Additional information

Ordinary Meeting of Council

Wednesday, 28 July 2021, 6.00pm

City of Fremantle

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SPT2107-3 PLANNING REFORM PHASE 2

ADDITIONAL INFORMATION 1.- Action Plan for Planning Reform Summary

GOVERNMENT OF WESTERN AUSTRALIA

We're working for Western Australia.

Action Plan for Planning Reform

Better planning, better places

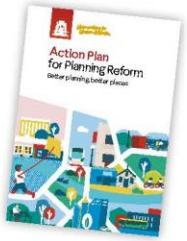
The Action Plan for Planning Reform has been released to ensure the Western Australian planning system sustains liveability and continues to deliver great outcomes and great places for Western Australians.

The Action Plan sets out three overarching goals and 19 reform initiatives to achieve these aims and assist in achieving the State Government's priorities. The Action Plan has been informed by consultation with stakeholders, advice from the Western Australian Planning Commission and the recommendations of the Independent Planning Reviewer.

The State Government's goals for the planning system:

The Action Plan reflects the State Government's priority to deliver transformational projects such as METRONET and ensure liveable environments, well-connected communities and more housing choice.

- Planning creates great places for people.
- Planning is easier to understand and navigate.
- Planning systems are consistent and efficient.





The Action Plan sets out a roadmap for reform. Implementation will be a collaborative process, with the Department of Planning, Lands and Heritage and WAPC working with the community, private sector, local government and other State agencies to shape many of the reform initiatives.

This will include stakeholder reference and working groups, and pilot projects to test ideas. Broader stakeholder and community consultation will also be undertaken as required.



Action Plan at a glance

Better planning, better places

Planning creates great places for people

Addressing impediments to achieving consolidated growth, with processes that make it easier to develop places that are well-connected, provide housing choice and diversity, and offer a great quality of life.

- Policy, guidance and review processes deliver good design
- Collaborative district-level planning enables delivery of strategic priorities
- Integrated land use and transport planning facilitates development and activation of urban corridors
- New arrangements for infrastructure unlock investment in consolidated growth and housing choice

Planning is easier to understand and navigate

A better-organised planning system with clear strategic direction and guidance, which provides everyone with the opportunity to make a meaningful contribution to planning for the future of their community.

- Strategic planning guides and informs plan-making and decision-making
- Clear and concise guidance assists users of the planning system
- An online planning portal improves access to information
- Consistent engagement and consultation processes improve community understanding and awareness
- Legible local planning frameworks provide clear strategic direction

Planning systems are consistent and efficient

New ways of working to simplify the planning system, reduce timeframes and provide more clarity and certainty for stakeholders and the wider community.

