. Power to provide comments or advice on behalf of the WAPC to a local government or a redevelopment authority where a provision of a redevelopment scheme requires comments from the WAPC.	<ul style="list-style-type: none"> • Chairperson of the WAPC • Assistant Director General • Executive Planning Director • Executive Director • Planning Director 	
RA.2. Authority to advise the Minister for Planning when the Minister undertakes the role of the WAPC in relation to the approval of the lease or subdivision of land pursuant to Part 10 of the Planning and Development Act 2005, within areas the subject of a redevelopment act and	<ul style="list-style-type: none"> • Chairperson of the WAPC • Assistant Director General • Executive Planning Director 	

Column 1 (Powers and functions)	Column 2 (Delegate)	Column 3 (Conditions)
planning scheme and under the control of a redevelopment authority.		
RA.3. Power to perform the functions of the WAPC pursuant to sections 39 and 46 of the Metropolitan Redevelopment Authority Act 2011.	<ul style="list-style-type: none"> Chairperson of the WAPC 	
	<ul style="list-style-type: none"> Assistant Director General Executive Planning Director Executive Director Planning Director 	Excludes processes relating to a new redevelopment scheme.
RA.4. Under or pursuant to the Hope Valley Wattleup Redevelopment Act 2000 power to: <ul style="list-style-type: none"> i. perform the functions of the WAPC under sections 8 and 9 of this Act. ii. perform the functions of the WAPC in relation to amendment of the Master plan. iii. determine applications for subdivision approval or development approval for land subject to this Act. iv. where such power is conferred by any Master plan in force pursuant to this Act, power to provide comment on planning policies, and determine structure plans or other similar documents. 	<ul style="list-style-type: none"> Chairperson of the WAPC Chief Planning Advisor Assistant Director General Executive Planning Director Executive Director Planning Director Director, Planning Appeals 	
	<ul style="list-style-type: none"> Planning Manager Principal Planner Senior Planner (SCL 3) 	Excludes power to exercise any functions relating to amendment of the Master plan
RA.5. Relating to matters concerning the Hope Valley Wattleup Redevelopment Act 2000 power to defend or otherwise deal with applications for review lodged with the State Administrative Tribunal and to defend, respond, appeal and otherwise deal with legal proceedings.		

Document Control

Document Details	
Authorised By:	WAPC Secretary
Date Last Reviewed:	20/08/2025
Date Approved:	20/08/2025 (WAPC - Item 4.9)
Next Review Date:	2027
Version No.:	2
Document Custodian	WAPC Secretary
Related Documents:	
Objective File Reference:	fA2385274
Objective ID:	A1418574

Document Review Tracking Information				
Date Reviewed:	Author:	Amendment Details	Version No.	Date Approved:
20/08/2025	Phillida Rodic	Add 5.20, minor mods. 11B2 + A1	2	20/08/2025 Active 8/8/25
23/07/2025	Team	Consolidation, restructure and rationalisation of 2008/08, 2018/01, 2020/02 + 2024	1	23/07/2023 Active 21/8/25