



Agenda Report for Decision

Meeting Date: 5 September 2024

Item Name	SPC Annual Report 2023-24	
Presenters	Ben Sieben and Kate Southcott	
Purpose of Report	Decision	
Item Number	5.1	
Strategic Plan Reference	N/A	
Work Plan Reference	N/A	
Confidentiality	Not Confidential (Release Delayed) – to be released following the tabling of the Annual Report in Parliament, noting that final documents will be published as attachments to the Agenda Report	
Related Decisions	N/A	
Conflicts Declared	Nil	
Is the Report author aware of any potential undeclared conflict?		NO

Recommendation

It is recommended that the State Planning Commission (the Commission) resolves to:

1. Approve the designation of this item as Not Confidential (Release Delayed) - to be released following the tabling of the State Planning Commission Annual Report 2023-24 (the Annual Report) in Parliament, noting that final documents are published as attachments to the Agenda Report.
2. Note the draft Annual Report does not include the audited Financial Performance summary (pages 28 and 29 of the Annual Report), audited financial statements (Appendix B to the Annual Report) or the final Performance Indicators (System) Scheme Report (Appendix A to the Annual Report).
3. Approve the draft Annual Report as provided in **Attachment 1**.
4. Approve the draft letter to the Minister for Planning (the Minister) as provided in **Attachment 2**.
5. Authorise the Chair to:
 - a. Approve any minor amendments to the Annual Report (**Attachment 1**) as required to finalise.

- b. Include the final Performance Indicators (System) Scheme Report to be presented to the Commission on 5 September 2024 as Appendix A to the Annual Report.
- c. Certify the audited financial statements following receipt and include as Appendix B to the Annual Report and include the audited Financial Performance summary in the Annual Report.
- d. Sign the letter to the Minister at **Attachment 2** (including making any minor amendments as required) and provide a copy of the final 2023-24 Annual Report to the Minister on or before 30 September 2024.

Background

Under section 32(1) of the *Planning, Development and Infrastructure Act 2016* (the PDI Act), on or before 30 September each year, the Commission must forward a report (the Annual Report) to the Minister on the Commission's operations for the preceding financial year. Under section 32(3) of the PDI Act, the Minister must table the Annual Report to Parliament within six sitting days of receipt.

The Annual Report must also contain information required by the *Planning, Development and Infrastructure (General) Regulations 2017* (Regulations).

Section 12 of the *Public Sector Act 2009* (the PS Act) also obliges public sector agencies to report annually on their operations and performance. The reporting requirements set out in section 12 of the PS Act apply despite any separate legislation stipulating annual report requirements (including section 32 of the PDI Act).

The Department of the Premier and Cabinet's *Premier and Cabinet Circular PC013 – Annual Reporting Requirements* (the Circular) outlines the policy direction for annual reporting, including a template document and principles for annual reporting. The Circular applies to all Government agencies, including entities broadly under Ministerial direction to use the template for their annual reports. The Circular outlines the principles for annual reporting, including that it must be accountable, factual, and concise, with content limited to statutory annual reporting requirements.

Discussion

A draft Commission Annual Report 2023-24 (**Attachment 1**) has been prepared in accordance with the PDI Act, Regulations, PS Act and Circular requirements.

Audited Financial Statements

It should be noted that the draft Annual Report does not include audited financial statements. The PDI Act is silent on the annual accounts of the Commission and does not include provisions for the Commission to hold property. However, the Commission is a Public Authority pursuant to the provisions of the *Public Finance and Audit Act 1987* (the PF&A Act) as it is an instrumentality of the Crown.

The PF&A Act prevails over the PDI Act regarding accounts and requires that all public authorities comply with the Department of Treasury and Finance's *Accounting Policy Statements* and be audited by the Auditor-General (unless there is establishing legislation to the contrary). As a result, the Chair of the Commission is required to certify the final audited financial statements. The date for this will be advised by the Auditor-General's Department as the audit progresses.

The accounts will be co-certified by the Deputy Chief Executive, Planning and Land Use Services.

It is recommended the Commission authorise the Chair to certify the audited financial statements following receipt and provide (as **Appendix B** of the final 2023-24 Annual Report) to the Minister on or before 30 September 2024.

Performance Indicator (System) Scheme Report

Under schedule 4 clause 2(4) of the PDI Act, the Commission must include in its Annual Report information about its assessment of the performance and trends under the Performance Indicators (System) Scheme established under the PDI Act.

A Performance Indicators (System) Scheme Report will be provided to the Commission for its approval via a separate agenda item (scheduled for the Commission meeting on 5 September 2024). It is recommended that the Commission authorise the Chair to attach the final approved Performance Indicators (System) Scheme Report to the Commission's Annual Report (as **Appendix A**) in order to finalise.

It was considered preferable to prepare separate documentation for the Commission's Annual Report and the Performance Indicators (System) Scheme Report, rather than consolidating as one single document. This approach allows the documents to be distributed and published according to their different purposes and audiences under the PDI Act. For example, the Performance Indicators (System) Scheme Report is intended to be published on the PlanSA website, for ease of access by users of the PlanSA Portal, while the Annual Report will be published on the Commission's website with the Commission's other corporate governance documents.

Next steps

It is intended that the Commission's Annual Report will be finalised and forwarded to the Minister (as required under the PDI Act) and, after tabling in Parliament, published on the Commission's website.

A suggested letter to the Minister (enclosing the Annual Report) is provided at **Attachment 2** for endorsement.

Attachments:

1. Draft State Planning Commission Annual Report 2023-24 (#21616503)
2. Suggested letter to the Minister for Planning enclosing 2023-24 Annual Report (#22095380)

Prepared by: Kate Southcott

Endorsed by: Ben Sieben and Jane Trotter

Date: 30 August 2024

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**Government
of South Australia**

STATE PLANNING COMMISSION

2023-24 Annual Report

STATE PLANNING COMMISSION

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Date presented to Minister:	26 September 2024

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2023-24 ANNUAL REPORT for the STATE PLANNING COMMISSION

To:

Hon Nick Champion MP

Minister for Housing and Urban Development

Minister for Housing Infrastructure

Minister for Planning

This annual report will be presented to Parliament to meet the statutory reporting requirements of the *Planning, Development and Infrastructure Act 2016*, the *Planning, Development and Infrastructure (General) Regulations 2017* and the requirements of Premier and Cabinet Circular *PC013 Annual Reporting*.

This report is verified to be accurate for the purposes of annual reporting to the Parliament of South Australia.

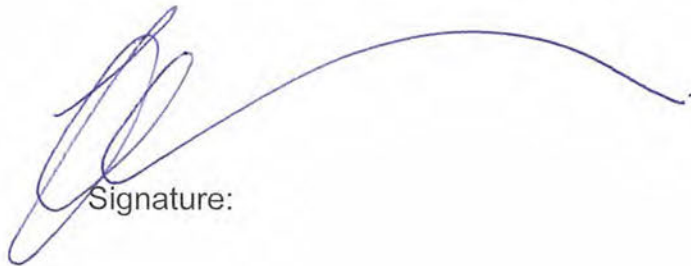
Submitted on behalf of the STATE PLANNING COMMISSION by:

Craig Holden

Chair

Date: 25.09.24

Signature:

A handwritten signature in blue ink, consisting of a large, stylized initial 'C' followed by a long, sweeping horizontal line that curves upwards at the end.

From the Chair of the State Planning Commission

The State Planning Commission (the Commission) is South Australia's principal body that provides advice and leadership on planning and development. The Commission guides the decision-making of state government, local government and community and business organisations with respect to planning, development and infrastructure provisions in South Australia. It continues to make recommendations on the administration of the *Planning, Development and Infrastructure Act 2016*.

Over 2023-24, the Commission continued to monitor and assess the state's planning system. It also focused on a range of planning initiatives that aim to support South Australia's future development, bolster our state's resilience to climate change, create new housing models, and empower our communities.

I'm proud to highlight just a few of the important milestones that we've achieved this year, starting with the release of our discussion paper that introduced the concept of the Greater Adelaide Regional Plan to community and industry. We engaged with stakeholders to gather their invaluable feedback, collated it, and worked closely with councils and industry to build it into the draft plan. This important work will have a significant impact on greater Adelaide over the next 30 years, and we're excited to release the draft plan for consultation and the final plan in 2024-25.

We also released the draft Kangaroo Island Regional Plan for consultation via our new innovative, digitised Regional Planning Portal. This ground-breaking portal gives all South Australians unprecedented access to a state-wide planning and infrastructure framework that provides a long-term vision for the region and facilitates deeper engagement with community.

The people of Kangaroo Island used the portal to explore the draft plan and share their thoughts with us, and we look forward to incorporating this important community feedback into the final version of the plan. And by using the portal to help people engage with our other upcoming regional plans, we hope to see all the plans prepared and finalised in 2024-25.

This year the Commission continued its efforts to help South Australia plan for the increasing risks of climate change, including natural disasters. We released a comprehensive brochure, *Planning for Climate Change*, to outline how the planning system can respond to climate change risks. Our publication explains the planning projects the State has implemented to address climate change challenges and take advantage of climate-related opportunities.

We are working to embed climate change considerations across South Australia's planning policies and procedures, based on the best available climate research. This year we proposed changes to the bushfire hazard mapping and overlays in the Planning and Design Code and consulted with the community and stakeholders in preparation for finalising the amendment, updating the current fire hazard overlays and introducing new rules to help save lives and build more climate-resilient communities.

We also initiated the State-wide Flood Hazard Code Amendment to provide more detailed and consistent mapping of flood risk across the state. The code amendment introduced policies to avoid specific developments in high-risk areas, while achieving suitable design in lower risk areas. This will provide greater opportunities for deemed-to-satisfy development applications across the state.

The Commission was pleased to see its recommendations on tree protection reform come to fruition with the release of new planning regulations to safeguard large, mature trees from destruction and help keep Adelaide's urban tree canopy safe. At the Minister's request, we will continue this important policy work into the next year.

Our Future Living Code Amendment proposes a new form of housing that allows more homes to be built in established residential suburbs, without impacting the existing character, heritage and streetscape. This initiative encourages existing houses to be retained, altered and extended to create co-located housing, rather than demolished and the site subdivided for multiple homes. Co-located housing can help preserve mature trees and established gardens, as well as build a greater sense of community, by providing shared open space rather than small private gardens. We look forward to gathering feedback from the community when this code amendment is released for engagement.

Finally, it's no secret that the common vein connecting all our work is the community. Good planning seeks to create prosperous, sustainable, and liveable communities for all South Australians, and ensuring the community can influence key planning decisions is vitally important to the Commission.

To that end, this year we completed our inaugural 5-yearly review of the Community Engagement Charter, which guides public participation in key planning decisions. We proposed improvements to the Charter to ensure it is inclusive and respectful for all South Australians.

To deliver all of these achievements, we've partnered throughout the year with local government, universities, state government agencies, industry, and of course, the community. We believe that this cooperative approach helps us continue to deliver high-quality, innovative work that strengthens our robust, nation-leading planning system.

Finally, I would like to thank Sally Smith, the Deputy Chief Executive of Planning and Land Use Services within the now Department for Housing and Urban Development and her team for their continued efforts and fantastic work this year.

I also acknowledge the Minister for Planning, the Hon Nick Champion MP, for his collaboration with the Commission to progress planning policy that benefits all South Australians.

Craig Holden

Chair

State Planning Commission

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Overview: About the Commission

Our strategic focus

<p>Our Purpose</p>	<p>The Commission was established on 1 April 2017 as the state’s principal planning body to undertake advisory and assessment functions specified in the <i>Planning, Development and Infrastructure Act 2016</i> (the Act). The Commission is accountable to the Minister responsible for the administration of the Act.</p> <p>The Commission is responsible for guiding the ongoing evolution of the planning system in South Australia and plays a role in furthering the objectives and principles of the Act (as provided in section 12 and 14 of the Act). This includes acting in the best interests of all South Australians, to encourage state-wide economic growth, to support liveability in ways that are ecologically sustainable, and to meet the needs and expectations, and reflect the diversity, of the State’s communities by creating an effective, efficient, and enabling planning system.</p> <p>As a statutory authority, the Commission exists for a public purpose, and is required to take into account government policy and comply with existing legislation in the exercise of its powers and functions as provided in sections 22 and 23 of the Act.</p>
<p>Our Vision</p>	<p>A nation-leading planning system that:</p> <ul style="list-style-type: none"> • Engages and serves the citizens of South Australia; • Enables the creation of prosperous, equitable and sustainable communities; • Safeguards South Australia’s assets and resources; and • Provides fair, timely and robust decisions.
<p>Our Values</p>	<p>The State Planning Commission will operate consistently with the following principles:</p> <ul style="list-style-type: none"> • Acting lawfully and impartially; • Being ambitious, enterprising and aspirational; • Being reasoned and rational, and acting based on evidence and research; • Building the confidence of Government, the Parliament, communities, First Nations Australians and Industry; and • Working across Government with business and community • Delivering results by being proactive, progressive and performance-based.