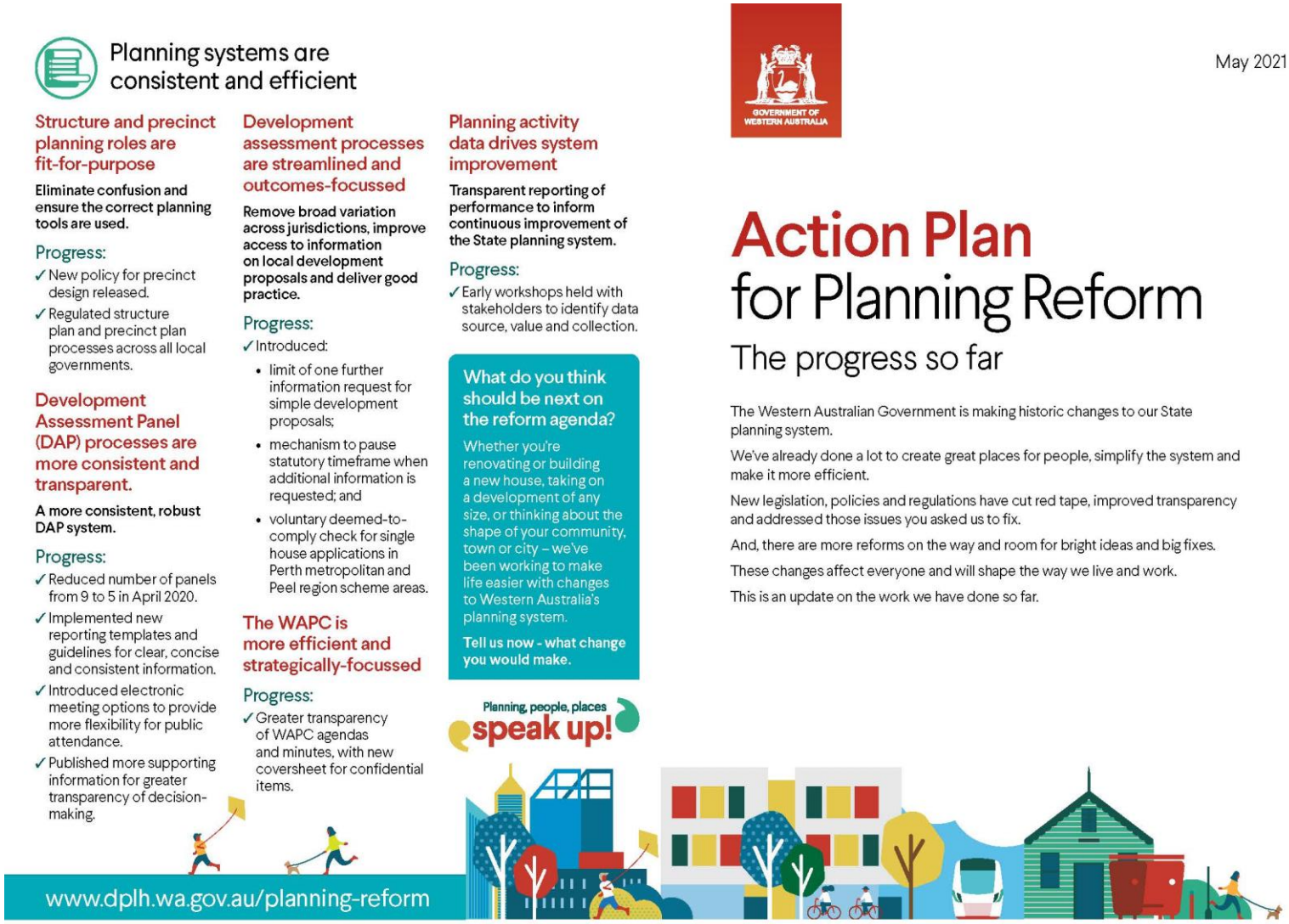
- Pre-lodgement advice facilitates better outcomes
- More robust DAP process promotes consistency in decision-making
- Local planning schemes are more consistent but able to respond to local circumstances
- Risk-based pathways reduce timeframes for simple proposals
- Improved structure and precinct planning frameworks ensure tools are fit-for-purpose
- Consistent development assessment processes deliver good practice
- A more efficient and strategically-focussed WAPC
- Data collected to assess performance and inform policy



For more information, to register for updates and to find about how to be involved, please visit our website:

www.dplh.wa.gov.au/planning-reform

ADDITIONAL INFORMATION 2.- Action Plan for Planning Reform – Progress Update May 2021



Action Plan for Planning Reform Update - May 2021



Planning creates great places for people

Collaborative planning delivers district-level priorities

Pilot a joint District Planning Strategy in a suitable area.

Progress:

✓ One metropolitan and one regional pilot project completed.

Urban corridors are realised with integrated planning

Improve coordination between planning and road use and access to realise the potential of priority arterial roads and highways.

Progress:

✓ New Movement and Place Framework being prepared.

✓ Director, Road Access and Planning appointed within Main Roads WA.

Land use and infrastructure planning is coordinated

Improved alignment of funding for water, power and sewerage works to support urban renewal projects.

Progress:

✓ Expanded the scope of developer contributions to include community infrastructure.

✓ Revised State planning policy released April 2021. Sets fair, consistent system for developer contributions to fund new roads, paths and cycleways; water supply, sewerage and drainage connections; parks, open spaces, and community facilities.

Good design is required and design excellence encouraged

Progress next stages of Design WA.

Progress:

✓ New State planning policy to guide development around precincts including METRONET stations enacted February 2021.

✓ New policy drafted to guide medium density development. Results from consultation currently under review. Final policy due early 2022.



Planning is easier to understand and navigate

Planning is strategically led

Elevate the importance of strategic planning in communities and make the State planning policy framework easier to understand.

Progress:

✓ Guidance developed to support Councils in preparing local planning strategies.

Engagement and consultation processes are consistent and efficient

Introduce contemporary, consistent and clear engagement and consultation practices.

Progress:

✓ Completed pilot community engagement project.

✓ Introduced online publication of applications and planning documents.

