



## Agenda Report for Noting

**Meeting Date: 5 September 2024**

<b>Item Name</b>	2023-2024 System Indicators Report	
<b>Presenters</b>	Simon Channon	
<b>Purpose of Report</b>	Noting	
<b>Item Number</b>	5.2	
<b>Strategic Plan Reference</b>	2. Enhancing our Planning System	
<b>Work Plan Reference</b>	2.4. Monitor and report on data and trends (population and land use impacts)	
<b>Confidentiality</b>	Not Confidential (Release Delayed), to be released after the Minister for Planning has tabled the <i>Performance Indicators Scheme Annual Report 2023-24</i> to both Houses of Parliament as required under section 32 of Part 3 of the <i>Planning, Development and Infrastructure Act 2016</i> .	
<b>Related Decisions</b>	<ul style="list-style-type: none"> <li>• Item 5.3 – 2023-2024 System Indicators Report</li> <li>• Item 5.2 – System Indicators Scheme – Minor Amendments for Approval, 23 June 2022</li> <li>• Item 4.1 – Performance Indicators Annual Report 2021-2022, 1 September 2022</li> </ul>	
<b>Conflicts Declared</b>	Nil	
<b>Is the Report author aware of any potential undeclared conflict?</b>	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), with the meeting papers for this item to be released after the Minister for Planning (the Minister) has tabled the *Performance Indicators Scheme Annual Report 2023-24* (the Report) to both Houses of Parliament as required under section 32 of Part 3 of the *Planning, Development and Infrastructure Act 2016* (the Act).
2. Approve the final Report (**Attachment 2**) and authorise Planning and Land Use Services (PLUS) to publish the Report on the PlanSA Portal.
3. Authorise the Chair of the Commission to make any minor or editorial amendments to the Report as required to finalise.
4. Note that the final Report will be attached to the Commission’s Annual Report, which will be provided to the Minister for Planning for tabling with Parliament.

## Background

Part 2, section 5 of the *Planning, Development and Infrastructure (General) Regulations, 2017* (the Regulations) states that the State Planning Commission (Commission) Annual report must contain information about:

- *Any performance targets set under Schedule 5 of the Act during the relevant financial year.*

Performance targets must sit within an approved scheme, which provides for the monitoring and evaluation of performance, under Schedule 4(2) of the *Planning, Development and Infrastructure Act, 2016* (the Act).

The Performance Indicators (System) Scheme (the Scheme) was approved by the Minister on 11 July 2022 (**Attachment 1**). The 2023-24 Performance Indicators Report (**Attachment 2**) follows the same format as the report for last financial year.

## Discussion

This item relates to the presentation of the 2023-24 Performance Indicators Report, which forms part of the Commission's Annual Report; a requirement under the Act. The key findings from the Report are summarised below.

### Performance Indicators Scheme Annual Report 2023-2024

This Report provides a three-year comparison of the new ePlanning system. The metrics used in the two previous annual reports has remained the same with only minor calculation rules being corrected.

Analysis of this data reveals several system improvements which can be attributed to the policy settings and levers associated with the new system along with a greater familiarity by both relevant authorities and applicants, notably this includes:

- More dwelling applications assessed through streamlined compliance-based approvals (indicator 1.1).
- Most applications are being verified within statutory timeframes (indicator 1.2).
- There were far fewer applications commencing public notification (indicator 2.1).
- There were fewer referrals (indicator 2.4)
- More planning and building consent decisions are being made within statutory timeframes (indicator 3.1 and 3.4).
- Only 2 deemed planning consent notices were issued in the 2023-24 financial year (indicator 3.3).
- The number of inspections of building work has again increased (indicator 3.5).
- Court appeals continue to decrease (indicator 4.1).
- Fees receipted increased again (indicator 5.2).

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

- The proportion of applications assessed as Deemed to Satisfy remains static (14% of all development applications for each of the last three years).
- On-time verification remains static at 86% for all applications and all relevant authorities (indicator 1.2).
- The number of Requests for Information (RFI) has increased relative to the number of consents applied for (indicator 2.3).

Economic factors including inflation, increase building costs and rising interest rates continue to have a noticeable impact on development activity across the state. These impacts sit largely at the periphery of the land use planning system, but have had a clear effect on certain indicators compared to previous reporting periods, notably:

- An 5% decline in total number of development applications lodged within compared to the previous financial year (indicator 1.1).
- A 10% decline in the number of residential development approvals (indicator 3.6).

The Scheme was developed with the intent of measuring performance of the planning system, and to provide an insight into trends that can inform areas where policy change is required to streamline and fast-track approvals where appropriate.

Several indicators serve as an opportunity for the Commission to consider future Code Amendments, or advise State Government on potential regulation change, this includes the following:

- Certificates of Occupancy (CoO) for Class 1a (detached dwellings) buildings are still unavailable for reporting purposes (indicator 3.7), however are planned to re-commence on 1 October 2024.

Crown and Impact Assessed (formerly Major) development applications continue to be reported separately although Crown assessed developments have been captured in DAP since November 2023. A summary of key indicators with a direct comparison to the previous financial year is provided in Table 1 below.

**Table 1: Crown and Impact Assessed development applications comparison**

Indicator	2021-2022 Financial Year	2022-23 Financial Year	2023-24 Financial Year
Crown applications lodged	246	194	198
Development cost of applications lodged	\$1.4 billion	\$2.2 billion	\$5.5 billion*
New impact assessed development declarations	0	3	2
Total value of current projects (for which a decision is still to be made)	\$160.3 million	\$1.5 billion	\$7.8 billion

Online Platform Delivery

The Performance Indicators Report 2022-23 was published on the PlanSA Portal following its release on 15 November 2023.

Council based versions were made available to each Council through DAP in May 2024.

It has been discussed at previous meetings that it is intended to create and deliver an online platform for the public to provide improved access and transparency into the performance of the planning system. Some of this data is already provided on the Portal including high level system performance and development application assessment timeframes on a live basis for the financial year.

Further investigations are still required to determine what information should be shared and at what level (i.e. Government Region, Council etc). A dashboard would focus on the visualisation of data, rather than provide detailed analysis.

There is an opportunity in the future to add to the Performance Indicators Scheme rather than to change the existing indicators. For example, data from the land supply dashboard could provide more detailed breakdown spatially. Similarly, PlanSA is preparing a Code Amendment Dashboard

that will provide oversight and reporting for Code Amendments. This detail would enable more wholistic reporting on the performance of the planning system.

#### Expert Panel and Housing Roadmap

The *Expert Panel for the Planning System Implementation Review* (the Expert Panel) and the Government's response report were published in March 2024. The Expert Panel made 113 recommendations to refine and fine-tune the planning system. The Government's response included supporting 63 recommendations in full, 13 in principle and 36 in principle with further investigation. Only one recommendation was not supported. This means that there are 112 projects that have either been completed, commenced or will commence over the next year. The recommendations relate to the entire planning system, but many aspects will affect matters outlined in this report. This includes public notification and appeal, deemed consents, verification and the ePlanning system. Other changes such as legislative change or changes to the Planning and Design Code will ultimately affect future development applications and their reporting.

The Government's Housing Roadmap may similarly affect future development applications and their reporting. The Government is committed to several initiatives to deliver new homes faster. This includes:

- A faster Code Amendment process.
- Using Outline Consents.
- Combining Code Amendments and Outline Consents.
- Transparent tracking of Code Amendments.
- Faster land division assessment.
- Consistent engineering standards for local infrastructure.
- Establishing a State Government Land Division Assessment Panel.
- Artificial Intelligence (AI) decision-making for faster and accurate approvals.
- Combining Local Government assessment panels and planning departments.
- Real Property Act reforms.

Initiatives from the Expert Panel Report and the Housing Roadmap could be incorporated in future reporting.

The Planning and Land Use Services (PLUS) will continue the preparation, testing and publication of an interactive system indicator platform for both internal Council use and to be displayed on the PlanSA Portal across the 2024-25 financial year.

#### Areas for Improvement

Opportunities to improve on those indicators that have remained static or declined include:

- Investigating why the proportion of Deemed to Satisfy (DTS) applications remains static. PLUS is preparing an Assessment Improvements Code Amendment. While this Code Amendment does not provide a holistic review of the DTS Pathway, it is proposing to review the application of some Overlays that exclude applications from being assessed as DTS development, i.e. the Water Resources Overlay and the River Murray Tributaries Overlay.
- Verification improvements were identified by the Expert Panel and require regulation changes. This is not the only mechanism being reviewed. The AI decision making process will provide an opportunity not only to automate the decision-making process but also the verification process. This project is in a pilot phase and exploring ways to fast track approvals for detached dwellings in master planned areas in the first instance. This can be expanded upon to more kinds of development in more areas if successful.
- Reviewing why the number of requests for information has increased. There could be many reasons why this has increased – does it relate to information not provided at verification, does it relate to a need for more detailed or specific information/reports, does it relate to requested changes to better comply with the provisions of the Planning and Design Code?

The review of Schedule 8 and the verification process outlined by the Expert Panel could be used to inform an investigation.

Procedural matters

Should the Commission agree with the contents of the 2023-2024 Report, a copy must be forwarded to the Minister as part of the Commission's Annual Report.

The Minister is then required to table the Annual Report before both Houses of Parliament within six sitting days of receiving a copy of the Annual Report. This is a requirement under section 32 of Part 3 of the Act.

Data Validation

A data validation process, as noted in **Attachment 3**, was undertaken by PlanSA to provide a high level of certainty with regards to the integrity of data feeding into the Performance Indicators Scheme Annual Report. A detailed overview document which outlines the data validation process, calculation rules and signoff from the relevant business and technical leads is provided in **Attachment 4**.

**Attachments:**

1. Current Performance Indicators (System) Scheme (#22031330)
2. Performance Indicators Scheme Annual Report 2023-24 (#21792710)
3. Minute to Deputy Chief Executive, DHUD confirming process, procedures and final status of System Indicators Report (#22040133)
4. System indicator validation and endorsement document (#22039692)
5. Statewide Performance Indicators 2023-24 (underlying data) (#21795122)
6. Council Performance Indicators 2023-24 (underlying data – City of Adelaide for demonstration purposes) (#21795134)
7. Report Definitions table 2023-24 (#21795114)

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Endorsed by: Troy Fountain, Marc Voortman

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Date: 29 August 2024

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# PERFORMANCE INDICATORS (SYSTEM) SCHEME

Published June 2021



## Version Control

Version	Date	Description
1	1 July 2020	First iteration of scheme.
2	10 June 2021	Amendments to operational framework and indicators post Planning and Design Code implementation (19 march 2021).

## Introduction

Schedule 4 of the *Planning, Development and Infrastructure Act 2016* (the Act) allows the State Planning Commission (the Commission), with the approval of the Minister for Planning and Local Government, to establish a scheme for the monitoring and evaluation of performance in the exercise of statutory functions under the Act.

The scheme may include –

- (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 Commission has prepared this Scheme in relation to part a, to effectively monitor, evaluate and report on the performance, efficiency and various quantitative aspects of the development assessment scheme (Part 7 of the Act).

The Act envisages that the Commission may, from time to time, with the approval of the Minister, vary or substitute the scheme.

## Part 1 – Preliminary

### 1.1 Citation

This scheme may be cited as the State Planning Commission Performance Indicators Scheme (System) 2021.

### 1.2 Operation

This scheme will come into operation on **1 July 2021**.

### 1.3 Versions of the Scheme

This scheme may be varied or substituted from time to time in accordance with Schedule 4 section 2(3) of the Act. The previous version of this scheme as established under Schedule 4 section 2(1) of the Act (and operational from 1 July 2020) is revoked on and from the date of operation of this scheme.

### 1.4 Object of the Scheme

The object of this scheme is to:

- (a) monitor, evaluate and report on the performance, efficiency and various quantitative aspects of the planning and development system
- (b) identify performance indicators that must be measured
- (c) set out the timing of measurement and method of publishing

### 1.5 Interpretation

In this scheme, unless the contrary intention appears –

- *Act* means the [Planning, Development and Infrastructure Act 2016](#)
- *Regulations* means the [Planning, Development and Infrastructure \(General\) Regulations 2017](#)
- *Code* means the [Planning and Design Code](#)
- *Commission* means the [State Planning Commission](#)
- *Court* means the [Environment, Resources and Development Court](#)
- *Relevant Authority* means any relevant authority set out in section 82 of the Act
- *The Department* means [the Attorney Generals Department](#)
- *Indicators* means the Scheme Indicators set out in Attachment A.

**NOTE:** Section 14 of the [Acts Interpretation Act 1915](#) provides that an expression used in an instrument made under an Act has, unless the contrary intention appears, the same meaning as in the Act under which the instrument was made.

## Part 2 – Scheme Indicators

- 2.1 The Scheme Indicators are set out in **Attachment A**.
- 2.2 The Indicators apply to all *Relevant Authorities*.

## Part 3 – Data Collection

- 3.1 The Department will collect the data required for the scheme indicators centrally via the Development Assessment Processing (DAP) solution within the SA Planning Portal.
- 3.2 No manual collection of data will be required from Councils or other persons or industry bodies.

## Part 4 – Evaluation and Reporting

- 4.1 Each indicator may be broken into ‘sub-indicators’ to enable more detailed reporting.
- 4.2 Sub-indicators may relate to matters such as the different assessment pathways, different relevant authorities, geographical areas, time periods or the like.
- 4.3 Sub-indicators will enable detailed and tailored analysis of planning data by the Department to then report to the Commission.
- 4.4 The evaluation and reporting process relating to the scheme will occur on an annual basis, shortly following the end of each financial year.
- 4.5 The Commission must report on the indicators as part of its annual report.
- 4.6 The report must include:
  - a summary of the data into key statistics and themes
  - evaluation of statistics and what they mean for the operation of the planning system
  - comparison with statistics from previous financial years
  - recommendations in relation to issues or inefficiencies identified in the system.
- 4.7 The first formal report on the scheme from the Department to the Commission will occur shortly following the end of the 20/21 financial year.
- 4.8 The report will be made available on the [SA Planning Portal](#).

# ATTACHMENT A –SCHEME INDICATORS

## 1.0 Lodgement Indicators

- 1.1 Number of applications lodged
- 1.2 Percentage of lodged applications verified within the statutory timeframe.

## 2.0 Assessment Indicators

- 2.1 Number of applications which underwent public notification, by assessment pathway
- 2.2 Number of requests for further information, by assessment pathway
- 2.3 Percentage of requests for additional information responded to by the applicant within the statutory timeframe
- 2.4 Number of referrals by development type (as defined in the Regulations), the percentage of referrals which met statutory timeframes to provide comment and the percentage of referrals giving direction to refuse.

## 3.0 Decision Indicators

- 3.1 Percentage of decisions made within statutory timeframe, by relevant authority
- 3.2 Number of planning consents granted by assessment pathway
- 3.3 Number of planning consents granted by development type
- 3.4 Number of planning consents refused, by assessment pathway
- 3.5 Percentage of planning decisions made within the statutory timeframes, by assessment pathway
- 3.6 Number of Deemed Consents granted
- 3.7 Number of Building Rules Consent decisions (approved or refused)
- 3.8 Percentage of building rules decisions made within the statutory timeframe
- 3.9 Number of building inspections undertaken as required by practice direction
- 3.10 Number of development approvals for buildings (ABS Functional Classification Code)
- 3.11 Number of additional allotments approved in land divisions (i.e. granted land division certificate under section 138)
- 3.12 Land divisions within the Environment and Food Production Areas (EFPA) or Character Preservation District (CPD), including approvals, refusals, numbers of additions lots created and SCAP concurrence requests.

## 4.0 Court Appeal Indicators

- 4.1 Number of appeals lodged to the Environment, Resources and Development (ERD) Court, by appeal type

## 5.0 Monetary Indicators

- 5.1 Value of developments granted consent (planning, building and land division) by development type.
- 5.2 Total fees collected





[plan.sa.gov.au/](http://plan.sa.gov.au/)

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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<sup>1</sup>. 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 Report (the Report) provides a three-year comparison of the State's ePlanning system since it became fully operational in March 2021. With three full years of data to compare, it can be seen where the system is meeting or exceeding expectations and where improvement is needed.

This allows the State Planning Commission and the Department of Housing and Urban Development 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.

This Report identifies an overall very 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) Regulation 2007* to streamline dwelling approvals in greenfield areas.
- **Most applications are being verified within statutory timeframes** (indicator 1.2). Over the last three 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.
- **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.
- **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.

