

PERFORMANCE
INDICATORS SCHEME

Annual Report 2023–24

Planning, Development and Infrastructure Act 2016



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Executive summary

Comprehensive real-time reporting on system performance has helped make South Australia's planning system the best in the nation¹. The planning system cannot be improved if it cannot be measured, and the Performance Indicators Scheme (the Scheme) is the mandated public face of this important aspect of the South Australian planning system.

The Performance Indicators Annual Report 2023–24 (the Report) provides a 3-year comparison of the State's ePlanning system, which became fully operational in March 2021. With 3 full years of data to compare, it shows where the system is meeting or exceeding expectations and where improvement is needed.

The Report supports the State Planning Commission and the Department for Trade and Investment to make informed recommendations to the Minister for Planning about how and where to prioritise improvements to what is already a nation-leading planning system.

The Report identifies an overall strongly performing system, including:

- **More dwelling applications assessed through streamlined compliance-based approvals.** More than 500 dwellings were 'accepted development', meaning that no planning consent was required for these dwellings (compared with 18 in the previous financial year). This followed a change to the *Planning, Development and Infrastructure (General) Regulations 2017* to streamline dwelling approvals in greenfield areas.
- **Most applications are being verified within statutory timeframes** (indicator 1.2). Over the last 3 years on-time verification has been around 86%.
- **There were far fewer applications commencing public notification** (indicator 2.1). The reduction is largely in response to the Miscellaneous and Technical Enhancement Code Amendment, which added elements to the exclusionary list in Table 5 in each zone and therefore reduced the number of elements that were subject to public notification. It also clarified how relevant authorities were to determine minor variations in relation to elements listed in Table 5 of each zone. The changes introduced in this Code Amendment ensured that applications that did not warrant public notification were not subject to public notification.
- **There were fewer agency referrals** (indicator 2.4). Referrals to the South Australian Housing Trust decreased from 170 to 78 following a change to the referral triggers in the Planning and Design Code. Referrals in the River Murray Flood Plain Protection Area reduced from 315 to 232 likely because of the 2022-23 River Murray Flood event.
- **More planning and building consent decisions are being made within statutory timeframes** (indicator 3.1 and 3.4). Typical on-time planning assessments under the new system have increased from 90% in the 2022–23 year to 92% for the 2023–24 financial year. On-time building consents has increased from 94% in the 2022–23 year to 95% for the 2023–24 financial year.
- **Significantly less planning consent notices issued in the 2023–24 financial year** (indicator 3.3). The number of deemed planning consents reduced from 24 to 14 in the

¹ See, for example, Business Council of Australia September 2023 assets.nationbuilder.com/bca/pages/7331/attachments/original/1694130571/BCA_2023_Regulation_Rumble_-_A_guide_to_national_best_practice.pdf?1694130571

first 2 financial years of the ePlanning system, and now down to 2 in 2023–24. This trend suggests that applicants and planning authorities are negotiating or resolving differences during the assessment process.

- **The number of inspections of building work has increased** (indicator 3.5) to ensure occupant and public safety. This figure could be reflective of familiarity with the Development Application Processing (DAP) system reporting and/or an increase in actual inspections taking place in response to higher development approval numbers in the previous year.
- **Court appeals continue to decrease** (indicator 4.1). The number of appeals decreased from 61 in 2022–23 to 51 in 2023–24. These levels remain much lower than those typically recorded under the previous planning system, which peaked at 117 appeals lodged in 2018–19.
- **Fees receipted increased** (indicator 5.2). This increase is largely due to indexation and the increase in development costs, with some new fees introduced late in the financial year, such as the scaled lodgement fee and the increased fees to offset tree removals.

The Report also identifies some important areas for improvement or further investigation:

- **On-time verification remains static** (indicator 1.2). The verification timeframe is 5 business days. This measure counts only the timeframe from which all mandatory information under Schedule 8 of the *Planning, Development and Infrastructure (General) Regulations 2017* (the Regulations) is provided to the relevant authority. Further investigations may be required to review the reasons for this. It is, however, noted that the Expert Panel for the Planning System Implementation Review (the Expert Panel) made recommendations in relation to the verification process, including preparing a practice direction, reviewing information timeframes and timeframes for verification. These projects are currently in progress or scheduled to start across 2024 and 2025.
- **The number of ‘requests for information’ (RFI) has increased relative to the number of consents applied for** (indicator 2.3). This indicator measures RFIs for all consent types where relevant authorities require additional information to make a decision. It is also worth noting that fewer RFIs were responded to within the timeframe than the previous year. Further investigations would be required to better understand whether the information is deficient or additional information outside the norm is required for an assessment. The Expert Panel recommended a review the information requirements for a development application under Schedule 8 of the Regulations. This review will commence in 2025.

Moving forward it is expected that the insights from the system indicators will continue to be enriched:

- Certificates of Occupancy for Class 1a (detached dwellings) buildings are set to be re-introduced on **1 October 2024** (indicator 3.7), providing reliable data on dwelling completions and allowing valuable comparisons with approvals data.

- The Department for Trade and Investment is working to make more performance data accessible and interrogable via the PlanSA portal so that all system users can share in the insights generated by these important system indicators.

The Department for Trade and Investment will continue to enhance monitoring and reporting for measuring the success of the planning system. The land supply dashboard was released in March 2024 to track land supply and development activity data. A project is also underway to create a new Code Amendment dashboard to allow proponents to lodge and track the progress of Code Amendments. This will enable simpler monitoring and reporting of a wider range of data associated with the planning system.

While not covered in this Report, the planning system has also successfully streamlined the process of amending the planning rules. Some 155 Code Amendments have been initiated since Code implementation, with a median completion time (from initiation approval to gazetting) of 15 months. This compares favourably both nationally and with the pre-2021 system in South Australia when Development Plan Amendments typically took between 30–37 months to complete.

While good planning is a multifaceted and collaborative effort and not a numbers game, good data is an essential building block for system design and in helping secure the best possible planning outcomes for the communities of the state.

Introduction

Planning and Land Use Services (PLUS) within the Department for Trade and Investment (DTI) monitors, supports and oversees the planning and land use system for South Australia. This system is designed to support and grow our economy and create liveable and sustainable communities that enhance the lives of all South Australians, both now and into the future.

PLUS manages PlanSA, Australia's first integrated and comprehensive ePlanning platform and online system. PlanSA represents the most significant improvement to planning and development legislation in South Australia's history – showcasing the state's drive to be a leader in planning across the globe.

PlanSA enables all South Australians to search property zoning, review development rules, and track major projects and development activity across the state via an online planning system.

The [Performance Indicators Scheme](#), which is embedded into the PlanSA ePlanning system, monitors and evaluates the land use planning system in South Australia and helps support the principles of transparency and accountability that are articulated in the [Planning, Development and Infrastructure Act 2016](#) (the Act).

The Act permits the State Planning Commission (the Commission), with the approval of the Minister for Planning (the Minister), to establish a scheme with Schedule 4, section 2(4) requiring the publication of an annual report to assess the performance of the planning system.

The scheme enables consistent monitoring and evaluation of the planning system's ability to achieve the principles of good planning.

The Act states the scheme *may* include:

- the collection, retention, analysis and provision of information; and
- the provision of returns, reports and information to the Commission; and
- requirements as to the undertaking of audits and self-assessments, or requirements to arrange, or submit to, audits by persons who hold specified qualifications; and
- The evaluation of performance and the preparation of reports by the Commission; and
- Other matters as the Commission thinks appropriate.