Our organisational structure

The membership of the State Planning Commission during the 2023-24 financial year was as follows:

Craig Holden, Chair – 1 November 2021 to 31 October 2024
Elinor Walker, Member – 1 November 2021 to 2 July 2023
Stuart Moseley, Member – 1 November 2021 to 31 October 2024
Stephanie Johnston, Member – 1 September 2022 to 31 October 2024
Ms Lisa Teburea, Member – 3 July 2023 to 2 July 2026
Mr John Stimson, Member – 3 July 2023 to 2 July 2026
Mr David O’Loughlin, Member – 3 July 2023 to 2 July 2026
Sally Smith, Ex Officio – 1 November 2021 to 31 October 2024

The Minister has established a list of Additional Members under section 19(2)(a) of the Act who, when appointed by the Commission, may sit as expert Members of the Commission for the purposes of dealing with any matter arising under the Act.

Under section 29(1)(a) of the Act, the Commission has established the **State Commission Assessment Panel** (SCAP) to carry out the Commission’s planning assessment powers and functions under the Act. A total of 20 SCAP meetings were held during the 2023-24 financial year.

Under section 29(1)(c) of the Act, the Commission may, with the approval of the Minister, establish other committees to advise the Commission on any aspect of its functions, or to assist the Commission or to act on behalf of the Commission in the performance of its functions or the exercise of its powers.

The Commission has delegated to the **Building Technical Panel** (BTP) the Commission’s powers and functions to:

- Provide concurrence on applications seeking to allow a variance with the performance requirements of the building rules;
- Provide expert opinion, when requested, on whether the performance requirements of the building rules have been met by a particular performance solution; and
- Provide concurrence on applications granting consent for specific types of building work as required.

In April 2020, the Commission appointed a specialist **Heritage Sub-Committee** (HSC) for a period of two years. In April 2022, this appointment was extended for a further three years. The Sub-Committee is responsible for discussing and reviewing Statements of Intent and Code Amendments for proposed local heritage listings and ensuring the listings are well justified against the prescribed local heritage criteria. In addition, the members also hear and considered owner objections and make final recommendations on local heritage matters to the Minister through the Commission.

Under section 157(17) of the Act, the Commission established a **Building Fire Safety Committee for Out-of-Council Areas** (BFSC) to review and monitor building fire safety in those areas of the State that don't have a local Council (primarily outback areas). The BFSC is responsible for undertaking building-related fire safety investigation to protect the safety of building occupiers and users and ensure building owners are maintaining proper levels of fire safety.

Changes to the Commission

During 2023-24, there were no changes to the Commission's structure.

Our Minister



The Hon Nick Champion MP is the Minister for Planning.

The Minister oversees the *Planning, Development and Infrastructure Act 2016*.

Legislation administered by the Commission

Planning, Development and Infrastructure Act 2016

Planning, Development and Infrastructure (General) Regulations 2017

Planning, Development and Infrastructure (Transitional Provisions) Regulations 2017

Planning, Development and Infrastructure (Accredited Professionals) Regulations 2019

Planning, Development and Infrastructure (Fees, Charges and Contributions) Regulations 2019

Planning, Development and Infrastructure (Planning Agreements) Regulations 2020

Planning, Development and Infrastructure (Swimming Pool Safety) Regulations 2019

Development Act 1993 [ceased]

Development Regulations 2008 [ceased]

The Commission’s Performance

Performance at a glance

The Commission’s 2023-24 Strategic Plan outlined four strategic areas:

- Planning for Growth and Change
- Enhancing our Planning System
- Leading on Planning Policy
- Discharging Statutory Obligations

The Commission identified specific priorities within each of these strategic areas. It is important to note that the priorities listed against each strategy are not mutually exclusive. That is, many priorities address multiple strategic areas.

The Commission held 19 meetings in the 2023-24 Financial Year, with the number of meetings attended by each member shown below.

	Attended	Total Meetings
Craig Holden (Chair)	17	19
Stephanie Johnston	17	19
Stuart Moseley	17	19
David O'Loughlin	18	19
John Stimson	17	19
Lisa Teburea	16	19
Sally Smith (Ex Officio)	18	19

Commission response to COVID-19

In response to participant safety during the ongoing management of COVID-19, the Commission, SCAP and, where required, BTP, HSC and BFSC held meetings via Microsoft Teams and ensured sufficient space to socially distance for in person meetings throughout the year.

Commission specific objectives and performance

The Commission’s performance against the five priorities in the Commission’s 2023-24 Strategic Plan are listed below:

Commission objectives	Indicators	Performance
Planning for Growth and Change	Lead the development of Regional Plans across South Australia	The draft Kangaroo Island Regional Plan engagement concluded on 6 June 2024. Growth investigations continue for the other five country regional plans including initial works commencing on the draft Murray Mallee Regional Plan. Statutory engagement for the remaining country regional plans will be undertaken through 2024-25. The draft Whyalla Master Plan was completed in June 2024. The Whyalla Master Plan will be finalised alongside the Eyre & Western Regional Plan.
	Influence the management of growth and change in Greater Adelaide by:	
	Progressing the review of the 30-Year Plan for Greater Adelaide	<p>Following approval of the Initiation of the Greater Adelaide Regional Plan (GARP) in February 2023, the Commission released a Discussion Paper for the GARP in late 2023.</p> <p>The Discussion Paper was designed to prompt an open discussion with industry, community and other stakeholders on how and where Greater Adelaide could grow over the next 30 years. The Discussion Paper engagement was undertaken from 14 August 2023 to 6 November 2023.</p> <p>At the conclusion of engagement on the Discussion Paper, a What We Heard report was prepared which outlines the range of feedback received.</p>

	<p>Ensuring adequate supply of zoned land</p>	<p>The GARP will work to ensure a rolling 15-year supply of zoned land for a range of land supply types in Greater Adelaide.</p> <p>An updated version of the Land Supply report was prepared as a background technical paper to support the release of the GARP Discussion Paper. Detailed growth investigations subsequently commenced in late 2023.</p> <p>The Land Supply Dashboard for greenfield and key strategic infill development fronts across Greater Adelaide was formally released by the Minister on 25 March 2024. Future phases of this platform will include urban infill development and employment land.</p> <p>The dashboard supports the new Housing Infrastructure Planning and Development Unit to ensure the release of land is closely monitored so the State grows and develops in a sustainable manner with the appropriate infrastructure in place.</p> <p>The Land Supply Dashboard will also be used to assist with the implementation of the State’s Regional Planning Program. This will ensure land is tracked and released through rezonings as required.</p>
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Commission objectives	Indicators	Performance
<p>Enhancing our Planning System</p>	<p>Implement the recommendations of the Expert Panel as supported by the Government</p>	<p>The Expert Panel’s Planning System Implementation Review Report and Government Response were released on 28 March 2024.</p> <p>Implementation of the Panel’s recommendations has commenced with a series of Code Amendments, with further scoping and investigations to be undertaken.</p>

	<p>Implement Outline Consents to increase pathway options</p>	<p>The outline consent pathway was fully implemented on 22 February 2024 with the publication of Practice Direction 18 – Outline Consent. Preliminary advice has been given to a number of developers on the use of outline consents, with two Renewal SA projects seeking to utilise the new assessment pathway. The Commission look forward to receiving the feedback and expanding the use of the outline consent assessment pathway to enhance our Planning System.</p>
	<p>Develop Design Standards that facilitate streamlined assessment</p>	<p>The Commission formally initiated the preparation of the design standard for residential driveway crossovers an associated Code Amendment in 2022-23. Public consultation on the Code Amendment was held between 23 August and 14 November 2023.</p> <p>The Commission received 85 submissions during public consultation, 20 of which were from Local Government. The consultation with the community and stakeholders proved invaluable as it identified several significant matters which require further and more detailed investigation by the Commission.</p> <p>The submissions acknowledged the goals of the Commission for the Design Standard were a worthy aspiration; however, there was a general querying of the role this Design Standard should play in the planning system and the assessment mechanics of how it will work.</p> <p>It is anticipated the Engagement Report will be released by the Commission in 2024-25.</p>
	<p>Monitor and report on data and trends (population and land use impacts)</p>	<p>An updated version of the Land Supply report was prepared as a background technical paper to support the release of the GARP Discussion Paper. In March 2024, PLUS completed local area (local government area and SA2) population projections for a 20-year period to 2041. These projections provide a finer level of detail for infrastructure and service planning.</p> <p>This newly released Land Supply Dashboard has become an integral part of our future land supply monitoring activities.</p>

	<p>Undertake targeted improvements to site contamination policy and practice direction</p>	<p>The Commission continued to refine the operation of the site contamination development assessment scheme in the 2023-2024 financial year.</p> <p>Version 4 of <i>Practice Direction 14 – Site Contamination Assessment</i> was published on 20 October 2023 to provide improvements to the process for ‘constrained sites’ and the ability to reserve site contamination investigations for consideration after planning consent has been granted.</p> <p>The Commission initiated the Site Contamination Development Assessment Scheme Code Amendment on 31 January 2024, which seeks to review the scope of the Scheme to improve the way the planning system responds to site contamination risk, ensuring that investigations are commensurate to the level of risk.</p> <p>Investigations to support the Code Amendment commenced in the first half of 2024.</p>
	<p>Support Councils on improvements to the Character Preservation Overlays including rural value adding policy</p>	<p>The Barossa Council progressed strategic planning work to inform its contribution to the GARP. Progress on this initiative was deferred to allow the Barossa Council’s work to be completed.</p> <p>Further progress on this initiative will be completed in 2024-25.</p>

Commission objectives	Indicators	Performance
<p>Leading on Planning Policy</p>	<p>Undertake targeted policy improvements to the Code, including:</p>	
	<p>Exploring mechanisms to better address industrial and residential interfaces</p>	<p>The Interface Management Code Amendment was initiated by the Commission on 7 December 2023, which seeks to review and strengthen interface management policies, focussing on sensitive land uses developed in proximity of existing industrial and employment activities, to protect the ongoing operations of existing industries.</p> <p>Investigations on the Code Amendment commenced in the first half of 2024.</p>

	<p>Support Referral Agencies to enhance Overlays and Deemed-to-Satisfy solutions</p>	<p>The Commission intends to initiate a Code Amendment which seeks to make various changes of a technical nature to the Code informed through experience of planning practitioners and other users to improve its general performance.</p> <p>The proposed Code Amendment forms part of the Government’s response to the Planning System Implementation Review and it will implement some of the recommendations of the Expert Panel that were supported by the Government.</p> <p>A component of this Code Amendment will focus on reducing unnecessary or unintended referrals, removal of referral duplication where applications have previously been referred at an earlier stage of development, and adjustments to referral triggers where agency advice is deemed appropriate to assessment. In particular, the Code Amendment will seek to review the circumstances for which development of State Heritage Places are referred, as well as to reduce the number of referrals for development which exceeds airport building height limits through updated mapping prepared in conjunction with Adelaide Airport Limited and the Commonwealth Department of Infrastructure.</p>
	<p>Respond to our changing climate by:</p>	
	<p>Finalising the review of trees policy</p>	<p>The Commission has progressed the Open Space and Trees Project (the Project) to enhance the understanding of tree canopy coverage and policy responsiveness in the planning system.</p> <p>The Commission provided the Minister with recommendations on changes to regulatory protections of large trees, including a recommended reduction in the size of trees to be protected, changes to the list of “exempt” tree species, reduction in exemptions for trees located adjacent to dwellings or swimming pools, and an increase in the amount payable for the removal of protected trees.</p> <p>The Commission’s recommendations to the Minister were supported by two reports</p>

		<p>commissioned from the University of Adelaide and a professional arborist.</p> <p>Recommendations pertaining to tree regulation were subsequently made by the Expert Panel for the Planning System Implementation Review, and by the Environment, Resources and Development Committee of Parliament through its 'Inquiry into the Urban Forest'.</p> <p>On 16 May 2024, the Government amended the regulated and significant tree criteria through the <i>Planning, Development and Infrastructure (General)(Regulated and Significant Trees) Amendment Regulations 2024</i>.</p> <p>The Commission also intends to undertake an associated Code Amendment to update the planning rules to further preserve and enhance SA's tree canopy. This may include updating tree protection policies, promoting design innovation to retain large trees, reviewing assessment pathways and policies for tree removal in certain cases, and extending both the Regulated and Significant Tree Overlay and the Urban Tree Canopy Overlay to cover more parts of South Australia.</p>
	<p>Finalising the Bushfire Code Amendment</p>	<p>Preparation of a draft Code Amendment continued throughout the 2022-2023 financial year with community engagement occurring from the 23 November 2023 to 5 April 2024.</p> <p>A total of 188 submissions were received from the community, industry sector, state agencies and councils. Key matters raised during the consultation included the need for a process to update the bushfire hazard overlays spatial layers seamlessly and efficiently and the inclusion of more current data in the bushfire hazard model.</p> <p>The Code Amendment seeks to update the current policy framework (spatial layers and policy content) of the six Hazard (Bushfire Risk) Overlays and improve the connection between the Code policies and other planning instruments and mechanisms, such as the Building Code of Australia, Ministerial Building Standards and the legislative requirements, including referrals to the Country Fire Service and other government agencies.</p>