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<sup>1</sup> See, for example, Business Council of Australia September 2023 [https://assets.nationbuilder.com/bca/pages/7331/attachments/original/1694130571/BCA\\_2023\\_Regulation\\_Rumble\\_-\\_A\\_guide\\_to\\_national\\_best\\_practice.pdf?1694130571](https://assets.nationbuilder.com/bca/pages/7331/attachments/original/1694130571/BCA_2023_Regulation_Rumble_-_A_guide_to_national_best_practice.pdf?1694130571)

- **Only 2 deemed planning consent notices were issued in the 2023-24 financial year** (indicator 3.3). The number of deemed planning consents has reduced from 24, to 14 and now 2 over the last three financial years.
- **The number of inspections of building work has again increased** (indicator 3.5). This figure could be reflective of familiarity with DAP reporting and/or an increase in actual inspections taking place in response higher development approval numbers in the previous year.
- **Court appeals continue to decrease** (indicator 4.1). The number of appeals increased 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 again** (indicator 5.2). This increase is largely due to indexation (and the increase in development costs) with some new fees being 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* 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. It is also worth noting that fewer RFIs were responded 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. Similar to the verification comments, the Expert Panel recommended that the information provided with a development application under Schedule 8 of the Regulations. This will 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 (CoO) 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 is working to make more performance data accessible and interrogable via the Planning Portal so that all system users can share in the insights generated by these very important system indicators.

The Department has and will continue enhancing monitoring and reporting that can measure 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 new 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 gazettal) of 15 months. This compares very favourably both nationally and with the pre-2021 system in South Australia when Development Plan Amendments (DPA's) typically took between 30-37 months to complete.

Ultimately, good planning is a multi-faceted and collaborative effort, not a numbers game. But good data is an absolutely 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 Housing and Urban Development (DHUD) 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. It represents the most significant improvement to planning and development legislation in South Australia's history – showcasing SA's drive to be a leader in planning across the globe.

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

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; or
- 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](http://www.plan.sa.gov.au).

## Scope of Data for this Report

Data used in this 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 dedicated version of the DAP in November 2023. For the past financial year, their 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 that are considered within this report are listed in the table below (refer to [PlanSA](#) website):

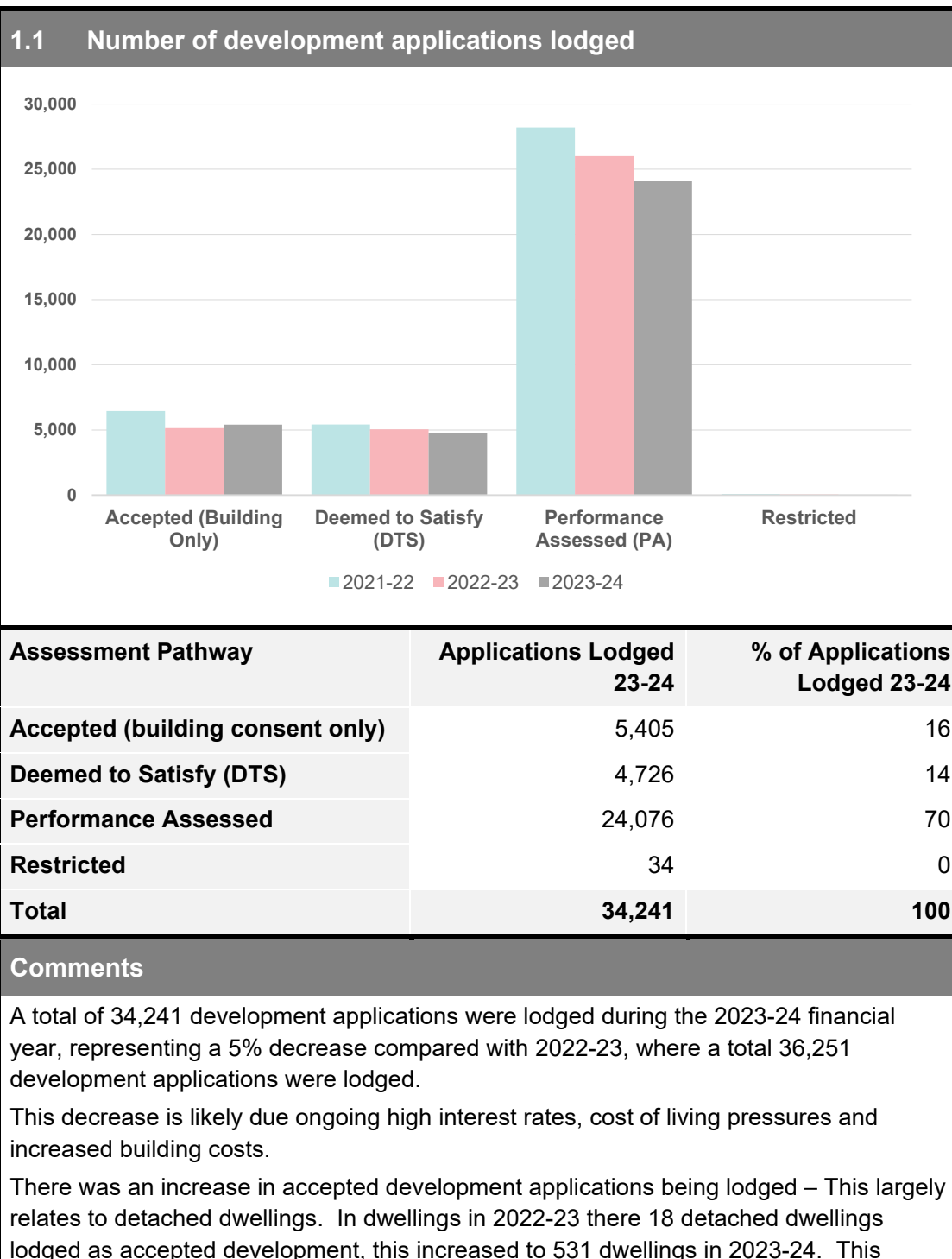
Assessment Pathway	Definition
Accepted	Only building consent is required, no planning consent is required
Code Assessed - Deemed to Satisfy (DTS)	Can be assessed by an accredited professional or assessment manager and must be granted consent if it complies with relevant provisions within the Planning 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).

This 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.



followed amendments to the PDI Regulations 2017 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 which have been submitted (i.e. no fee paid) through the ePlanning system.

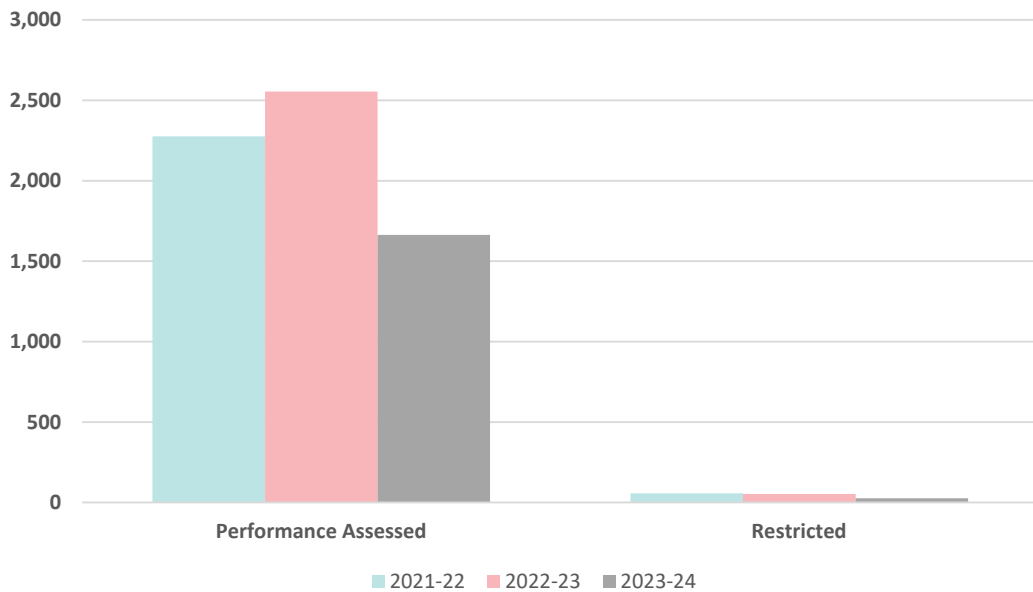
Percentages are rounded to the closest whole number, which accounts for restricted development being recorded as 0% instead of 0.1%.

<b>1.2 Percentage of lodged development applications verified within the statutory timeframe by consent type</b>			
<b>Consent Type</b>	<b>Consents Verified</b>	<b>Undertaken within Timeframe</b>	<b>% Verified within Timeframe</b>
<b>Planning</b>	31,758	27,756	87%
<b>Land Division</b>	129	119	92%
<b>Planning and Land Division</b>	2,418	2,077	86%
<b>Building</b>	23,894	19,814	83%
<b>Total</b>	<b>58,199</b>	<b>49,766</b>	<b>86%</b>
<b>Comments</b>			
<p>A total 58,199 consents were verified during the financial year 2023-24, representing a 7% decrease on the total number of verifications undertaken during the 2022-23 financial year.</p> <p>Verification timeframes were the same as the previous financial year.</p>			
<b>Note</b>			
<p>Verification is the process of checking and verifying the details of development applications including:</p> <ul style="list-style-type: none"> <li>▪ Reviewing the provided documents</li> <li>▪ Sending requests for required documentation to verify the application</li> <li>▪ Determining the planning assessment pathway</li> <li>▪ Invoicing and payment of associated fees to lodge the development application</li> </ul> <p>One application can have multiple consents (i.e. a planning, land division and building). This explains why these numbers differ from indicator 1.1.</p>			

## 2.0 ASSESSMENT INDICATORS

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

### 2.1 Number of planning consents which commenced public notification by assessment pathway



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

#### Comment

The number of applications commencing public notification was significantly 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. This 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. It also clarified how relevant authorities were to determine minor variations in relation to elements listed in Table 5 of each zone.
- 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.

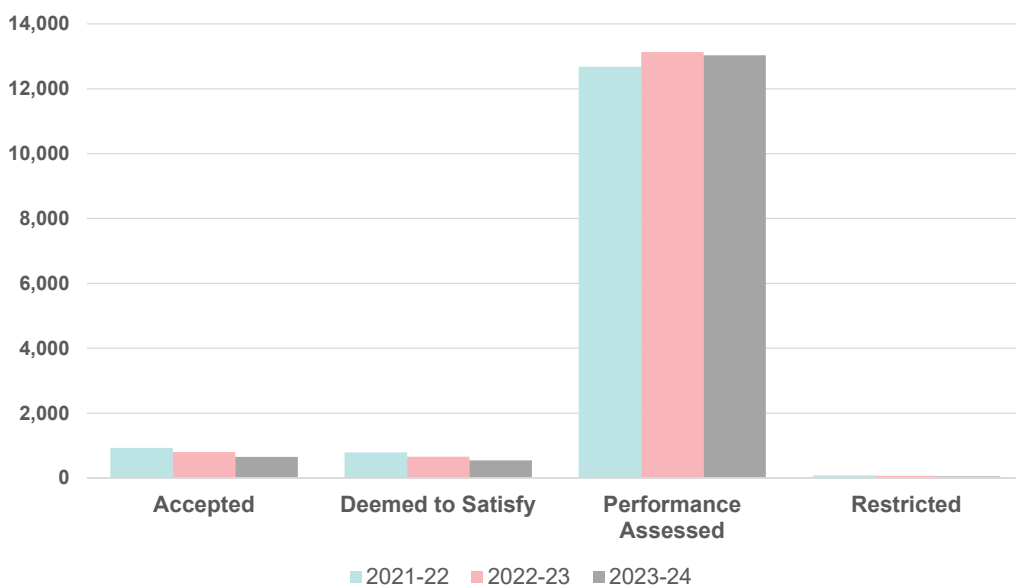
The planning system seeks to ensure notification on more complex development. Public notification typically occurs at the end of the assessment process, therefore applications currently under assessment may still require public notification.

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
<b>Total</b>	<b>14,478</b>	<b>14,657</b>	<b>14,274</b>

**Comment**

Total requests for additional information in the 2022-23 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.

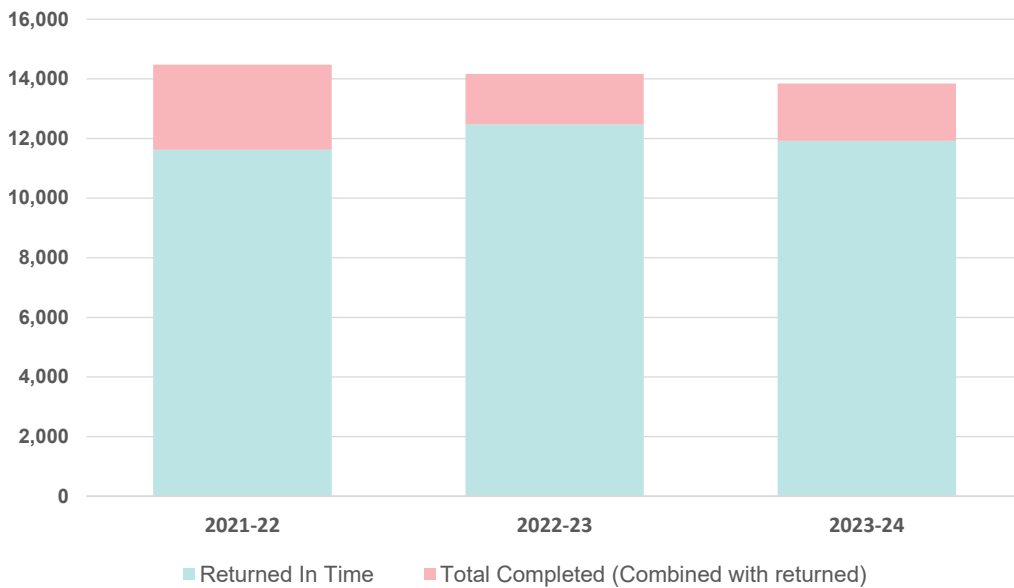
**Note**

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**

86% of requests for information were responded within the timeframe. This is similar to the 2022-23 where 88% of responses were within the timeframe.

**Note**

The relevant authority, under Regulation 34 of the PDI (General) 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 PDI Regulations (2017):**

- 2.4**
- By 'development' type
  - Percentage of referrals returned within the relevant timeframe
  - Percentage of referrals returned with direction to refuse relevant application

<b>Schedule 9, PDI Regulations 2017 (Development Type)</b>	<b>Total Referrals</b>	<b>% Returned in Time</b>	<b>% With Direction to Refuse</b>
<b>Part A (1) – Airports</b>	36	89%	-
<b>Part A (2) – High bushfire risk areas</b>	457	97%	-
<b>Part A (3) – Development near the coast</b>	118	92%	4%
<b>Part A (4) – Future Road Widening</b>	46	91%	-
<b>Part A (5) – Historic Shipwrecks (State)</b>	7	57%	-
<b>Part A (6) – Historic Shipwrecks (Commonwealth)</b>	-	-	-
<b>Part A (7) – Development affecting transport routes and corridors</b>	498	72%	1%
<b>Part A (8) – Tunnel Protection Overlay</b>	3	-	-
<b>Part A (9) – Activities of Environmental Significance</b>	135	93%	1%
<b>Part A (9A) – Site contamination</b>	118	98%	-
<b>Part A (B) – Gas and Liquid Petroleum Pipelines Overlay and Facilities Overlay</b>	29	93%	-
<b>Part A (10) – Certain activities in Murray Darling Basin Area</b>	3	100%	33%
<b>Part A (11) – Native Vegetation</b>	105	93%	-

<b>Part A (12) – Activities that would otherwise require a permit under Landscape SA Act 2019 that may impact on water resources.</b>	14	71%	-
<b>Part A (13) – Activities that may rise to water allocation issues under Landscape South Australia Act 2019 that involve the taking of water.</b>	5	100%	-
<b>Part A (14) – Mining</b>	6	83%	-
<b>Part A (15) – Development in River Murray Flood Plain Protection Area</b>	232	98%	1%
<b>Part A (16) – Development in River Murray Tributaries Protection Area</b>	10	100%	-
<b>Part A (17) – State heritage places</b>	446	98%	1%
<b>Part A (18) – Electricity infrastructure</b>	8	100%	13%
<b>Part A (19) – Aquaculture development</b>	3	100%	-
<b>Part A (20) – Affordable housing</b>	78	88%	-
<b>Part B (21) – Advertisements near signalised intersections</b>	79	91%	-
<b>Part B(22) – Design</b>	42	100%	-
<b>Part B (23) – Land division near waste depots</b>	-	-	-
<b>TOTAL</b>	<b>2,478</b>	<b>91%</b>	<b>1%</b>

### Comment

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.

