



Department of the Premier and Cabinet  
Office of the Coordinator General

# Coordinator General Guidelines

April 2026

## Document Control

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# 1 Introduction and purpose

The *State Development Act 2025* provides a contemporary framework to streamline complex approvals and identify areas of land and water that are strategically or economically significant to Western Australia. It aims to accelerate major developments that support the State's clean energy transition, economic diversification and long-term prosperity. The legislation builds on and reinforces existing regulatory frameworks and streamlining efforts.

To ensure transparency and accountability, the State Development Act incorporates a series of checks and balances, including legislated annual reporting, consultation requirements for land use planning documents, and public designations to clearly signal government priorities and reduce uncertainty in investor decision-making.

The legislation's flexible structure and principles allow it to be applied across a broader and evolving range of development types. Consequently, the criteria are intentionally broad and designed to adapt to changing Government priorities and policy settings. This ensures the State Development Act can be used to rapidly seize future opportunities that may not yet exist, avoiding the risk of unintentionally excluding emerging industries through overly prescriptive legislation.

The publication of guidelines was committed to by government prior to enactment, to formally document how the WA Government intends to apply the legislation, including the assessment criteria used when considering potential Priority Projects and State Development Areas (SDAs).

These guidelines will provide clearer detail on the types of projects and precincts that may be eligible for designation or declaration. They are not regulatory instruments and are designed to provide guidance rather than impose statutory obligations. They will be updated over time to remain fit-for-purpose, including in response to new economic conditions, Government policies, or emerging industries. Once designated or declared, Priority Projects and SDAs will not be impacted by future updates to the guidelines and will continue to be serviced by the Office of the Coordinator General (OCG) in accordance with the legislation.

# 1.1 The Office of the Coordinator General

Under the State Development Act, the Coordinator General reports to the Minister for State Development (the Minister).

The Office of the Coordinator General (OCG) has been established within the Department of the Premier and Cabinet (DPC) to support the Coordinator General in carrying out its statutory functions. DPC's central role in whole-of-government advice and coordination enables the OCG to work effectively with WA Government agencies and other stakeholders.

The OCG operates within WA's existing regulatory system. The statutory roles and functions of agencies remain unchanged with the implementation of the State Development Act. The OCG collaborates with WA Government agencies responsible for managing projects and industrial precincts, under their respective jurisdictions, to identify and assess potential Priority Projects and SDAs.

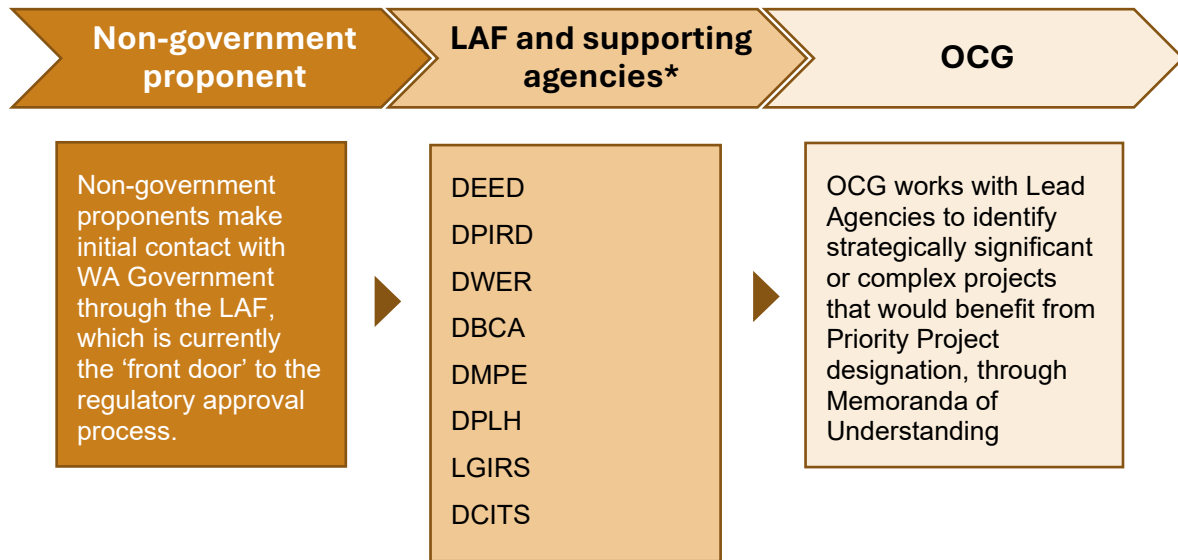
## 1.1.1 The Lead Agency Framework

The Lead Agency Framework (LAF) enables key agencies to provide targeted and comprehensive case management to projects, guiding proponents through approvals and processes. It is one of government's key mechanisms to prioritise and support projects. Proposals within the LAF receive a level of case management consistent with its complexity, potential impacts or its State significance. Potential Priority Projects may be referred through this mechanism (see sections 2.3 and 2.5). A project can be both a LAF project and a Priority Project, benefitting from the powers of the State Development Act.

The lead agencies in the LAF are the departments of Energy and Economic Diversification (DEED); and Primary Industries and Regional Development (DPIRD). Within the LAF, various other government support agencies are required to give advice and issue approvals, including the departments of Mines, Petroleum and Exploration (DMPE); Planning, Lands and Heritage (DPLH); Water and Environmental Regulation (DWER); Biodiversity, Conservation and Attractions (DBCA); Local Government, Industry Regulation and Safety (LGIRS); the Environmental Protection Authority (EPA); and the Western Australian Planning Commission (WAPC). Further, the Department of Creative Industries, Tourism and Sport (DCITS), although not featured as a lead agency within the LAF, also provides case management of projects.

Figure 1 illustrates the placement of the OCG within this context and identifies the key public authorities the OCG is anticipated to engage and interface with in terms of potential industry-led Priority Projects.