	<p>Progressing flood mapping and policy development</p>	<p>The State-wide Flood Hazard Code Amendment was initiated by the Commission on 12 December 2023 and is the third and final stage of a broader body of work which aimed to consolidate and prepare consistent mapping of flood risk across the State.</p> <p>The Code Amendment will be informed by the new and enhanced flood hazard mapping procured in Stage 2 of the Project which concluded in December 2022 and introduce a new policy framework which can be used to manage the assessment of development in areas affected by flood hazard. The new policy framework will provide greater protection for people, property and the environment from the impact of flood events by introducing policies that can be used to avoid specific developments in high-risk areas and achieve a suitable design response in lower risk areas.</p> <p>The new flood hazard policies and mapping will be more detailed, accurate and better reflect the level of flood hazard that exists throughout the State. The new policy framework will provide greater opportunities for deemed-to-satisfy development applications across the State by ensuring that flood hazard policies are not unnecessarily applied in areas that are not subject to flood risk and where a flood overlay is not required. This will include the removal of the Hazards (Flooding – Evidence Required) Overlay which has been used in the Code to identify areas where the flood risk was unknown.</p>
	<p>Deliver effective communication material on the role of the planning system in addressing climate change</p>	<p>The Commission and Planning and Land Use Services released a brochure <i>Planning for Climate Change</i> in July 2023. The brochure outlines how the planning system can respond to climate change risks, and the specific planning projects that have been implemented and planned to address climate change challenges and to take advantage of climate related opportunities.</p>
	<p>Lead the development of policy to support new forms of housing</p>	<p>The Commission has progressed the Future Living Code Amendment to implement planning policy to enable a new model of shared housing or ‘co-located housing’. This work will expand rental and ownership options for a greater range of demographic groups in the established</p>

		<p>suburbs of inner metropolitan Adelaide, as well as Alexandrina Council.</p> <p>The Code Amendment encourages intelligent design and the principal of ‘adaptive re-use’ to retain original houses and incorporate them into the co-located housing design.</p> <p>The Commission has worked with the six partner councils and the University of South Australia to finalise a draft Code Amendment for community engagement in the third quarter of 2024.</p> <p>The Commission also initiated the Accommodation Diversity Code Amendment on 1 May 2024, which seeks to provide more flexibility in housing design (particularly in relation to apartments, student accommodation, retirement facilities and supported accommodation) to encourage housing choices to meet the needs of South Australians.</p>
	<p>Support the effective protection of heritage and character</p>	<p>The Commission has put forward a ‘3-pronged approach’ to character and heritage reform, with a commitment to delivering the first two prongs:</p> <ol style="list-style-type: none"> <p>1. Elevate Character Areas to Historic Areas</p> <p>Support and facilitate councils to undertake Code Amendments to elevate existing Character Areas to Historic Areas (where appropriate justification has been provided). This option will allow demolition controls to apply across a broader area of the state, while still maintaining the integrity and consistency of the Planning and Design Code. Councils would be required to consult with their communities on any proposed Code Amendments to elevate character areas to historic areas.</p> <p>As at 30 June 2024, a small number of Councils have commenced the process.</p> <p>2. Character Area Statement Updates</p> <p>Support and facilitate councils to review and update their Character Area Statements (and Historic Area</p>

		<p>Statements) to address identified gaps or deficiencies. This might include updating themes of importance, incorporating additional design elements, and including illustrations where appropriate. These enhanced Statements will provide a stronger focus on design which is bespoke to local character and heritage areas, and will provide better tools for assessment of character and heritage values.</p> <p>There has been limited uptake of this initiative at this stage – in part because Councils were at the time awaiting the outcome of the Expert Panel Planning Implementation Review or are otherwise working to secure budgets. The following Councils initiated Code Amendments or otherwise sought guidance in reviewing their Character Area Statements and Historic Area Statements:</p> <ul style="list-style-type: none">• City of Adelaide• City of Norwood, Payneham and St Peters• City of Onkaparinga• City of Prospect• City of Burnside. <p>Several Councils are contemplating or otherwise actively pursuing Code Amendments to list new Local Heritage Places or create new or review Historic Areas or Character Areas, including:</p> <ul style="list-style-type: none">• Barunga West Council• City of Onkaparinga• City of Norwood, Payneham and St Peters• District Council of Yankalilla• Alexandrina Council• Adelaide Plains Council. <p>3. Increased demolition controls</p> <p>The third ‘prong’ which proposes the introduction of demolition controls within the Character Area Overlay, recommended by the Expert Panel for the Planning System Implementation Review and supported by the government for further investigation.</p>
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Commission objectives	Indicators	Performance
Discharging Statutory Obligations	Review the Community Engagement Charter	The Commission delivered its inaugural statutory review of the Charter in December 2023. The Commission has subsequently initiated an amendment to the Charter in early 2024 to implement the recommendations arising from the review.
	Advise the Minister on Code Amendments	Throughout 2023-24, the Commission considered 51 Code Amendment items, with this work making up a significant portion of the Commission’s core business. This included the provision of advice by the Commission to the Minister for 42 proposals to initiate Code Amendments (many of which were provided under delegation).
	Ensure the Commission operates in line with governance best practice	In early 2023, the Commission undertook an Expression of Interest process to renew the membership of the State Commission Assessment Panel (SCAP), to ensure the SCAP is operating effectively, with an appropriate mix of skills, experience, and expertise. This resulted in the appointment of two new Ordinary Members of the SCAP, as well as reappointment of five previous Ordinary Members. In addition, three Occasional Members were appointed, who may be called on by the SCAP where their specific expertise is required.

Corporate Performance Summary

The State Planning Commission delivered the following key priority activities in 2023-24:

- Undertook stakeholder and community engagement on the draft Kangaroo Island Regional Plan and conducted growth investigations for the other five country regional plans (including initial works on the draft Murray Mallee Regional Plan).
- Finished the draft Whyalla Master Plan and prepared it for finalisation along with the Eyre & Western Regional Plan.
- Launched the ground-breaking Regional Planning Portal, giving all South Australians unprecedented access to the state-wide planning and infrastructure framework.
- Released a discussion paper for the Greater Adelaide Regional Plan and undertook engagement with industry, community, and other stakeholders. Collated all feedback, which is being used to inform the draft Greater Adelaide Regional Plan.
- Formally released the Land Supply Dashboard for greenfield and key strategic infill development fronts across Greater Adelaide. The dashboard supports the new Housing Infrastructure Planning and Development Unit to ensure the release of land is closely monitored so the state grows and develops in a sustainable manner.
- Prepared and released a Government response to the Expert Panel's Planning System Implementation Review Report and commenced implementation of the panel's recommendations.
- Published Practice Direction 18 – Outline Consent to support the implementation of the outline consent assessment pathway. Outline Consent will be an important enhancement to our planning system into the future.
- Undertook stakeholder and community engagement on the design standard for residential driveway crossovers, collated feedback, and began preparation of the engagement report.
- Prepared an updated version of the Land Supply Report to support the release of the GARP Discussion Paper and completed local area population projections for a 20-year period to 2041.
- Published version 4 of Practice Direction 14 – Site Contamination Assessment to improve processes for 'constrained sites' and initiated the Site Contamination Development Assessment Scheme Code Amendment to improve the way the planning system responds to site contamination risk.
- Initiated and conducted investigations on the Interface Management Code Amendment to review and strengthen interface management policies,

focussing on sensitive land uses developed in proximity of existing industrial and employment activities.

- Progressed the Open Space and Trees Project to enhance the understanding of tree canopy coverage and policy responsiveness in the planning system. Provided the Minister with recommendations on changes to regulatory protections of large trees.
- Published a brochure, Planning for Climate Change, that outlines how the planning system can respond to climate change risks and explains the planning projects the state has implemented to address climate change challenges and take advantage of climate-related opportunities.
- Undertook community and stakeholder engagement on the draft Bushfire Hazards Overlay Code Amendment to update the current policy framework of the six Hazard (Bushfire Risk) Overlays and improve the connection between the Code, policies and other planning instruments.
- Initiated the State-wide Flood Hazard Code Amendment to consolidate and prepare consistent mapping of flood risk across the state, introduce policies to avoid specific developments in high-risk areas and achieve a suitable design response in lower risk areas.
- Progressed the Future Living Code Amendment to implement policy that enables a new model of 'co-located housing' and collaborated with six partner councils and the University of South Australia to finalise a draft code amendment for upcoming community engagement.
- Initiated the Accommodation Diversity Code Amendment to provide more flexibility in housing design (particularly in relation to apartments, student accommodation, retirement facilities and supported accommodation) and to increase housing choice.
- Delivered the inaugural statutory review of the Engagement Charter, including community and stakeholder engagement, and subsequently initiated an amendment to the Charter to implement the recommendations arising from the review.

Employment opportunity programs

The Commission does not employ staff. During 2023-24 those staff who undertook the work of the Commission were employed through the Department for Trade and Investment.

Commission performance management and development systems

Performance management and development system	Performance
How compliance is measured	Summary of results of the program
Transparency Measures	<p>The Commission has clear procedures for publication of its Agenda Reports, which are located within the Commission’s Governance Manual. These procedures are focussed on providing (as far as is practical) an open and transparent approach to publication of the Commission’s papers.</p> <p>The Commission has also introduced a Deputation, External Meeting and Event Policy to manage deputations, external meetings and events consistently and transparently.</p> <p>The Commission’s Governance Manual and External Meeting and Event Policy are both reviewed annually as part of the Commission’s annual governance audit.</p>
State Commission Assessment Panel (SCAP)	<p>The Chair of the Commission regularly meets with the Presiding Member of the SCAP, which provides an opportunity to discuss the performance of the SCAP and its members. These meetings are reported to the Commission in the Chair’s Report.</p> <p>In addition, the Presiding Member of the SCAP attends Commission meetings on a quarterly basis which provides a direct opportunity for Commission members to discuss the performance of the SCAP and its members.</p> <p>The Commission has also published the SCAP Practice and Operating Directions outlining the SCAP’s role as the Commission’s delegated authority for development assessment in the state.</p> <p>The SCAP’s Practice and Operating Directions are reviewed annually as part of the Commission’s annual governance audit.</p>

<p>Building Technical Panel</p>	<p>The Building Technical Panel (BTP) met twice during the 2023-24 financial year.</p> <p>The Terms of Reference and other supporting governance policies and procedures for the BTP are reviewed annually as part of the Commission's annual governance audit.</p>
<p>Heritage Sub-Committee</p>	<p>The Heritage Sub-Committee was re-established in April 2022, with the purpose to provide advice to the Commission relating to the listing of Local Heritage Places, or additional areas to be included in the Historic Area Overlay in the Planning and Design Code, including at the Proposal to Initiate stage of a Code Amendment.</p> <p>The Terms of Reference for the Sub-Committee are reviewed annually as part of the Commission's annual governance audit.</p>
<p>Building Fire Safety Committee</p>	<p>The Building Fire Safety Committee for Out-of-Council Areas (BFSC) was established in October 2019 by the Commission as an appropriate authority for the purposes of section 157 of the Act to review and monitor building fire safety in South Australia's out-of-council areas.</p> <p>The Terms of Reference and other supporting governance policies and procedures for the BFSC are reviewed annually as part of the Commission's annual governance audit.</p>
<p>Risk Register</p>	<p>In accordance with the procedures established in its Governance Manual, the Commission maintains a risk register, which outlines the key risks arising through the Commission's work, as well as measures to treat or control those risks.</p> <p>The Risk Register is reviewed and updated on an annual basis by the Commission, as part of the Commission's annual governance audit. It is also updated on an as-needs basis through the year, if the risks associated with a particular project warrant such an update.</p>
<p>Employees supporting the Commission</p>	<p>Performance management and development of Department for Trade and Investment (DTI) or Department for Housing and Urban Development (DHUD) employees is undertaken through DTI or DHUD process.</p>

Work health, safety and return to work programs

Program name	Performance
During 2023-24, the State Planning Commission came under the work health, safety and rehabilitation programs of the Department for Trade and Investment (DTI).	DTI reports on these programs in its annual report, which can be found at: https://dti.sa.gov.au/annual-report

Workplace injury claims	2022-23	2021-22	% Change (+ / -)
Total new workplace injury claims	N/A	N/A	N/A
Fatalities	N/A	N/A	N/A
Seriously injured workers*	N/A	N/A	N/A
Significant injuries (where lost time exceeds a working week, expressed as frequency rate per 1000 FTE)	N/A	N/A	N/A

**number of claimants assessed during the reporting period as having a whole person impairment of 30% or more under the Return to Work Act 2014 (Part 2 Division 5)*

Work health and safety regulations	2022-23	2021-22	% Change (+ / -)
Number of notifiable incidents (<i>Work Health and Safety Act 2012, Part 3</i>)	N/A	N/A	N/A
Number of provisional improvement, improvement and prohibition notices (<i>Work Health and Safety Act 2012 Sections 90, 191 and 195</i>)	N/A	N/A	N/A

Return to work costs**	2022-23	2021-22	% Change (+ / -)
Total gross workers compensation expenditure (\$)	N/A	N/A	N/A
Income support payments – gross (\$)	N/A	N/A	N/A

***before third party recovery*

Data for previous years is available at:

www.saplanningcommission.sa.gov.au/about_the_commission/strategic_direction

Executive employment in the Commission

The Commission does not employ staff. During 2023-24 those staff who undertook the work of the Commission were employed through the Department for Trade and Investment and then the Department for Housing and Urban Development.

