

strategic plan 2015•2017





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CHAIRMAN'S MESSAGE

The Western Australian Planning Commission (WAPC) Strategic Plan 2015-2017 establishes a three-year rolling strategic plan for the State's preeminent planning body. The Plan's vision to 'shape the future of Western Australia' positions the Commission as the lead authority delivering on the State Planning Strategy's vision of 'sustained growth and prosperity'.

The State Planning Strategy, as the lead strategic planning document within government, was used to inform the development of the Commission's Plan. In particular, the Commission ensured that all of the State Planning Strategy Principles were reflected in its Strategic Plan Objectives. Table 1 at the end of this plan shows how the Strategic Plan Objectives are consistent with the principles of the State Planning Strategy.

Importantly, the Commission's Plan sets the strategic direction for the Department of Planning in the delivery of planning services delegated to it by the Commission. It specifies six themes that will be the focus for whole of government in land use planning, land development and infrastructure provision.

SHAPE THE FUTURE OF WESTERN AUSTRALIA

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

ROLE AND FUNCTION

The Western Australian Planning Commission is the statutory body with statewide responsibility for urban, rural and regional integrated strategic and statutory land-use planning and land development. The Commission's role is prescribed in the *Planning and Development Act 2005* and includes:

- providing advice to the Minister for Planning on land use planning, land development and infrastructure coordination;
- preparing and keeping under review land use planning policies, schemes, strategies and plans;
- planning for the coordinated provision of infrastructure;
- acquiring, developing, maintaining and managing land assets reserved by the Commission under a region planning scheme or improvement scheme; and
- regulating integrated land-use planning through land use and statutory planning controls and approvals.

OPERATING PRINCIPLES

The Western Australian Planning Commission's five operating principles underpin its leadership and oversight of a connected, credible, responsive and accountable planning system. They are used to guide its approach to decision-making and strategic imperatives and to ensure that it acts on behalf of the communities of Western Australia.

Leadership

The WAPC actively leads and coordinates whole of government land-use planning through its clear strategic direction, decision-making and innovative solutions.

Accountable

The WAPC provides advice to Government and makes informed decisions in a transparent manner that is consistent with the Commission's strategic goals and objectives.

Responsive

The WAPC is responsive to strategic and emergent issues of critical significance through effective integrated strategic and statutory land use planning, strategic land development and infrastructure coordination in Western Australia.

Collaborative

The WAPC liaises and communicates with stakeholders to enable ongoing understanding of their diverse perspectives and takes their views into consideration in its decision-making frameworks.