**Figure 1: Non-government proponent pathway to OCG through the LAF**



\*List of agencies is not exhaustive and is for illustrative purposes

It is anticipated that in practice, DEED will operate as the 'front door' for the majority of proponents seeking to engage with the OCG on projects relating to energy transition and economic diversification, either through direct enquiries regarding the LAF or the WA Government's international offices (Invest and Trade Western Australia). The OCG will focus on a limited number of Priority Projects, while DEED continues to manage most private sector projects seeking to locate and invest in WA.

For government-led potential Priority Projects, the OCG will engage with the appropriate key Government Trading Enterprises (GTEs), such as Western Power, Horizon Power, Synergy or Water Corporation as government proponents, directly.

### 1.1.2 Interface with Strategic Industrial Areas

Strategic Industrial Areas (SIAs) are WA Government-designated precincts set aside for heavy and strategic industries that create or have the potential to create significant investment, jobs and economic value. They are identified to support large-scale downstream processing and industrial development.

Across WA there are 13 SIAs. DEED and DevelopmentWA manage how land in these areas is planned and developed. SIAs however, do not have associated legislative powers.

Priority Projects can be within SIAs, and SDAs may be declared over existing SIAs. For more information on the interfaces, refer to Sections 2.1 and 3.1.

# 2 Priority Projects

## 2.1 Overview

The application of the State Development Act's powers to a Priority Project will enhance the certainty of end-to-end approval timeframes for key projects, ensuring the State remains globally competitive and investment ready. The objective is to create a clearer and more streamlined process for progressing significant developments compared to existing project pathways.

Under the State Development Act, Priority Projects are defined as development projects designated by the Minister as being economically or strategically significant to the State, or region of the State. The designation of Priority Projects will reflect the current priorities of the WA Government.

A Priority Project may be a development that is economically or strategically significant to the State as it delivers:

- critical or common-user infrastructure
- strong capital investment
- job-creating employment opportunities
- broader economic or social benefits.

Both private industry and government-led projects, including those led by GTEs, can be designated as Priority Projects, and Priority Projects can be in existing SIAs or declared SDAs. Further, one or more projects within a SIA infrastructure corridor could also be designated as a Priority Project(s). Importantly, however, a project in an existing SIA does not guarantee designation.

Designation of a Priority Project under the State Development Act elevates the level of oversight and coordination a project receives and activates a range of powers to ensure efficient and timely delivery, such as the ability to issue notices to public authorities.

Despite the shared name, it is important to note that Priority Projects designated under the State Development Act will have statutory recognition and may differ to 'Priority Projects' managed by other WA Government agencies under different legislation and frameworks. Reference to Priority Projects in these guidelines is related only to Priority Projects defined under the State Development Act.

## 2.2 Powers of the State Development Act

Projects designated as Priority Projects under the State Development Act will benefit from a heightened level of support by the OCG, with a team of specialist case management professionals assigned to each project to lead engagement with regulators, GTEs and other stakeholders within the WA Government. Section 18 of the legislation outlines the functions of the Coordinator General in relation to Priority Projects, which include coordinating, facilitating and advising within Government. It is expected the majority of case management activity will rely on these functions, with the powers only being used where absolutely necessary.

The powers in relation to Priority Projects are exercised through notices which are issued by the Minister or Coordinator General to public authorities designated under prescribed Acts. These powers enable coordinated action across government to support the delivery of Priority Projects by expediting delivery timeframes and addressing complex approvals. Priority Projects can benefit from all five powers under the State Development Act, whereas SDAs can only benefit from two of these powers – Information and Consultation Notices and Due Regard Notices (see Section 3.3).

The following five statutory powers may be used on Priority Projects:

### **1. Information and Consultation Notice**

A written notice that requires any public authority to which it is issued to give the Coordinator General information or consult with the Coordinator General on a State development matter.

### **2. Due Regard Notice**

A written notice that may be given by the Minister or Coordinator General to a public authority that is responsible for making a decision under a designated Act that could cause or allow a Priority Project to be implemented. This allows State development-related considerations to be taken into account when making a decision.

### **3. Timeframe Notice**

A written notice that may be issued by the Minister or the Coordinator General to a public authority requesting that it performs a function within a specified timeframe.

### **4. Joint Decision Notice**

A written notice that may be issued to a relevant decision-making authority responsible for making a decision under a designated Act to require that authority to make a decision jointly with the Minister or the Coordinator General, depending on the circumstances.

### **5. Modification Order**

An order that may be made by the Minister with the approval of the Premier, that modifies how certain provisions of a designated Act apply to a Priority Project, or part of a Priority Project.

Under the State Development Act, there are consultation requirements for the use of these powers. Except for Information and Consultation notices, public authorities must be consulted before a notice is issued or an order is made. For all powers, this will occur at an early stage to enable meaningful consultation.

Under the legislation, the Coordinator General also has more general powers in relation to the facilitation and coordination of projects that are not necessarily designated as a Priority Project. This may include activities such as coordinating approvals and stakeholder engagement, facilitating infrastructure delivery, and promoting interjurisdictional cooperation.

## 2.3 Identification and referral pathway

The OCG will not receive direct applications for Priority Project assessment from proponents. Instead, the OCG will receive formal referrals from WA Government agencies.

Agencies will undertake an initial assessment to determine if a new or existing project they are managing should be referred to the OCG for assessment against the criteria outlined in these guidelines. These referrals will occur principally under the existing LAF or through the normal course of an agency's business. The OCG will work in partnership with the referring agencies in this identification process.