The [Office of the Commissioner for Public Sector Employment](#) has a [workforce information](#) page that provides information on the breakdown of executive gender, salary and tenure by agency.

Financial performance

Financial performance at a glance

The following is a brief summary of the overall financial position of the Commission. The information is unaudited. Full audited financial statements for 2023-2024 are attached to this report.

Statement of Comprehensive Income	2023-24 Budget \$000s	2023-24 Actual \$000s	Variation \$000s	Past year 2022-23 Actual \$000s
Total Income	0	1,316	1,316	1,198
Total Expenses	0	1,316	(1,316)	1,198
Net Result	0	0	0	0
Total Comprehensive Result	0	0	0	0

Statement of Financial Position	2023-24 Budget \$000s	2023-24 Actual \$000s	Variation \$000s	Past year 2022-23 Actual \$000s
Current assets	0	14	14	35
Non-current assets	0	0	0	0
Total assets	0	14	14	35
Current liabilities	0	14	(14)	35
Non-current liabilities	0	0	0	0
Total liabilities	0	14	(14)	35
Net assets	0	0	0	0
Equity	0	0	0	0

Consultants disclosure

The State Planning Commission did not engage any consultants during 2023-24.

Consultancies with a contract value below \$10,000 each

Consultancies	Purpose	\$ Actual payment
All consultancies below \$10,000 each - combined	N/A	Nil

Consultancies with a contract value above \$10,000 each

Consultancies	Purpose	\$ Actual payment
<i>All consultancies above \$10,000 each</i>	<i>N/A</i>	<i>Nil</i>
	<i>Total</i>	<i>Nil</i>

See also the Consolidated Financial Report of the Department of Treasury and Finance for total value of consultancy contracts across the South Australian Public Sector.

Contractors disclosure

The following is a summary of external contractors that have been engaged by the State Planning Commission, the nature of work undertaken, and the actual payments made for work undertaken during the financial year.

Contractors with a contract value below \$10,000

Contractors	Purpose	\$ Actual payment
<i>All contractors below \$10,000 each - combined</i>	<i>Various</i>	<i>400</i>

Contractors with a contract value above \$10,000 each

Contractors	Purpose	\$ Actual payment
<i>All contractors above \$10,000 each - combined</i>	<i>N/A</i>	<i>Nil</i>
	<i>Total</i>	<i>Nil</i>

The details of South Australian Government-awarded contracts for goods, services, and works are displayed on the SA Tenders and Contracts website.

The website also provides details of across government contracts.

Other financial information

Nil to report.

Risk management

Fraud detected in the agency

Category/nature of fraud	Number of instances
There were no instances of fraud detected in the activities undertaken by the State Planning Commission in this reporting period.	0

NB: Fraud reported includes actual and reasonably suspected incidents of fraud.

Strategies implemented to control and prevent fraud

The Commission operates under the State Planning Commission Members - Code of Conduct (the Code) adopted by the Minister under Schedule 3 of the *Planning, Development and Infrastructure Act 2016*. The Code requires Commission members to act in accordance with the Public Sector Code of Ethics and articulates the way in which each Commission member must carry out their functions with the highest ethical standards so as to maintain public confidence in the integrity of the Act.

Commission members are also bound by duties set out in the *Public Sector (Honesty & Accountability) Act 1991*, including duties to act honestly and duties with respect to conflicts of interest. Policies and registers have been developed and implemented to assist Commission Members identify, disclose and manage conflicts of interest, gifts and benefits. Procedures have also been established to ensure that the Commission's policies, procedures and registers are audited or reviewed on an annual basis.

Officers of the Department for Trade and Investment providing support to the Commission are required to be familiar, and must comply with, the Code of Conduct for the South Australian Public Sector and obligations arising from the *Public Sector Act 2009* and the *Public Sector (Honesty & Accountability) Act 1991*, as well as other obligations, including under the *Independent Commissioner Against Corruption Act 2012* and the *Ombudsman Act 1972*.

Data for previous years is available at:

https://www.saplanningcommission.sa.gov.au/about_the_commission/strategic_direction

Public interest disclosure

Number of occasions on which public interest information has been disclosed to a responsible officer of the agency under the *Public Interest Disclosure Act 2018*:

0

Data for previous years is available at:

https://www.saplanningcommission.sa.gov.au/about_the_commission/strategic_direction

Note: Disclosure of public interest information was previously reported under the *Whistleblowers Protection Act 1993* and repealed by the *Public Interest Disclosure Act 2018* on 1/7/2019.

Reporting required under any other act or regulation

Act or Regulation	Requirement
<i>Planning, Development and Infrastructure Act 2016 (Act)</i>	<p>32—Annual report</p> <p>(1) The Commission must, on or before 30 September in every year, forward to the Minister a report on the Commission's operations for the preceding financial year.</p>

The following information is provided in accordance with section 32(1) of the Act.

Act or Regulation	Requirement
<i>Planning, Development and Infrastructure Act 2016 (Act)</i>	<p>32—Annual report</p> <p>(2) The report must contain any information required by the regulations.</p>

The following information is provided in accordance with section 32(2) of the Act and Regulation 5 of the *Planning, Development and Infrastructure (General) Regulations 2017*.

Act or Regulation	Requirement
<i>Planning, Development and Infrastructure Act 2016 (Act)</i>	<p>32—Annual report</p> <p>(3) The Minister must, within 6 sitting days after receiving a report under this section, cause copies of the report to be laid before both Houses of Parliament.</p>

The following information is provided to the Minister to allow compliance with section 32(3) of the Act.

Act or Regulation	Requirement
<i>Planning, Development and Infrastructure Act 2016 (Act)</i>	<p>Schedule 4 – Performance Targets and Monitoring</p> <p>2—Monitoring and evaluation of performance and trends</p> <p>(1) The Commission may, with the approval of the Minister, establish a scheme for the monitoring and evaluation of performance in the exercise of statutory functions under this Act.</p>

The Performance Indicators Scheme (Scheme) was prepared by the Commission and approved by the Minister in July 2019 under Schedule 4 section 2(1) of the Act.

This Scheme became operational on 1 July 2020, and the first report of the Scheme occurred for the 2020-21 Financial Year.

The intent of the Scheme is to effectively monitor, evaluate and report on the performance, efficiency and various quantitative aspects of the development assessment scheme (under Part 7 of the Act).

A review was undertaken following the inaugural Performance Indicators Scheme Report, to determine whether any refinements or amendments were required prior to preparation of the 2021-22 Annual Report. This review resulted in some minor changes to the Scheme, which were approved by the Minister on 11 July 2022.

Act or Regulation	Requirement
<p><i>Planning, Development and Infrastructure Act 2016 (Act)</i></p>	<p>Schedule 4 – Performance Targets and Monitoring</p> <p>2—Monitoring and evaluation of performance and trends</p> <p>(2) A scheme under subclause (1) may include—</p> <ul style="list-style-type: none"> (a) the collection, retention, analysis and provision of information; and (b) the provision of returns, reports and information to the Commission; and (c) 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 (d) the evaluation of performance and the preparation of reports by the Commission; and (e) other matters as the Commission thinks appropriate.

The Performance Indicators Scheme (Scheme) was prepared by the Commission and approved by the Minister in July 2019 under Schedule 4 section 2(1) of the Act.

This Scheme became operational on 1 July 2020, and the first report of the Scheme occurred for the 2020-21 Financial Year. The Scheme has since been amended, with changes approved by the Minister on 11 July 2022.

This Scheme facilitates collection and retention of data from the ePlanning system. The data is then used to undertake detailed analysis and provide information to relevant authorities and agencies.

The Scheme also forms the basis for the annual Performance Indicators Scheme Report, which is presented to the State Planning Commission at the end of each financial year. This report highlights the performance of the planning system against a number of set indicators and allows comparison, over time, against previous financial years to assist in identifying key trends and issues.

Act or Regulation	Requirement
<i>Planning, Development and Infrastructure Act 2016 (Act)</i>	<p>Schedule 4 – Performance Targets and Monitoring</p> <p>2—Monitoring and evaluation of performance and trends</p> <p>(3) The Commission may, from time to time, with the approval of the Minister, vary or substitute a scheme under subclause (1).</p>

The Minister approved the proposed amendments to the Scheme in July 2022 pursuant to section 2(3) of Schedule 4 of the Act.

Act or Regulation	Requirement
<i>Planning, Development and Infrastructure Act 2016 (Act)</i>	<p>Schedule 4 – Performance Targets and Monitoring</p> <p>2—Monitoring and evaluation of performance and trends</p> <p>(4) The Commission must include in its annual report information about its assessment of performance and trends under the scheme established under this clause.</p>

The Performance Indicators Scheme Report for 2023-2024 is included at **Appendix A**.

Act or Regulation	Requirement
<i>Planning, Development and Infrastructure (General) Regulations 2017 (PDI Regulations)</i>	<p>5—Annual report—Commission</p> <p>For the purposes of section 32(2) of the Act, an annual report of the Commission must also contain the following information:</p> <p>(a) information about any strategic or other similar objective adopted by the Commission for the coming year or years;</p>

The Commission conducted a strategic planning workshop to inform development of its Strategic Plan for 2023-24. The Strategic Plan 2023-24 was approved in June 2023 and published on the [Commission's website](#). The Strategic Plan outlines key priorities for the Commission.

Act or Regulation	Requirement
<p><i>Planning, Development and Infrastructure (General) Regulations 2017 (PDI Regulations)</i></p>	<p>5—Annual report—Commission</p> <p>For the purposes of section 32(2) of the Act, an annual report of the Commission must also contain the following information:</p> <p>(b) information about the extent to which the principles referred to in section 14 of the Act are being reflected in the planning system established under the Act;</p>

Long-term focus principles

The ‘Principles of Good Planning’ set out in section 14 of the Act serve as a mission statement for the planning system, describing how good planning should be applied across the state, and are promoted through all functions and powers exercised under the Act.

The ‘Principles of Good Planning’ are referenced in the State Planning Policies (SPPs), which can be found on the PlanSA Portal. These SPPs are the highest order policy document in South Australia’s planning system and provide guidance about the intent of the South Australian Government’s strategic directions for land use planning.

In some circumstances, the SPPs may appear to compete or even conflict with each other. The Commission applies the ‘Principles of Good Planning’ when considering potential conflicts and tensions, accounting for local patterns, trends and settings.

The spatial application of SPPs is to be informed by local knowledge and consultation with the community through the development of new regional plans for South Australia.

The new regional plans will provide an extra level of detail in the immediate term (0 – 5 years), and indicative medium to long term outcomes (6 – 30 years) across South Australia. These plans must be consistent with the SPPs and include provisions about the integration of land use, transport infrastructure and the public realm. The Commission has commenced its Regional Planning Program to deliver new regional plans across the state over the next 12 – 18 months. Extensive engagement activities have been initiated across the state to inform the preparation of the new regional plans.

Code Amendment Initiations

During 2023-24, the Commission finalised advice to the Minister recommending the initiation of 42 Code Amendments. The initiation stage of the Code Amendment process is to further investigate changes to the Planning and Design Code. Code Amendments at the Initiation stage are being prepared for public consultation and may involve undertaking certain investigations and early discussions with key stakeholders.

The following Code Amendments were Initiated during the reporting period:

- 10-20 Hauls Road Highbury
- McLaren Vale Township
- Jane Eliza
- King William Road North
- Historic Area Statement Update (City of Adelaide)
- General Wattle Range
- Lot 42 Hay Flat Road
- Dublin Employment
- Freeling West
- Mumford Road
- 28-58 Mumford Road, Waterloo Corner
- Mill Road, Waterloo Corner
- Historic Area and Character Area Statements Review (NPSP)
- Precinct 202
- Inter-War Housing Heritage
- Glenside Urban Corridor (Living)
- Wallaroo
- Brompton Gasworks (Minor Amendments)
- Lot 485 Randell Road, Hindmarsh Island
- 76 Kessell Road, Goolwa
- Local Heritage Places (Barunga West)
- Representative Buildings Review (Prospect)
- 1113-1131 Port Wakefield Road Employment Land
- Milang Local Heritage
- Watervale
- Adult Entertainment Premises
- Lakeside Goolwa
- 25 Pierson Street, Lockleys
- Green Fields Centre
- Old Bull Creek Road, Strathalbyn
- Hillier Park
- Sellicks Beach
- Interface Management
- State-wide Flood Hazard
- Site Contamination Development Assessment Scheme
- Festival Plaza
- John Rice Avenue Elizabeth South Residential
- Konanda Road Smithfield Medium-High Density Residential
- Accommodation Diversity
- Tintinara Airfield
- Ancillary/Student Accommodation Definitions Review

Following the completion of consultation, the Designated Entity prepares an Engagement Report which includes details of the engagement, the issues identified and any outcomes arising including any changes to the original proposal and an analysis and evaluation of the engagement undertaken against the principles of the

Community Engagement Charter. The consultation concluded for the following Code Amendments during the reporting period:

- Local Heritage Places (Barunga West)
- Lakeside Goolwa
- Adult Entertainment Premises
- Watervale
- Milang Local Heritage
- 1113-1131 Port Wakefield Road Employment Land
- Representative Building Review (Prospect)
- Goolwa North
- Leader Street Bakery
- Freeling
- Golden Grove Neighbourhood
- Tunnel Protection Overlay
- Old Bull Creek Road, Strathalbyn
- Marion Southern Suburbs Residential Policy
- Morphettville/Gelngowrie Horse Related Activities
- Green Fields Centre
- 25 Pierson Street, Lockleys
- Centre Zone Adjustment
- Stanley Flat
- Murray Bridge Residential Growth Areas
- Kensington and Portrush Road, Norwood Community Facilities
- Lot 4 Renmark Avenue
- Daddow Court and Abbott Drive, Kadina
- Ancillary/Student Accommodation Definitions Review
- Residential Driveway Crossovers
- State-wide Bushfire Hazards Overlay
- Tintinara Airfield
- River Murray Flood Resilience

Environment and Food Production Areas (EFPA) continue to operate as a statutory mechanism for avoiding encroachment of urban areas on areas of rural, landscape or environmental significance, as contemplated in section 14(b) of the Act.