✓ New consultation requirements for complex development applications, including sign on site, advertising and notification to nearby landowners and residents.

✓ Increased consultation period for structure plans to 42 days.

✓ Draft Planning Engagement Toolkit released for public comment.

Local planning frameworks are more legible

Simplify the local government planning framework.

Progress:

✓ More rigour for changes to local planning policies, including requiring WAPC approval for policy changes that vary the R Codes.

Clear and concise guidance is readily available

Develop contemporary guidance on planning instruments, content, process and assessment.

Progress:

✓ Clear and consistent guidance developed for local planning strategies.

✓ Clear and consistent guidance developed for precinct structure plans.

Planning systems are consistent and efficient

Local planning schemes are more consistent

Simplify the local government planning framework.

Progress:

✓ Model text, templates and forms for every local planning scheme in the State.

Approvals are quicker and easier for small business in commercial and mixed-use centres

Car parking requirements in commercial and mixed-use centres are consistent

Partner with local government to develop, test and pilot system changes for change of use applications and car parking requirements.

Progress:

✓ Exemptions from planning approval for certain land uses in commercial and mixed-use areas. Such proposals can now progress straight to building approval.

✓ New provisions for parking exemptions, shortfalls and cash in lieu – in effect from July 2021.

Pre-lodgement advice facilitates better outcomes

Refine planning processes to provide greater consistency of advice to proponents.

Progress:

✓ Pre-lodgement process in place for temporary assessment pathway for significant development proposals.

✓ Pre-lodgement process in place to provide advice on potential MRS amendments.

Targeted reduction in timeframes for lower-risk proposals

Progress:

✓ More exemptions from planning approval for simple residential proposals.

Referral processes are well defined and coordinated

Progress:

✓ Introduced limit to extensions of time for referred applications, providing clarity for the community on proposed developments without unnecessary delays.

C2107-1 ACCEPTANCE OF MINUTES AND CONSIDERATION OF MOTIONS FROM THE ANNUAL GENERAL MEETING OF ELECTORS HELD ON MONDAY 21 JUNE 2021

Additional Information 1 - Attachments to questions asked at the Annual General Meeting of Electors.

Question 9

74 The financial statements shall also disclose:

(a) the existence and amounts of restrictions on title, and property, plant and equipment pledged as security for liabilities;

(b) the amount of expenditures recognised in the carrying amount of an item of property, plant and equipment in the course of its construction;

(c) the amount of contractual commitments for the acquisition of property, plant and equipment; and

(d) if it is not disclosed separately in the statement of comprehensive income, the amount of compensation from third parties for items of property, plant and equipment that were impaired, lost or given up that is included in profit or loss.

75 Selection of the depreciation method and estimation of the useful life of assets are matters of judgement. Therefore, disclosure of the methods adopted and the estimated useful lives or depreciation rates provides users of the financial statements with information that allows them to review the policies selected by management and enables comparisons to be made with other entities. For similar reasons, it is necessary to disclose:

(a) depreciation, whether recognised in profit or loss or as a part of the cost of other assets, during a period; and

(b) accumulated depreciation at the end of the period.

76 In accordance with AASB 108 an entity discloses the nature and effect of a change in an accounting estimate that has an effect in the current period or is expected to have an effect in subsequent periods. For property, plant and equipment, such disclosure may arise from changes in estimates with respect to:

(a) residual values;