Principally, there are three ways a Priority Project will be identified and referred to the OCG for assessment:

- 1. Private project proponents** approach the appropriate WA Government agency with jurisdiction for their project and that agency formally refers to the OCG for further assessment as a Priority Project.
- 2. Overseas investors** contact the WA Government overseas offices and Invest and Trade WA at DEED and that office engages with the OCG to determine the need for referral.
- 3. WA Government projects** led by WA Government agencies or GTEs refer projects directly to the OCG for assessment as a Priority Project when it is considered appropriate. This may include projects in SDAs.

All projects that are formally referred to the OCG will need to demonstrate they are substantially progressed in project development. This would include, but is not limited to:

- site identification
- commenced or soon to commence approvals
- an adequate pre-feasibility study or well-defined project plans
- a credible pathway to securing finance for the project.

Notwithstanding the importance of project maturity when assessing a project for potential designation, there may be cases where early designation is required, particularly for WA Government projects providing enabling infrastructure.

Proponents will also be required to provide sufficient time and resourcing to enable productive engagement with the OCG should the project be assessed and then designated as a Priority Project.

If these conditions are not met, the referring agency may continue to provide ongoing case management to the proponent and refer the project for formal assessment to the OCG at a later time once the project has been further developed.

## 2.4 Assessment criteria

The legislation is intentionally broad in its requirements for designating a Priority Project. This flexibility ensures the State can respond to global and local economic changes and evolving development priorities.

Projects will be assessed to determine the suitability of a Priority Project designation and inform the Coordinator General's recommendations to the Minister.

The three assessment criteria that reflect the requirements of the State Development Act will apply as follows:

1. **Strategic and economic significance:** the project's strategic or economic significance to the State, or a region of the State.
2. **Project feasibility:** whether the development is practical and achievable.
3. **Added value from designation:** whether using the legislation's powers or OCG support would benefit the project.

More detailed assessment criteria are outlined in the following sections.

### 2.4.1 Assessment criteria 1: Strategic and economic significance

To designate a Priority Project, the Minister must be satisfied that the development is strategically or economically significant, under the State Development Act.

A project's capital expenditure, construction or operations jobs, or economic contributions such as royalties are important, but not necessarily conclusive measures for whether a project meets this assessment criteria.

The [WA Government Priorities 2025-2029](#) outlines the WA Government's vision for the WA economy. Priorities that the OCG will focus on include:

- diversifying and decarbonising the WA economy
- becoming a renewable energy powerhouse
- supporting our trading partners to reduce their greenhouse gas emissions
- becoming a global leader in investment attraction, industry facilitation and regulation
- developing a skilled and productive workforce
- strengthening local manufacturing in WA.

The WA Government's framework for diversifying the WA economy is outlined in Diversify WA, Future State and Made in WA.

- [Diversify WA](#) outlines the WA Government's vision for a strong and diversified economy. This includes delivering secure, quality jobs through increased investment across a broad range of industries. Further, it identifies key external sectors for strategic development that match WA's unique strengths with global trends to achieve growth across the economy.
- [Future State](#) builds on Diversify WA, identifying target areas in sectors that are experiencing rapid growth or change, for which WA is uniquely positioned to capture opportunities in.
- [Made in WA](#) sets a vision for local advanced manufacturing, clean energy and major job-creating projects, so WA can thrive in an evolving global economy.

The powers of the State Development Act and the functions of the Coordinator General will be applied to support the development of projects in priority sectors, and to improve cross-sector enablers to accelerate growth in targeted opportunities, such as hydrogen production or critical minerals processing.

In consideration of these priorities, three guiding principles have been developed to assess whether a development is of strategic or economic significance to the State, or part thereof. These principles reflect the current government's strategic vision for shaping the future of WA's economy.

#### **1. Supporting WA's energy transition and decarbonisation efforts**

The WA Government is committed to delivering affordable, reliable, and sustainable energy while reducing emissions and supporting global efforts to decarbonise.

Projects that help transform the energy system, support the decarbonisation efforts of the State and our trading partners, and position WA as a leader in the global transition to net zero are a priority for the WA Government.

Supporting projects aligned with this principle will secure our energy system for the future, create new industries and jobs, attract investment, and deliver long-term economic benefits.

Projects will meet this criterion if they support WA's energy transition, including projects that accelerate WA's transition away from coal fired power generation, or support the delivery of green energy projects, such as new transmission infrastructure.

Projects that reduce the emissions intensity of our resources supply chains will also meet this criterion. Examples include green or low carbon intensity iron and steel manufacturing, carbon capture, utilisation and storage infrastructure, and projects that displace carbon intensive feedstocks for domestic and overseas industrial processes, such as hydrogen production.

## **2. Diversifying the WA economy**

This principle focuses on projects that contribute to the WA Government's ongoing efforts to diversify the WA economy.

Diversification is critical for ensuring WA can withstand global economic challenges and take advantage of emerging opportunities, keeping the State competitive and an attractive destination for investment.

Supporting industries that drive diversification, including key enabling infrastructure and capabilities, is strategically and economically important for the State's long-term prosperity.

Diversify WA and Future State both provide clear guidance on the opportunities that the WA Government is seeking to capitalise on, and projects that align with those target areas will align closely with this principle.

## **3. Sustaining the WA economy**

This principle focuses on projects that will help maintain a strong and prosperous State economy and create secure, high-quality jobs for Western Australians, ultimately leading to sustainable and equitable growth and benefiting communities across WA.

This may include supporting established industries, such as the resources sector, which remain significant drivers of WA's success. It may involve projects that promote higher value add or involve more complex activities within existing developments.

Projects aligned with this principle will include large scale, highly complex developments in existing industries that require additional support from the Coordinator General and the State Development Act's powers to see those developments realised.

Projects that support or enable sustaining investment in these industries or promote further downstream processing of our natural resources will also align closely with this principle.

These projects may offer a range of social benefits including Aboriginal employment or business opportunities, investment in local communities, community development and sustainment of regional economies.

Projects aligned with this principle may also offer environmental benefits such as circular economy practices, carbon abatement or strategic conservation outcomes.