91% of referrals were returned within the relevant timeframe and this is slightly less than the 93% in the previous financial year.

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 Landscape SA Act 2019 that 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).
- 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.
- 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.

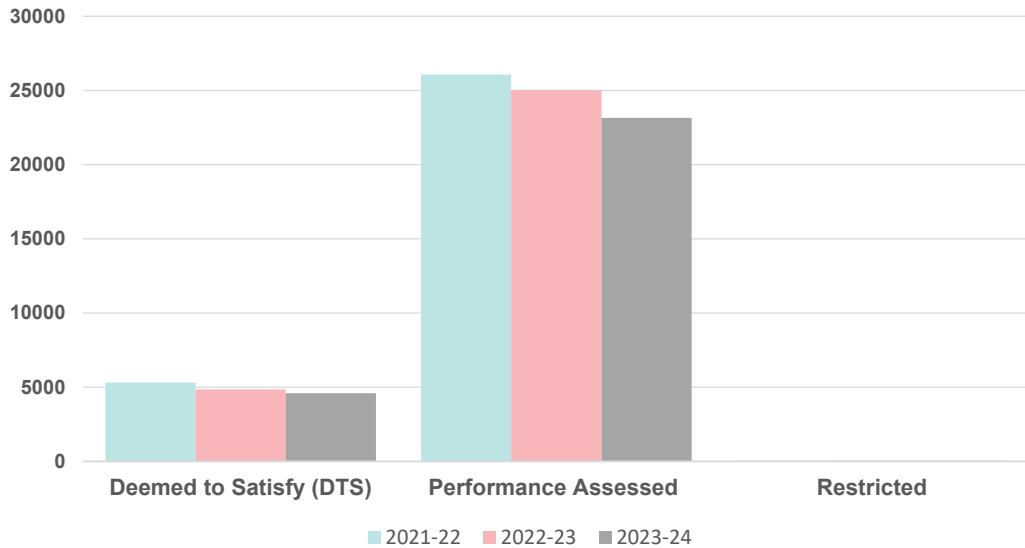
\*Some percentages in the table above are affected by the small number of applications associated with the relevant agency (i.e. historic shipwrecks)

### 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%
<b>TOTAL</b>	<b>94%</b>	<b>92%</b>	<b>84%</b>	<b>92%</b>
Comment				
<p>More planning consents were granted in their statutory timeframe in the 2023-24 financial year (92%). This is an improvement on the 90% figure for the 2022-23 financial year and the 89% in the 2021-2022 financial year. More restricted developments were assessed within the statutory timeframe (84%) than the previous financial year (78%). These applications are typically complex, require considerable amounts of information, require multiple referrals and extensive consultation.</p>				
Note				
<p>Planning consent decisions include the following consent types: Planning Consent, Land Division Consent and Planning and Land Division Consent.</p> <p><a href="#">Assessment timeframes</a> are specified in Regulation 53 of <i>the Regulations</i>.</p>				

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



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

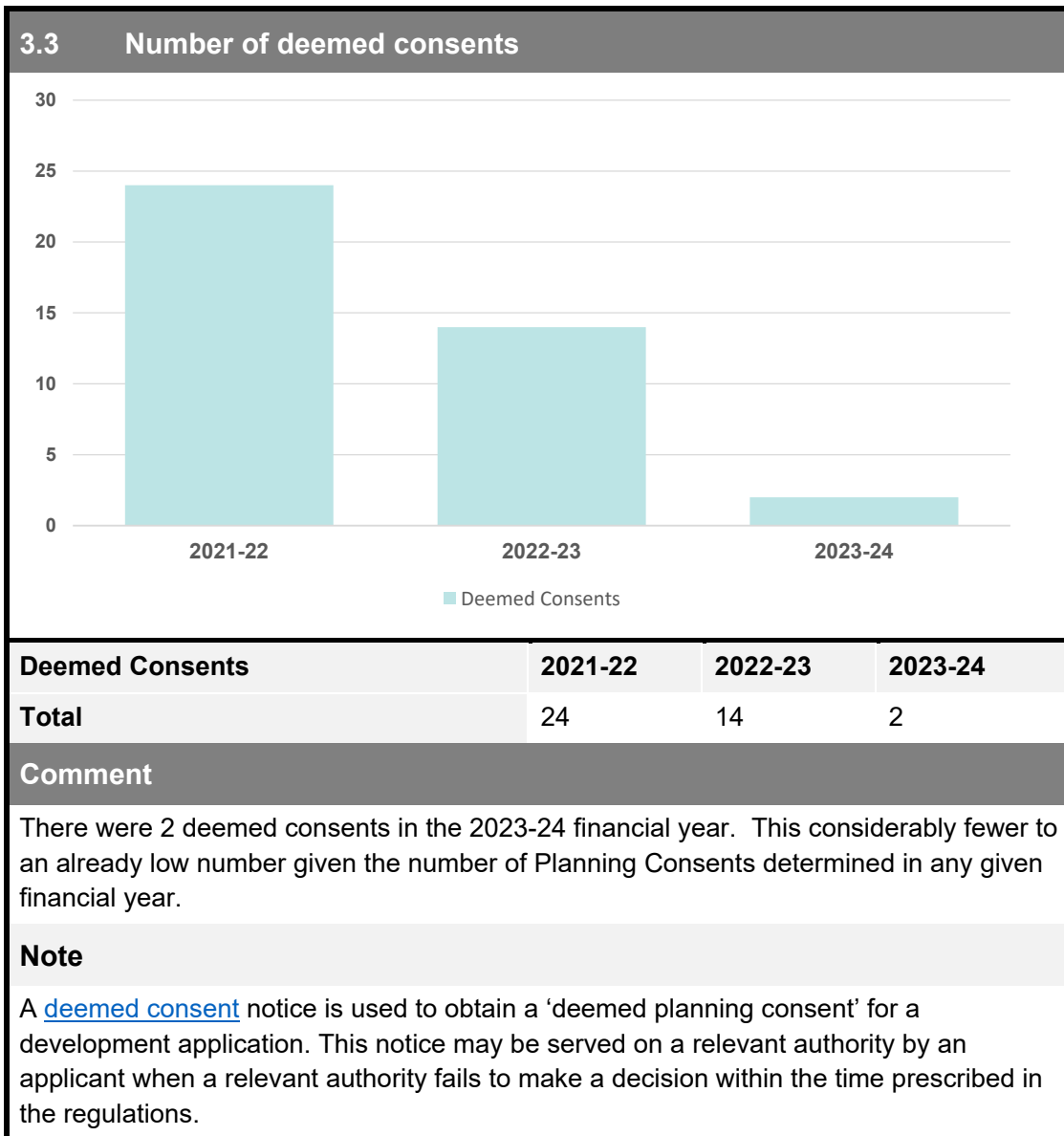
**Comment**

With the number of applications lodged less than financial years it is unsurprising that the number of planning consent decisions is also less (7% fewer planning consents determined).

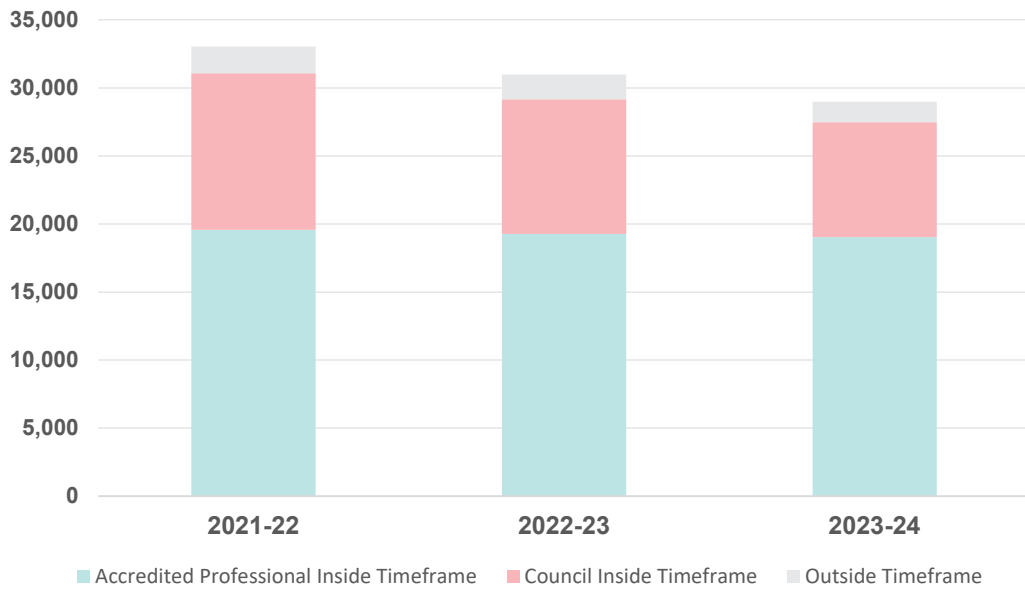
The number of Performance Assessed applications is substantially lower effectively making up the 7% shortfall. The number of 'Accepted' applications where planning consent is not required has increased replacing many dwellings that would have been assessed as either Performance Assessed or Deemed to Satisfy applications.

**Note**

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



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

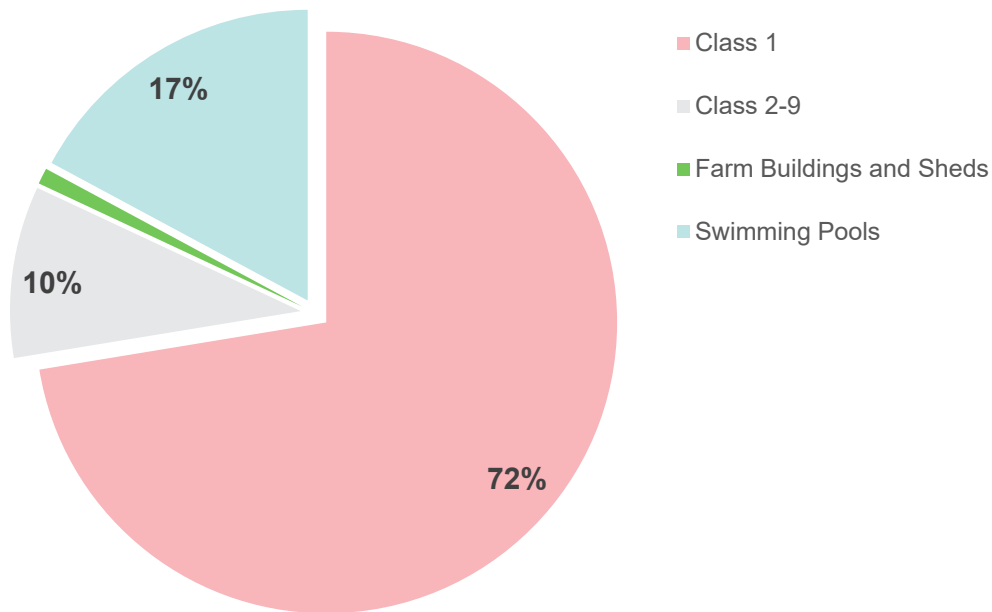


Relevant Authority	Building Consent Decisions	Total Assessed in Time	% Building Decisions within Statutory Timeframe
Accredited Professional (AP)	19,859	19,029	96%
Council	9,130	8,442	92%
<b>Total</b>	<b>28,989</b>	<b>27,471</b>	<b>95%</b>

**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 proportionally more and with more decision being made in the statutory timeframe in the previous financial year at 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
<b>Total</b>	<b>7,888</b>	<b>14,655</b>	<b>15,846</b>

**Comment**

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

**Note**

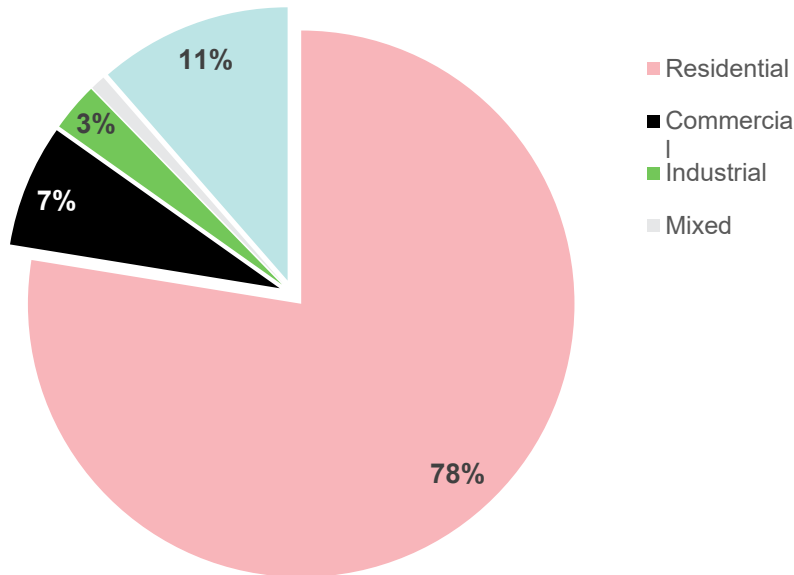
[National Building Classifications](#) assign a class of building based on their use.

[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 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
<b>Total</b>	<b>32,918</b>	<b>30,924</b>	<b>28,765</b>