High-quality design principles

Design quality of the built environment not only relates to the 'look and feel' of buildings and places, but how successfully they meet the needs of the people who use and experience them. High-quality design helps to make buildings and places better for people, our environment and economy.

The Act enables South Australia's new planning system to place greater emphasis on the design quality of our built environments.

One of the ways it does this is by creating more opportunities to participate in Design Review. In addition to State Design Review, a Local Design Review Scheme (Scheme) became operational on 17 February 2021.

The Scheme provides a consistent state-wide approach for councils to provide Design Review for local development proposals with the aim of:

- supporting high-quality design
- improving access to independent and expert advice early in the planning and design process
- supporting consistent and informed planning decisions
- facilitating collaboration between allied professionals
- supporting the State's planning system to meet objects and principles in the Act.

Another of the ways the Act enables this principle is through preparation of design standards. Design standards supplement the Planning and Design Code by:

- specifying design principles,
- specifying design standards for the public realm of infrastructure; and
- providing design guidance with respect to any relevant matter.

The Commission formally initiated the preparation of the design standard for residential driveway crossovers an associated Code Amendment in 2022-23. Public consultation on the Code Amendment was held between 23 August and 14 November 2023.

Activation and liveability principles

The Code sets out to elevate the quality of development across the State. The Code also facilitates infill development to support community demand and to create more walkable neighbourhoods with better access to public transport and other community facilities.

The Commission implemented policy changes which seek to raise the bar on the quality of residential infill developments and provide a consistent approach across all council areas over a range of development requirements.

The Code delivers a range of policy improvements to enhance the street appeal of residential infill. These policy changes seek to achieve enhanced street appeal for new dwellings through greater use of design elements and materials as well as improvements to dwelling front windows, entry doors and provision for bin storage areas.

With the Code now in full operation, data that can be used to evaluate the performance of these policies is now beginning to emerge. 'Data' in this context comprises, principally, constructed examples of dwellings granted development approval

following assessment against these policies under the Act. The Commission therefore turned to evaluate the performance of these policies and other relevant instruments under the Act (such as the Accredited Professionals Scheme) in the 2023-2024 financial year with a view to identifying policy and other instrument enhancements that can be made to realise activation and liveability principles.

Sustainability principles

The Commission recognises the value of Water Sensitive Urban Design and Green Infrastructure in creating cooler, more liveable and economically viable neighbourhoods and has reviewed current policies and identified opportunities for improvement in tree canopy and green cover; site permeability; deep soil zones; green roofs and walls, and rainwater tanks.

As part of the Commission's Open Space and Trees Project, the Commission provided advice to the Minister for Planning that suggested:

- the size of tree protection triggers is too generous;
- the exemption for trees located within 10 metres of a dwelling or swimming pool is too broad;
- the offset fees for the removal of regulated or significant trees are inadequate; and
- the exempt tree species list should be reviewed.

In May 2024, the Government implemented all of the Commission's recommendations through amendments to the *Planning, Development and Infrastructure (General) Regulations 2017*. In addition, the Commission is now progressing the following at the request of the Government:

- preparation of a design standard to provide minimum urban tree planting and maintenance requirements for public areas in greenfield developments;
- amending the planning rules to also consider a tree's urban canopy contribution as part of assessing whether it can be removed;
- strengthening the planning rules to support design innovation and flexibility to retain large trees;
- investigating an appropriate assessment pathway for trees within 3 to 10 metres of a dwelling or swimming pool where offset fees are paid;
- extending the urban tree canopy requirements to greenfield developments in 'Master Planned Neighbourhood Zones' and townships; and
- extending the regulated and significant tree protections to townships, capturing urban areas beyond metropolitan Adelaide.

Investment facilitation principles

Since 19 March 2021, 129,041 applications have been lodged online through the PlanSA ePlanning portal and 105,228 applications have been granted Development Approval.

More than 950 enhancements to the ePlanning system have been made since its implementation. Many enhancements are currently planned or in analysis and these are published in the PlanSA Enhancement Roadmaps which are published quarterly.

The Commission will continue to monitor and report on the performance and efficiency of the planning system as required under the Act. This is through the Performance Indicators Scheme which was last amended in 2022 to better reflect the user experience of the planning system. A range of interactive platforms have been created for key stakeholders by PlanSA to provide more timely access data and information. Several online platforms have either been delivered, updated or are currently in development to provide external access to development data and activity including:

- The Development Application Register viewer (delivered)
- The Land Supply Dashboard – Greenfield (delivered)
- Subscription services to the development register and public notification register (delivered)
- Certificate of Occupancy – Class 1A (in progress)
- Code Amendment Dashboard (in progress)
- Automated (AI) decision making (in progress).

Integrated delivery principles

The Land Supply Dashboard for greenfield and key strategic infill development fronts across Greater Adelaide was formally launched by the Minister on 25 March 2024. The dashboard provides an integrated platform summarising land supply and development activity at the region, key development area (i.e. Angle Vale) and estate level. It also includes layers showing existing water, sewer and electricity infrastructure networks.

The dashboard also supports the new Housing Infrastructure Planning and Development Unit to ensure the release of land is closely monitored and the state grows and develops in a sustainable manner with the appropriate infrastructure in place.

The Land Supply Dashboard will also be used to assist with the implementation of the state's Regional Planning Program. This will ensure land is tracked and released through rezonings as required.

More detailed Land Supply Reports for Greater Adelaide were prepared to provide an evidence and data-driven foundation for the Commission's regional and strategic planning work, including preparation of the Greater Adelaide Regional Plan.

Act or Regulation	Requirement
<p><i>Planning, Development and Infrastructure (General) Regulations 2017 (PDI Regulations)</i></p>	<p>5—Annual report—Commission</p> <p>For the purposes of section 32(2) of the Act, an annual report of the Commission must also contain the following information:</p> <p>(c) information about—</p> <ul style="list-style-type: none"> (i) any performance targets set under Schedule 4 of the Act during the relevant financial year; and (ii) the work of the Commission under clause 1 of Schedule 4 of the Act during the relevant financial year;

No performance targets have been set by the Minister under Schedule 4 of the Act. As such, the Commission has not been required to undertake any work under clause 1 of Schedule 4 of the Act during 2022-23.

Act or Regulation	Requirement
<p><i>Planning, Development and Infrastructure (General) Regulations 2017 (PDI Regulations)</i></p>	<p>5—Annual report—Commission</p> <p>For the purposes of section 32(2) of the Act, an annual report of the Commission must also contain the following information:</p> <p>(d) information about any review under clause 3 of Schedule 4 of the Act concluded during the relevant financial year</p>

The Minister did not exercise power of review in 2022-23.

Public complaints

Number of public complaints reported

Complaints against Commission Members are received by the Minister for Planning under Regulation 9 of the *Planning, Development and Infrastructure (General) Regulations 2017* (PDI Regulations). The Commission received no notice from the Minister of any complaints against the Commission in 2023-24.

Under Regulation 11 of the PDI Regulations, the Commission may receive complaints from persons who believe that a member of an assessment panel had acted in contravention of the Minister’s Code of Conduct. This may include the SCAP (established by the Commission), as well as Assessment Panels constituted by the Minister, Councils, or Joint Planning Boards under the *Planning, Development and Infrastructure Act 2016*. The Commission received and finalised 9 complaints under Regulation 11 against members of council assessment panels. The complaints were largely minor in nature and were resolved with minor training. As these complaints are not considered complaints against staff of the Commission or the Department, they have not been included in the table below.

To provide guidance to the public and to support clear and consistent management of complaints received by the Commission, the Commission has endorsed a Complaints Handling Procedure for Assessment Panels and Codes of Conduct Guidance Material which are available at:

https://plan.sa.gov.au/have_your_say/make_a_complaint/how_to_make_a_complaint_about_a_decision_maker and https://plan.sa.gov.au/resources/codes_of_conduct.

Complaint categories	Sub-categories	Example	Number of Complaints 2023-24
Professional behaviour	Staff attitude	Failure to demonstrate values such as empathy, respect, fairness, courtesy, extra mile; cultural competency	0
Professional behaviour	Staff competency	Failure to action service request; poorly informed decisions; incorrect or incomplete service provided	0
Professional behaviour	Staff knowledge	Lack of service specific knowledge; incomplete or out-of-date knowledge	0
Communication	Communication quality	Inadequate, delayed or absent communication with customer	0
Communication	Confidentiality	Customer’s confidentiality or privacy not respected;	0

Complaint categories	Sub-categories	Example	Number of Complaints 2023-24
		information shared incorrectly	
Service delivery	Systems/technology	System offline; inaccessible to customer; incorrect result/information provided; poor system design	0
Service delivery	Access to services	Service difficult to find; location poor; facilities/ environment poor standard; not accessible to customers with disabilities	0
Service delivery	Process	Processing error; incorrect process used; delay in processing application; process not customer responsive	0
Policy	Policy application	Incorrect policy interpretation; incorrect policy applied; conflicting policy advice given	0
Policy	Policy content	Policy content difficult to understand; policy unreasonable or disadvantages customer	0
Service quality	Information	Incorrect, incomplete, out dated or inadequate information; not fit for purpose	0
Service quality	Access to information	Information difficult to understand, hard to find or difficult to use; not plain English	0
Service quality	Timeliness	Lack of staff punctuality; excessive waiting times (outside of service standard); timelines not met	0
Service quality	Safety	Maintenance; personal or family safety; duty of care not shown; poor security service/ premises; poor cleanliness	0
Service quality	Service responsiveness	Service design doesn't meet customer needs; poor service fit with customer expectations	0

Complaint categories	Sub-categories	Example	Number of Complaints 2023-24
No case to answer	No case to answer	Third party; customer misunderstanding; redirected to another agency; insufficient information to investigate	0
		Total	0

Additional Metrics	Total
Number of positive feedback comments	0
Number of negative feedback comments	0
Total number of feedback comments	0
% complaints resolved within policy timeframes	Not Applicable

Data for previous years is available at:

https://www.saplanningcommission.sa.gov.au/about_the_commission

Performance Review Measures

The Commission did not receive any valid complaints regarding conduct of members of the SCAP in 2023-24.

However, it has nonetheless prioritised to continually review and improve the operations of the Commission and the SCAP through the following mechanisms:

- The Chair of the Commission regularly meets with the Presiding Member of the SCAP, which provides an opportunity to discuss the performance of the SCAP and its members.
- The Commission undertakes an annual governance audit which reviews all policies and procedures of the Commission and its Committees (including the SCAP) to ensure they remain fit-for-purpose and represent governance best practice.

Appendix A: Performance Indicators Scheme Report 2023-24

OFFICIAL

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 nation.¹ 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 of 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 1* 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 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).