#### Box 1: Strategic and economic significance detailed assessment criteria

When assessing the strategic or economic significance and alignment with the three guiding principles above, the OCG may consider whether the project:

- will deliver, or contribute to the delivery of, State or regionally significant developments that are aligned with the three guiding principles
- will deliver, or contribute to the delivery of, State or regionally significant infrastructure, particularly common-user infrastructure, that is aligned with the three guiding principles
- will deliver, or has the potential to deliver, significant direct/indirect employment opportunities or contribute to the building of a skilled WA workforce, in industries and capabilities that are aligned with the three guiding principles
- involves, or has the potential to involve, or attract significant capital investment to the State or region of the State that is aligned with the three guiding principles
- will provide other social benefits to the State or region of the State not covered above. This may include:
  - Aboriginal employment or business opportunities
  - investment or contributions to the local community
  - sustaining regional economies
  - local content value and community development
- may provide other economic benefits to the State or region of the State not covered above. This may include royalties, for example
- may provide other environmental benefits to the State or region of the State not covered above. This may include strategic conservation outcomes, trade-offs and offsets, circular economy practises, or carbon abatement, for example.

#### 2.4.2 Assessment criteria 2: Project feasibility

When assessing the potential designation of a Priority Project, the OCG will also consider the project's feasibility. This involves determining whether the proposed development is practical and achievable, while considering its significance and the benefits it will bring to the State.

As part of this assessment, the OCG may consider the capability and reliability of the proponent, including whether they have successfully delivered or managed similar projects. The proponent should be able to demonstrate financial capacity to deliver the project, supported by evidence such as pre-feasibility studies and indicative funding arrangements, or a credible pathway to financing the project through a Joint Venture, debt facilities, equity investment or a combination of these. The OCG may also seek independent commercial or technical advice to determine project feasibility, where required.

In assessing project feasibility, the OCG will also have regard to the social or environmental feasibility of delivering a project.

The Coordinator General has coordination powers under the State Development Act that will enable early consultation with proponents on environmental matters. This will help to ensure social, community and environmental risks are adequately considered and mitigated prior to the project progressing to primary and secondary environmental approvals. These powers are intended to assist the proponent with project scoping to avoid environmentally sensitive areas and improve overall environmental outcomes.

The Coordinator General will consider whether a project consists of highly environmentally constrained sites or environmental components that cannot be mitigated and may significantly prevent or impact on delivery of the project in assessing a project's feasibility. This assessment does not intend to pre-empt or constrain future decision making of regulatory agencies under their respective legislation, but rather ensures designated Priority Projects are not only strategically important but also practical, achievable, and capable of delivering balanced long-term benefits for WA.

**Box 2: Project feasibility detailed assessment criteria**

When assessing the feasibility of a potential Priority Project, the OCG may consider whether:

- the proponent has demonstrated having the capacity to effectively deliver and manage a project of a similar nature
- the proponent has demonstrated that it has the financial capacity (such as pre- feasibility studies, bank certificates, deeds) or a credible pathway to financing to deliver the project
- the proponent has provided evidence that the project is commercially viable
- the project is technically feasible
- there are any social or environmental issues that may prevent or significantly impact the delivery of the project.

**2.4.3 Assessment criteria 3: Added value from designation**

When assessing the potential designation of a Priority Project, the OCG will also consider what value it can provide to the project. Added value may arise through:

- the use of the legislation's powers such as Due Regard, Joint Decision and Timeframe Notices
- increased coordination, facilitation and oversight afforded through the Coordinator General's statutory functions (see section 18 of the State Development Act) to provide greater certainty for a project's delivery and investment
- the ability for a project designation to secure a decision to invest in WA, where the need for the legislation's powers may not be immediately clear but the confidence that a designation provides a proponent sufficient incentive to locate a project in WA.

This criterion is critical to ensuring that the OCG resources are directed to projects where they can add the most value. While many projects are important to the State's development, they may be able to be effectively managed through other government case management services, such as the LAF, without requiring OCG involvement.

### Box 3: Added value from designation detailed assessment criteria

When assessing added value, the OCG may consider whether the project:

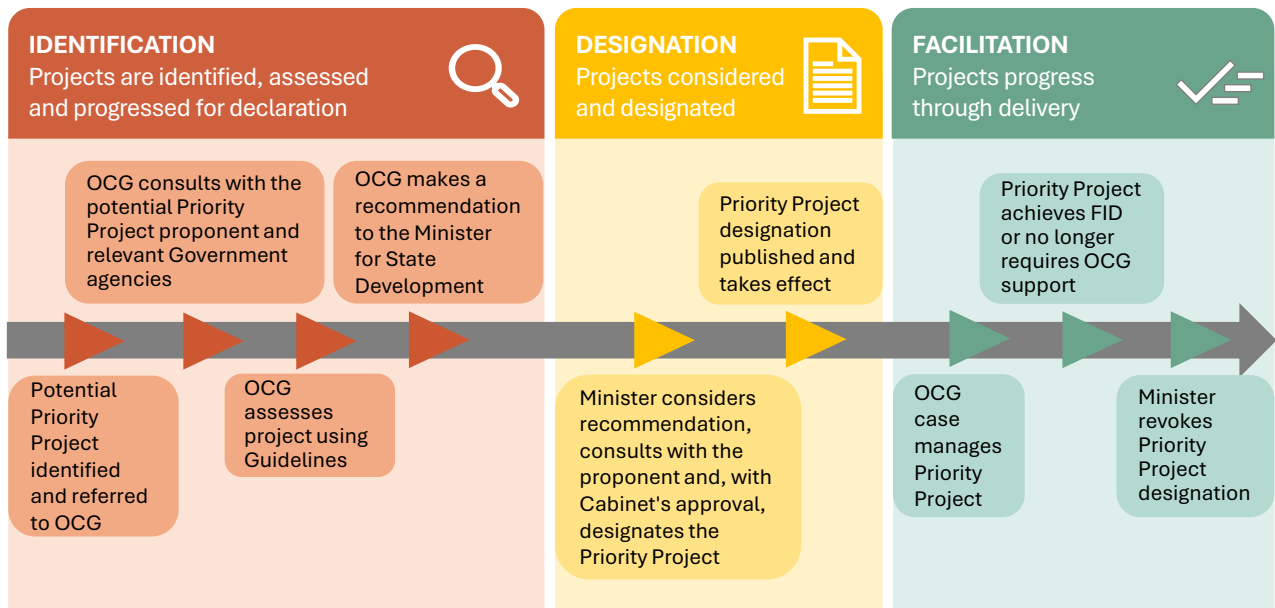
- requires or would benefit from a Modification order
- has urgent or critical timelines that may require Timeframe Notices (for example, to support WA's decarbonisation targets)
- has complexity or interdependencies that may require a Joint Decision or Due Regard Notice
- would gain investment or project certainty from the Coordinator General's statutory coordination and oversight functions
- needs a level of oversight and coordination that is not currently provided by another government agency or would be better facilitated through the OCG.