**Comment**

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

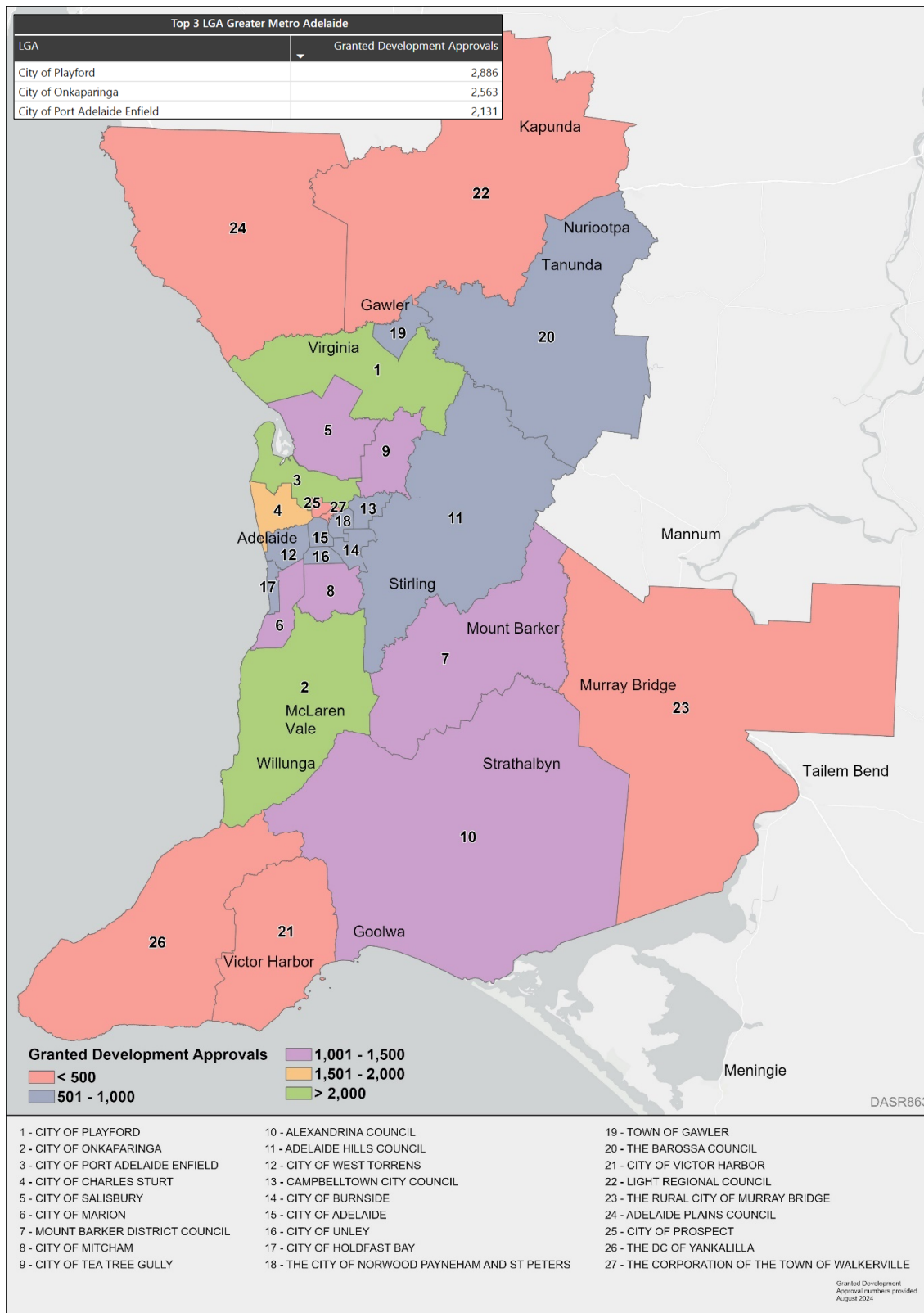
**Note**

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

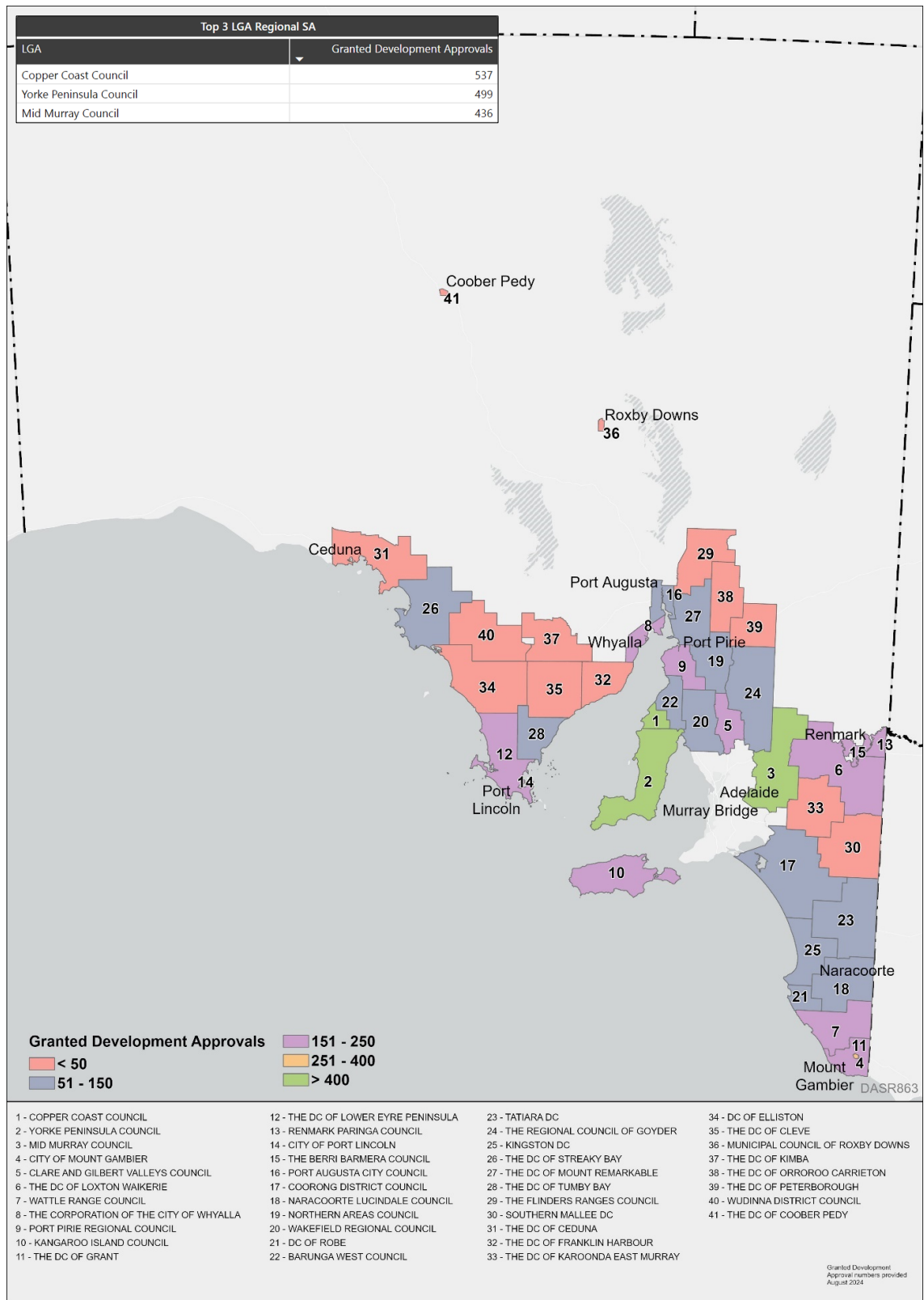
- Residential
- Commercial
- Industrial
- Other

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

**Figure 1: Total Number of Granted Development Approvals by 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



<b>3.7 Number of Certificates of Occupancy (CoO) issued by primary building class</b>				
<b>Building Classification</b>		<b>2021-22</b>	<b>2022-23</b>	<b>2023-24</b>
<b>Class 1A:</b>	<b>Detached dwelling</b>	N/A	N/A	N/A
<b>Class 1B:</b>	<b>Temporary accommodation (i.e. hostel)</b>	18	64	101
<b>Class 2:</b>	<b>Apartment</b>	-	16	15
<b>Class 3:</b>	<b>Hotel, dormitory</b>	-	10	75
<b>Class 4:</b>	<b>Sole dwelling associated with commercial building (i.e. caretakers residence)</b>	-	3	3
<b>Class 5:</b>	<b>Office</b>	36	164	201
<b>Class 6:</b>	<b>Shop / restaurant</b>	99	259	295
<b>Class 7A:</b>	<b>Carparks</b>	-	10	20
<b>Class 7B:</b>	<b>Warehouses</b>	54	225	317
<b>Class 8:</b>	<b>Factory</b>	23	75	82
<b>Class 9A:</b>	<b>Healthcare building</b>	1	1	2
<b>Class 9B:</b>	<b>Assembly buildings (i.e. for gathering of people)</b>	26	151	190
<b>Class 9C:</b>	<b>Aged care, residential care</b>	-	6	3
<b>Total</b>		<b>257</b>	<b>984</b>	<b>1,304</b>
<b>Comment</b>				
<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 APs than previous years.</p> <p>The 2024-25 financial year will see the introduction of Certificates of Occupancy for Class detached dwellings and there is therefore an expected increase in the number of Certificates issued.</p>				
<b>Note</b>				
<p><a href="#">Certificates of Occupancy</a> are required for all new buildings (and building work where applicable) approved and built under the PDI Act, excluding Class 10 Structures such as sheds, carports and verandahs.</p> <p>The 2023-24 figures are higher than previous as anticipated in previous years' reports. This is because of the time taken from approval to the completion of construction.</p>				

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
<b>Total</b>	<b>4,347</b>	<b>3,271</b>	<b>970</b>	<b>18</b>

**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 [Planning, Development and Infrastructure \(General\) Regulations, 2017](#) identifies two 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; OR
- Land division consents which 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 SCAP concurrence requests.**

<b>Total Lodgements Made</b>	<b>Total Refusals Issued</b>	<b>Additional Lots Created (Deposited)</b>
133	3	22
<b>Total Approvals</b>	<b>Boundary Realignments</b>	<b>SCAP Concurrence Requests</b>
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.

There were fewer applications refused (down by 3 from last financial year's 6) and more SCAP concurrence requests (up by 6 from last financial year's 9).

**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 which are only partially affected by the EFPA or CPD Overlay.
- Land divisions which 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.

<b>4.1 Number of appeals lodged to the Environment, Resources and Development (ERD) Court by appeal type</b>			
<b>Appeal Type</b>	<b>2021-22</b>	<b>2022-23</b>	<b>2023-24</b>
<b>Applicant appeal against decision</b>	20	52	47
<b>Applicant appeal against process</b>	-	2	-
<b>Applicant appeal against condition of consent</b>	-	1	1
<b>Third party appeal against a decision</b>	-	1	1
<b>Third party appeal against process</b>	1	4	1
<b>Other</b>	4	1	1
<b>Total</b>	<b>25</b>	<b>61</b>	<b>51</b>
<b>Comment</b>			
<p>The 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.</p> <p>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 proportionally similar compared with the number of applications in 2022-23.</p>			
<b>Note</b>			
<p>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.</p>			

## 5.0 Monetary Indicators

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

<b>5.1 Value of development approvals granted by ABS Functional Classification Code</b>			
<b>ABS Building Classification Type</b>	<b>2021-22 (millions)</b>	<b>2022-23 (millions)</b>	<b>2023-24 (millions)</b>
<b>Residential</b>	\$3,906	\$4,182	\$4,550
<b>Industrial</b>	\$398	\$228	\$310
<b>Institutional</b>	\$251	\$263	\$306
<b>Commercial</b>	\$899	\$893	\$785
<b>Mixed</b>	\$542	\$142	\$182
<b>Other</b>	\$174	\$173	\$176
<b>TOTAL</b>	<b>\$6,170</b>	<b>\$5,880</b>	<b>\$6,310</b>

**Comment**

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

The value of residential development has increased (9%) over the previous year 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**

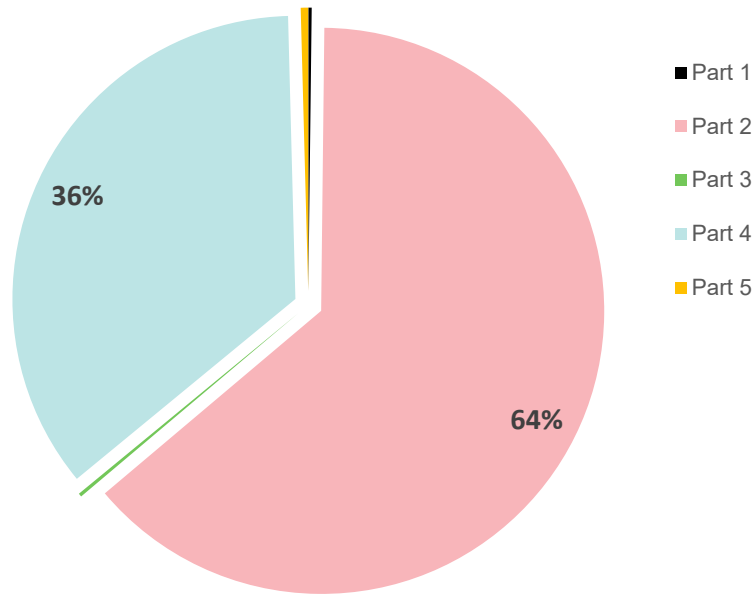
The Australian Bureau of Statistics (ABS) have created a [functional classification of buildings](#) to align with their predominant function or purpose. The divisions / classifications include:

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

Note: PlanSA also uses another category to capture development approvals granted for developments with mixed use (called 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 (PDI Act Fees Notice)**



Fee Type	2021-22	2022-23	2023-24
<b>Part 1:</b> Fees under PDI (Accredited Professionals) Regulations, 2019	\$101,197	\$112,395	\$111,687
<b>Part 2:</b> Fees relating to development assessment	\$34,668,718	\$36,786,137	\$39,052,543
<b>Part 3:</b> Fees relating to building activity and use	\$229,309	\$151,090	\$117,900
<b>Part 4:</b> Funds and off-set schemes	\$9,924,034	\$16,599,681	\$21,799,241
<b>Part 5:</b> Other	\$62,438	\$79,301	\$257,278
<b>TOTAL</b>	<b>\$44,985,696</b>	<b>\$53,728,604</b>	<b>\$61,338,650</b>

**Comment**

In the 2023-24 financial year, over \$61 million dollars in fees were collected under the PDI 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 DAP were introduced in April 2024. The offset fees for tree damaging activity and the urban tree canopy scheme were also increased in May 2024. Like 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 therefore we are unable to be report in the same manner as other development applications captured through the ePlanning system. It is envisaged that by 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.

<b>C Crown Development Activity</b>			
	<b>2021-22</b>	<b>2022-23</b>	<b>2023-24</b>
<b>Crown applications lodged</b>	246	194	198
<b>Development cost of applications lodged</b>	\$1.4b	\$2.2b	\$5.5b
<b>Number of applications granted</b>	187	178	161
<b>Applications determined within the statutory timeframe</b>	96%	90%	83%
<b>Number of applications subject to public notification</b>	4	15	29
<b>Comment</b>			
<p>The number of Crown Development Applications lodged 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. Fewer applications were determined within the statutory timeframe in the last financial year.</p> <p>More applications required public notification in the financial year. This is due to the number applications with a cost of development greater than \$10 million.</p>			
<b>Note</b>			
<p>Statutory assessment timeframes for Crown development applications are 60 days from lodgement to the time the Commission furnishes its report to the Minister (section 17 of the Act and regulation 107(9) of the Regulations).</p> <p>Crown development applications were transitioned from the older LUDAS system to the DAP in November 2023 and data extracted is from both systems.</p>			

<b>IA Impact Assessed Development Activity</b>			
	<b>2021-22</b>	<b>2022-23</b>	<b>2023-24</b>
<b>New impact assessed developments declared</b>	0	3	2
<b>Impact assessed developments determined</b>	2	-	-
<b>Impact assessed currently under assessment (not including variations)</b>	2	6	7
<b>Determinations on variations to previously approved Impact Assessed development</b>	8	16	9
<b>Variations to previously approved Impact Assessed Development, which are currently under assessment</b>	5	2	11
<b>Total value of current projects (for which a decision is still to be made)</b>	\$160.3 million	\$1.5 billion	\$7.8 billion
<b>Comment</b>			
<p>There were two new impact assessed developments declared during the 2023-24 financial year:</p> <ul style="list-style-type: none"> <li>▪ Northern Water Project (Also lodged as Crown and value reflected in both tables)</li> <li>▪ Nuclear Powered Submarine Construction Yard Project</li> </ul> <p>Other impact assessed developments under assessment include</p> <ul style="list-style-type: none"> <li>▪ Whalers Way Orbital Launch Complex</li> <li>▪ Mount Lofty Golf Estate and Resort</li> <li>▪ Hawsons Iron Project</li> <li>▪ Leigh Creek Urea Plant</li> <li>▪ Southern Launch</li> <li>▪ Renascor Battery Anode Material Manufacturing Facility</li> </ul>			

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.

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Department for Housing and Urban Development

Planning and Land Use Services (PLUS)

Level 10, 83 Pirie Street

GPO Box 1815

Adelaide South Australia 5000



MINUTES forming ENCLOSURE to

File 2020/08080/01  
Document No: 22040133

To: Deputy Chief Executive, Department for Housing and Urban Development

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## **Development and verification of Performance Indicators Scheme Annual Report 2023-24**

### **Issue**

To inform the Deputy Chief Executive of the process, procedures, and final status of the Performance Indicators Scheme Annual Report 2023-24 financial year (Report).

### **Timing**

Urgent

The Report is due to be tabled at State Planning Commission meeting on 5 September 2024.

### **Background**

- The Report must be published for each financial year in accordance with the requirements of the *Planning, Development and Infrastructure Act 2016*.
- The Report is tabled with the State Planning Commission (the Commission) and upon arrival sent to the Minister for Planning and then tabled in State Parliament.
- This minute is to confirm the successful completion of this Report for the 2023-24 financial year and recommendation for it to be tabled with the Commission.

### **Discussion/Advice**

- The Report has been developed (Attachment 1) and is ready to be distributed to the Commission and subsequently published on the State Planning Portal.
- This is the third financial year that the indicators can be measured from 'go live' in March 2021. There are no changes to the indicators from the previous two years.
- Year on year comparisons and trends are becoming available.
- The technical validation and business endorsement that has been successfully completed by PLUS staff listed below:
  - Nardia Symonds, PlanSA Delivery Manager
  - Ashton D'Sa, BI Reporting Analyst
  - Amy Barrett, Senior Planning Officer
  - Simon Channon, PlanSA Lead
  - Gabrielle McMahon, Team Leader Crown Development
  - Simon Neldner, Team Lead Environmental Impact Assessment
  - Marc Voortman, Director for Planning
  - Greg Van Gaans, Director Land and Built Environment
  - Andrew Chapman, Finance Consultant

- The underlying system indicators from PlanSA reporting system and databases are available for the State (Attachment 2) and for an example Council area (City of Adelaide) (Attachment 3).
- The technical validation and business endorsement has been recorded and is traceable for each indicator in a spreadsheet (Appendix 3). This includes the calculation rule, observations, assumptions along with the associated technical validator and business endorser.