AASB 116-compiled 29 **STANDARD**

Question 14

MONTHLY FINANCIAL REPORT
FOR THE PERIOD ENDED 31 OCTOBER 2020

STATEMENT OF FINANCIAL POSITION

	Ref Note	31-Oct-2020 (a)	30-Jun-2020 (b)	Movement (c) = (a) - (b)
		$	$	$
Current Assets				
Cash and Cash Equivalents		11,894,112	18,651,646	(6,757,534)
Other Financial Assets		50,482,521	31,482,521	19,000,000
Trade and Other Receivables		20,669,570	2,270,978	18,398,592
Inventories		90,728	107,628	(16,900)
Other Current Asssets		134,608	126,768	7,840
		83,271,540	52,639,542	30,631,998
Non-Current Assets				
Other Receivables		760,140	762,936	(2,796)
Investments		4,238,535	4,238,535	-
Capital Work in Progress		7,469,569	-	7,469,569
Property, Plant and Equipment		244,225,755	245,880,903	(1,655,148)
Right of Use Asset		1,462,499	1,646,151	(183,652)
Investment Property		22,654,000	21,569,114	1,084,886
Infrastructure		155,687,007	157,358,915	(1,671,908)
		436,497,506	431,456,555	5,040,951
Total Assets		**519,769,046**	**484,096,096**	**35,672,949**
Current Liabilities				
Trade and Other Payables		(14,439,821)	(13,831,023)	(608,798)
Long Term Borrowings		(2,280,251)	(3,033,904)	753,654
Lease Liability		(408,140)	(403,224)	(4,916)
Provisions		(6,024,824)	(6,024,824)	-
		(23,153,036)	(23,292,976)	139,940
Non-Current Liabilities				
Long Term Borrowings		(24,335,744)	(24,335,744)	-
Lease Liability		(1,231,003)	(1,140,781)	(90,222)
Trade and Other Payables - Non - current		(68,386)	(68,386)	-
Provisions		(978,923)	(978,923)	-
		(26,614,056)	(26,523,834)	(90,222)
Total Liabilities		**(49,767,092)**	**(49,816,810)**	**49,718**
Net Assets		**470,001,954**	**434,279,287**	**35,722,667**
Equity				
Retained Surplus		(149,678,110)	(145,546,862)	(4,131,247)
Reserves - Cash/Investment Backed		(22,384,538)	(29,221,017)	6,836,479
Reserves - Asset Revaluation		(262,215,036)	(262,215,036)	-
Net Result (YTD Current Year)		(35,724,269)	2,703,630	(38,427,899)
Total Equity		**(470,001,954)**	**(434,279,287)**	**(35,722,667)**

MONTHLY FINANCIAL REPORT
FOR THE PERIOD ENDED 30 SEPTEMBER 2020

STATEMENT OF FINANCIAL POSITION

	Ref Note	30-Sep-2020 (a)	30-Jun-2020 (b)	Movement (c) = (a) - (b)
		$	$	$
Current Assets				
Cash and Cash Equivalents		11,455,212	18,651,646	(7,196,434)
Other Financial Assets		53,482,521	31,482,521	22,000,000
Trade and Other Receivables		23,910,100	2,100,257	21,809,843
Inventories		124,871	107,628	17,243
Other Current Asssets		104,494	126,768	(22,274)
		89,077,199	52,468,820	36,608,378
Non-Current Assets				
Other Receivables		760,140	762,936	(2,796)
Investments		3,658,403	3,658,403	-
Capital Work in Progress		4,801,258	-	4,801,258
Property, Plant and Equipment		277,519,573	279,110,918	(1,591,345)
Right of Use Asset		232,763	368,838	(136,075)
Investment Property		31,649,253	30,564,367	1,084,886
Infrastructure		156,104,985	157,358,916	(1,253,931)
		474,726,376	471,824,378	2,901,998
Total Assets		**563,803,574**	**524,293,198**	**39,510,377**
Current Liabilities				
Trade and Other Payables		(14,457,543)	(13,755,062)	(702,481)
Long Term Borrowings		(2,294,721)	(2,720,938)	426,218
Lease Liability		(315,050)	(321,235)	6,185
Provisions		(6,024,824)	(6,024,824)	-
		(23,092,139)	(22,822,060)	(270,079)
Non-Current Liabilities				
Long Term Borrowings		(24,933,027)	(24,933,027)	-
Lease Liability		(48,471)	(48,471)	-
Trade and Other Payables - Non - current		(68,386)	(68,386)	-
Provisions		(978,923)	(978,923)	-
		(26,028,807)	(26,028,807)	-
Total Liabilities		**(49,120,946)**	**(48,850,867)**	**(270,079)**
Net Assets		**514,682,629**	**475,442,331**	**39,240,298**
Equity				
Retained Surplus		(152,685,887)	(145,546,862)	(7,139,024)
Reserves - Cash/Investment Backed		(24,782,931)	(29,221,017)	4,438,086
Reserves - Asset Revaluation		(297,973,513)	(297,973,513)	-
Net Result (YTD Current Year)		(39,240,298)	(2,700,938)	(36,539,360)
Total Equity		**(514,682,629)**	**(475,442,331)**	**(39,240,298)**

Question 15

Heritage Listed Properties

Griffin Valuation Advisory recognise that there are varying levels of heritage classifications with Local, State and Federal jurisdictions. We have not undertaken any detailed assessment into the specific heritage classifications and recommend where heritage exists, clients undertake their own investigations for each specific heritage property.