## 2.5 Assessment process

The key stages of assessing a Priority Project are outlined below:

1. WA Government Agency undertakes an initial assessment to determine formal referral to the OCG.
2. The OCG assesses the referred project against the detailed assessment criteria. This stage may include consultation with the proponent and relevant Government agencies.
  - 2.1. If the referred project does not pass the assessment criteria, it will return to being managed by the relevant agency.
  - 2.2. If the referred project does pass the assessment criteria, the Coordinator General makes a formal recommendation to the Minister as to the making of a Priority Project Designation Notice for the referred project.
3. The Minister must consult the project proponent and may request further information on the project prior to determining whether to designate it a Priority Project.
4. The Minister may also choose to consult or request further information from relevant stakeholders, including public authorities.
5. The Minister will seek Cabinet's approval for the designation of a Priority Project.
6. The Minister will issue a Priority Project Designation Notice, designating the project as a Priority Project. This notice will be published and tabled in each House of Parliament.
7. Once designated, the OCG will advise relevant agencies of this designation, and oversee the project's delivery by exercising powers under the State Development Act to coordinate and facilitate government approvals and assessment processes.
  - 7.1. In instances where a project does not make significant progress or proponents fail to reach key milestones, the Minister may revoke the Designation Notice.
8. Projects are typically supported until they reach a Final Investment Decision or until they no longer require OCG support.
9. Projects may be transferred back to the agency that referred the project for further case management, if required.
10. The Minister will then formally revoke the Priority Project and table the notice in each House of Parliament.

**Figure 2: The life cycle of an identified government/non-government Priority Project**



## 2.6 Exclusions

There are several exclusions applicable to Priority Project identification and designation:

- Projects that are not permitted or are inconsistent with the laws of the State of WA will not be eligible for consideration as a Priority Project. This includes projects that are subject to the WA Government's policy on uranium mining.
- Projects that are 'wholly a project for carrying out residential development' are expressly excluded from Priority Project designation under the State Development Act. In practice, this means residential subdivisions and construction projects cannot benefit from Priority Project status. Residential development that is supporting another development, such as temporary workers accommodation, could however be designated as a Priority Project.

The State Development Act does not affect the application of existing [State Agreements](#) in WA, and therefore the powers that are enlivened by Priority Project designation cannot be used in respect of decisions made under a State Agreement, or decisions made under a designated Act that are required to be made in accordance with, or in a manner affected by, a State Agreement.

However, a project or development that is to be carried out under a State Agreement may still be designated as a Priority Project to allow that project to benefit from the coordination and facilitation powers and functions of the Coordinator General in relation to processes or decisions that sit outside the State Agreement. For example, a project that is planned for development pursuant to a State Agreement may still benefit from the Coordinator General's powers in relation to approvals required under the *Environmental Protection Act 1986 (WA)*.

Further, there are some key exclusions on the use of the notice powers of the State Development Act. The EPA and the Heritage Council of Western Australia cannot be issued with Due Regard or Joint Decision Notices, preserving their roles as independent advisory bodies. Modification orders can also not be issued in relation to environmental assessments under a bilateral agreement or Commonwealth approved process.

Notably, the *Aboriginal Heritage Act 1972* is not included in the list of Designated Acts and therefore the broader powers of the State Development Act do not apply to the Aboriginal Heritage Act. The only exception is in relation to Timeframe Notices. This power can apply to the Aboriginal Heritage Act but only for projects that have been designated as Priority Projects under the State Development Act.

## 3 State Development Areas

### 3.1 Overview

An SDA is a defined area of land or water declared by the Coordinator General to support strategic priorities such as economic growth, industrial development and infrastructure delivery. SDAs provide a coordinated framework for planning and decision making, enabling Government to consider social and environmental outcomes in these areas.

#### **SDAs are strategically located and may provide for:**

- Major industrial hubs or precincts including existing Strategic or General Industrial Areas designed to enable streamlined access to key transport networks such as ports, rail lines and major road corridors.
- Coordinated infrastructure corridors that support the efficient co-location of critical utilities, including rail, water and gas pipelines, and electricity transmission infrastructure.
- Environmental protection and enhancement, where an SDA declaration or plan includes provisions for protecting, conserving or improving environmental values within the area.

#### **How are SDAs different to Strategic Industrial Areas?**

When applied over existing SIAs, SDAs will function as an elevation mechanism. In an SDA, the Coordinator General becomes responsible for key decisions about precinct planning and for planning and coordinating delivery of major infrastructure. DEED will continue to lead investment attraction for the State's Industrial land and will manage land allocation within SIAs, in consultation with the OCG.

