

State Significant Development Pathway Data

October 2025

In April 2025, WALGA published the [Significant Development Pathway Report](#) that examined data from the inception of State Significant Development Pathway (SDP) in 2020 through to 1 April 2025. At this time, a total of 44 SDP projects had been determined - 43 under Part 17 (the temporary pathway) and one under Part 11B (the permanent pathway) of the *Planning and Development Act 2005*.

WALGA has now collected data on both Part 17 and Part 11B applications up until the 1 October 2025. The key findings from the SDP data are outlined below:

Part 17

- 46 DAs have been determined through this pathway.
- The average time to determine a DA was 466 days.
- There are 11 DAs undetermined DAs, which have been in the system since at least December 2023.
- All 46 DAs were approved by Western Australian Planning Commission (WAPC).
- 44 DAs were recommended for approval by the State Development Assessment Unit (SDAU). There were two instances where the SDAU provided the WAPC the option of refusing or approving the DA with conditions. In both cases the WAPC chose the approval with conditions.
- Local Governments broadly supported only 28% of DAs.
- The mixed-use development category recorded the highest proportion of DAs, at 46% (21 DAs).
- The average cost of development varies significantly, with 48% of DAs being in the \$20m - \$50m cost bracket.

Part 11B

- 13 DAs have been determined through this pathway.
- The average time to determine a DA was 165 days.
- All DAs were determined within the 120 day statutory timeframe (with agreed extensions).
- All DAs were approved by Statutory Planning Committee (SPC), a committee of the WAPC.
- All DAs were recommended for approval by the SDAU.
- Local Government broadly supported only 23% of DAs.
- Six DAs (46%) were determined with the use of extraordinary discretion (the application was determined in a manner that conflicts with the applicable planning instrument in accordance with s.171R(1) of the *Planning and Development Act 2005*).
- The average cost of development varies significantly, with 53% of DAs being in the \$20m - \$50m cost bracket.
- The mixed-use development and residential development categories recorded the highest proportion of determined DAs, at 77% (5 DAs per category).
- The approved developments included a total of 765 residential dwellings, comprising of 295 multiple dwellings, 446 student accommodation rooms and 24 independent living units.