***Fair Value** (for Financial Reporting Purposes in accordance with AASB 13 & 116)*

"Fair Value" is determined on the basis of Market Value, utilizing comparable sales evidence for similar type properties. This method of valuation is referred to as the direct comparison approach which takes into consideration factors such as location, zoning, land area, development potential, topography & current market conditions.

In determining *"Fair Value"*, if the subject assets forms part of a specialised property, the accepted method for the valuation of specialised assets where there is no market sales evidence available, is the *"Depreciated Replacement Cost" (DRC)* approach.

The *"DRC"* approach considers the cost to reproduce or replace similar assets with an asset in new condition, including allowance for installation, less an amount for depreciation in the form of accrued physical wear and tear, economic and functional obsolescence. This approach is an accepted method in arriving at a market related value. The *"DRC"* based market values for assets, assumes the business is ongoing and profitable.

Heritage Listed Properties

Heritage assets have been defined as *'assets which a reporting entity has decided to preserve for the duration of their physical life because of their unique historical, geographical, cultural or environmental attributes.'*

Heritage assets held by the entity are recognised as assets where they satisfy the recognition. In many instances such assets are held only for the reason of satisfying cultural or historical interests. Nevertheless, they provide service or utility to the entities that control them, and provide a means by which the entities can pursue their service delivery objectives.

griffin VALUATION ADVISORY

Valuation Report
Of Land & Building Assets

It is not necessary that a functional service be provided by heritage assets. Retention of the asset may well be justified by community needs. In other cases, there may be an identifiable economic reason for the retention of the asset. Application of fair value concepts to heritage assets should involve the same processes as those undertaken in respect of other specialised assets.

The recognition test also applies to heritage assets. Where values cannot be measured reliably, the assets should not be recognised in the financial statements. A full description including reasons why a reliable value cannot be determined should be shown in notes to the accounts.

Land that is vested or held under a management order has been excluded from this valuation in accordance with Section 16, Local Government (Financial Management) Regulations 1996.

Question 17

CITY OF PERTH
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2020

9. PROPERTY, PLANT AND EQUIPMENT

(a) Movements in Carrying Amounts

Movement in the carrying amounts of each class of property, plant and equipment between the beginning and the end of the current financial year.

	Land - freehold land	Leasehold Land	Heritage Land	Land - held for redevelopment	Total land	Buildings	Buildings - Heritage	Buildings - Leasehold	Total buildings	Leasehold Improvements	Total land and buildings
	$	$			$	$	$		$		$
Balance at 1 July 2018	313,200,533	57,436,755	15,750,000	11,753,525	398,140,813	148,285,384	59,042,731	54,765,432	262,093,547	559,932	660,794,292
Additions	-	-	-	443,647	443,647	46,893	-	-	46,893	-	490,540
(Disposals)	-	-	-	(529,450)	(529,450)	(168,291)	-	-	(168,291)	-	(697,741)
Revaluation (loss) / reversals transferred to profit or loss	-	-	-	-	-	-	-	-	-	-	-
Reclassification	2,600,000	-	-	-	2,600,000	2,317,421	513,970	-	2,831,391	8,002	5,439,393
Depreciation (expense)	-	(663,246)	-	-	(663,246)	(6,229,049)	(3,590,286)	(892,483)	(10,711,818)	(18,883)	(11,393,947)
Transfers	-	-	-	-	0	1,048,782	3,971,643	47,851	5,068,276	-	5,068,276
Carrying amount at 30 June 2019	315,800,533	56,773,509	15,750,000	11,667,722	399,991,764	145,301,140	59,938,058	53,920,800	259,159,998	549,051	659,700,813
Comprises:											
Gross carrying amount at 30 June 2019	315,800,533	65,661,377	15,750,000	11,667,722	408,879,632	275,422,512	127,524,251	57,466,547	460,413,310	669,758	869,962,700
Accumulated depreciation at 30 June 2019	-	(8,887,868)	-	-	(8,887,868)	(130,121,372)	(67,586,193)	(3,545,747)	(201,253,312)	(120,707)	(210,261,887)
Carrying amount at 30 June 2019	315,800,533	56,773,509	15,750,000	11,667,722	399,991,764	145,301,140	59,938,058	53,920,800	259,159,998	549,051	659,700,813
Additions	-	-	-	320,079	320,079	250,362	899,952	-	1,150,314	-	1,470,393
(Disposals)	-	-	-	(371,828)	(371,828)	(13,809)	-	-	(13,809)	-	(385,638)
Revaluation increments / (decrements) transferred to revaluation surplus	(16,097,000)	(12,228,742)	(12,890,000)	-	(41,215,742)	9,329,973	(275,735)	(5,345,114)	3,709,124	30,233	(37,476,384)
Contributed Assets	-	-	-	-	-	14,335,581	-	-	14,335,581	-	14,335,581
Depreciation (expense)	-	(663,246)	-	-	(663,246)	(7,019,751)	(3,957,335)	(899,884)	(11,876,970)	(75,756)	(12,615,972)
Transfers	-	-	-	-	-	8,085,467	5,173,403	54,250	13,313,120	180,743	13,493,863
Carrying amount at 30 June 2020	299,703,533	43,881,521	2,860,000	11,615,973	358,061,027	170,268,963	61,778,343	47,730,052	279,777,358	684,271	638,522,656
Comprises:											
Gross carrying amount at 30 June 2020	299,703,533	51,204,479	2,860,000	11,615,973	365,383,985	306,850,844	124,920,892	61,205,417	492,977,153	915,820	859,276,958
Accumulated depreciation at 30 June 2020	-	(7,322,958)	-	-	(7,322,958)	(136,581,881)	(63,142,549)	(13,475,365)	(213,199,795)	(231,549)	(220,754,302)
Carrying amount at 30 June 2020	299,703,533	43,881,521	2,860,000	11,615,973	358,061,027	170,268,963	61,778,343	47,730,052	279,777,358	684,271	638,522,656