**Recommendations:**

It is recommended that the system indicators report (Attachment 1) be tabled at the Commission meeting and subsequently published upon approval of the Commission.

1. Agree to submit the System Performance Indicators Annual Report to the State Planning Commission

AGREED



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**SALLY SMITH**  
29 / 08 / 2024

**Attachments:**

1. System Performance Indicator Annual Report 2023-24 (#21792710)
2. Statewide Performance Indicators 2023-24 (underlying data) (#21795122)
3. Council Performance Indicators 2023-24 (underlying data – City of Adelaide for demonstration purposes) (#21795134)
4. System indicator validation and endorsement document (#22039692)



**Ameya Sawant**  
Director, PlanSA

22 August 2024



**Greg van Gaans**  
Director, Land and Built Environment

15 August 2023

Contact: Simon Channon  
Telephone: 08 7133 2366

## System Indicator Approvals

2023- 2024

Knet Reference	Description
Doc # <a href="#">22031330</a>	Performance Indicators Definitions (Scheme)
Doc # <a href="#">21795122</a>	Performance Indicators Scheme (Power BI Extract)
Doc # <a href="#">21795134</a>	Performance Indicators Council version example (Power BI Extract)

#	Indicator Wording	Business Owner	Approval
1.1	Number of development applications.	Director Planning	MV
1.2	Percentage of lodged development applications verified within the statutory timeframe by consent type.	Director Planning	MV
2.1	Number of planning consents which commenced public notification, by assessment pathway	Director Planning	MV
2.2	Number of requests for additional information, by assessment pathway.	Director Planning	MV
2.3	Percentage of requests for additional information complied with and responded to, by the applicant, within the allocated timeframe.	Director Planning	MV
2.4	Number of referrals made under Schedule 9 of the PDI Regulation (2017).	Director Planning	MV
3.1	Percentage of planning consent decisions (granted and refused) made within the statutory assessment timeframe, by relevant authority type and assessment pathway.	Director Planning	MV
3.2	Number of planning consent decisions (granted or refused) by assessment pathway.	Director Planning	MV
3.3	Number of deemed consents granted	Director Planning	MV
3.4	Number of building rules consent decisions (granted or refused) within the statutory assessment timeframe, by relevant authority type.	Director Planning	MV
3.5	Number of building inspections undertaken as required by practice direction.	Director Planning	MV
3.6	Number of development approvals granted for buildings by ABS Functional Classification Code.	Director Planning	MV
3.7	Number of Certificates of Occupancy (CoO) issued by primary building class.	Director for Land and Built Environment / Building	GVG
3.8	Number of additional allotments granted a land division certificate under Section 138.	Director for Land and Built Environment	GVG
3.9	Land division consents within the EFPA and CPD, including: -Decisions made -Number of additional allotments created -SCAP concurrence requests	Director for Land and Built Environment	GVG
4.1	Number of appeals lodged to the ERD Court, by appeal type.	Director Planning	MV

5.1	Value of development approvals granted by ABS Functional Classification Code	Director for Land and Built Environment / Building	GVG
5.2	Total fees collected (PDI Act Fees Notice)	Finance Consultant – Operations Corporate Finance	AC
	Crown and impact assessed developments.	Director Planning	GVG

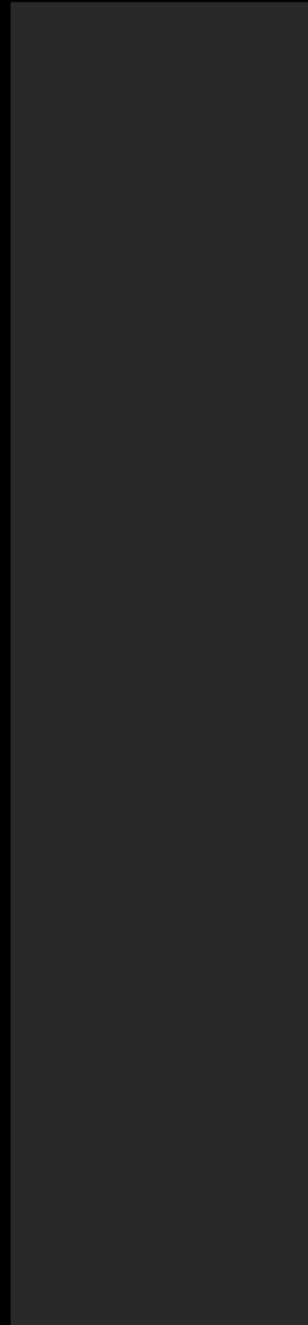
MV – Marc Voortman  
GVG – Greg Van Gaans  
AC – Andrew Chapman

# Performance Indicators 23\_24

[View in Power BI](#) ↗

**Last data refresh:**  
20/08/2024 1:16:01 AM UTC

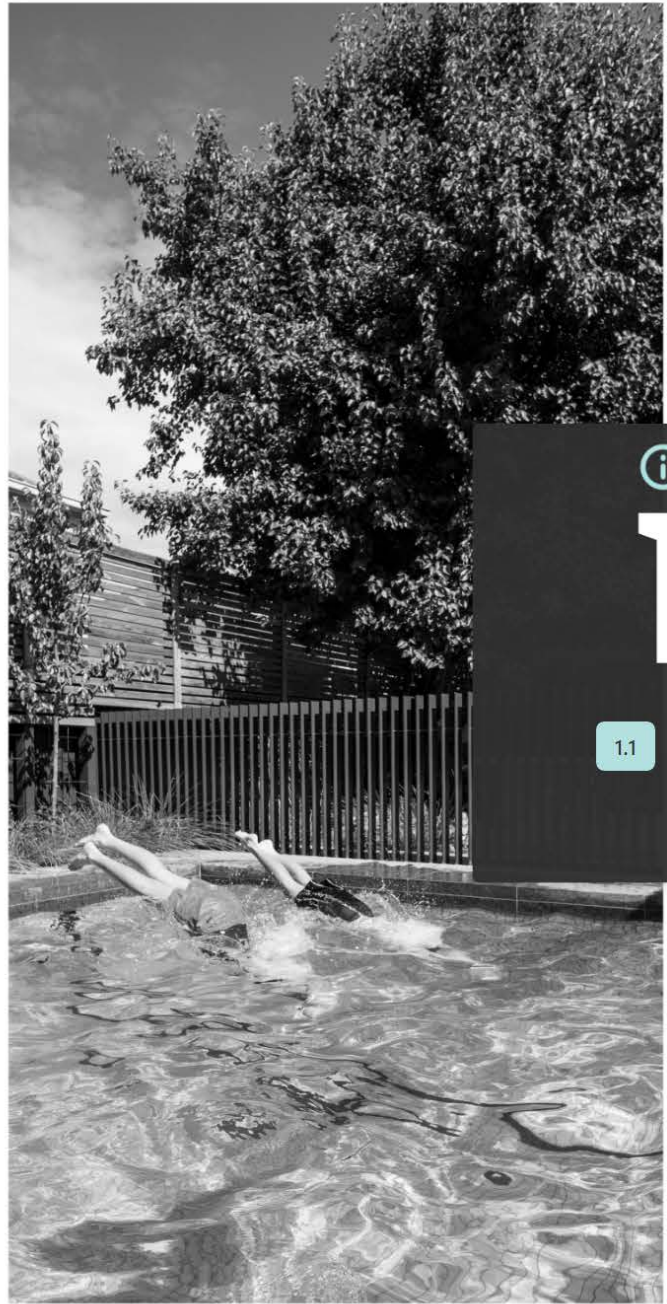
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20/08/2024 3:49:28 AM UTC





# PERFORMANCE INDICATORS SCHEME 2023-24

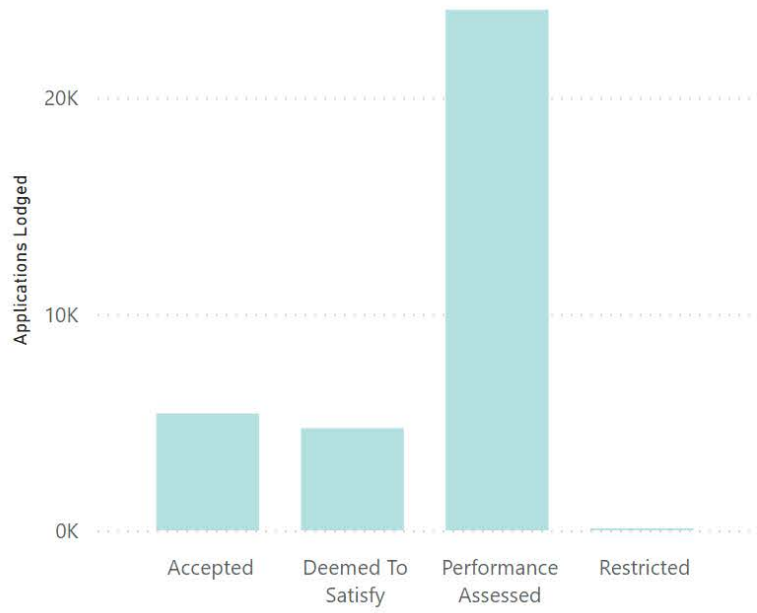




# Lodgement Indicators

Indicators in this section relate to the lodgement of development applications

## 1.1 Number of development applications lodged



### Comment

A total of **34,241** development applications were lodged in the **2023-24** financial year. In the previous financial year a total of **36,039** development applications were lodged.

During the **2023-24** financial year, **16%** of the applications did not require planning consent (i.e. Accepted development) and **14%** were Deemed to Satisfy applications. These assessment pathways provide a faster approval process for straight-forward developments and certainty for development that is anticipated in a Zone.

Category of Development	Applications Lodged	Total % of all Applications
Accepted	5,405	16%
Deemed To Satisfy	4,726	14%
Performance Assessed	24,076	70%
Restricted	34	0%
<b>Total</b>	<b>34,241</b>	<b>100%</b>



# Lodgement Indicators

Indicators in this section relate to the lodgement of development applications

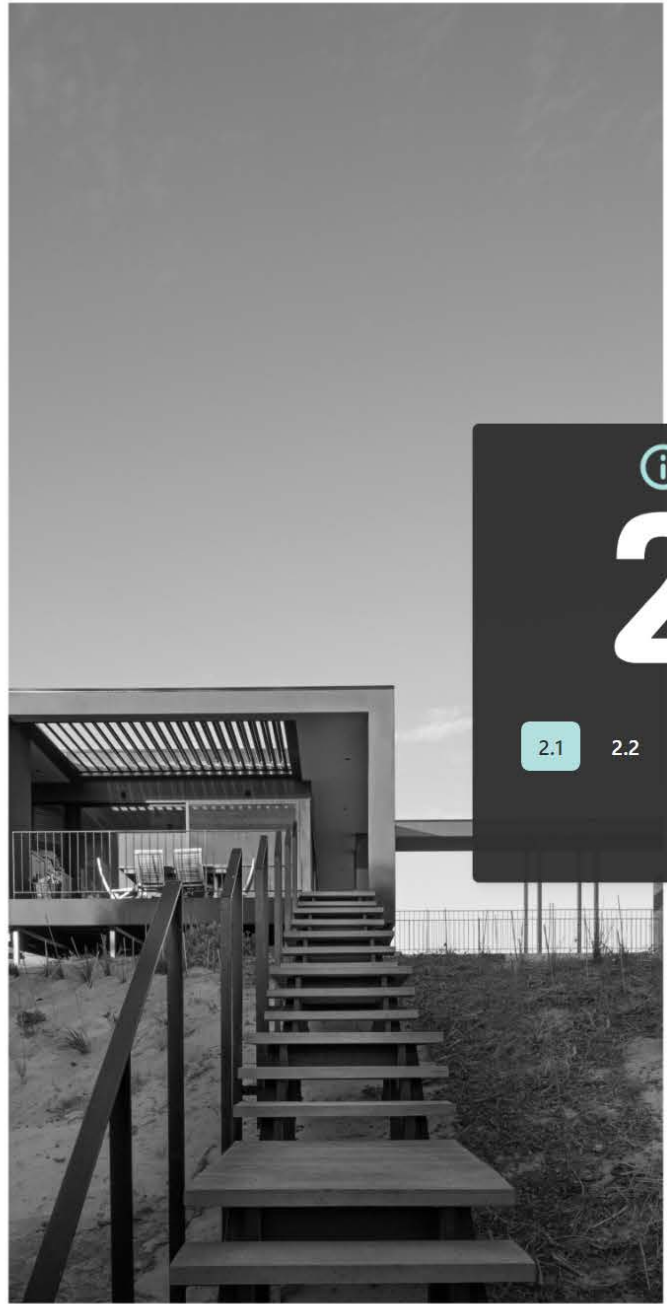
## 1.2 Percentage of lodged development applications verified within the statutory timeframe by consent type

Consent Type	Total Consents Verified	Total Consents Verified Within Statutory Timeframe	% Consents Verified Within Statutory Timeframe
Planning Consent	31,758	27,756	87%
Planning and Land Division Consent	2,418	2,077	86%
Land Division Consent	129	119	92%
Building Consent	23,894	19,814	83%
<b>Total</b>	<b>58,199</b>	<b>49,766</b>	<b>86%</b>

**Note:** Section 31(2) of the PDI Act states this process must occur within 5 business days after receiving the application

### Comment

A total of **58,199** consents were verified in the **2023-24** financial year. Of these a total of **86%** were verified within the statutory timeframe of five (5) business days. This compares to a total of **62,688** consents verified in the **2022-23** financial year, of which **86%** were verified within the statutory timeframe of five (5) business days.





# 2

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# Assessment Indicators

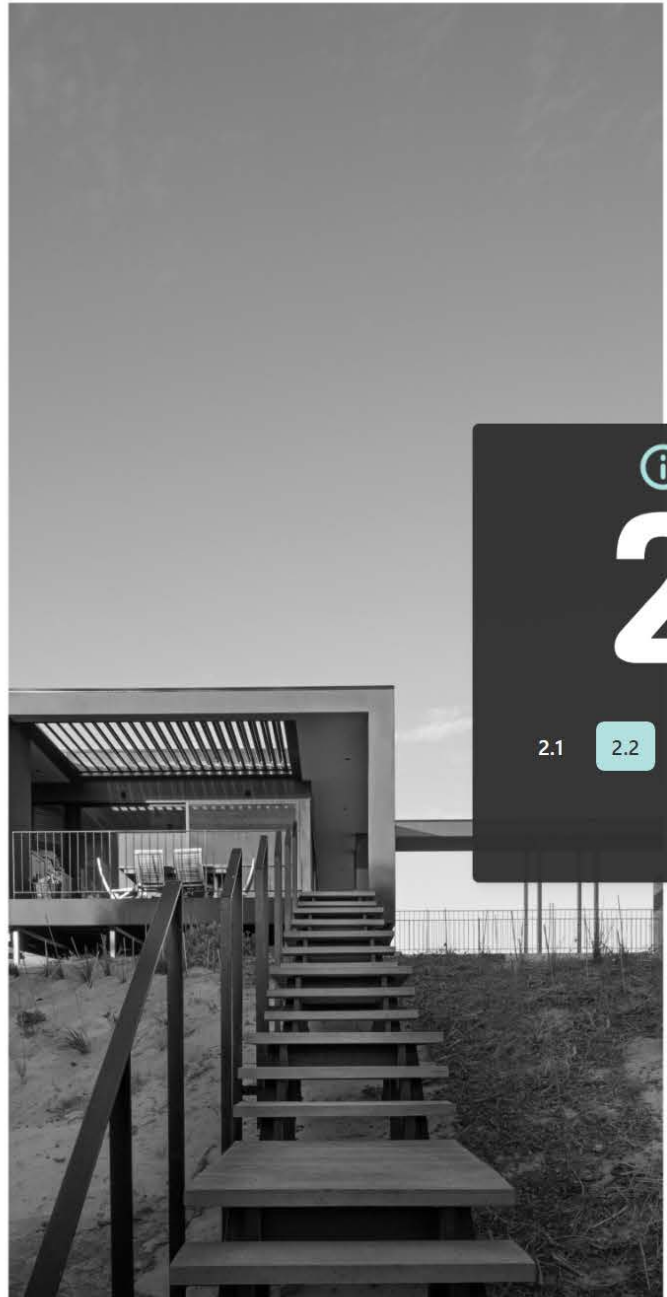
*Indicators in this section relate to the assessment of development applications*

## 2.1 Number of planning consents which commenced public notification, by assessment pathway

Category of Development	Public Notifications
Performance Assessed	1,663
Restricted	26
<b>Total</b>	<b>1,689</b>

### Comment

A total of **1,689** planning consents commenced Public Notification during the **2023-24** financial year. This compares to **2,587** during the **2022-23** financial year.