The scheme obtains data from the ePlanning platform (PlanSA portal) which is overseen and reported on by the Commission with approval of the Minister.

The PlanSA portal allows the collection, retention and analysis of data, including the value and types of development, which can inform future planning decisions in South Australia.

South Australia's modern planning system is creating a better future for South Australia. Visit www.plan.sa.gov.au.

Scope of data for the Report

Data used in the Report is predominantly sourced directly from the [Development Application Processing](#) (DAP) system. This system is used to lodge, process and manage development applications in South Australia.

The following information will assist in understanding the data and the filtering that is applied to ensure consistency with past and future reporting:

- Transitional applications are not included (i.e. applications lodged under the previous planning system).
- Applications and decisions made between 1 July 2023 and 30 June 2024.
- Applications that are submitted but not lodged are not included. An application is lodged when appropriate fees have been paid and the first consent has been verified.
- Crown and impact assessed development are reported on separately. Crown and impact assessed development applications were introduced into a dedicated version of the DAP in November 2023. For the past financial year, these applications were processed through two separate systems.
- Development determined to be exempt is not included.
- Number of consents will be greater than the number of applications (i.e. an application can have multiple consents, including land division and building consent assessed in multiple stages).
- Decision refers to both approved and refused applications.

The assessment pathways considered within this report are listed in the table below (refer to [PlanSA](#) website):

Assessment pathway	Definition
Accepted	Only building consent is required, no planning consent is required
Code Assessed – Deemed to Satisfy (DTS)	Can be assessed by an accredited professional or assessment manager and must be granted consent if it complies with relevant provisions within the Planning and Design Code.
Code Assessed – Performance Assessed	Development is assessed on its merits by an assessment manager or assessment panel.
Impact Assessed – Restricted	Assessed by the State Planning Commission (SPC).

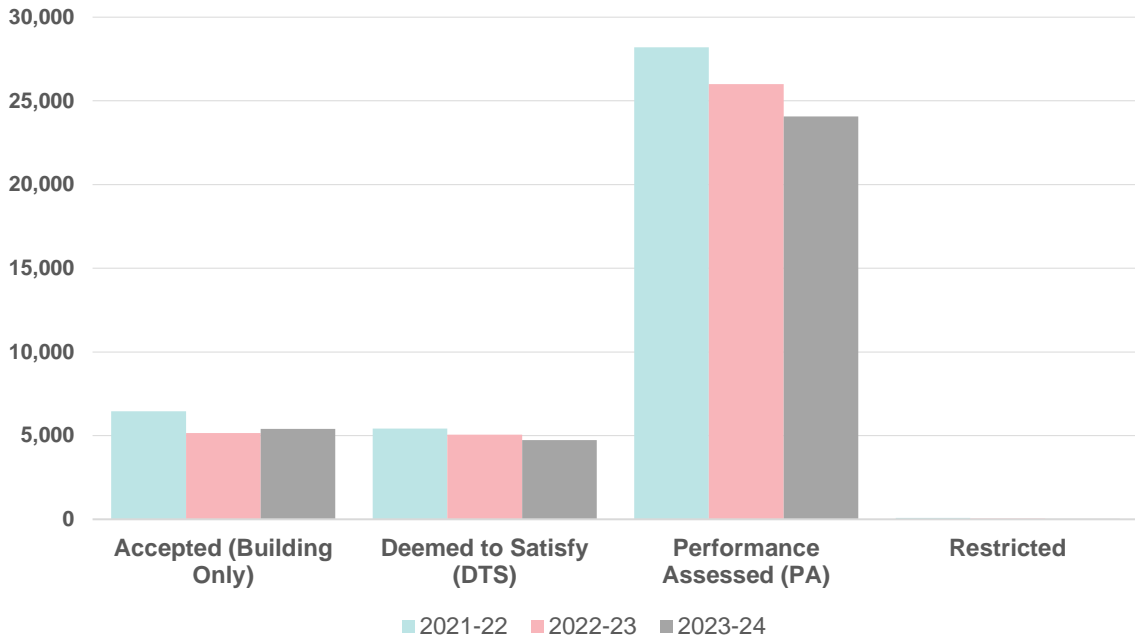
The Report, and associated indicators, has been structured to follow a typical process of development assessment from lodgement to decision making, as shown below:

- 1.0** Lodgement (includes verifications)
- 2.0** Assessment (notifications, referrals, requests for additional information)
- 3.0** Decision (timeframes, deemed consents, building inspections, land divisions)
- 4.0** Appeals
- 5.0** Monetary (fees collected, estimated development cost).

1.0 Lodgement indicators

Indicators in this section relate to the lodgement of development applications within the ePlanning system.

1.1 Number of development applications lodged



Assessment pathway	Applications lodged 2023–24	% of Applications lodged 2023–24
Accepted (building consent only)	5,405	16
Deemed to Satisfy (DTS)	4,726	14
Performance Assessed	24,076	70
Restricted	34	0
Total	34,241	100

Comments

A total of 34,241 development applications were lodged during the 2023–24 financial year, representing a 5% decrease compared with 2022–23, where a total 36,251 development applications were lodged.

This decrease is likely due to ongoing high interest rates, cost of living pressures and increased building costs.

There was an increase in accepted development applications being lodged – this largely relates to detached dwellings. In 2022–23, 18 detached dwellings were lodged as accepted development, this increased to 531 dwellings in 2023–24. This followed amendments to the Regulations in August and November 2023 to fast-track dwelling applications in Master Planned Zones.

Note

This indicator does not include transitional applications, crown and impact assessed developments or applications that have been submitted (i.e. no fee paid) through the ePlanning system.

Percentages are rounded to the closest whole number, which accounts for restricted development being recorded as 0% instead of 0.1%.

1.2 Percentage of lodged development applications verified within the statutory timeframe by consent type

Consent type	Consents verified	Undertaken within timeframe	% Verified within timeframe
Planning	31,758	27,756	87%
Land Division	129	119	92%
Planning and Land Division	2,418	2,077	86%
Building	23,894	19,814	83%
Total	58,199	49,766	86%

Comments

A total 58,199 consents were verified during the financial year 2023–24, representing a 7% decrease in the total number of verifications undertaken during the 2022–23 financial year. Verification timeframes were the same as the previous financial year.

Note

Verification is the process of checking and verifying the details of development applications, including:

- reviewing the provided documents
- sending requests for required documentation to verify the application
- determining the planning assessment pathway
- invoicing and payment of associated fees to lodge the development application.

One application can have multiple consents (i.e. a planning, land division and building). This explains why these numbers differ from indicator 1.1.

2.0 Assessment indicators

Indicators in this section relate to the assessment of development applications.

2.1 Number of planning consents that commenced public notification by assessment pathway



Assessment pathway	2021-22	2022-23	2023-24
Performance Assessed	2,276	2,555	1,663
Restricted	57	53	26
Total	2,333	2,608	1,689

Comment

The number of applications commencing public notification was less in the last financial year. This is likely because:

- The Miscellaneous Technical Enhancement Code Amendment which was approved and published in the Planning and Design Code on 1 June 2023 was in effect for the full financial year. The Code Amendment added elements to the exclusionary list in Table 5 in each zone and therefore reduced the number of elements that were subject to public notification. The changes introduced in this Code Amendment ensured that applications that did not warrant public notification were not subject to public notification.
- The number of applications lodged that were assessed as Restricted Development was fewer (34) than the 2022–23 year (50).