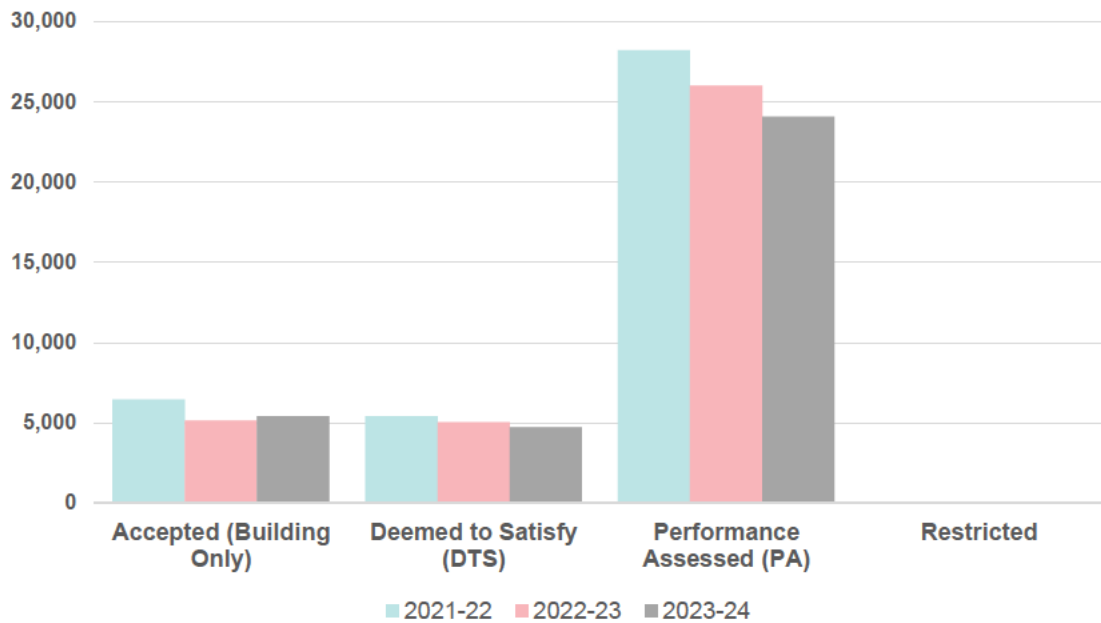
The Report, and associated indicators, has been structured to follow a typical process of development assessment from lodgement to decision making, as shown below:

- 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:

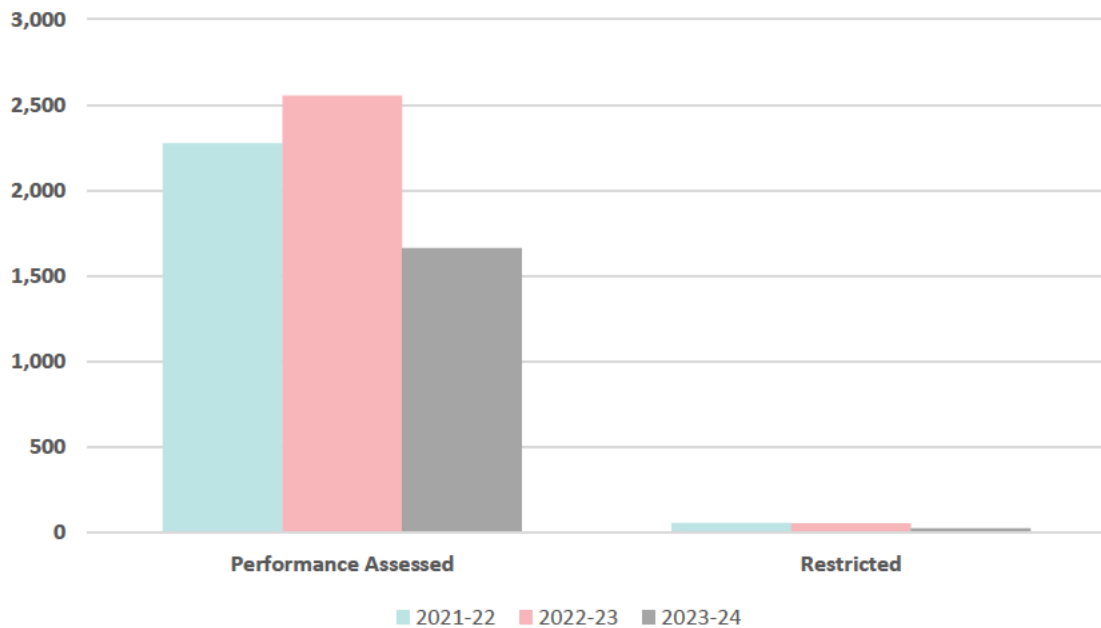
- reviewing the provided documents
- sending requests for required documentation to verify the application
- determining the planning assessment pathway
- invoicing and payment of associated fees to lodge the development application.

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.

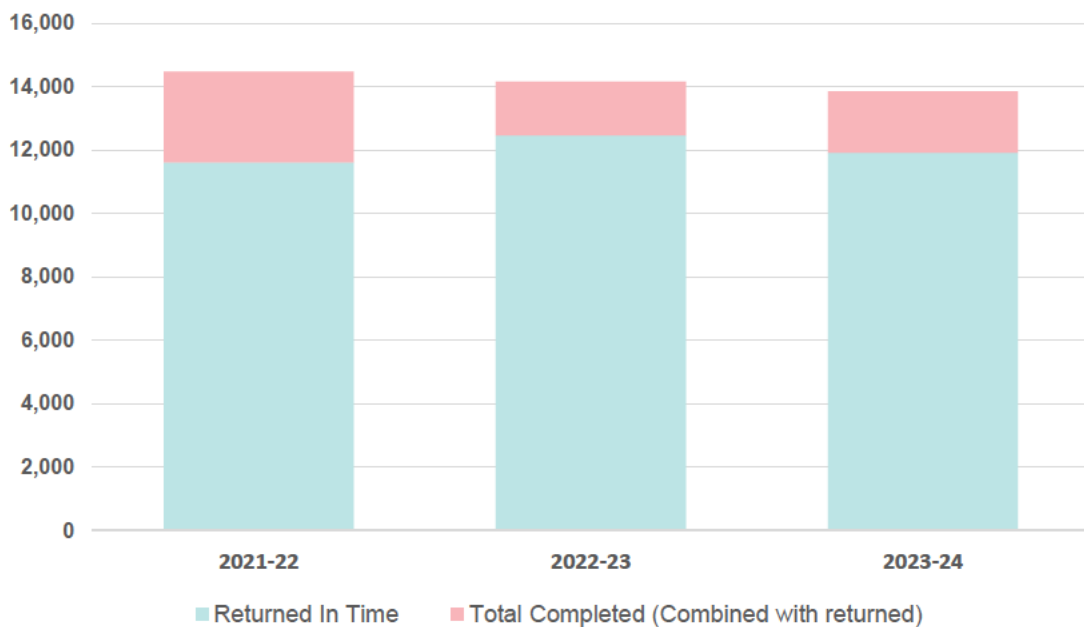
Note

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</i>	14	71%	-

2019 that may impact on water resources.			
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

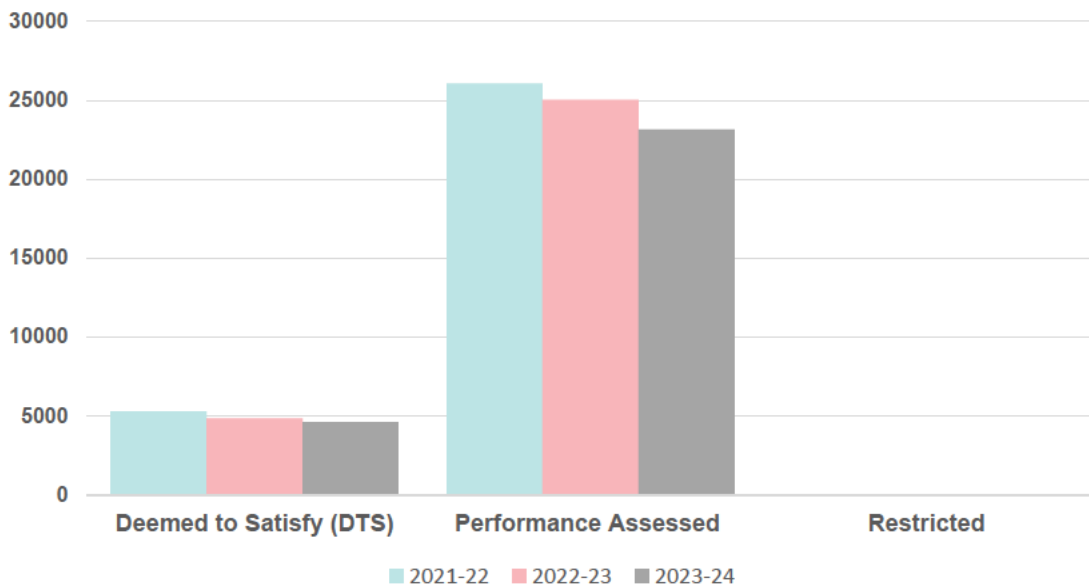
More planning consents were granted in their statutory timeframe in the 2023–24 financial year (92%). This is an improvement on the 90% figure for the 2022–23 financial year and the 89% in the 2021–2022 financial year. More restricted developments were assessed within the statutory timeframe (84%) than the previous financial year (78%). These applications are typically complex, require considerable amounts of information, require multiple referrals and extensive consultation.

Note

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

[Assessment timeframes](#) are specified in Regulation 53 of the Regulations.

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

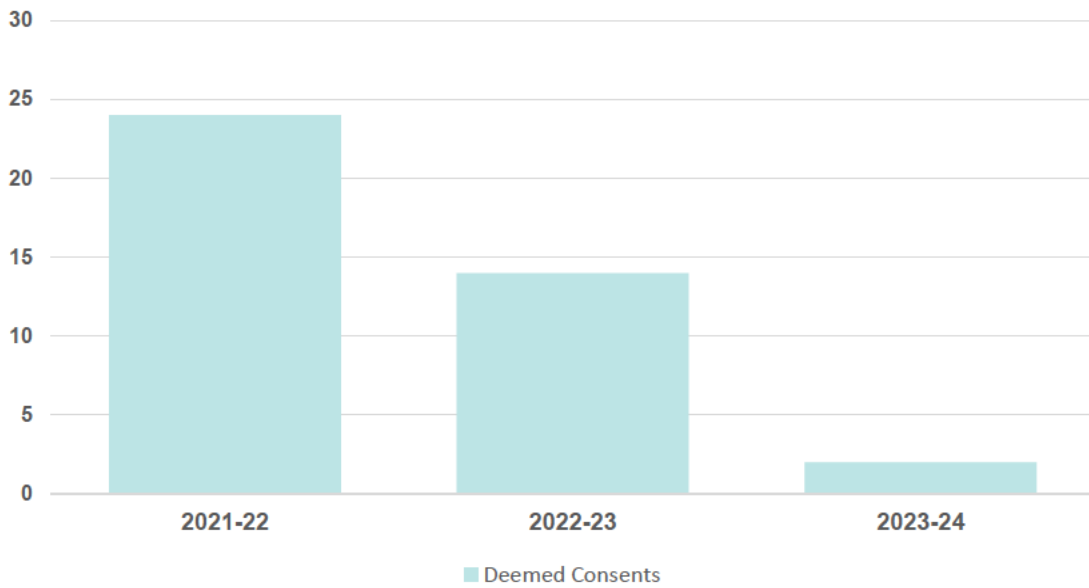
Comment

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

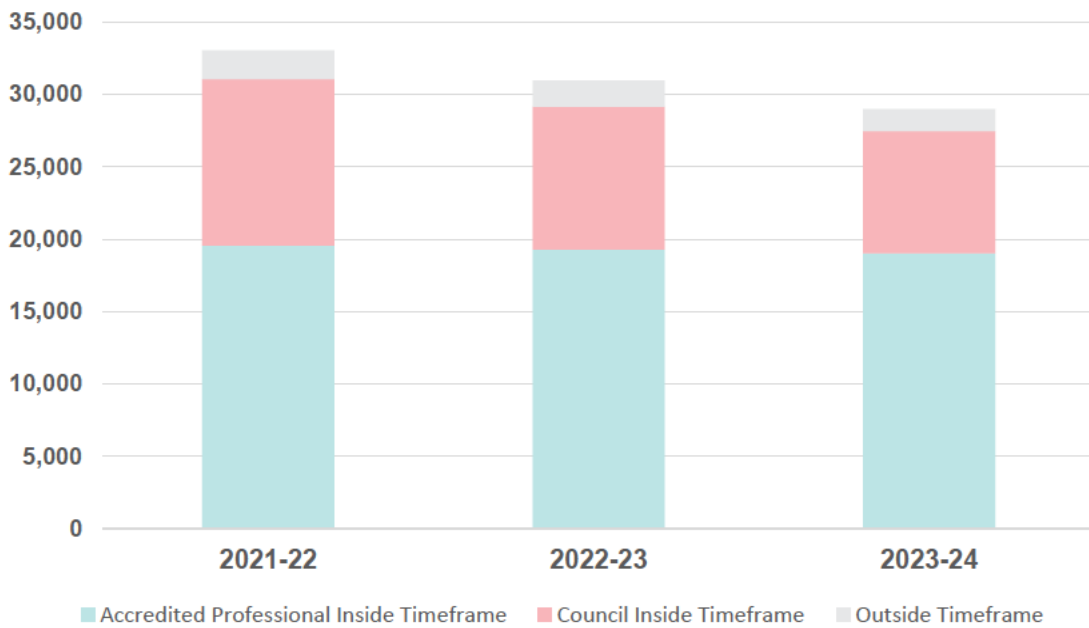
Comment

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

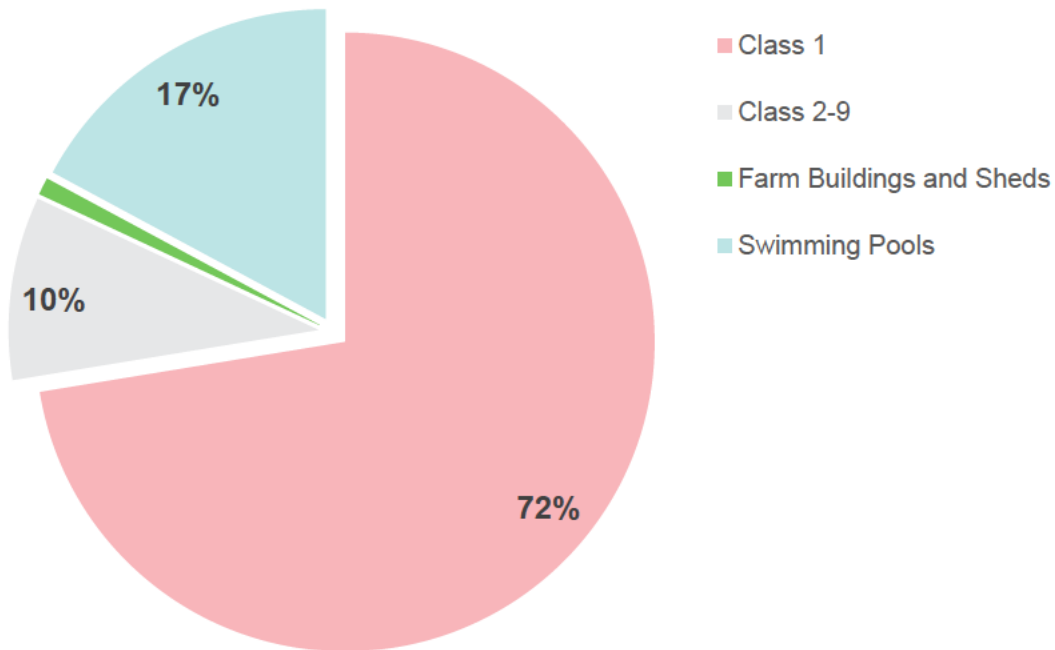


Relevant authority	Building consent decisions	Total assessed in time	% Building decisions within statutory timeframe
Accredited professional (AP)	19,859	19,029	96%
Council	9,130	8,442	92%
Total	28,989	27,471	95%