CITY OF PERTH
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2020

9. PROPERTY, PLANT AND EQUIPMENT (Continued)

(a) Movements in Carrying Amounts (Continued)

Movement in the carrying amounts of each class of property, plant and equipment between the beginning and the end of the current financial year.

	Total land and buildings	Furniture and equipment	Plant and equipment	Work in Progress	Total property, plant and equipment
		$	$	$	$
Balance at 1 July 2018	660,794,292	32,652,502	15,945,114	49,042,894	758,434,802
Additions	490,540	476,728	3,195,406	24,212,421	28,375,096
(Disposals)	(697,741)	(10,494)	(1,230,497)	-	(1,938,732)
Revaluation (loss) / reversals transferred to profit or loss	-	-	543,113	-	543,113
Reclassification	5,439,393	(1,540,465)	(3,201,895)	-	697,033
Depreciation (expense)	(11,393,947)	(3,190,612)	(3,385,456)	-	(17,970,015)
Transfers	5,068,276	1,987,188	1,438,954	(26,481,622)	(17,987,204)
Carrying amount at 30 June 2019	659,700,813	30,374,847	13,304,739	46,773,693	750,154,092
Comprises:					
Gross carrying amount at 30 June 2019	869,962,700	46,921,365	41,847,767	46,773,693	1,005,505,525
Accumulated depreciation at 30 June 2019	(210,261,887)	(16,546,518)	(28,543,028)	-	(255,351,433)
Carrying amount at 30 June 2019	659,700,813	30,374,847	13,304,739	46,773,693	750,154,092
Additions	1,470,393	1,588,644	1,994,495	21,201,089	26,254,621
(Disposals)	(385,638)	(11,653)	(1,221,813)	-	(1,619,104)
Revaluation increments / (decrements) transferred to revaluation surplus	(37,476,384)	-	-	-	(37,476,384)
Contributed Assets	14,335,581	25,500	-	-	14,361,081
Depreciation (expense)	(12,615,972)	(4,664,537)	(3,287,268)	-	(20,567,777)
Transfers	13,493,863	7,569,995	1,413,984	(40,623,127)	(18,145,285)
Carrying amount at 30 June 2020	638,522,656	34,882,796	12,204,137	27,351,655	712,961,244
Comprises:					
Gross carrying amount at 30 June 2020	859,276,958	54,871,554	40,845,269	27,351,655	982,345,436
Accumulated depreciation at 30 June 2020	(220,754,302)	(19,988,758)	(28,641,132)	-	(269,384,192)
Carrying amount at 30 June 2020	638,522,656	34,882,796	12,204,137	27,351,655	712,961,244

Question 18

7 Quarry Street	Fremantle	Former YMCA	(595,000)	2,650,000
Quarry St	Fremantle	Fremantle Childrens Services	(4,483,000)	1,593,000
		Sub Total Land held for resale	**(5,078,000)**	**4,243,000**