Note

These numbers do not include crown and impact assessed development applications as they are not currently captured through the ePlanning system.

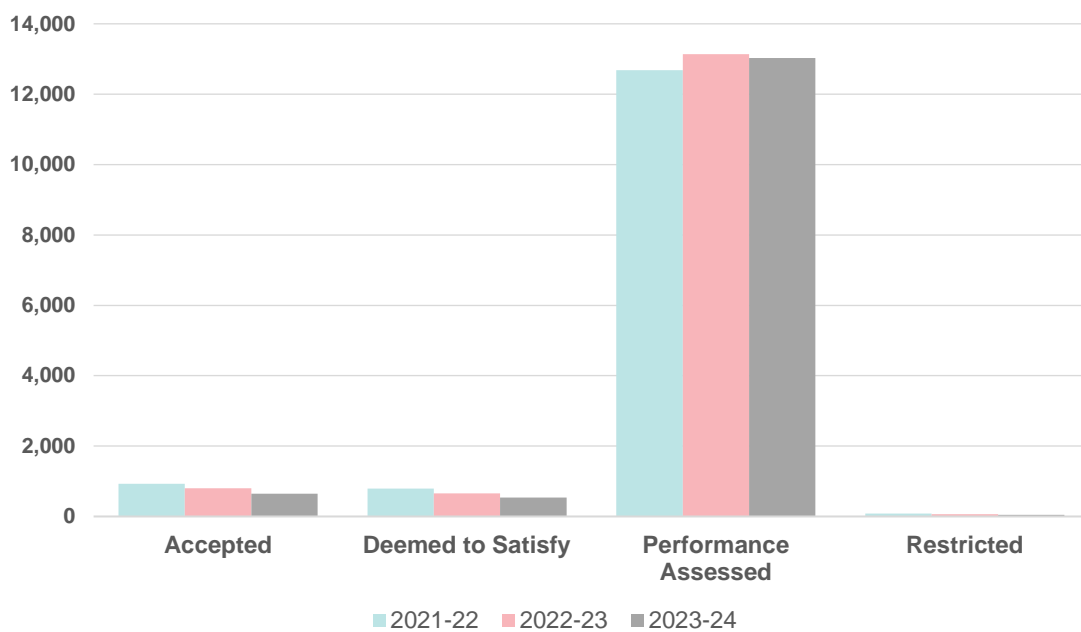
The planning system seeks to ensure notification on more complex development. Public notification typically occurs at the end of the assessment process, therefore applications currently under assessment may still require public notification.

The requirement to provide public notice is given under the Act in relation to Code Assessed (Performance Assessed) and Impact Assessed (Restricted and Minister or Regulations) and may include the requirement to advise adjoining landowners and other affected landowners, a public notice and a sign on the land.

[Public Notification - PlanSA](#)

[Current Notified Developments \(geohub.sa.gov.au\)](http://geohub.sa.gov.au)

2.2 Number of requests for additional information by assessment pathway



Assessment pathway	2021-22	2022-23	2023-24
Accepted	929	800	651
Deemed to Satisfy	789	656	541
Performance Assessed	12,680	13,134	13,032
Restricted	80	67	50
Total	14,478	14,657	14,274

Comment

Requests for information are made by relevant authorities to ensure that they have sufficient information to assess an application. The number of requests for additional

information in the 2023–24 financial year were similar to the previous financial year. Proportionally, there has been an increase in the number of requests for further information for Performance Assessed development applications.

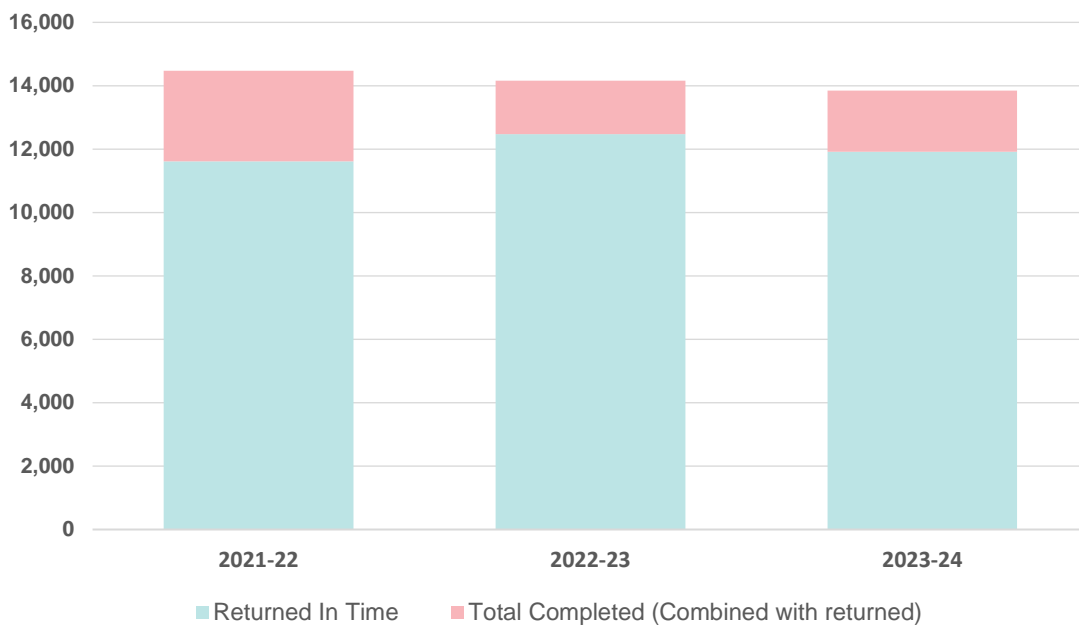
Note

Section 119 of the Act specifies requirements whereby a relevant authority may request additional information from the applicant.

Regulation 34 of the Regulations outlines the timeframes for which an applicant must respond to a legitimate request for additional information made by the relevant authority under section 119 of the Act.

This excludes requests for information made by referral agencies.

2.3 Requests for additional information complied with and responded to by the applicant within the allocated timeframe.



Total requests	Completed requests	Responded within timeframe	% Responded within timeframe
14,274	13,846	11,923	86

Comment

In 2023–24, 86% of requests for additional information were responded to within the timeframe. This is similar to 2022–23, where 88% of responses were within the timeframe.

Note

The relevant authority, under Regulation 34 of the Regulations, is able to set the response date for any request made but must provide a minimum of 60 business days.