SDAs are intentionally flexible and will support a range of economic opportunities for the State. An SDA may include an existing SIA as the core industrial area, alongside supporting land and/or infrastructure and associated corridors. An SDA Plan will bring this together, building on work done to date for the SIA.

SDAs also allow the State to respond to new and emerging opportunities outside an existing SIA, such as clean energy, decarbonisation and economic diversification, through a fit-for-purpose and future proofed approach to managing state-significant land.

## 3.2 Benefits of being in an SDA

SDAs are driven by a clear vision for the economic potential of that land, and what benefits they can provide to the State. They enable the prioritisation and delivery of industrial precincts, removing barriers to investment and innovation. An SDA provides the opportunity for:

- a clear signal from Government to the community, industry and investors about the economic potential of an area, including social benefits and/or environmental considerations and values
- a modern, best practice framework that guides how the land is used and managed, reducing uncertainty and risk for investors
- support for industrial growth by providing strategically located land close to key freight routes including railways, ports and major roads
- delivery of studies to reduce development risk and support informed investment decisions
- stronger whole-of-government coordination for the planning and/or delivery of infrastructure needed to ensure an area is investment ready
- oversight by the Coordinator General of all material applications and decisions within the SDA, ensuring that decision-making is aligned with the broader objectives of the SDA.
- greater shared benefits through co-locating major developments and shared infrastructure to reduce costs and create efficiencies
- regional economic benefits through local job creation, new investment opportunities and strengthened local economies.

## 3.3 Powers of the State Development Act

The State Development Act allows for the issuing of notices by the Minister or Coordinator General to public authorities designated under prescribed Acts to support the delivery of SDAs. These are:

1. **Information and Consultation Notice:** A written notice that requires any public authority to which it is issued, to give the Coordinator General information, or consult with the Coordinator General on a State development matter.
2. **Due Regard Notice:** A written notice that may be given by the Minister or Coordinator General to a public authority that is responsible for making a decision under a designated Act that allow an SDA to be implemented. This ensures State development-related considerations will be taken into account as part of this decision.

The State Development Act also provides that the Coordinator General may direct a public authority to conduct an investigation, study or assessment, or prepare a report on a specified subject, for the purposes of informing a recommendation to the Minister in relation to an SDA Declaration or Plan. The EPA and the Heritage Council of Western Australia cannot be issued with a Due Regard Notice.

### 3.4 Identification and delivery

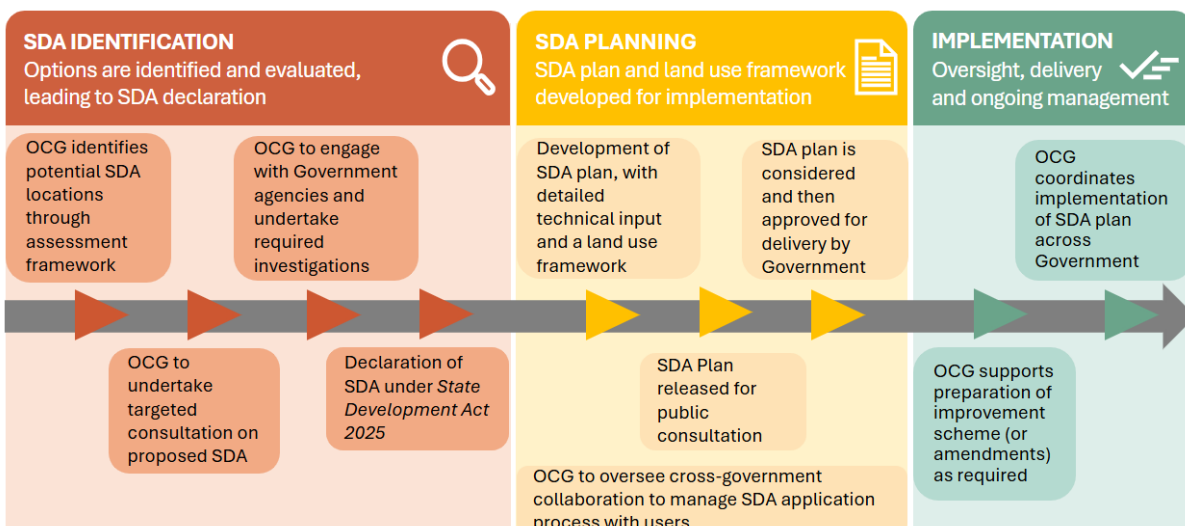
The OCG investigates potential SDAs and, through the Coordinator General, recommends identified potential SDAs to the Minister, with final approval by the Premier.

In determining if an area should be declared as an SDA, social and environmental factors are considered alongside the potential strategic or economic contribution an area will make to the State.

The Minister must consider the purposes for declaring an SDA and the object of the State Development Act before making a declaration. To do this, the State Development Act allows the Minister to undertake consultation that they consider appropriate before declaring an SDA. This ensures that the right level of consultation occurs before an area is declared an SDA.

Once declared, the OCG oversees planning and development, coordinating environmental, cultural, economic and social considerations. Following declaration, the development of an SDA Plan will include public consultation and ongoing engagement of stakeholders across Government.

**Figure 3: The SDA identification and implementation process**



## 3.5 Evaluating potential SDAs

The OCG is responsible for the identification and investigation of potential SDAs. Identifying SDAs involves a multi-factor detailed assessment guided by the object of the State Development Act, benefit to the State and Ministerial discretion.

### Box 4: Factors considered in the identification and assessment of potential SDAs

When evaluating a potential SDA, the Coordinator General considers a range of factors including, but not limited to:

- facilitation of economic or strategic industrial development
- strategic purpose and alignment to governments economic development framework
- long-term strategic patterns of development
- integration of state and local planning
- temporal economic development opportunity requiring coordination
- regional infrastructure capacity including transport links, power, water supply and wastewater infrastructure services
- environmental and social values
- site level constraints and opportunities
- market and investment readiness and the relationship to necessary enabling infrastructure
- regulatory feasibility, complexity and certainty
- economic and investment attraction considerations
- regional economic growth and supply chain opportunities
- land tenure and land availability to establish industry diversification and provide employment options
- flexibility and futureproofing.