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

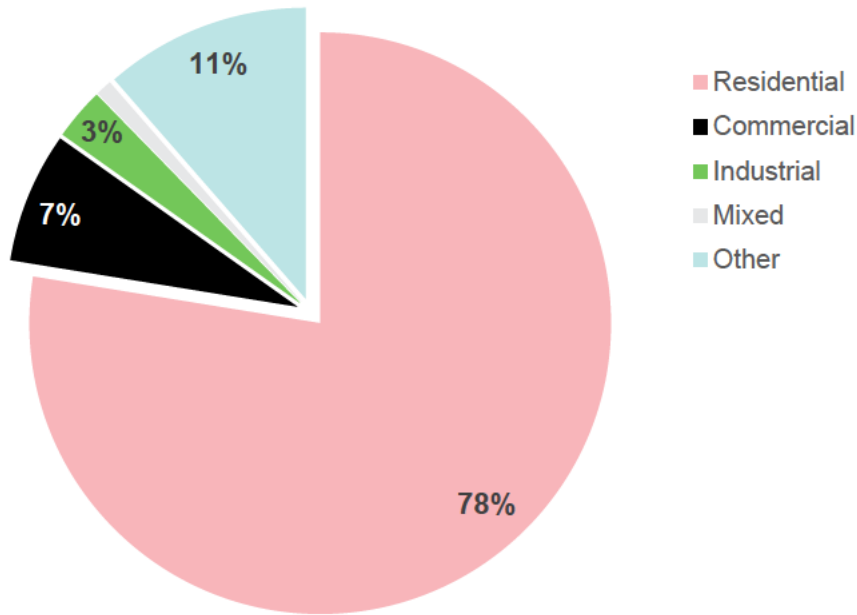
Comment

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

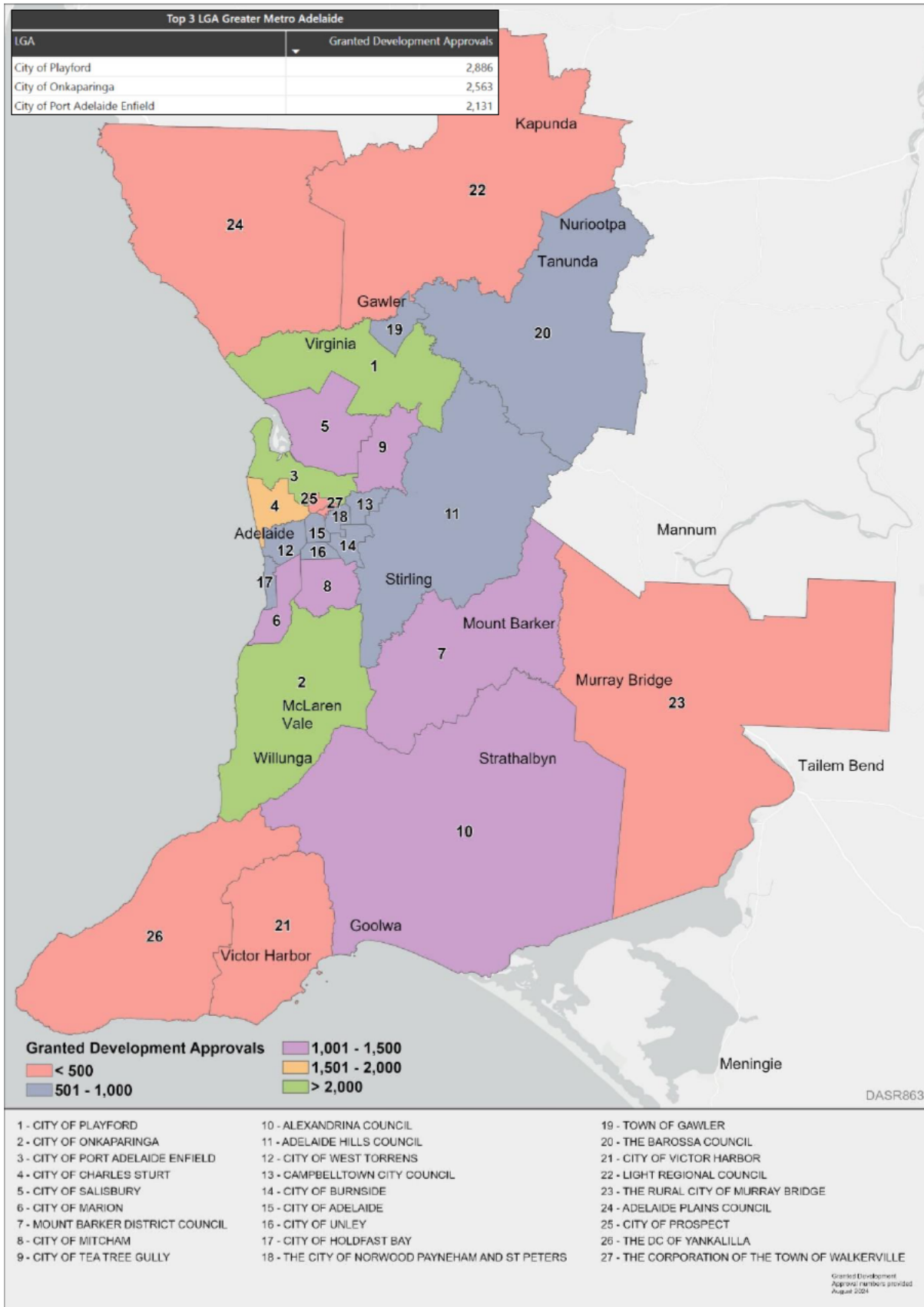
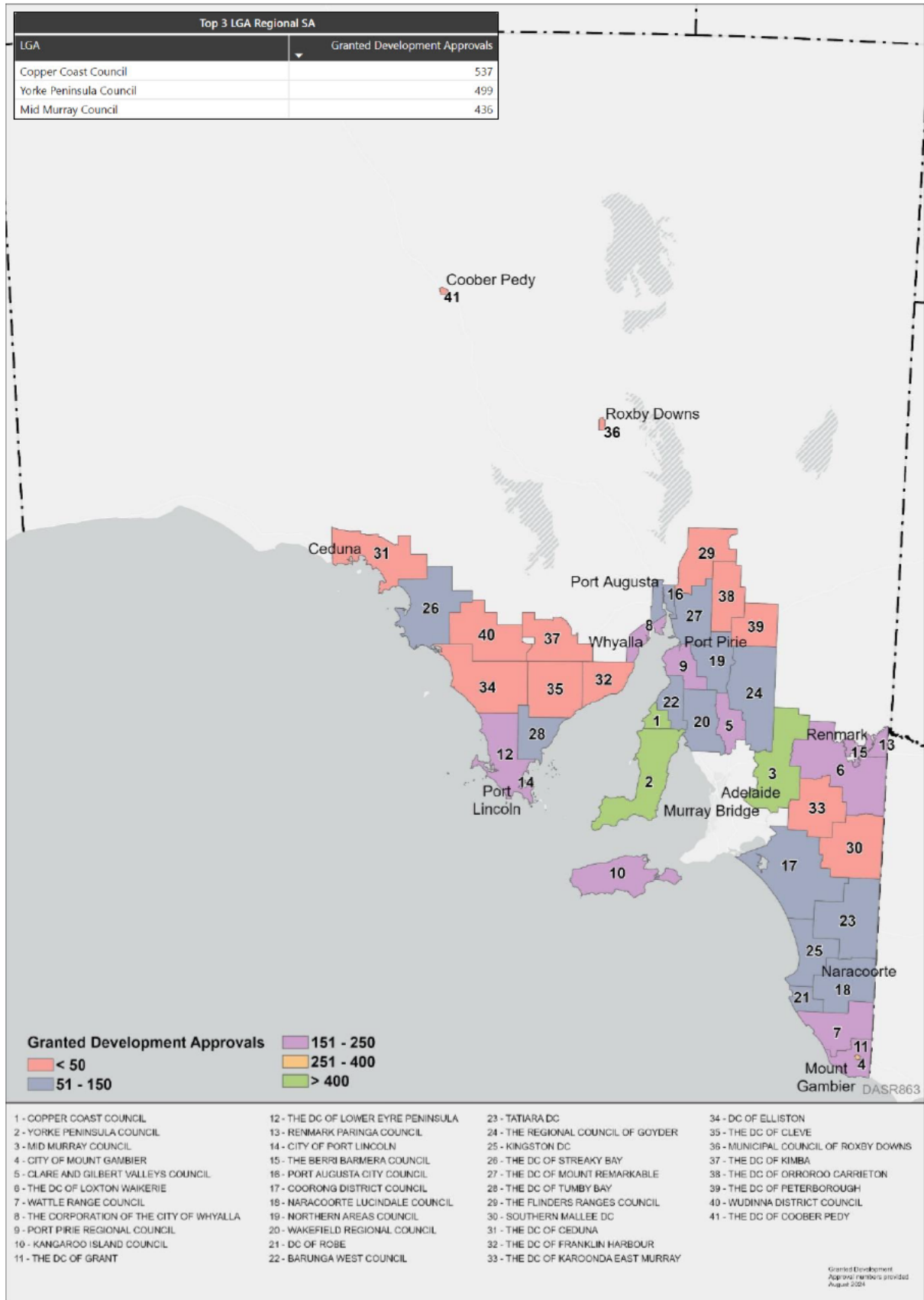


Figure 2: Total number of granted development approvals by LGA, rest of state (excluding GAPR), 2023–24



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				
<p>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%.</p> <p>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.</p> <p>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.</p>				
Note				
<p>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.</p>				

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

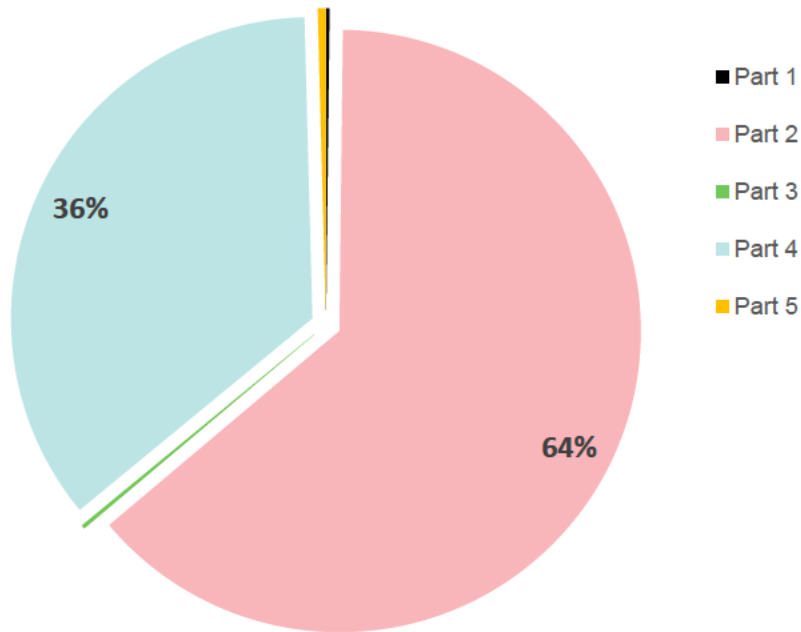
The ABS has created a [functional classification of buildings](#) to align with its predominant function or purpose. The divisions/ classifications include:

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.</p> <p>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>			

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.

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			
<p>There were 2 new impact assessed developments declared during the 2023-24 financial year:</p> <ul style="list-style-type: none"> ▪ Northern Water project (also lodged as crown and value reflected in both tables) ▪ Nuclear Powered Submarine Construction Yard Project <p>Other impact assessed developments under assessment include:</p> <ul style="list-style-type: none"> ▪ 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 			

Disclaimer

While every reasonable effort has been made to ensure this document is correct at the time of publication, the Minister, its agencies, instrumentalities, employees and contractors disclaim any and all liability to any person in respect to anything or the consequence of anything done or omitted to be done in reliance upon the whole or any part of.

www.plan.sa.gov.au

Department for Trade and Investment

Planning and Land Use Services (PLUS)

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GPO Box 1815

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Appendix B: Audited financial statements 2023-24



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To the Chair State Planning Commission

Opinion

I have audited the financial report of the State Planning Commission for the financial year ended 30 June 2024.