Number of referrals made under Schedule 9 of the Regulations by 'development' type

- 2.4
- percentage of referrals returned within the relevant timeframe
 - percentage of referrals returned with direction to refuse relevant application

Schedule 9, Regulations (Development type)	Total referrals	% Returned in time	% With direction to refuse
Part A (1) – Airports	36	89%	-
Part A (2) – High bushfire risk areas	457	97%	-
Part A (3) – Development near the coast	118	92%	4%
Part A (4) – Future road widening	46	91%	-
Part A (5) – Historic shipwrecks (State)	7	57%	-
Part A (6) – Historic shipwrecks (Commonwealth)	-	-	-
Part A (7) – Development affecting transport routes and corridors	498	72%	1%
Part A (8) – Tunnel protection Overlay	3	-	-
Part A (9) – Activities of environmental significance	135	93%	1%
Part A (9A) – Site contamination	118	98%	-
Part A (B) – Gas and liquid petroleum pipelines overlay and facilities overlay	29	93%	-
Part A (10) – Certain activities in Murray Darling Basin Area	3	100%	33%
Part A (11) – Native vegetation	105	93%	-
Part A (12) – Activities that would otherwise require a permit under <i>Landscape South Australia Act 2019</i> that may impact on water resources.	14	71%	-
Part A (13) – Activities that may rise to water allocation issues under <i>Landscape South Australia Act 2019</i> that involve the taking of water.	5	100%	-
Part A (14) – Mining	6	83%	-

Part A (15) – Development in River Murray Flood Plain Protection Area	232	98%	1%
Part A (16) – Development in River Murray Tributaries Protection Area	10	100%	-
Part A (17) – State heritage places	446	98%	1%
Part A (18) – Electricity infrastructure	8	100%	13%
Part A (19) – Aquaculture development	3	100%	-
Part A (20) – Affordable housing	78	88%	-
Part B (21) – Advertisements near signalised intersections	79	91%	-
Part B(22) – Design	42	100%	-
Part B (23) – Land division near waste depots	-	-	-
TOTAL	2,478	91%	1%

Comment

Referrals are required where assessment matters cannot be addressed by planning policy. There were 2,478 referrals in the 2023–24 financial year. This was 12% fewer than the previous financial year. Only 1% of returned referrals directed refusal of an application and this is the same as the previous financial year.

In 2023–24, 91% of referrals were returned within the relevant timeframe and this is slightly less than the previous financial year (93%).

The proportion of referrals to referral bodies was effectively the same when compared with the previous financial year. The key differences were:

- More than double the number of referrals under Part A (12) – Activities that would otherwise require a permit under the *Landscape South Australia Act 2019*, which may impact on water resources (6 in 2022-23 to 14 in 2023-24).
- Fewer referrals under Part (A) Development in River Murray Flood Plain Protection Area (down from 315 in 2022–23 to 232 in 2023–24) noting the 2022–23 flood event and its impacts – there were 45 fewer dwelling applications between 2022–23 to 232 in 2023–2.
- A significant reduction in referrals under Part A (20) – Affordable housing (170 in 2022–23 to 78 in 2023–24). This reduction followed an amendment to the Planning and Design Code to exclude referrals for development undertaken by the South Australian Housing Trust (i.e. these referrals were not required because the development was undertaken by the applicant).
- Nearly double the number of referrals under Part B (22) – Design (22 in 2022–23 to 42 in 2023–2024).

The highest number of referrals were to:

- Part A (7) – Development affecting transport routes and corridors – 20.1%

- Part A (2) – High bushfire risk areas – 18.5%
- Part A (17) – State heritage places – 18%
- Part A (15) – Development in River Murray Flood Plain Protection Area – 9.4%

Note

Triggers for statutory referrals are specified in Schedule 9 of the Regulations. Within this schedule is an outline of the relevant referral authorities' function (i.e. direction or advice) and the period for which a referral must be returned to the relevant authority for consideration.

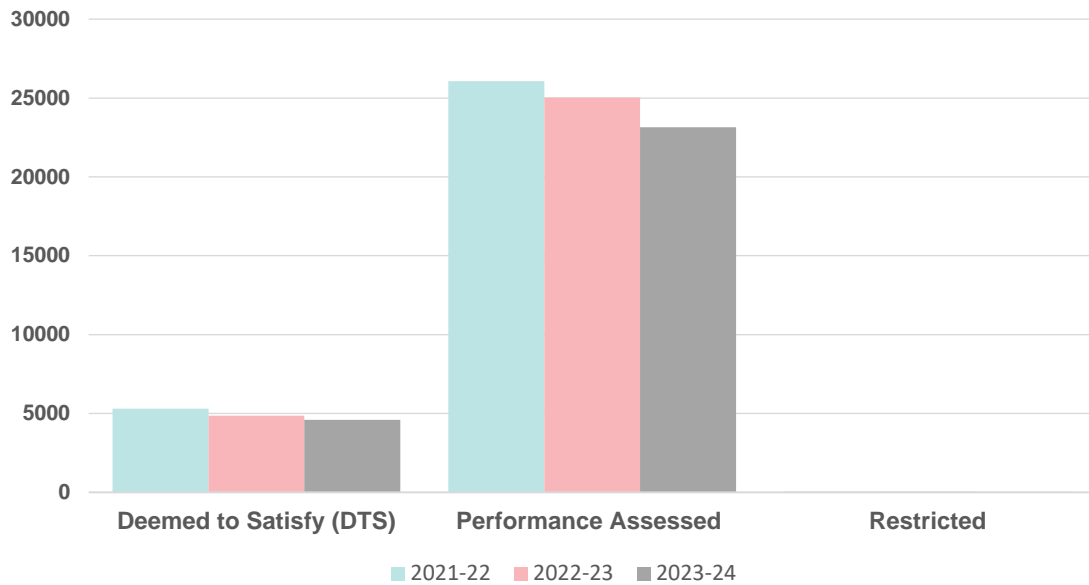
*Some percentages in the table above are affected by the small number of applications associated with the relevant agency (i.e. historic shipwrecks).

3.0 Decision Indicators

Indicators in this section relate to decisions made on consents and development applications lodged under the ePlanning system.

3.1 Percentage of planning consent decisions (granted or refused) made within the statutory assessment timeframe, by relevant authority type and assessment pathway				
Relevant authority (RA)	Deemed to satisfy	Performance assessed	Restricted	RA average
Accredited professional	98%	-	-	98%
Assessment manager	91%	93%	-	92%
Assessment panel	-	86%	-	86%
State Planning Commission	91%	95%	84%	94%
TOTAL	94%	92%	84%	92%
Comment				
<p>More planning consents were granted in their statutory timeframe in the 2023–24 financial year (92%). This is an improvement on the 90% figure for the 2022–23 financial year and the 89% in the 2021–2022 financial year. More restricted developments were assessed within the statutory timeframe (84%) than the previous financial year (78%). These applications are typically complex, require considerable amounts of information, require multiple referrals and extensive consultation.</p>				
Note				
<p>Planning consent decisions include the following consent types: Planning Consent, Land Division Consent and Planning and Land Division Consent.</p> <p>Assessment timeframes are specified in Regulation 53 of the Regulations.</p>				

3.2 Number of planning consent decisions (granted or refused) by assessment pathway



Assessment pathway	2021-22	2022-23	2023-24
Deemed to Satisfy (DTS)	5,299	4,852	4,592
Performance Assessed	26,070	25,026	23,150
Restricted	48	46	35
Total	31,417	29,924	27,777