## 3.6 Impact on decision-making bodies

The State Development Act introduces the SDA framework, aiming to consolidate precinct planning and provide clear guidance to decision-makers to ensure alignment and transparency of Government priorities. Under the State Development Act:

- SDA Declarations carry the legal effect of an Improvement Plan under the *Planning and Development Act 2005*.
- Public authority decision-makers, as identified through the list of designated Acts, must notify the Coordinator General of any applications or proposed actions within a declared SDA.
- Public authorities must have due regard to SDA Plans when making certain decisions under designated Acts that could cause or allow development or an activity to be carried out in an SDA. This requirement applies despite any provision in a designated Act that limits the matters a public authority can consider.
- The Minister may request that the Minister for Planning direct a local government, under Section 125 of the Planning and Development Act, to amend a local planning scheme to ensure consistency between the scheme and an SDA Plan.

Decision-making within an SDA remains with the existing authority for such decisions, for example, decisions on development applications continue to be determined by the relevant decision-maker under the Planning and Development Act.

## 3.7 Declaring an SDA

### 3.7.1 Declaration

Section 60 of the State Development Act provides that the Coordinator General can recommend to the Minister to declare part of the state to be an SDA.

An SDA Declaration is a formal instrument made by the Minister (with the approval of the Premier) that identifies a specific area of land as an SDA. This declaration signals the State's intent for that land to support strategic priorities such as:

- facilitating economic development, strategic industrial development or the delivery of key infrastructure
- protecting, conserving or enhancing the environment
- any other purpose consistent with the Object of the State Development Act.

A Declaration sets out how the land should be used to achieve its objectives, providing clarity and confidence for landowners, government and industry. An SDA Declaration is the first step in formally designating land for strategic development, giving it legislative backing and activating coordination powers to attract investment and deliver infrastructure.

The SDA Declaration also enables the creation of an SDA Plan and, if required, an SDA Improvement Scheme. The Declaration also allows the Coordinator General to have a comprehensive overview of proposals and decision-making within an SDA. This process promotes coordinated outcomes across Government, consistent with the Declaration's intent.

As SDA Declarations are subsidiary legislation, the Minister must lay an SDA Plan before each House of Parliament prior to it coming into effect. SDA Declarations are also published in the Government Gazette and made publicly available on the WA Government's [Office of the Coordinator General website](#).

An SDA Declaration signals the State's strategic intent for an area and activates coordination powers, but it does not alter land tenure or ownership. Any changes to property rights would occur through separate processes under other legislation.

The State Development Act does not impact private property rights or transfer ownership. Declaring an SDA is a planning and coordination mechanism, not a land acquisition tool.

If future actions under other legislation (land acquisition for infrastructure, for example) are required, those actions will be managed under the appropriate existing laws.

### 3.7.2 SDA Plan

An SDA Plan is a subsequent legislative instrument made under Section 64 of the State Development Act which will follow an SDA Declaration. Where an SDA Declaration broadly sets out the boundaries of the SDA and its primary purpose and objectives, an SDA Plan guides decision-making by identifying future land uses, precinct planning, and infrastructure needs, ensuring development aligns with SDA objectives.

An SDA Plan outlines the strategic intent and considerations for an SDA, through:

- identifying target industries
- providing an integrated precinct-wide land use framework
- establishing the land assembly and land activation strategy for the SDA
- identifying and safeguarding critical infrastructure corridors
- identifying enabling infrastructure and service requirements to support development
- integrating economic, environmental, social, cultural and heritage considerations
- providing a clear strategic vision and decision-making framework.

An SDA Plan must be given due regard by public authorities, where relevant, in any decision-making process that takes place within the area it applies to.

Section 71 of the State Development Act provides that a public authority must have due regard to an SDA Plan when making a decision under a designated act that could cause or allow development or an activity to occur in an SDA.

An SDA Plan does not override the existing planning framework, however, where the existing planning framework is not fit for purpose, an SDA Plan may inform:

- a future amendment to the planning framework, or
- the preparation of a more bespoke SDA Improvement Scheme that facilitates the objectives of the SDA whilst appropriately considering the local context.

SDA Plans will be prepared by the OCG in consultation and collaboration with Government agencies, local government, servicing agencies, GTEs and key stakeholders. The OCG will undertake or require the preparation of detailed studies and investigations to inform the drafting of an SDA Plan. This may include environmental studies, transport modelling, and servicing infrastructure studies to understand baseline capacity, constraints and future requirements.

Draft SDA Plans are subject to a minimum of 30 days of public consultation to allow all interested parties to consider and provide comment on the SDA Plan. All submissions will be considered ahead of the Minister determining an SDA Plan, which may include modifications being made in response to comments received.

As SDA Plans are subsidiary legislation, the Minister must also lay an SDA Plan before each House of Parliament prior to it coming into effect.

### **3.7.3 Improvement Scheme**

An SDA Declaration can authorise the preparation of an SDA Improvement Scheme over all or part of an SDA. Improvement Schemes are provided for under the *Planning and Development Act 2005*, and delivery of a Scheme will be accomplished through the usual processes under this Act.

Information on the preparation and content of Improvement Schemes is available in the [DPLH Fact Sheet](#).

All Improvement Schemes, including an SDA Improvement Schemes, are subject to a minimum 90-day public advertising process. This is in addition to the 30-day minimum public advertising period for an SDA Plan.

When an SDA Improvement Scheme comes into effect it replaces any regional or local planning scheme in place over the subject land, and the decision maker for all development applications its area becomes the WAPC unless this is delegated.