In my opinion, the accompanying financial report gives a true and fair view of the financial position of the State Planning Commission as at 30 June 2024 and its financial performance for the year then ended in accordance with relevant Treasurer's Instructions issued under the provisions of the *Public Finance and Audit Act 1987* and Australian Accounting Standards – Simplified Disclosures.

The financial report comprises:

- a Statement of Comprehensive Income for the year ended 30 June 2024
- a Statement of Financial Position as at 30 June 2024
- a Statement of Changes in Equity for the year ended 30 June 2024
- notes, comprising material accounting policy information and other explanatory information
- a Certificate from the Chair, State Planning Commission and the Acting Chief Operating Officer, Department for Housing and Urban Development.

Basis for opinion

I conducted the audit in accordance with the *Public Finance and Audit Act 1987* and Australian Auditing Standards. My responsibilities under those standards are further described in the 'Auditor's responsibilities for the audit of the financial report' section of my report. I am independent of the State Planning Commission. The *Public Finance and Audit Act 1987* establishes the independence of the Auditor-General. In conducting the audit, the relevant ethical requirements of APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* have been met.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Responsibilities of the Chair for the financial report

The Chair is responsible for the preparation of the financial report that gives a true and fair view in accordance with relevant Treasurer's Instructions issued under the provisions of the *Public Finance and Audit Act 1987* and Australian Accounting Standards – Simplified Disclosures, and for such internal control as management determines is necessary to enable the preparation of the financial report that gives a true and fair view and that is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the Chair is responsible for assessing the entity's ability to continue as a going concern, taking into account any policy or funding decisions the government has made which affect the continued existence of the entity. The Chair is also responsible for disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the assessment indicates that it is not appropriate.

Auditor's responsibilities for the audit of the financial report

As required by section 31(1)(b) of the *Public Finance and Audit Act 1987*, I have audited the financial report of the State Planning Commission for the financial year ended 30 June 2024.

My objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.


As part of an audit in accordance with Australian Auditing Standards, I exercise professional judgement and maintain professional scepticism throughout the audit. I also:

- identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the State Planning Commission's internal control

- evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Chair
- conclude on the appropriateness of the Chair's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the entity's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify the opinion. My conclusion is based on the audit evidence obtained up to the date of the auditor's report. However, future events or conditions may cause an entity to cease to continue as a going concern
- evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

My report refers only to the financial report described above and does not provide assurance over the integrity of electronic publication by the entity on any website nor does it provide an opinion on other information which may have been hyperlinked to/from the report.

I communicate with the Chair about, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during the audit.



Daniel O'Donohue
Assistant Auditor-General (Financial Audit)

26 September 2024

State Planning Commission

Financial Statements

for the year ended 30 June 2024

State Planning Commission
for the year ended 30 June 2024

Certification of the Financial Statements

We certify that the:

- financial statements of the State Planning Commission:
 - are in accordance with the accounts and records of the Commission;
 - comply with relevant Treasurer's Instructions;
 - comply with relevant accounting standards; and
 - present a true and fair view of the financial position of the Commission at the end of the financial year and the result of its operation and cash flows for the financial year.
- internal controls employed by the Commission for the financial year over its financial reporting and its preparation of financial statements have been effective.



Craig Holden
Chair
State Planning Commission

25 September 2024



Jane Burton
Acting Chief Operating Officer
Department for Housing and Urban Development

25 September 2024

State Planning Commission
Statement of Comprehensive Income
for the year ended 30 June 2024

	Note	2024 \$'000	2023 \$'000
Income			
Resources received free of charge	1.2	1 316	1 198
Total Income		<u>1 316</u>	<u>1 198</u>
Expenses			
Board fees and remuneration	4	770	682
Supplies and services	5	546	516
Total Expenses		<u>1 316</u>	<u>1 198</u>
Net Result		<u>-</u>	<u>-</u>
Total comprehensive result		<u>-</u>	<u>-</u>

The net result and total comprehensive result are attributable to the SA Government as owner.

The above statement should be read in conjunction with the accompanying notes.

State Planning Commission
Statement of Financial Position
as at 30 June 2024

	Note	2024 \$'000	2023 \$'000
Current assets			
Receivables		14	35
Total Current Assets		<u>14</u>	<u>35</u>
Total Assets		<u>14</u>	<u>35</u>
Current liabilities			
Payables	6	8	30
Other liabilities	7	6	5
Total Current Liabilities		<u>14</u>	<u>35</u>
Total Liabilities		<u>14</u>	<u>35</u>
Net assets		<u>-</u>	<u>-</u>
Equity			
Retained earnings		-	-
Total Equity		<u>-</u>	<u>-</u>

Total equity is attributable to the SA Government as owner.

State Planning Commission
Statement of Changes in Equity
for the year ended 30 June 2024

	Retained Earnings \$'000	Total Equity \$'000
Balance at 1 July 2022	-	-
Net result for 2022-23	-	-
Total Comprehensive Result for 2022-23	-	-
Balance at 30 June 2023	-	-
Net result for 2023-24	-	-
Total Comprehensive Result for 2023-24	-	-
Balance at 30 June 2024	-	-

All changes in equity are attributable to the SA Government as owner.

State Planning Commission
Notes to and forming part of the financial statements
for the year ended 30 June 2024

Note 1: Basis of Financial Statements

1.1. Reporting Entity

The State Planning Commission (the Commission) was established pursuant to the *Planning, Development and Infrastructure Act 2016* (the Act). The Commission is the State's principal planning advisory and development assessment body established under the Act.

The Commission does not control any other entity and has no interest in unconsolidated structured entities.

1.2. Financial Arrangements

The financial activities of the Commission are supported by the Department for Trade and Investment (the Department). The Commission is accountable to the Minister for Planning for the administration of the Act and to further the Act's objects and principles. The Department provides advice on the preparation of new planning instruments, strategic planning and undertaking the assessment of complex land use proposals.

As a result of administrative arrangements outlined in the Government Gazette on 30 June 2022, the employees providing services to the Commission transferred from the Attorney-General's Department to the Department from 1 July 2022.

In 2022-23 a service level agreement was entered into with the Department for the provision of governance and administrative services.

The only income received by the Commission are via resources received free of charge by the Department.

1.3. Statement of compliance

The financial statements of the Commission have been prepared in compliance with section 23 of the *Public Finance and Audit Act 1987*.

The financial statements are general purpose financial statements. The accounts have been prepared in accordance with relevant Australian Accounting Standards (applying simplified disclosures) and comply with Treasurer's Instructions and Accounting Policy Statements promulgated under the provisions of the *Public Finance and Audit Act 1987*.

The Commission has applied Australian Accounting Standards that are applicable to not-for-profit entities, as the Commission is a not-for-profit entity. Australian Accounting Standards and Interpretations that have recently been issued or amended but are not yet effective, have not been adopted by the Commission for the period ending 30 June 2024.

1.4. Basis of preparation

The financial statements have been prepared based on a twelve-month period and presented in Australian currency. The historical cost convention is used unless a different measurement basis is specifically disclosed in the notes.

All amounts in the financial statements and accompanying notes have been rounded to the nearest thousand dollars (\$'000).

Assets and liabilities that will be sold, consumed, or realised as part of the normal operating cycle are classified as current assets or current liabilities, all other assets and liabilities are classified as non-current.

State Planning Commission
Notes to and forming part of the financial statements
for the year ended 30 June 2024

1.5. Taxation

The Commission is not subject to income tax. The Commission is liable for payroll tax, fringe benefits tax and goods and services tax (GST).

The net amount of the GST receivable/payable to the ATO is not recognised as a receivable/payable in the Statement of Financial Position as the Commission is a member of an approved GST group of which the Department is responsible for the remittance and collection of GST.

Note 2: Objectives of the State Planning Commission

The Commission is responsible for making recommendations to the Minister for Planning on the administration of the *Planning, Development and Infrastructure Act 2016*. The Commission guides decision making of State and Local Government and community and business organisations with respect to planning, development and infrastructure provisions in South Australia.

Note 3: Key Management Personnel

Key management personnel of the Commission include the Minister for Planning and the eleven State Planning Commission members who have responsibility for the strategic direction and management of the Commission.

Total compensation for key management personnel was \$0.377 million (2023: \$0.286 million).

The compensation disclosed in this note excludes salaries and other benefits the Minister receives. The Minister's remuneration and allowances are set by the *Parliamentary Remuneration Act 1990* and the Remuneration Tribunal of SA respectively and are payable from the Consolidated Account (via the Department of Treasury and Finance) under section 6 the *Parliamentary Remuneration Act 1990*.

Transactions with Key Management Personnel and other related parties

The Commission did not enter into any transactions with key management personnel or their close family members during the reporting period.

State Planning Commission
Notes to and forming part of the financial statements
for the year ended 30 June 2024

Note 4: Board Fees and Remuneration

Members during the 2024 financial year were:

State Planning Commission

C Holden (Chair)
S Moseley
D O'Loughlin
J Stimson
S Johnston
L Teburea
S Smith*
J Barkla
J Mazzone
N Harvey
A Moroney

State Commission Assessment Panel

R Thomas (Chair)
M Adcock
D Altmann
J Botten
D Donaldson
J Eckert
J Hayter
J Newman
P Leadbeter
R Rutschack

Building Technical Panel

D Frisby (Chair)
J Shillabeer
J Payne
J Cibich
B Fennell
B Steer
P Murton
N Ingerson
M Centofanti
L Bertholini

Building Fire and Safety Committee

J Evans* (Chair)
M Brown*
H Lim * (retired May 24)
C Paton*
E Bradley * (appointed May 24)

State Planning Commission
Notes to and forming part of the financial statements
for the year ended 30 June 2024

Heritage Sub Committee

S Johnston (Chair)
L Bird*
R Danvers
B Harry
E Little
D Lindsay
J Newman
A Pope*
M Queale*

* In accordance with the Premier and Cabinet Circular No. 016, government employees did not receive any remuneration for board/committee duties during the financial year.

	2024	2023
	\$'000	\$'000
Board Fees and Remuneration		
Board fees and remuneration	733	650
On-costs – taxes	37	32
Total Board Fees and Remuneration	<u>770</u>	<u>682</u>

The number of members whose remuneration received or receivable falls within the following bands:

	2024	2023
\$0 - \$19 999	31	30
\$40 000 - \$59 999	6	8
\$60 000 - \$79 999	5	2
\$100 000 - \$119 999	1	1
Total Number of Members	<u>43</u>	<u>41</u>

Remuneration of members reflects all costs of performing Commission member duties including sitting fees, superannuation contributions, fringe benefits tax and any other salary sacrifice arrangements. The total remuneration received or receivable by members was \$0.733 million (2023: \$0.650 million).

State Planning Commission
Notes to and forming part of the financial statements
for the year ended 30 June 2024

Note 5: Supplies and Services

	2024	2023
	\$'000	\$'000
Governance and Administrative Services	454	439
Auditor's remuneration	7	7
Other	85	70
Total Supplies and Services	546	516

Note 6: Payables

	2024	2023
	\$'000	\$'000
Accrued expenses	8	9
Accrued board fees and remuneration	-	20
Employment on-costs	-	1
Total Payables	8	30

Payables and accrued expenses are recognised for all amounts owing but unpaid. Contractual payables are normally settled within 30 days from the date the invoice is received. All payables are non-interest bearing. The carrying amount of payables represents fair value due to their short-term nature.

Statutory payables do not arise from contracts.

Employment on-costs include payroll tax, ReturnToWorkSA levies and superannuation contributions and are settled when the respective employee benefits that they relate to are discharged.

Note 7: Other Liabilities

	2024	2023
	\$'000	\$'000
Unearned Revenue	6	5
Total Other liabilities	6	5

Note 8: Contingent Assets and Contingent Liabilities

The Commission is not aware of any contingent assets and contingent liabilities as at 30 June 2024.

Note 9: After Balance Date Events

As proclaimed on 30 May 2024 and in accordance with section 26 of the *Public Sector and Audit Act 2009*, effective from 1 July 2024 the title of the Department for Trade and Investment is altered to the Department for Housing and Urban Development.

22095380

26 September 2024

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Hon Nick Champion MP
Minister for Planning

By email: [REDACTED]

Dear Minister

State Planning Commission Annual Report 2023-24

Please find enclosed the State Planning Commission Annual Report 2023-24 as required under section 32(1) of the *Planning, Development and Infrastructure Act 2016* (the Act).

Please note that section 32(3) of the Act requires that the State Planning Commission Annual Report 2023-24 be tabled before both Houses of Parliament within six sitting days of you receiving the Annual Report.

Please do not hesitate to contact Ms Kate Southcott, Team Leader, Governance, Planning and Land Use Services, Department for Housing and Urban Development, on [REDACTED] or via email at [REDACTED] should you have any queries

Yours sincerely



Craig Holden
Chair

Enc State Planning Commission Annual Report 2023-24