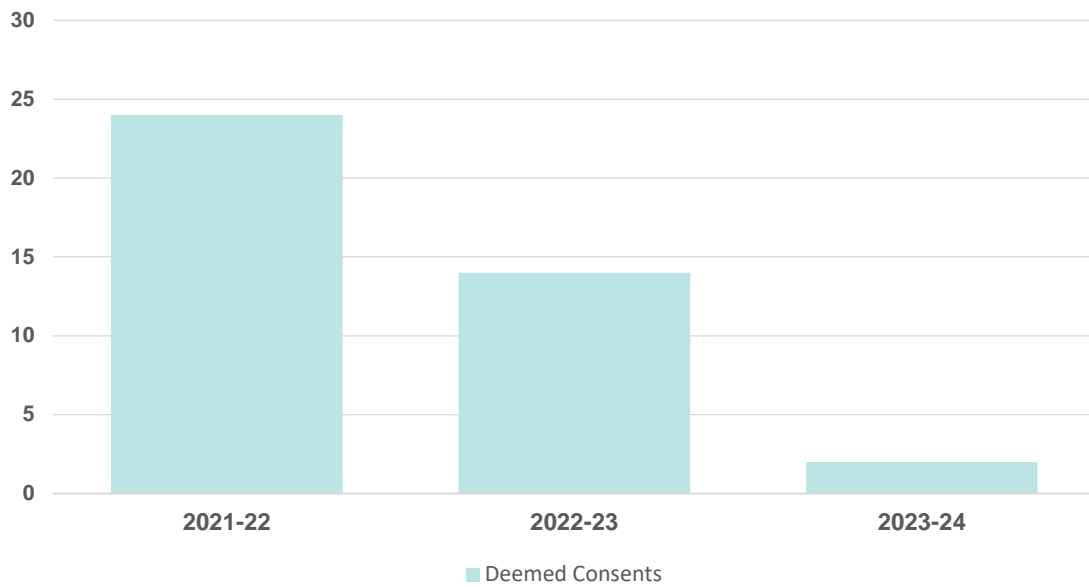
Comment

With fewer applications lodged in 2023-24 than in previous financial years, it is unsurprising that there were less planning consent decisions in 2023-24 (7% less). The number of Performance Assessed applications is substantially lower, effectively making up the 7% decrease. The number of 'Accepted' applications, where planning consent is not required, has increased, replacing many dwellings that would have been assessed as either Performance Assessed or DTS applications.

Note

Planning consent decisions include the following consent types: Planning Consent, Land Division Consent and Planning and Land Division Consent.

3.3 Number of deemed consents



Deemed consents	2021–22	2022–23	2023–24
Total	24	14	2

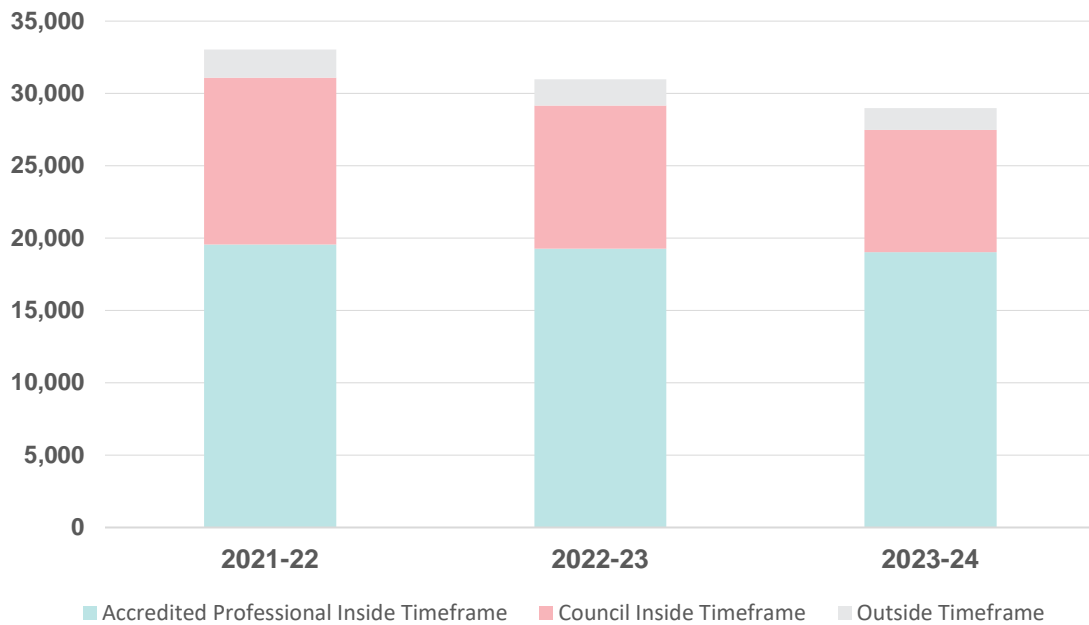
Comment

A [deemed consent](#) notice is used to obtain a 'deemed planning consent' for a development application. This notice may be served on a relevant authority by an applicant when a relevant authority fails to make a decision within the time prescribed in the Regulations.

There were 2 deemed consents in the 2023–24 financial year. This is considerably fewer to the number of planning consents determined in any given financial year.

This trend suggests that applicants and planning authorities are negotiating or resolving differences during the assessment process.

3.4 Number of building rules consent decisions (granted or refused) within the statutory assessment timeframe, by relevant authority type

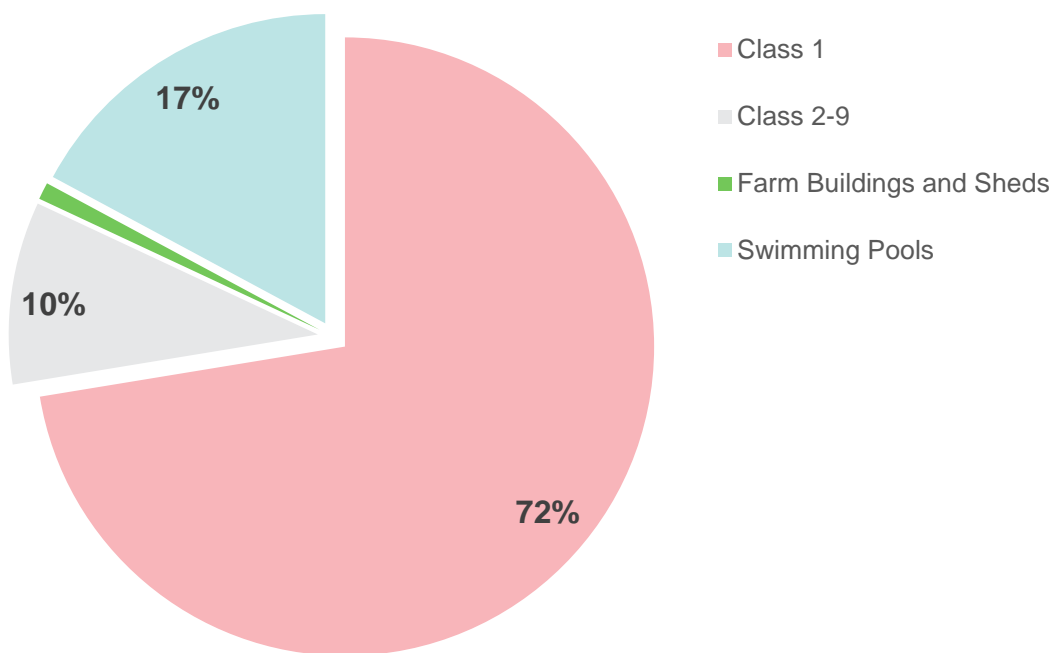


Relevant authority	Building consent decisions	Total assessed in time	% Building decisions within statutory timeframe
Accredited professional (AP)	19,859	19,029	96%
Council	9,130	8,442	92%
Total	28,989	27,471	95%

Comment

During the 2023–24 financial year, 69% of building rules consents were issued by APs, with 95% of those decisions made within the statutory timeframe. This is an increase but in proportion to the previous financial year (65% and 94% respectively).

3.5 Number of building inspections undertaken as required by practice direction



Building class	2021–22	2022–23	2023–24
Class 1	5,856	10,469	11,474
Class 2–9	807	1,451	1,513
Farm buildings and sheds	79	94	141
Swimming pools	1,146	2,641	2,718
Total	7,888	14,655	15,846

Comment

A total of 15,845 building inspections were completed during the 2023–24 financial year. This increase on the previous financial year could represent many factors, including improvements in reporting data, better understanding of the new planning system requirements, and increases in building commencements associated with applications lodged under the new planning system.

