



50 years
For the
community
creators

UDIA ENGAGEMENT TOOLKIT

State Development Assessment Pathway Fact Sheet



Overview

The ongoing, sustainable development of our state is critical to Perth's growth as a place of choice to live, work and play.

However, the development approvals process can be long and complex, particularly for larger projects. Therefore, the State Development Assessment (SDA) pathway has been implemented to provide a streamlined pathway for significant developments (proposals with an estimated cost over \$20 million).

All projects that use the SDA pathway undergo a rigorous approvals process in accordance with existing legislation, regulations and policy.

The Western Australian Planning Commission (WAPC) is the decision making authority for applications under the SDA pathway. Applications are referred to the WAPC via the State Development Assessment Unit (SDAU).

At the end of 2023, the SDA pathway will transition to the Special Matters DAP (more information later in this document).



SDA Pathway Process



Frequently Asked questions

What is a significant development?

Proposals must have an estimated value of \$20 million or more in Perth's metropolitan area or \$5 million or more in regional areas to be eligible to enter the SDA pathway.

Why is the WAPC the decision-maker for significant development proposals?

The WAPC is the decision-making authority for all proposals in the SDA pathway. Applicants can choose the pathway or continue with the regular processes of assessment by local government or a Development Assessment Panel.

The WAPC was chosen to be the determining authority for significant developments because it is a trusted decision-maker in the WA's planning system with state-wide responsibility for urban, rural and regional integrated strategic and statutory land use planning and land development.

The WAPC board comprises a chairman and 15 members who represent government, industry and the community. While the significant development pathway enables the WAPC to consider the broader economic and public benefits of a development proposal, it must have regard to all submissions and advice received during consultation and give full consideration to:

- the purpose and intent of the Local Planning Scheme;
- ensuring orderly and proper planning, and preservation of amenity of the locality;
- the need to facilitate development responding to economic effects of COVID-19;
- relevant State planning policies and any other relevant WAPC policies;
- the WAPC is bound by the provisions of the Environmental Protection Act 1986.





What happens at the conclusion of SDA Pathway in December 2023?

The State Government will introduce a permanent pathway for the assessment and determination of significant development proposals, called the Special Matters DAP. The Special Matters DAP will:

- Retain the WAPC as the decision-maker.
- Introduce a 120-day timeframe for assessment and determination.
- Retain the successful State referral coordination process.

Who/what is the SDAU

The State Development Assessment Unit (SDAU) is a team of experienced planners who undertake various activities associated with significant development proposals on behalf of the WAPC. Its activities include:

- preliminary meetings with proponents to determine whether a proposal meets the 'significant development' eligibility criteria;
- engaging with key stakeholders, including members of the public, the local government and other agencies about proposals;
- assessing development applications, including overseeing design review, preparing a report and making a recommendation about each application to the WAPC;
- assessing applications to amend approved developments, including applications to extend substantial commencement;
- issuing clearances for conditions of approval on behalf of the WAPC.

How do I find out more about a decision made under the SDA pathway?

Visit the Department of Planning, Lands and Heritage website for:

- all determination decision including reasons;
- any public statements available in relation to a matter deemed of significant public interest;
- unconfirmed minutes of Western Australian Planning Commission meetings are also available within 10 business days of the meeting.

Is the decision of the Western Australian Planning Commission final?

An applicant may request a determination is reviewed through the State Administrative Tribunal.

Who is responsible for administering any conditions of approval on an application?

The SDAU, on behalf of the Western Australian Planning Commission, works with the applicant and relevant regulatory agencies to ensure all conditions are met. This includes any conditions that need to be satisfied prior to construction commencing as well as others over the life of the approval.

Who is involved in a decision made under the SDA pathway?

While the WAPC is the ultimate decision maker under the SDA process, they will take advice on applications from relevant referral agencies including (but not limited to):

- Local government
- Environmental Protection Authority
- Main Roads
- Department of Biodiversity, Conservation and Attractions
- Department of Fire and Emergency Services
- Department of Water & Environmental Regulation
- Heritage Council of WA





Consultation

Opportunities for public feedback

Following initial planning, design and technical consideration by the SDAU and stakeholders, applications are released for public comment. Plans and supporting documents are released on the Department's website, and where possible at the local government offices in regional areas, for the community to view and provide feedback. Notices are also published in local newspapers, letters sent to the owners and occupiers of surrounding and nearby properties and applicants are required to install at least one sign at the site during consultation, with an illustration of the proposed development.

There is no prescribed timeframe for public consultation however it is expected all 17B applications will initially be advertised for a minimum of 28 days. The closing date for submissions for each application is included in the consultation notices.

Where revised development plans are submitted after the initial consultation, and depending on the extent of changes proposed, a proposal may be re-advertised. Consultation for these applications will be established on a case by case basis.

Those who made submissions on the approved application will be directly notified in writing and invited to comment on the amended application.

Presenting to a WAPC meeting

Members of the public can make an application to present to a WAPC meeting. You must fill out an application form no later than 2pm three business days prior to the meeting.

Useful Links/Resources

Overview of SDA;

<https://www.wa.gov.au/organisation/departments-and-agencies/state-development-assessment-unit>

Agendas and minutes (includes Deputation/Presentation form);

<https://online.dplh.wa.gov.au/sdau/view.asp?d=State%20Development%20Assessment%20Unit>

SDA Applications:

<https://www.wa.gov.au/organisation/departments-and-agencies/state-development-assessment-unit-applications>

Process example:

<https://www.wa.gov.au/organisation/departments-and-agencies/state-development-assessment-unit>

You can also refer to the Part 17 – Guide for Applicants for more information:

https://www.wa.gov.au/system/files/2022-10/SDAU_Guide_for_Applicants-June-2022.pdf





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