## 4 Disclosure

### 4.1 Tabling and gazettal requirements

The State Development Act ensures accountability and transparency by requiring a range of instruments to be published or tabled. Key instruments such as Priority Project Designation Notices, Timeframe Notices and Modification Orders must be tabled in Parliament within strict timeframes. Other notices, such as Due Regard or Joint Decision Notices, do not require tabling but must still be published in the Gazette to maintain transparency.

Additional accountability measures include mandatory consultation by the Coordinator General and the parliamentary tabling of Ministerial directions and an annual report detailing use of the State Development Act's powers.

**Table 4: Tabling and gazettal requirements**

<b>Instrument/ notice</b>	<b>Publication requirement</b>	<b>Tabling requirement</b>	<b>Timeframe</b>	<b>Considerations</b>
Priority Project Designation Notice*	Must be published in the Government Gazette or on the WA Legislation website	Must be tabled in both Houses of Parliament	Within 14 days of publication	Ensures parliamentary visibility of Priority Project declarations
Timeframe Notice*	Must be published in the Gazette	Must be tabled in both Houses of Parliament	Within 14 days of Gazette publication	Ensures project outcomes not delayed, while maintaining transparency via gazettal
Modification Order*	Must be published in the Gazette or on the WA Legislation website.	Must be tabled in both Houses of Parliament	Within 6 sitting days of Gazette publication	Subject to disallowance by either House; cease to have effect if disallowed
Due Regard Notice*	Must be published in the Gazette	No tabling required	-	Streamlines process while maintaining transparency via gazettal

Joint Decision Notice*	Must be published in the Gazette	No tabling required	-	Streamlines process while maintaining transparency via gazettal
SDA Declaration	Must be published in the Government Gazette or on the WA legislation website.	Must be tabled in both Houses of Parliament	Within 14 days of publication	Ensure Parliamentary visibility of declarations.
SDA Plan	Must be published in the Government Gazette and made publicly available via written notice	Must be laid before each House, or dealt with under s. 87 if Parliament not sitting	Within 14 days after publication	Mandatory consultation with WAPC and relevant local governments.; considered subsidiary legislation
Ministerial directions	-	Must be tabled in Parliament	Within 14 days after the direction is given.	Contributes to oversight and transparency
Annual report on use of powers	Public reporting requirement	Must be tabled in Parliament	Annually, on or before 30 September.	Provides ongoing accountability

\*Including amendment or revocation

Note: A Due Regard Notice, Timeframe Notice or Joint Decision Notice comes into effect on the day after publication in the Gazette or on a later day specified in the notice.

## 4.2 Conflicts of interest

Both the Coordinator General and the OCG are bound by the Public Sector Code of Ethics, the Commissioner's Instruction 40: Ethical Foundations and the requirements of the *Public Sector Management Act 1994* which governs the principles of conduct by public sector bodies.

The OCG will ensure the identification, management and monitoring of conflicts of interest for the assessment and management of Priority Projects and SDAs under the State Development Act is in line with the standards set by the Public Sector Commission.

## 5 Glossary

These descriptions are provided for clarity within the Guidelines. Where a term is defined in the State Development Act, the statutory definition in the legislation prevails. In the event of any inconsistency, users should refer to the State Development Act.

<b>Term</b>	<b>Definition / explanation</b>
Case management	Guidance provided to proponents through approvals processes and coordination of outcomes with WA Government agencies.
Common user infrastructure	Shared infrastructure for use by multiple parties, offering common infrastructure for different proponents. Includes ports and utilities or transport infrastructure corridors.
Coordinator General	The statutory office holder responsible for leading the coordination of Priority Projects and SDAs and supporting the Minister in the administration of the State Development Act.
Designated Act	Legislation identified in Schedule 1 of the State Development Act to which certain powers of the Act can apply.
Due Regard Notice	A notice that can be issued in relation to a Priority Project that sets out specific matters that a decision-maker must have regard to when making a decision under a designated Act.
Final Investment Decision (FID)	The point at which a proponent commits funding to proceed with development.
Government Trading Enterprise (GTE)	State-owned corporations such as Western Power, Synergy or Water Corporation and Port Authorities.
Improvement Scheme (SDA Improvement Scheme)	A statutory planning scheme applying to an SDA.
Information and Consultation Notice	A notice that requires a public authority to provide information to, or consult with, the Coordinator General on a state development matter.
Infrastructure corridor	Area reserved for co-located utilities such as transmission lines, pipelines or rail.
Joint Decision Notice	A notice that can be issued in relation to a Priority Project that requires a decision-making authority to make a decision under a Designated Act jointly with the Minister or Coordinator General.
Lead Agency Framework (LAF)	The system through which agencies provide case management to projects.
Minister	The Minister for State Development.

Modification Order	Modifies how certain provisions of a designated Act apply to a Priority Project.
Office of the Coordinator General (OCG)	The office supporting the Coordinator General in carrying out statutory functions.
Precinct planning	Strategic planning for industrial or mixed-use precincts within an SDA.
Priority Project	A development designated by the Minister as a Priority Project under the State Development Act because of its strategic or economic significance to the State.
Proponent	A project applicant including private companies, GTEs or government agencies.
Public authority	As defined in the Act.
State Development Area (SDA)	A declared area of land or water supporting strategic priorities.
SDA Declaration	The legislative instrument declaring an SDA.
SDA Improvement Scheme	A statutory planning scheme complementing an SDA Plan.
SDA Plan	A subsidiary legislative instrument guiding precinct planning within an SDA.
Strategic Industrial Area (SIA)	An existing industrial precinct that may be elevated through an SDA Declaration.
Timeframe Notice	A notice that can be issued in relation to Priority Projects that requires a public authority to perform a function under a Designated Act within a specified time period.