Note

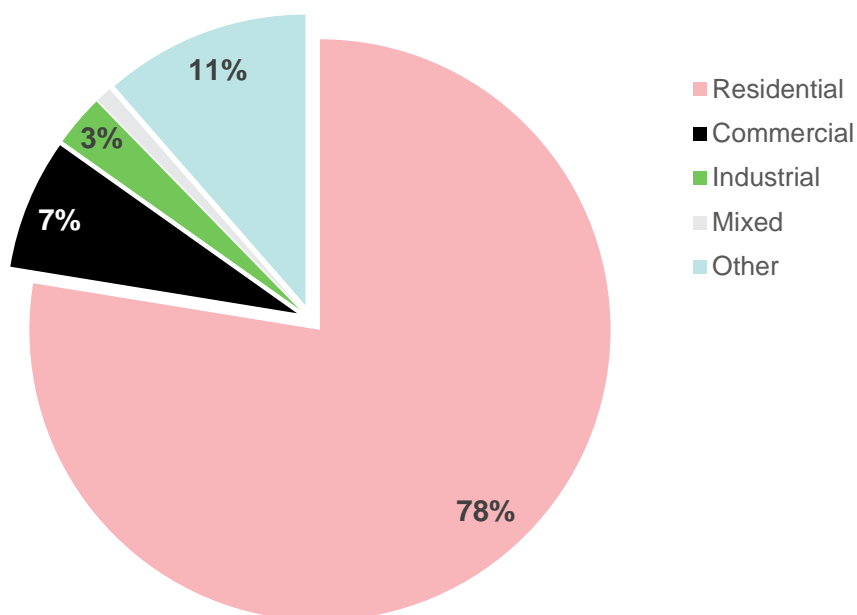
[National Building Classifications](#) assign a class of building based on their use.

[Practice Direction 7](#) relates to out of council areas inspection policy.

[Practice Direction 8](#) relates to swimming pool inspections.

[Practice Direction 9](#) relates to council inspections.

3.6 Number of development approvals granted for buildings by Australian Bureau (ABS) functional classification code



ABS functional classification code	2021–22	2022–23	2023–24
Residential	24,475	24,015	22,311
Commercial	2,044	2,033	2,086
Industrial	1,000	890	828
Mixed*	247	296	255
Other	4,152	3,690	3,285
Total	32,918	30,924	28,765

Comment

Residential buildings accounted for **78%** of development approvals granted during the 2023–24 financial year. The land use mix is almost identical to the 2022–23 financial year.

Note

The Australian Bureau of Statistics (ABS) has created a [functional classification of buildings](#) to align with its predominant function or purpose. The divisions/classifications include:

- Residential
- Commercial
- Industrial
- Other

***Note:** PlanSA also uses another category to capture development approvals granted for developments with mixed use (Mixed).

Figure 1: Total number of granted development approvals by Local Government Association (LGA), Greater Adelaide Planning Region (GAPR), 2023–24

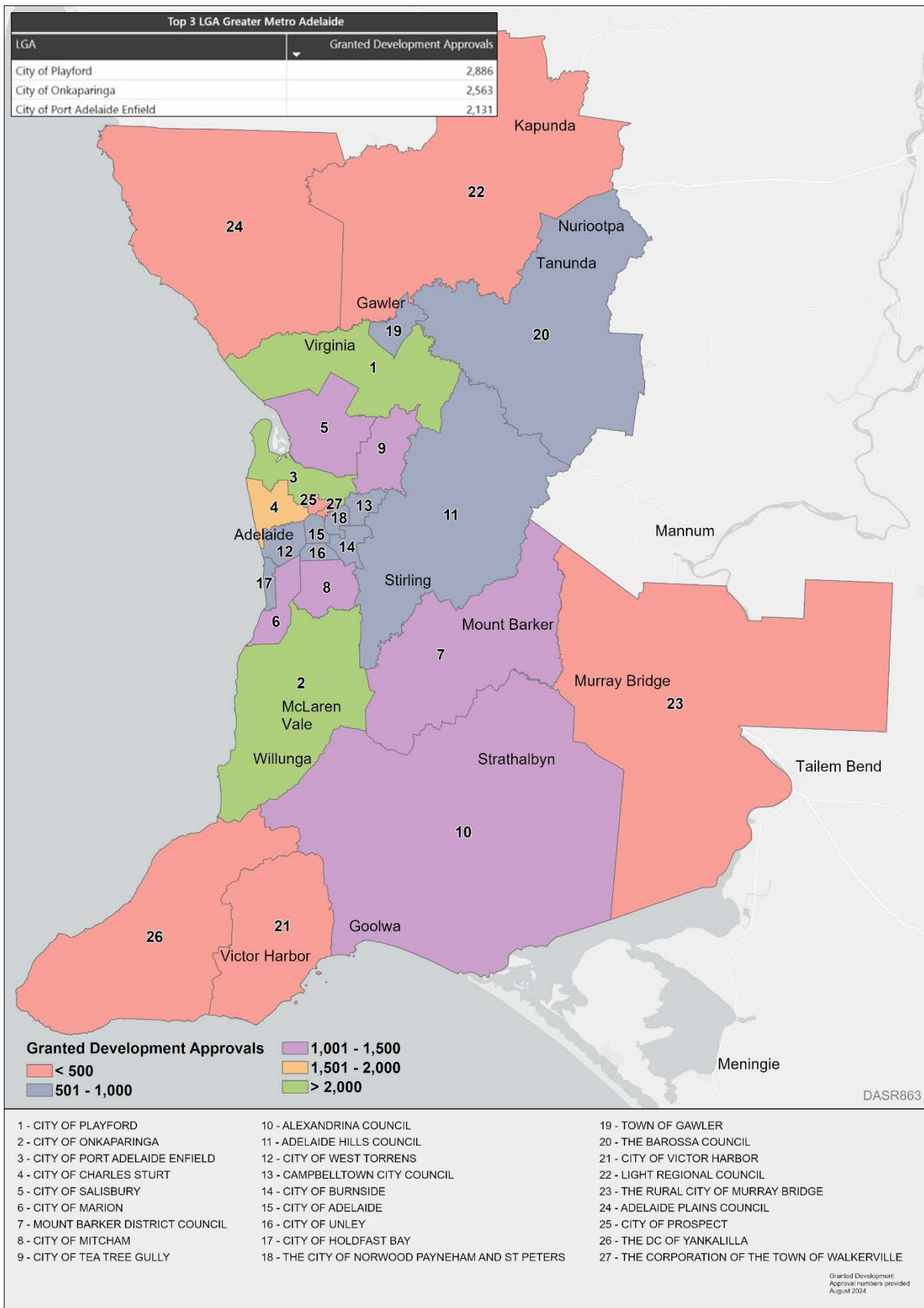
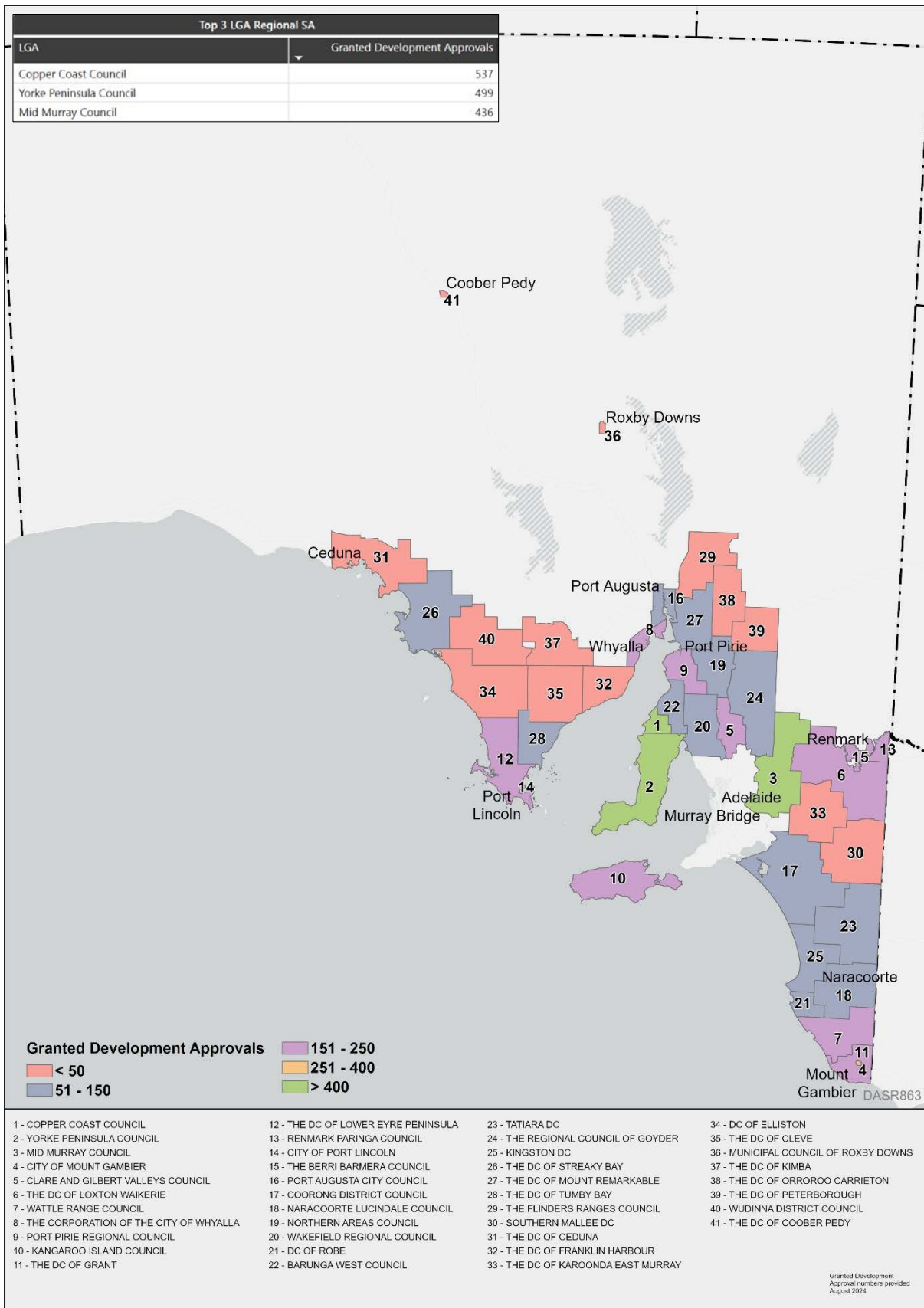