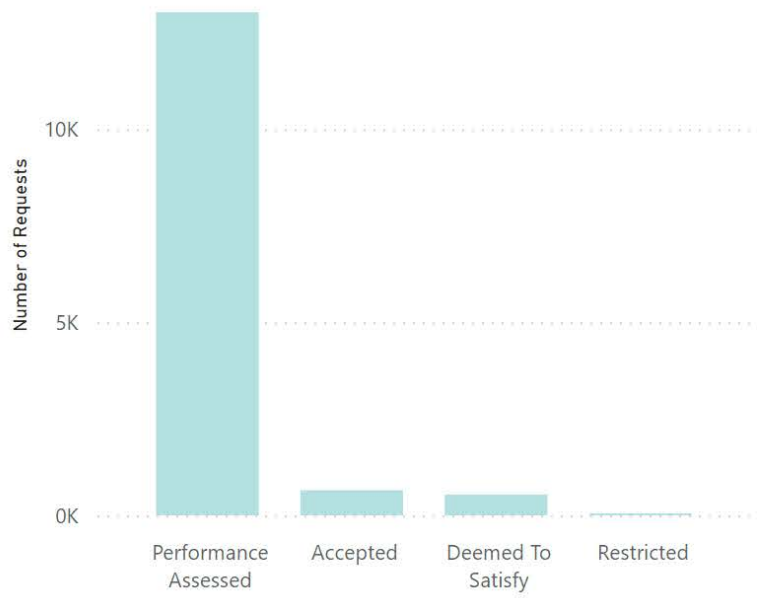
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# Assessment Indicators

Indicators in this section relate to the assessment of development applications

## 2.2 Number of requests for additional information, by assessment pathway



### Comment

A total of **14,274** requests for additional information were made during the **2023-24** financial year. This compares to a total of **14,546** made during the **2022-23** financial year.

Category of Development	Planning Consent	Building Consent	Total
Performance Assessed	9,854	3,178	<b>13,032</b>
Accepted	14	637	<b>651</b>
Deemed To Satisfy	86	455	<b>541</b>
Restricted	47	3	<b>50</b>
<b>Total</b>	<b>10,001</b>	<b>4,273</b>	<b>14,274</b>





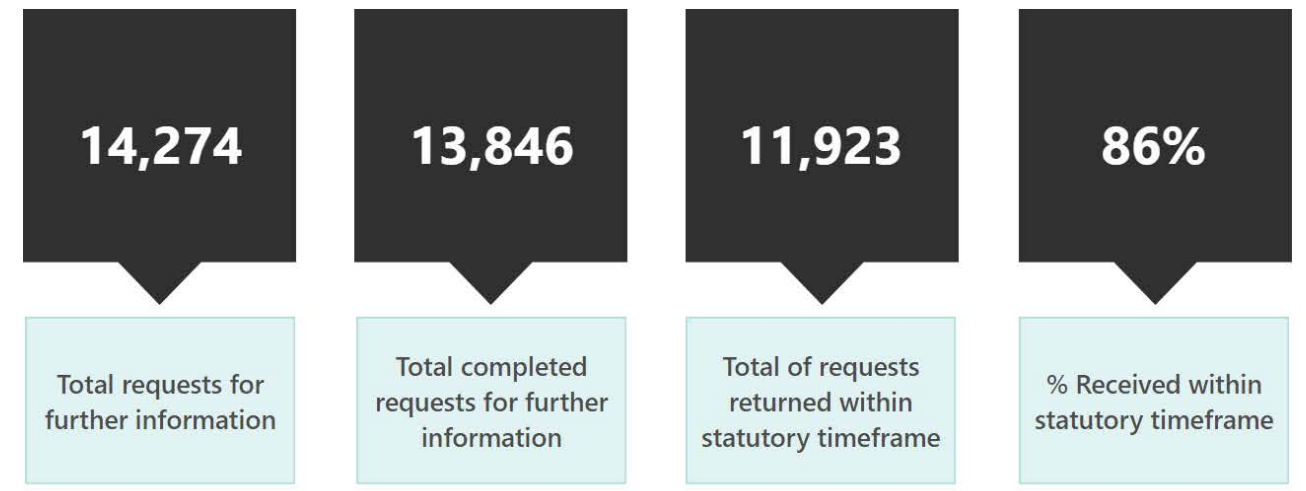
# 2

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## Assessment Indicators

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


### 2.3 Percentage of requests for additional information complied with and responded to, by the applicant, within the allocated timeframe



**Comment**

**86%** of the requests for additional information were complied with and subsequently responded to, by the applicant, within the allocated timeframe during the **2023-24** financial year. This compares to **87%** during the **2022-23** financial year.





# 2

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# Assessment Indicators

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

## 2.4 Number of referrals made under Schedule 9 of the PDI Regulations (2017):

- by 'development' type
- percentage of referrals returned within the relevant timeframe
- percentage of referrals returned with direction to refuse relevant application

Schedule 9 PDI Regulations 2017	Number of Completed Referrals	% Assessed Within Statutory Timeframe	% Issued Direction to Refuse
Part A (1) - Airports	36	89%	
Part A (2) - High bushfire risk areas	457	97%	0%
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	100%	
Part A (9) – Activities of Environmental Significance	135	93%	1%
Part A (9A) – Site contamination	118	98%	
Part A (9B) – Gas and Liquid Petroleum Pipelines Overlay and Facilities Overlay	29	93%	
Total	2,478	91%	1%

**Note:** Only relates to applications lodged under the new system (i.e. applications referred under the previous system not counted in table) and referrals which have been completed (i.e. not still active or cancelled)

### Comment

A total of **2,478** referrals were made under Schedule 9 of the PDI Regulations during the **2023-24** financial year. This compares to **2,809** referrals made in the **2022-23** financial year.

Of these referrals **91%** were returned within the relevant timeframe, compared to **93%** the previous financial year.

**1%** of the referrals were returned with a direction to refuse the relevant application. This compares to **1%** returned with a direction to refuse in the **2022-23** financial year.



**3**

3.1 3.2 3.3 3.4 3.5  
3.6 3.7 3.8 3.9

# Decision Indicators

Indicators in this section relate to decisions made on development applications lodged

## 3.1 Percentage of planning consent decisions (Granted or Refused) made within the statutory assessment timeframe, by relevant authority type and assessment pathway



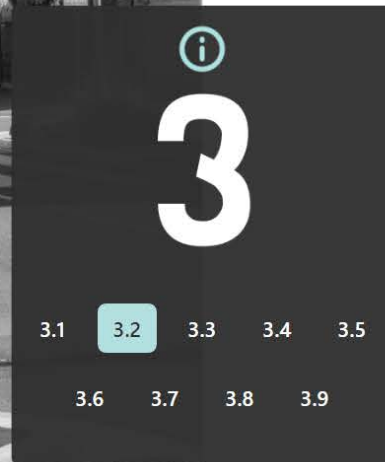
Relevant Authority	Deemed To Satisfy	Performance Assessed	Restricted	Total
Accredited Professional	98%			<b>98%</b>
Assessment Manager	91%	93%		<b>92%</b>
Assessment Panel		86%		<b>86%</b>
State Planning Commission	91%	95%	84%	<b>94%</b>
<b>Total</b>	<b>94%</b>	<b>92%</b>	<b>84%</b>	<b>92%</b>

**Note:** Includes applications for Planning Consent and Planning and Land Division Consent only

**Comment**

A total of **92%** of the planning consent decisions (granted or refused) were made within the statutory assessment timeframe during the **2023-24** financial year.

This compares to **91%** of the planning consent decisions made within the statutory assessment timeframe in the **2022-23** financial year.



# Decision Indicators

Indicators in this section relate to decisions made on development applications lodged

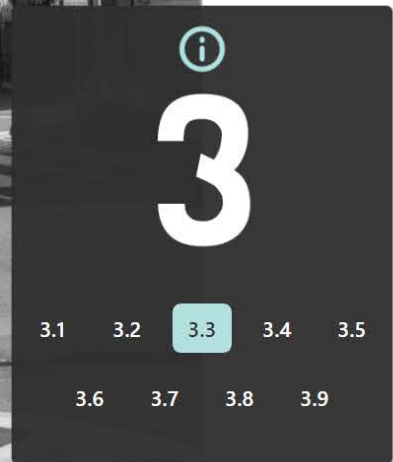
## 3.2 Number of planning consent decisions (granted or refused) by assessment pathway

Category Of Development	Planning Consent Decisions
Deemed To Satisfy	4,592
Performance Assessed	23,150
Restricted	35
<b>Total</b>	<b>27,777</b>

**Note:** Includes applications for Planning Consent and Planning and Land Division Consent only

### Comment

A total of **27,777** planning consent decisions (granted or refused) were issued during the **2023-24** financial year. This compares to a total of **29,866** issued during the **2022-23** financial year.



# Decision Indicators

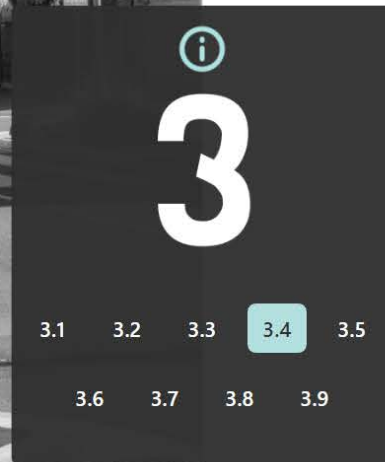
*Indicators in this section relate to decisions made on development applications lodged*

## 3.3 Number of deemed consents granted



**Comment**

A total of **2** deemed consents were granted during the **2023-24** financial year. This compares to a total of **14** granted during the **2022-23** financial year.



# Decision Indicators

Indicators in this section relate to decisions made on development applications lodged

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

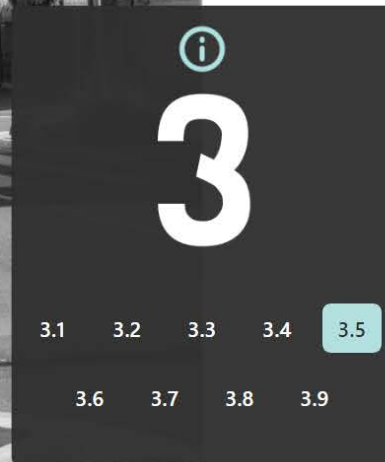
Relevant Authority	Building Consent Decisions	Building Consent Decisions within Statutory Assessment Timeframe	% Building Decisions Within Statutory Timeframe
Accredited Professional	19,859	19,029	96%
Council	8,926	8,259	93%
Other	204	183	90%
<b>Total</b>	<b>28,989</b>	<b>27,471</b>	<b>95%</b>

**Note:** Relevant Authority 'Council' includes Regional Assessment Panel

### Comment

A total of **95%** of the building consent decisions (granted or refused) were made within the statutory assessment timeframe during the **2023-24** financial year.

This compares to **94%** of the building consent decisions made within the statutory assessment timeframe in the **2022-23** financial year.



# Decision Indicators

*Indicators in this section relate to decisions made on development applications lodged*

## 3.5 Number of building inspections undertaken as required by practice direction

Building Inspection Type	Inspections Completed
Class 1	11,474
Class 2-9	1,513
Farm Building and Sheds	141
Swimming Pool Safety Features	2,718
<b>Total</b>	<b>15,846</b>

### Comment

A total of **15,846** building inspections were undertaken during the **2023-24** financial year, as required by relevant practice direction(s).  
This compares to **14,740** building inspections undertaken in the **2022-23** financial year, as required by the relevant practice direction(s).



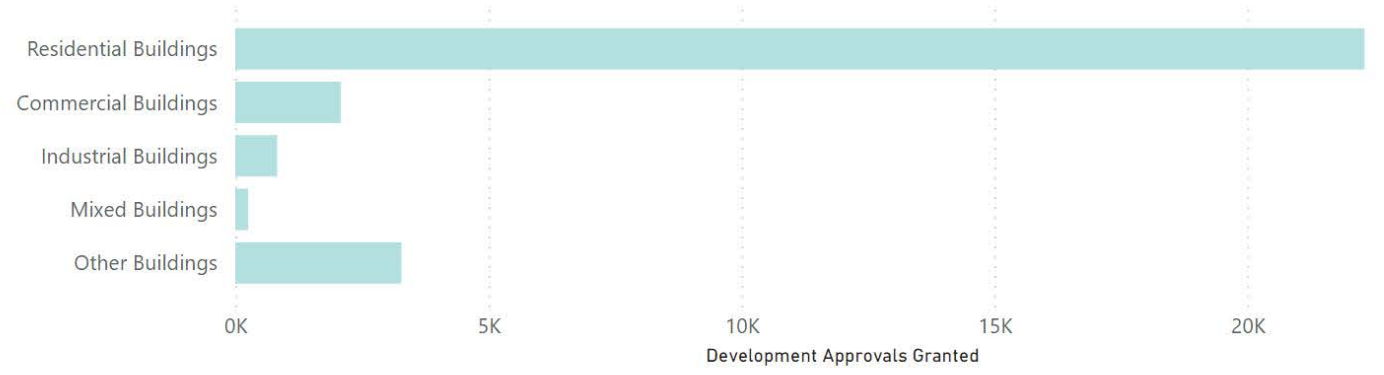
# 3

3.1	3.2	3.3	3.4	3.5
3.6	3.7	3.8	3.9	

# Decision Indicators

Indicators in this section relate to decisions made on development applications lodged

### 3.6 Number of development approvals granted for buildings by ABS Functional Classification Code



ABS Functional Classification Code	Development Approvals Granted
Residential Buildings	22,311
Commercial Buildings	2,086
Industrial Buildings	828
Mixed Buildings	255
Other Buildings	3,285
<b>Total</b>	<b>28,765</b>

**Note:** Figures relate to the primary building class indicated on the Building Statistics

**Comment**

A total of **22,311** development approvals for residential buildings were granted during the **2023-24** financial year.

This compares to **23,878** during the **2022-23** financial year.



# Decision Indicators

Indicators in this section relate to decisions made on development applications lodged

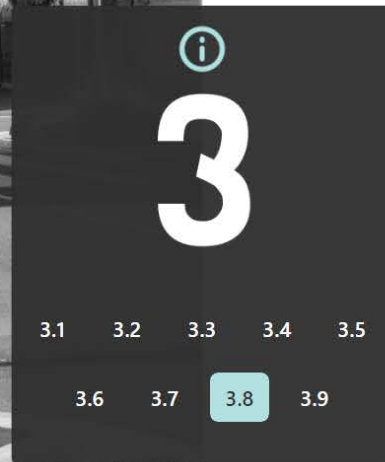
## 3.7 Number of Certificates of Occupancy (CoO) issued by primary building class

Building Classification	Granted	% ACP	% Council
1A			
1B	101	77%	23%
2	15	73%	27%
3	75	9%	91%
4	3	67%	33%
5	201	78%	22%
6	295	77%	23%
7A	20	75%	25%
7B	317	55%	45%
8	82	79%	21%
9A	2	100%	
9B	190	87%	13%
9C	3	100%	
<b>Total</b>	<b>1,304</b>	<b>69%</b>	<b>31%</b>

### Comment

A total of **1,304** Certificates of Occupancy (CoO) were issued during the **2023-24** financial year. This compares to a total of **966** during the previous financial year.

Class **7B** buildings accounted for the majority of CoO issued during the **2023-24** financial year, with **317** certificates issued. This compares to a total of **222** CoO issued during the **2022-23** financial year.