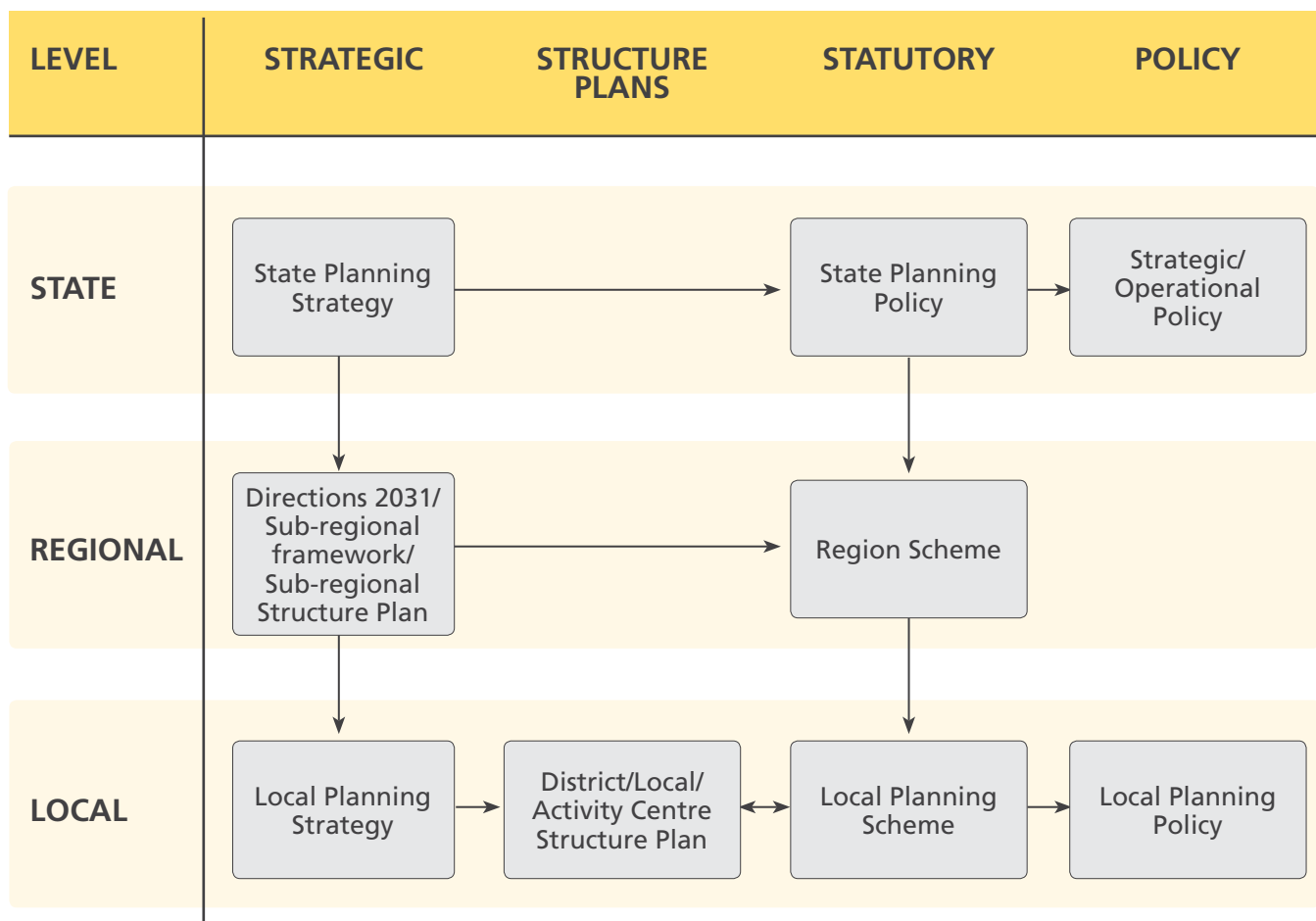
Corporate Governance

The Commissioners practice sound governance as a board of management for the WAPC body corporate. This includes the ongoing review of the Strategic Plan and meeting legislative requirements of the *Planning and Development Act 2005* and other relevant legislation.

WESTERN AUSTRALIA'S PLANNING SYSTEM

The Western Australian Planning Commission is the lead statutory body responsible for the Western Australian land-use planning system¹. The planning system in its entirety also involves the Commonwealth of Australia, the Department of Planning and local governments as well as developers and landowners. Figure 1 illustrates the key components of the planning system that guide the Commission's operations. Appendix One provides a brief description of each component of the planning system with a focus on the role of the Commission.

Figure 1: Key elements of the Western Australian planning system



¹ A detailed description of the Western Australia's planning system can be found in the Department of Planning's publication **Introduction to the Planning System**

OUR PLAN

The Western Australian Planning Commission Strategic Plan is structured around six overarching themes of:

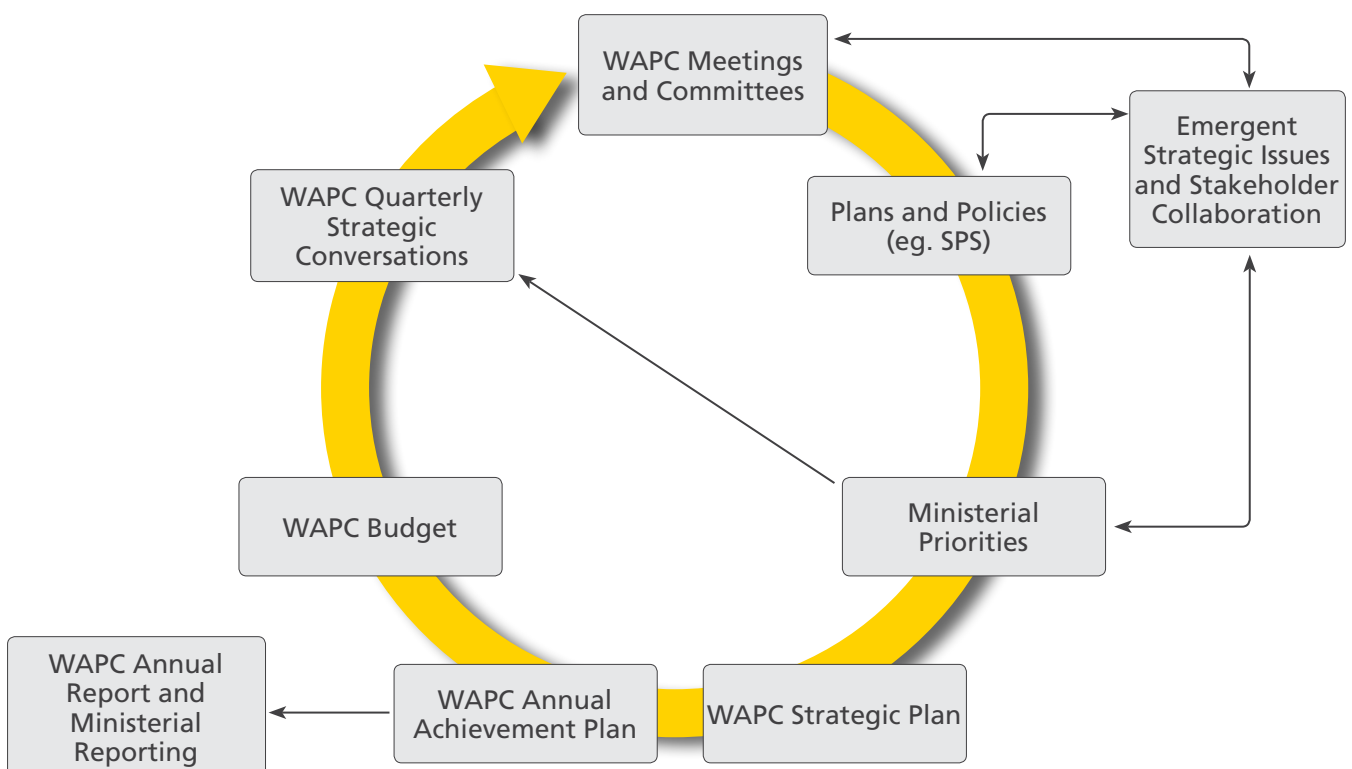
1. Plan for growth
2. Co-ordinated and collaborative land use planning
3. Responsible economic development
4. Land and property
5. Simplify and reform planning processes
6. Governance.

Within each of these themes the Commission has identified objectives, performance outcomes and strategic imperatives.

Over the next three years the objectives will guide and direct the Commission in providing leadership of whole of government in the delivery of integrated land-use planning, land development and infrastructure provision. The performance outcomes will enable the Commission to focus decisions and monitor performance; and the strategic imperatives will be used to inform the development of specific projects to be undertaken annually.

Each layer of the three-year rolling Strategic Plan sits within the context of a continuous strategic planning cycle. This cyclical process (Figure 2), will ensure that the Commission is responsive to emergent issues whilst maintaining a long-term strategic view.

Figure 2: Western Australian Planning Commission continuous strategic planning cycle



THEME 1: PLAN FOR GROWTH

OBJECTIVES	PERFORMANCE OUTCOMES	STRATEGIC IMPERATIVES
1. MANAGE GROWTH		
Create world-class liveable cities, towns and regions with diverse choices for communities to thrive and prosper.	PO1 Increased urban infill. PO2 Sufficient urban, commercial and industrial land supply opportunities. PO3 Increased diversity of housing stock. PO4 Improved housing affordability. PO5 Improved planning for regional communities.	1.1 Increase housing densities, diversity and affordability. 1.2 Increase land supply for urban, commercial and industrial developments. 1.3 Effectively plan for strong and resilient regional communities.
2. SUSTAINABLE DEVELOPMENT		
Through sustainable development maintain Western Australia's environment.	PO6 Natural assets conserved. PO7 Sustainable development. PO8 Land-use planning responsive to changing climate conditions.	2.1 Develop robust processes for adaptive and responsive management. 2.2 Ensure access to information and data to facilitate sustainable development.

THEME 2: CO-ORDINATED AND COLLABORATIVE LAND USE PLANNING

3. INFRASTRUCTURE		
Collaborate to ensure Western Australia's infrastructure supports development and connects the State's diverse communities.	PO9 Infrastructure planned and coordinated in accordance with established strategic frameworks and development plans.	3.1 Facilitate a coordinated infrastructure response to meet land use development requirements.

THEME 3: RESPONSIBLE ECONOMIC DEVELOPMENT

4. ECONOMIC DEVELOPMENT		
Facilitate commerce, investment, innovation, employment and community betterment	PO2 Sufficient urban, commercial and industrial land supply opportunities. PO10 Increased employment opportunities. PO11 Western Australia's assets and resources used for community benefit.	4.1 Provide for economic development, business and employment opportunities. 4.2 Provide a planning framework for employment in proximity to housing. 4.3 Provide protection to natural resources used for the economic benefit of community.