Figure 2: Total number of granted development approvals by LGA, rest of state (excluding GAPR), 2023–24



3.7 Number of Certificates of Occupancy issued by primary building class

Building classification		2021–22	2022–23	2023–24
Class 1A:	Detached dwelling	N/A	N/A	N/A
Class 1B:	Temporary accommodation (i.e. hostel)	18	64	101
Class 2:	Apartment	-	16	15
Class 3:	Hotel, dormitory	-	10	75
Class 4:	Sole dwelling associated with commercial building (i.e. caretaker's residence)	-	3	3
Class 5:	Office	36	164	201
Class 6:	Shop/restaurant	99	259	295
Class 7A:	Carparks	-	10	20
Class 7B:	Warehouses	54	225	317
Class 8:	Factory	23	75	82
Class 9A:	Healthcare building	1	1	2
Class 9B:	Assembly buildings (i.e. for gathering of people)	26	151	190
Class 9C:	Aged care, residential care	-	6	3
Total		257	984	1,304

Comment

During the 2023–24 financial year there were 1,304 Certificates of Occupancy issued. Class 7B buildings (warehouses) accounted for 24% of all Certificates of Occupancy, with Class 6 buildings (shop restaurant) accounting for 23%.

Accredited professionals issued 69% of these certificates with the remainder issued by council. This is slightly fewer certificates issued by accredited professionals than previous years.

The 2024–25 financial year will see the introduction of Certificates of Occupancy for Class detached dwellings and therefore the number of certificates issued is expected to increase.

Note

[Certificates of Occupancy](#) are required for all new buildings (and building work where applicable) approved and built under the Act, excluding Class 10 Structures such as sheds, carports and verandahs.

The 2023–24 figures are higher than the previous financial year, as anticipated in previous year's report, because of the time taken from approval to the completion of construction.

3.8 Number of additional allotments granted a land division certificate under section 138

Development type	Additional allotments issued	Current status (30 June 2024)		
		Deposited	Issued	Pending re-issue
Residential	3,845	2,894	862	18
Commercial & Retail	180	137	37	-
Other	322	240	71	0
Total	4,347	3,271	970	18

Comment

During the 2023–24 financial year, 4,347 additional allotments were issued a Land Division Certificate under section 138 of the Act, this represents a **19%** increase on the previous financial year.

It is important to note, this figure does **not** include land divisions lodged or approved under the previous planning system, with many of these historical applications accounting for greenfield development fronts such as Riverlea and Mount Barker.

Note

Division 7, section 86 of the [Regulations](#) identifies 2 exclusions from the requirement to obtain a certificate.

- The division of land comprises a lease or licence to occupy part only of an allotment
- The division is associated with a crown development approved by the Minister under section 131 of the Act.

Noting the above, these numbers only relate to additional lots created under the current planning system, and therefore do not include:

- certificates issued for land divisions lodged or approved under the previous planning system
- land division consents that have been approved under the ePlanning system but have not yet applied for the Certificate of Approval (CoA)
- land division certificates issued in the previous year, which were deposited during the 2023–24 financial year.

3.9 Land divisions consents within the Environment and Food Production Areas (EFPA) or Character Preservation District (CPD), including decisions made, number of additional allotments created and State Commission Assessment Panel (SCAP) concurrence requests.

Total lodgements made	Total refusals issued	Additional lots created (deposited)
133	3	22
Total approvals	Boundary realignments	SCAP concurrence requests
123	96	15

Comment

During the 2023–24 financial year, there were 133 land division applications lodged in either the EFPA or the CPD overlays (including within the CPD township). This is a 20% reduction from the previous financial year.

Applications were generally for boundary realignments and any applications for new sites for residential purposes were refused required under the Act. New allotments created are therefore for rural purposes or are located within townships.

NOTE

Additional lots created within the EFPA or CPD are typically associated with one of the following:

- historical land divisions approved during the 12-month grace period for land within the Rural Living zone
- land divisions associated with non-residential development
- land parcels that are only partially affected by the EFPA or CPD overlay
- land divisions that occur within the CPD – Township Overlay (which allows for residential land division).