# Decision Indicators

Indicators in this section relate to decisions made on development applications lodged

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

**Note:**

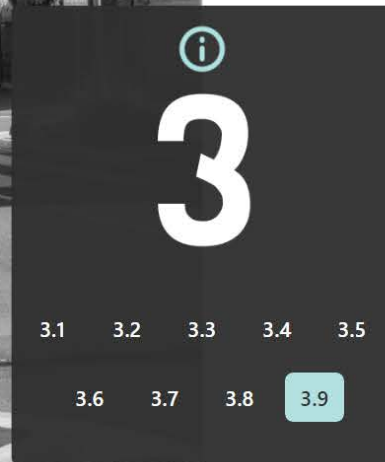
Of the **2,190** land division certificates issued in the **2023-24** financial year, **501** are now issued and **1,489** are deposited and **15** are in transition.

Development Type	Additional Allotments Issued	Current Status		
		Deposited	Issued	Pending Reissue
Residential	3,845	2,894	862	18
Commercial & Retail	180	137	37	
Other	322	240	71	0
<b>Total</b>	<b>4,347</b>	<b>3,271</b>	<b>970</b>	<b>18</b>

**Comment**

Of the **4,347** additional allotments issued a land division certificate, **970** are now issued and **3,271** are deposited and **18** are in transition.

This compares to **3,649** additional allotments granted a land division certificate during the **2022-23** financial year.



# Decision Indicators

Indicators in this section relate to decisions made on development applications lodged

## 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
- SCAP concurrence requests



### Comment

A total of **133** land division applications were lodged within the EFPA or CPD Overlay during the **2023-24** financial year.

This compares to a total of **122** land division applications were lodged during the **2022-23** financial year.

### Note:

It should be noted that additional lots created within the EFPA and CPD Overlays are typically associated with one of the following:

- Part of a parcel being affected by the EFPA or CPD overlay
- Land division not associated with residential development (i.e. employment land)



**4**

4.1

# Court Appeals Indicators

Indicators in this section relates to the appeals made to the Environment, Resources and Development (ERD) Court

## 4.1 Number of appeals lodged to the Environment, Resources and Development (ERD) Court, by appeal type

Appeal Type	Appeals
Applicant appeal against decision	47
Applicant appeal against condition of consent	1
Third party appeal against a decision	1
Relevant Authority appeal against decision	1
Other	1
<b>Total</b>	<b>51</b>

**Note:** This does not include appeals lodged against applications assessed under the previous system.

### Comment

A total of **51** appeals were lodged with the ERD Court during the **2023-24** financial year.

This compares to a total of **64** appeals lodged during the **2022-23** financial year.



# Monetary Indicators

Indicators in this section relate to monetary components under the Act

## 5.1 Value of developments approvals granted by ABS Functional Classification Code

ABS Functional Classification Code	Development Cost
Residential	\$4,550,491,559
Commercial	\$785,451,213
Industrial	\$310,011,327
Mixed	\$181,977,413
Institution	\$305,984,526
Other	\$175,816,961
<b>Total</b>	<b>\$6,309,732,999</b>

**Note:**

Figures relate to the estimated value of development provided by the applicant at time of lodgement.

Includes applications with planning consent, planning and land division consent, land division consent and building rules consent.

**Comment**

The total value of development approvals granted during the **2023-24** financial year was **\$6.3B**.

This compares to a total value of **\$5.9B** during the **2022-23** financial year.



# Monetary Indicators

Indicators in this section relate to monetary components under the Act

## 5.2 Total fees collected (PDI Act Fees Notice)

- Part 1: Fees under Planning, Development and Infrastructure (Accredited Professionals) Regulations 2019
- Part 2: Fees relating to development assessment
- Part 3: Fees relating to building activity and use
- Part 4: Funds and off-set schemes
- Part 5: Other

Fee Collection Description	Fees Collected
PDI (Accredited Professionals) Regulations, 2019	\$111,687
Development Assessment	\$39,052,543
Building Activity And Use	\$117,900
Funds and off-set scheme	\$21,799,241
Other Fees	\$257,278
<b>Total</b>	<b>\$61,338,650</b>

### Comment

A total of **\$61.3M** fees were collected during the **2023-24** financial year.

This compares to a total of **\$53.7M** fees that were collected during the **2022-23** financial year.



# Crown And Majors Development Activity

**Table 1:** Crown Development Activity 2023-24

Metric	Metric
Crown applications lodged	198
Crown applications granted	161
Development cost of applications lodged	\$5.5B
Applications determined within the statutory timeframe	83%
Number of applications subject to public notification	29

### Crown Development

During the **2023-24** financial year a total of **198** land use and land division crown applications were lodged. This compares to a total of **194** land use and land division crown applications lodged during the previous financial year.

**Table 2:** Major Development Activity 2023-24

Metric	Metric
New Impact Assessed developments declared	2
Impact Assessed Developments under assessment (not including variations)	7
Variation to previously approved Impact Assessed Developments determined	9
Variation to previously approved Impact Assessed Development under assessment	11
Total value of Impact Assessed (under assessment)	\$7.8B

### Major Development

The estimated development cost of major development applications lodged over the **2023-24** financial year was **\$7.8B**. This compares to an estimated development cost of **\$1.5B** in the previous financial year.



# Granted Development Approvals

## Top 3 LGA Regional SA

LGA	Granted Development Approvals
Copper Coast Council	537
Yorke Peninsula Council	499
Mid Murray Council	436
<b>Total</b>	<b>1,472</b>

## Top 3 LGA Greater Metro Adelaide

LGA	Granted Development Approvals
City of Playford	2,886
City of Onkaparinga	2,563
City of Port Adelaide Enfield	2,131
<b>Total</b>	<b>7,580</b>

## Granted Development Approvals by LGA

LGA	Granted Development Approvals
<b>Greater Metropolitan Adelaide</b>	<b>26,592</b>
Adelaide Hills Council	944
Adelaide Plains Council	407
Alexandrina Council	1,038
City of Adelaide	741
City of Burnside	745
City of Campbelltown	749
City of Charles Sturt	1,803
City of Holdfast Bay	647
City of Marion	1,425
City of Mitcham	1,203
City of Norwood, Payneham and St. Peters	646
City of Onkaparinga	2,563
City of Playford	2,886
City of Port Adelaide Enfield	2,131
<b>Total</b>	<b>32,170</b>

## Filters



Greater Metropolitan Adelaide

Regional South Australia

≤ 500

≤ 1000

≤ 1500

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## Legend


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### Report Definitions

Indicator Group	Indicator Section	Indicator	Definition	Information	Calculation Rule
Crown and Major Development Activity	Crown Development Activity	Crown applications lodged	An application lodged under Section 131 of the PDI Act		
		Crown applications granted	An application granted approval under Section 131 of the PDI Act		
		Development cost of applications lodged	Development cost is a required field to be completed on the relevant Development Application form which identifies estimated cost of works (excluding fit out).		
		Applications determined within the statutory timeframe	Percentage of development applications where a report has been prepared for the consideration of the Minister for Planning (or delegate) within 60 BDs under s.131(17) of the PDI Act. For the purpose of this report, the percentage is of the 'granted' applications.		
		Number of applications subject to public notification	Number of development applications that exceed \$10m in development cost, or significant variations to such previously approved developments, that require public notification under s.131(13) of the PDI Act.		
	Majors Development Activity	Impact Assessed Developments under assessment (not including variations)	Also referred to as impact assessed, major developments are declared by the Minister for Planning if it is considered to be of economic, social or environmental importance to South Australia.	<a href="#">🔗</a>	
		Variation to previously approved Impact Assessed Developments determined	Also referred to as impact assessed, major developments are declared by the Minister for Planning if it is considered to be of economic, social or environmental importance to South Australia.	<a href="#">🔗</a>	
		Variation to previously approved Impact Assessed Development under assessment	Also referred to as impact assessed, major developments are declared by the Minister for Planning if it is considered to be of economic, social or environmental importance to South Australia.	<a href="#">🔗</a>	
		New Impact Assessed Developments determined	Also referred to as impact assessed, major developments are declared by the Minister for Planning if it is considered to be of economic, social or environmental importance to South Australia.	<a href="#">🔗</a>	
		Total value of Impact Assessed (under assessment)	Also referred to as impact assessed, major developments are declared by the Minister for Planning if it is considered to be of economic, social or environmental importance to South Australia.	<a href="#">🔗</a>	
		Total value of New Impact Assessed (decision made)	Also referred to as impact assessed, major developments are declared by the Minister for Planning if it is considered to be of economic, social or environmental importance to South Australia.	<a href="#">🔗</a>	
	Lodgement Indicators	Number of development applications lodged	Number of development applications lodged	The PDI Act 2016 outlines the following category of development for applications lodged: - Accepted (only building consent required) - Deemed to Satisfy (DTS) - Performance Assessed - Restricted	<a href="#">🔗</a>

# Performance Indicators 23\_24

[View in Power BI](#) ↗

**Last data refresh:**  
20/08/2024 12:58:11 AM UTC

**Downloaded at:**  
20/08/2024 3:54:06 AM UTC

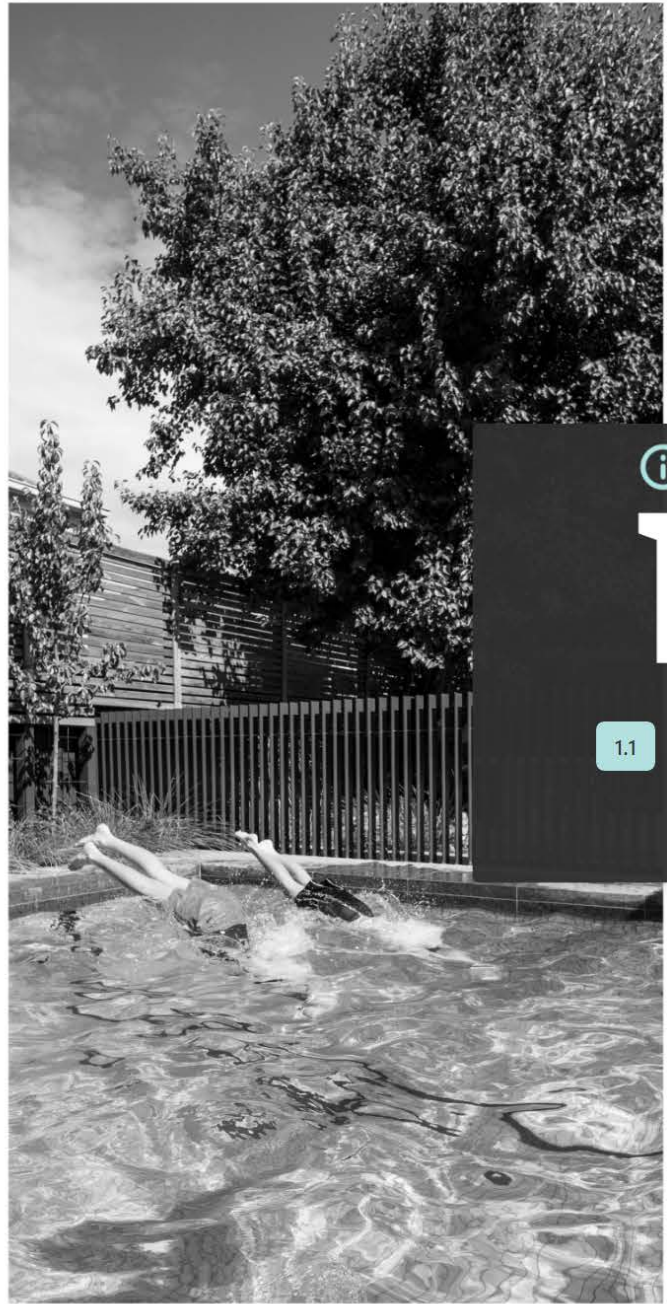




# PERFORMANCE INDICATORS SCHEME

## 2023-24

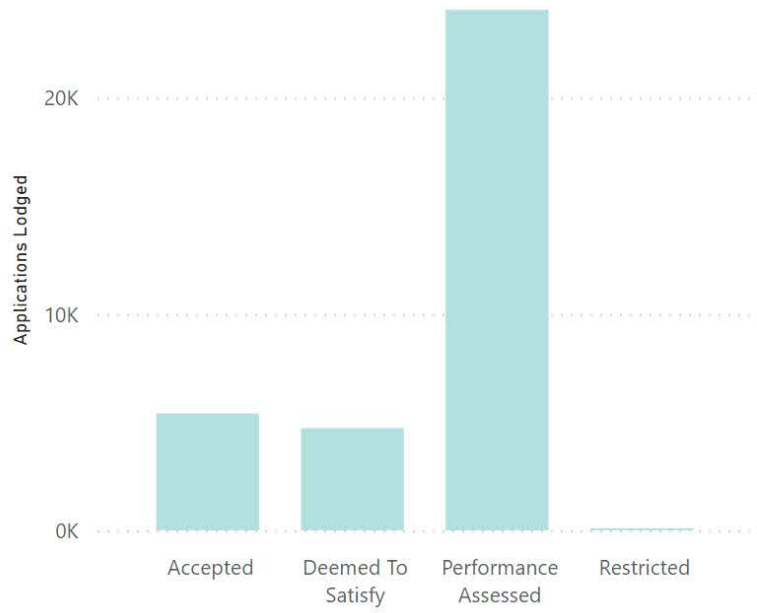




# Lodgement Indicators

Indicators in this section relate to the lodgement of development applications

## 1.1 Number of development applications lodged



### Comment

A total of **34,241** development applications were lodged in the **2023-24** financial year. In the previous financial year a total of **36,039** development applications were lodged.

During the **2023-24** financial year, **16%** of the applications did not require planning consent (i.e. Accepted development) and **14%** were Deemed to Satisfy applications. These assessment pathways provide a faster approval process for straight-forward developments and certainty for development that is anticipated in a Zone.

Category of Development	Applications Lodged	Total % of all Applications
Performance Assessed	24,076	70%
Accepted	5,405	16%
Deemed To Satisfy	4,726	14%
Restricted	34	0%
<b>Total</b>	<b>34,241</b>	<b>100%</b>



# Lodgement Indicators

Indicators in this section relate to the lodgement of development applications

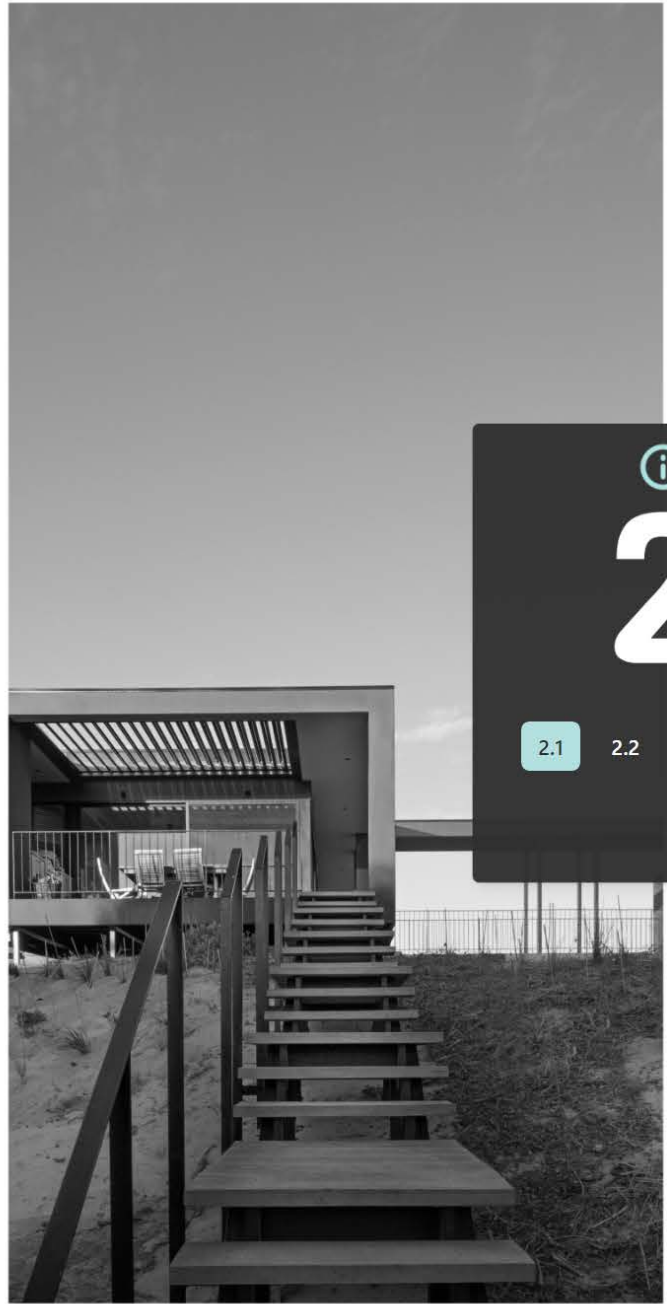
## 1.2 Percentage of lodged development applications verified within the statutory timeframe by consent type

Consent Type > Relevant Authority	Total Consents Verified	Total Consents Verified Within Statutory Timeframe	% Consents Verified Within Statutory Timeframe
<b>Planning Consent</b>	<b>31,758</b>	<b>27,756</b>	<b>87%</b>
Accredited Professional	4,197	3,737	89%
Assessment Manager	19,476	17,052	88%
Assessment Panel	1,330	1,110	83%
Council	2,438	2,263	93%
Regional Assessment Panel	3,903	3,197	82%
State Planning Commission	414	397	96%
<b>Planning and Land Division Consent</b>	<b>2,418</b>	<b>2,077</b>	<b>86%</b>
Assessment Manager	2,040	1,779	87%
Assessment Panel	12	10	83%
Regional Assessment Panel	266	202	76%
State Planning Commission	100	86	86%
<b>Land Division Consent</b>	<b>129</b>	<b>119</b>	<b>92%</b>
Council	127	117	92%
<b>Total</b>	<b>58,199</b>	<b>49,766</b>	<b>86%</b>

**Note:** Section 31(2) of the PDI Act states this process must occur within 5 business days after receiving the application

### Comment

A total of **58,199** consents were verified in the **2023-24** financial year. Of these a total of **86%** were verified within the statutory timeframe of five (5) business days. This compares to a total of **62,688** consents verified in the **2022-23** financial year, of which **86%** were verified within the statutory timeframe of five (5) business days.