THEME 4: LAND AND PROPERTY		
OBJECTIVES	PERFORMANCE OUTCOMES	STRATEGIC IMPERATIVES
5. ASSET MANAGEMENT		
Manage WAPC's land and property assets effectively	PO4 Improved housing affordability. PO12 WAPC land and property assets used for community benefit and strategic government policy outcomes. PO13 Asset sustainability.	5.1 Maximise the potential of WAPC land assets for strategic land-use planning outcomes. 5.2 Land acquisition to facilitate appropriate land use development. 5.3 Selective disposal of surplus WAPC land to facilitate affordable housing opportunities.
THEME 5: SIMPLIFY AND REFORM PLANNING PROCESSES		
6 SIMPLIFY PLANNING		
Simplify and reform the planning system and processes	PO14 Reduced planning assessment times. PO15 Processes improved.	6.1 Ensure policies and plans are effective and efficient for Government and proponents.
7. EFFECTIVE PLANNING		
Ensure the effectiveness of the planning system to support Western Australia's ongoing development.	PO16 Improved effectiveness of the planning system. PO17 Efficient and timely delegated planning decisions. PO18 Stakeholders engaged in the planning process.	7.1 Monitor the effectiveness of the land-use planning system. 7.2 Identify opportunities for policy reform relating to land-use development. 7.3 Build relationships and alliances with State and Commonwealth partners, local government and the private sector.
THEME 6: GOVERNANCE		
8 GOVERNANCE		
Exercise 'good governance'	PO16 Improved effectiveness of the planning system. PO17 Efficient and timely delegated planning decisions. PO19 Accountable and effective WAPC committees.	8.1 Monitor performance. 8.2 Ensure committees and delegations support the Commission's effectiveness. 8.3 Ensure WAPC maintains a strong strategic focus.

Table 1: Western Australian Planning Commission Strategic Plan response to State Planning Strategy

STATE PLANNING STRATEGY PRINCIPLES	APPLICABLE STRATEGIC PLAN OBJECTIVES
<p>1. Community Enable diverse, affordable, accessible and safe communities</p>	<p>Objective 1: Manage growth Create world-class liveable cities, towns and regions with diverse choices for community to thrive and prosper.</p> <p>Objective 5: Asset management Manage WAPC's land and property assets effectively.</p>
<p>2. Economy Facilitate trade, investment, innovation, employment and community betterment</p>	<p>Objective 4: Economic development Facilitate commerce, investment, innovation, employment and community betterment.</p>
<p>3. Environment Conserve the State's natural assets through sustainable development</p>	<p>Objective 2: Sustainable development Maintain Western Australia's environment through sustainable development.</p>
<p>4. Infrastructure Ensure infrastructure supports development</p>	<p>Objective 3: Infrastructure Collaborate to ensure Western Australia's infrastructure supports development and connects the State's diverse communities.</p> <p>Objective 5: Asset management Manage WAPC's land and property assets effectively.</p>
<p>5. Regional Development Build the competitive and collaborative advantages of the regions</p>	<p>Objective 1: Manage growth Create world-class liveable cities, towns and regions with diverse choices for community to thrive and prosper.</p> <p>Objective 3: Infrastructure Collaborate to ensure Western Australia's infrastructure supports development and connects the State's diverse communities.</p>
<p>6. Governance Build community confidence in development processes and practices</p>	<p>Objective 6: Simplify planning Simplify and reform the planning system and processes.</p> <p>Objective 7: Effective planning Ensure the effectiveness of the planning system to support Western Australia's ongoing development.</p>

APPENDIX

APPENDIX ONE: WESTERN AUSTRALIAN PLANNING SYSTEM

STRATEGIC PLANNING

STATE PLANNING STRATEGY

WESTERN AUSTRALIAN PLANNING COMMISSION

The State Planning Strategy is the primary strategic planning document for land-use planning in Western Australia and adopts an integrated whole of government approach. It supports a vision for 'sustained growth and prosperity' in Western Australia and is underpinned by six principles:

1. **Community:** Enable diverse, affordable, accessible and safe communities
2. **Economy:** Facilitate trade, investment, innovation, employment and community betterment
3. **Environment:** Conserve the State's natural assets through sustainable development
4. **Infrastructure:** Ensure infrastructure supports development
5. **Regional Development:** Build the competitive and collaborative advantages of the regions
6. **Governance:** Build community confidence in development processes and practices.