4.0 Court appeal indicators

The indicator within this section relates to appeals made to the Environment, Resources and Development (ERD) Court by appeal type, for applications lodged through the ePlanning system.

4.1 Number of appeals lodged to the ERD Court by appeal type

Appeal type	2021–22	2022–23	2023–24
Applicant appeal against decision	20	52	47
Applicant appeal against process	-	2	-
Applicant appeal against condition of consent	-	1	1
Third party appeal against a decision	-	1	1
Third party appeal against process	1	4	1
Other	4	1	1
Total	25	61	51

Comment

There were 51 appeals lodged with the Environment, Resources and Development Court in 2023–24. Over 90% of these appeals were by applicants against the decision of a relevant authority.

There have been no changes to legislation that would change the nature of appeals by applicants or third parties in 2023–24 and therefore the number of appeals is similar to the number of applications in 2022–23.

Note

This only relates to applications lodged under the current planning system, and therefore does not account for appeals lodged against applications assessed under the previous planning system.

5.0 Monetary indicators

Indicators in this section relate to monetary components under the *Planning, Development and Infrastructure Act, 2016* (The Act).

5.1 Value of development approvals granted by ABS functional classification code			
ABS building classification type	2021–22 (millions)	2022–23 (millions)	2023–24 (millions)
Residential	\$3,906	\$4,182	\$4,550
Industrial	\$398	\$228	\$310
Institutional	\$251	\$263	\$306
Commercial	\$899	\$893	\$785
Mixed*	\$542	\$142	\$182
Other	\$174	\$173	\$176
TOTAL	\$6,170	\$5,880	\$6,310

Comment

The value of development approvals has increased on the previous financial year. This is likely due to increases in building costs.

The value of residential development has increased (9%), while the value of commercial development has decreased (12%). The other sectors are generally more volatile, having peaks and troughs depending on larger projects or infrastructure spending.

Note

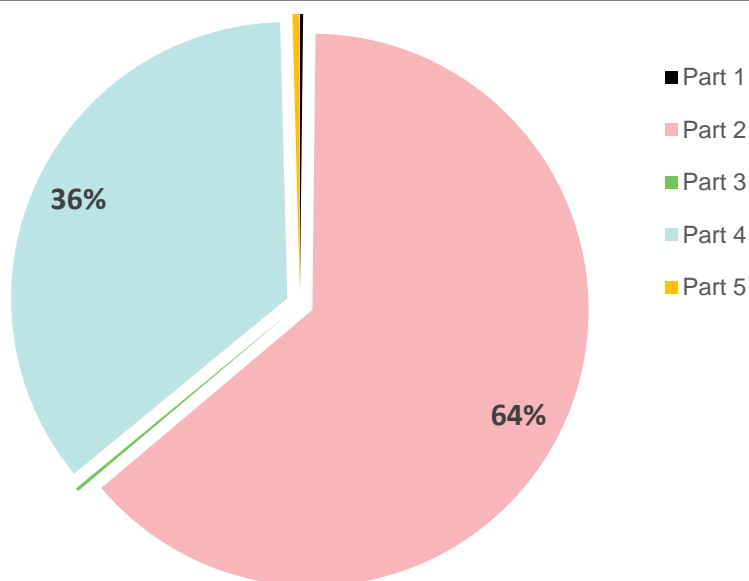
The ABS has created a [functional classification of buildings](#) to align with its predominant function or purpose. The divisions/ classifications include:

1. Residential
2. Commercial
3. Industrial
4. Other

*Note: PlanSA also uses another category to capture development approvals granted for developments with mixed use (Mixed).

The 2022–23 figures have been adjusted to correct a difference in the classification type between the 2021–22 and 2022–23 financial years. This difference resulted in a higher mixed land use value and lower values elsewhere. The 2023–24 calculation uses the same calculation as the 2021–22 financial year.

5.2 Total fees collected (the *Planning Development and Infrastructure Act 2016* (the Act) Fees Notice)



Fee type	2021–22	2022–23	2023–24
Part 1: Fees under the Act (accredited professionals) Planning, Development and Infrastructure (General) Regulations 2019	\$101,197	\$112,395	\$111,687
Part 2: Fees relating to development assessment	\$34,668,718	\$36,786,137	\$39,052,543
Part 3: Fees relating to building activity and use	\$229,309	\$151,090	\$117,900
Part 4: Funds and offset schemes	\$9,924,034	\$16,599,681	\$21,799,241
Part 5: Other	\$62,438	\$79,301	\$257,278
TOTAL	\$44,985,696	\$53,728,604	\$61,338,650

Comment

In the 2023–24 financial year, over \$61 million dollars in fees were collected under the Act's Fees Notice. A number of fee reforms were introduced in the past financial year: the scaled lodgement fee model and accredited professionals fee to use the Development Application Processing (DAP) system were introduced in April 2024. The offset fees for tree damaging activity and the urban tree canopy scheme were also increased in May 2024.

Similarly to the previous financial year, there was an increase in fees received under Part 4 of the Fees Notice.

Crown and impact assessed development activity

Development activity associated with Crown and impact assessed (previously majors) development is currently captured separately and therefore cannot be reported in the same manner as other development applications captured through the ePlanning system. It is envisaged that 'Crown developments' will be captured in the ePlanning system in time. Below is an overview of some key statistics relating to both Crown and impact assessed development.

Crown development activity			
	2021–22	2022–23	2023–24
Crown applications lodged	246	194	198
Development cost of applications lodged	\$1.4b	\$2.2b	\$5.5b
Number of applications granted	187	178	161
Applications determined within the statutory timeframe	96%	90%	83%
Number of applications subject to public notification	4	15	29
Comment			
<p>The number of Crown development applications lodged in 2023–24 is similar to last year, but with a substantially higher cost of development. Applications for the Northern Water project and the Barn Hill Wind Farm project have a total development cost of \$2 billion each.</p> <p>Fewer applications were determined within the statutory timeframe than last financial year. More applications required public notification than last financial year. This is due to the number applications with a cost of development greater than \$10 million.</p>			
Note			
<p>Statutory assessment timeframes for Crown development applications are 60 days from lodgement to the time the Commission provides its report to the Minister (section 17 of the Act and regulation 107(9) of the Regulations).</p> <p>Crown development applications were transitioned from the older Land Use Dynamic Simulator (LUDAS) system to the DAP in November 2023 and the data extracted is from both systems.</p>			

Impact assessed development activity			
	2021-22	2022-23	2023-24
New impact assessed developments declared	0	3	2
Impact assessed developments determined	2	-	-
Impact assessed currently under assessment (not including variations)	2	6	7
Determinations on variations to previously approved impact assessed development	8	16	9
Variations to previously approved impact assessed development, which are currently under assessment	5	2	11
Total value of current projects (for which a decision is yet to be made)	\$160.3 million	\$1.5 billion	\$7.8 billion

Comment

There were 2 new impact assessed developments declared during the 2023-24 financial year:

- Northern Water project (also lodged as crown and value reflected in both tables)
- Nuclear Powered Submarine Construction Yard Project

Other impact assessed developments under assessment include:

- Stirling – Mount Lofty Golf Estate and Resort
- Myponie Point – Hawsons Iron Project
- Leigh Creek – Urea Production Plant
- Sleaford – Whalers Way Orbital Launch Complex
- Bolivar – Renascor Battery Anode Material Manufacturing Facility

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