The Western Australian Planning Commission is responsible for the preparation and review of the State Planning Strategy under the *Planning and Development Act 2005*. The strategy guides public authorities and local governments in the provision of coordinated and sustainable land use planning, transport

planning and land development. It is also intended to inform and influence planning and development policies and decisions. The State Planning Strategy has been integral to the development of the Commission's Strategic Plan, informing its objectives and strategies.

STRATEGIC PLANNING

STATE PLANNING POLICIES

WESTERN AUSTRALIAN PLANNING COMMISSION

The Western Australian Planning Commission is responsible for State Planning Policies (SPPs). SPPs restate and expand on the principles of the State Planning Strategy and establish the State Planning Framework. SPPs are non-binding and are used by the WAPC and local governments to inform subdivision and development decisions under regional and local schemes. They also guide local governments in the preparation of local planning schemes. In addition, the State Administrative Tribunal is required to take State planning policies into consideration when reviewing planning decisions.

STRATEGIC PLANNING

LOCAL PLANNING STRATEGIES AND POLICIES

WESTERN AUSTRALIAN PLANNING COMMISSION
LOCAL GOVERNMENTS

Local planning strategies and local planning policies establish the planning framework for local governments. They provide the foundation for local planning schemes and how they are then interpreted for development assessments. The Western Australian Planning Commission is responsible for reviewing and endorsing local planning strategies prepared by local governments. Local planning policies should be consistent with State planning policies but do not need to be endorsed by the WAPC.

SPATIAL PLANNING

REGIONAL STRATEGY AND SUB-REGIONAL STRUCTURE PLANS

WESTERN AUSTRALIAN PLANNING COMMISSION
LOCAL GOVERNMENTS

Regional planning and infrastructure frameworks interpret the State Planning Strategy at a regional level and identify planning actions required at a sub-regional level as well as regional infrastructure priorities. The Western Australian Planning Commission is responsible for preparing and keeping under review a high-level spatial planning and infrastructure framework for Perth and Peel.

Sub-regional structure plans form the next layer of strategic spatial planning and are a precursor to zoning of land under a regional scheme. They are prepared by the Commission in collaboration with local government and identify investigations needed for the preparation of district and local structure plans.

STATUTORY PLANNING

DISTRICT AND LOCAL STRUCTURE PLANS

WESTERN AUSTRALIAN PLANNING COMMISSION
LOCAL GOVERNMENTS
LAND OWNERS

District and local structure plans provide the most detailed spatial planning of development and infrastructure including for example, location of high schools, movement networks and public open space. They can be prepared by local government or landowners in consultation with all relevant government agencies and are assessed and endorsed by the Western Australian Planning Commission.

STATUTORY PLANNING

REGIONAL PLANNING SCHEMES

WESTERN AUSTRALIAN PLANNING COMMISSION

Regional Planning Schemes provide a statutory mechanism in support of strategic planning through land-use zoning and reservation of land for regional open space and infrastructure. There are currently three regional schemes in operation: Metropolitan Region Scheme, Peel Region Scheme and Greater Bunbury Region Scheme. In most circumstances, the assessment of developments under these schemes have been delegated to local government by the Western Australian Planning Commission. The Commission has retained responsibility for assessing developments adjacent to regional reserves as well as particular classes of development.

STATUTORY PLANNING

LOCAL PLANNING SCHEMES

WESTERN AUSTRALIAN PLANNING COMMISSION
LOCAL GOVERNMENTS

Local governments prepare local planning schemes in accordance with the State Government statutory and strategic planning frameworks. In areas not covered by a regional scheme the local planning scheme provides the sole statutory mechanism for the zoning and reservation of land. The Western Australian Planning Commission reviews local planning schemes and provides advice to the Minister for Planning to consider and endorse these schemes.

STATUTORY PLANNING

IMPROVEMENT PLANS AND SCHEMES

WESTERN AUSTRALIAN PLANNING COMMISSION

Improvement plans and schemes are put in place by the Western Australian Planning Commission for areas requiring special planning, such as in areas of fragmented land ownership. This then enables the Commission to undertake development on land that it owns or acquires as detailed in the plan. Improvement plans and schemes override regional and local planning schemes for their duration.

STATUTORY PLANNING

APPLICATIONS

WESTERN AUSTRALIAN PLANNING COMMISSION
LOCAL GOVERNMENTS

The Western Australian Planning Commission is responsible for assessing and issuing approvals for subdivision and certain classes of Strata Title. In most circumstances the Commission delegates development assessment to local governments under the applicable region scheme.