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# Assessment Indicators

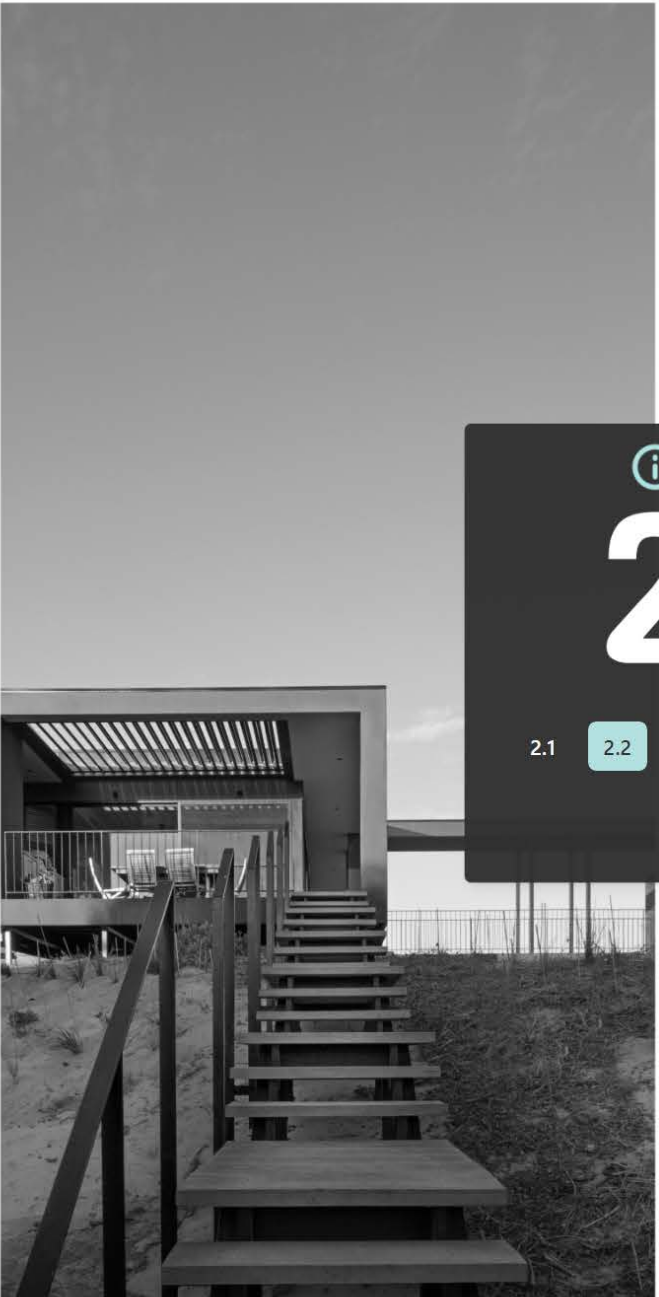
*Indicators in this section relate to the assessment of development applications*

## 2.1 Number of planning consents which commenced public notification, by assessment pathway

Category of Development	Public Notifications
Performance Assessed	1,663
Restricted	26
<b>Total</b>	<b>1,689</b>

### Comment

A total of **1,689** planning consents commenced Public Notification during the **2023-24** financial year. This compares to **2,587** during the **2022-23** financial year.



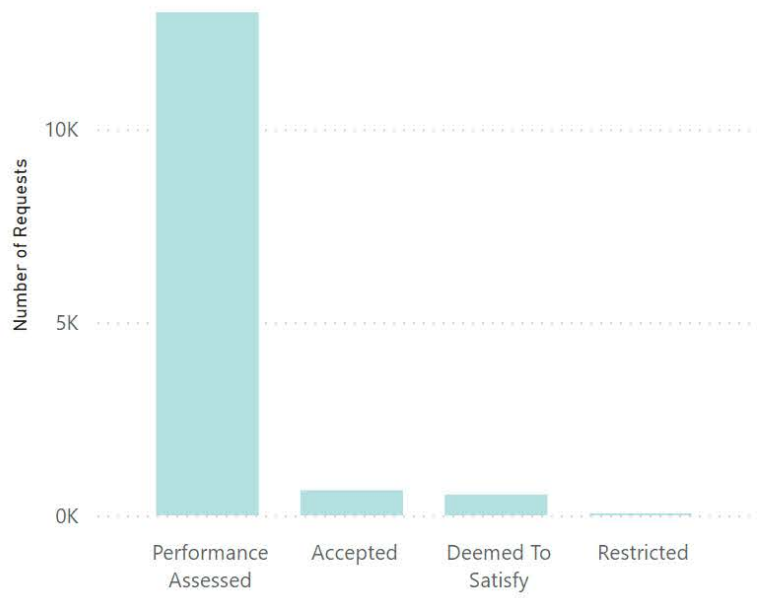
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# Assessment Indicators

Indicators in this section relate to the assessment of development applications

## 2.2 Number of requests for additional information, by assessment pathway



### Comment

A total of **14,274** requests for additional information were made during the **2023-24** financial year. This compares to a total of **14,546** made during the **2022-23** financial year.

Category of Development	Planning Consent	Building Consent	Total
Accepted	14	637	651
Deemed To Satisfy	86	455	541
Performance Assessed	9,854	3,178	13,032
Restricted	47	3	50
<b>Total</b>	<b>10,001</b>	<b>4,273</b>	<b>14,274</b>

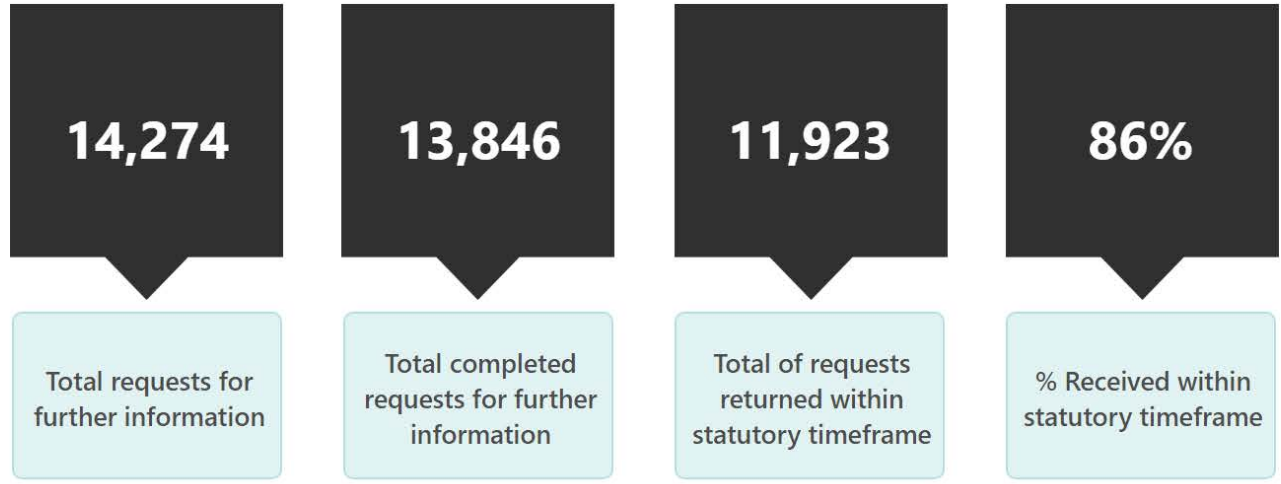


  
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# Assessment Indicators

Indicators in this section relate to the assessment of development applications

## 2.3 Percentage of requests for additional information complied with and responded to, by the applicant, within the allocated timeframe



**Comment**

86% of the requests for additional information were complied with and subsequently responded to, by the applicant, within the allocated timeframe during the 2023-24 financial year. This compares to 87% during the 2022-23 financial year.



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# Assessment Indicators

Indicators in this section relate to the assessment of development applications

## 2.4 Number of referrals made under Schedule 9 of the PDI Regulations (2017):

- by 'development' type
- percentage of referrals returned within the relevant timeframe
- percentage of referrals returned with direction to refuse relevant application

Schedule 9 PDI Regulations 2017	Number of Completed Referrals	% Assessed Within Statutory Timeframe	% Issued Direction to Refuse
Part A (1) - Airports	36	89%	
Part A (2) - High bushfire risk areas	457	97%	0%
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 (7) – Development affecting transport routes and corridors	498	72%	1%
Part A (8) – Tunnel Protection Overlay	3	100%	
<b>Total</b>	<b>2,478</b>	<b>91%</b>	<b>1%</b>

**Note:** Only relates to applications lodged under the new system (i.e. applications referred under the previous system not counted in table) and referrals which have been completed (i.e. not still active or cancelled)

### Comment

A total of **2,478** referrals were made under Schedule 9 of the PDI Regulations during the **2023-24** financial year. This compares to **2,809** referrals made in the **2022-23** financial year.

Of these referrals **91%** were returned within the relevant timeframe, compared to **93%** the previous financial year.

**1%** of the referrals were returned with a direction to refuse the relevant application. This compares to **1%** returned with a direction to refuse in the **2022-23** financial year.



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# Decision Indicators

Indicators in this section relate to decisions made on development applications lodged

## 3.1 Percentage of planning consent decisions (Granted or Refused) made within the statutory assessment timeframe, by relevant authority type and assessment pathway



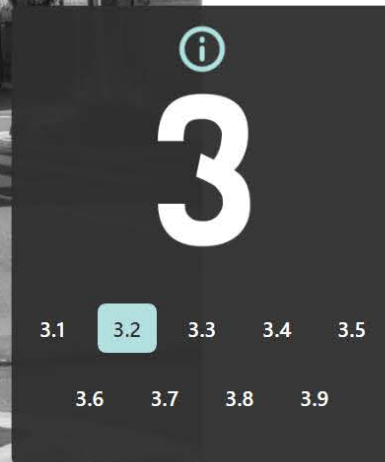
Relevant Authority	Deemed To Satisfy	Performance Assessed	Restricted	Total
Accredited Professional	98%			98%
Assessment Manager	91%	93%		92%
Assessment Panel		86%		86%
Regional Assessment Panel		82%		82%
State Planning Commission	91%	95%	84%	94%
<b>Total</b>	<b>94%</b>	<b>91%</b>	<b>84%</b>	<b>91%</b>

**Note:** Includes applications for Planning Consent and Planning and Land Division Consent only

### Comment

A total of **91%** of the planning consent decisions (granted or refused) were made within the statutory assessment timeframe during the **2023-24** financial year.

This compares to **90%** of the planning consent decisions made within the statutory assessment timeframe in the **2022-23** financial year.



# Decision Indicators

Indicators in this section relate to decisions made on development applications lodged

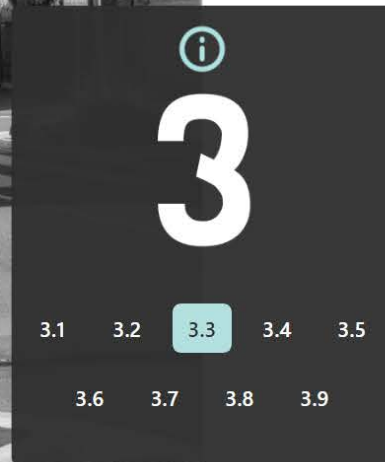
## 3.2 Number of planning consent decisions (granted or refused) by assessment pathway, relevant authority type

Category of Development	Accredited Professional	Assessment Manager	Assessment Panel	Regional Assessment Panel	State Planning Commission	Total
Deemed To Satisfy	1,888	2,689		4	11	4,592
Performance Assessed	1	17,829	1,321	3,582	417	23,150
Restricted		1		2	32	35
<b>Total</b>	<b>1,889</b>	<b>20,519</b>	<b>1,321</b>	<b>3,588</b>	<b>460</b>	<b>27,777</b>

**Note:** Includes applications for Planning Consent and Planning and Land Division Consent only

### Comment

A total of **27,777** planning consent decisions (granted or refused) were issued during the **2023-24** financial year. This compares to a total of **29,866** issued during the **2022-23** financial year.



# Decision Indicators

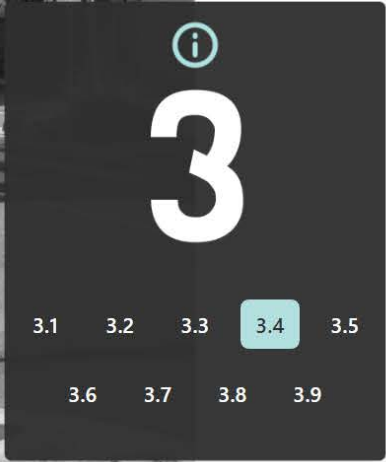
Indicators in this section relate to decisions made on development applications lodged

## 3.3 Number of deemed consents granted, by relevant authority type

Relevant Authority	Deemed Consents
Accredited Professional	-
Assessment Manager	1
Assessment Panel	1
Council	-
Other	-
Regional Assessment Panel	-
State Planning Commission	-
<b>Total</b>	<b>2</b>

### Comment

A total of **2** deemed consents were granted during the **2023-24** financial year. This compares to a total of **14** granted during the **2022-23** financial year.



# Decision Indicators

Indicators in this section relate to decisions made on development applications lodged

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

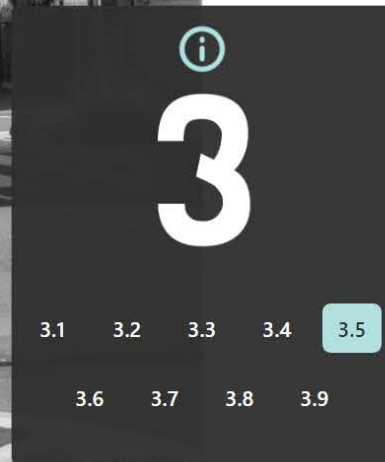
Relevant Authority	Building Consent Decisions	Building Consent Decisions within Statutory Assessment Timeframe	% Building Decisions Within Statutory Timeframe
Accredited Professional	19,859	19,029	96%
Council	8,926	8,259	93%
Other	204	183	90%
<b>Total</b>	<b>28,989</b>	<b>27,471</b>	<b>95%</b>

**Note:** Relevant Authority 'Council' includes Regional Assessment Panel

### Comment

A total of **95%** of the building consent decisions (granted or refused) were made within the statutory assessment timeframe during the **2023-24** financial year.

This compares to **94%** of the building consent decisions made within the statutory assessment timeframe in the **2022-23** financial year.



# Decision Indicators

Indicators in this section relate to decisions made on development applications lodged

## 3.5 Number of building inspections undertaken as required by practice direction

Building Inspection Type	Inspections Completed
Class 1	11,474
Class 2-9	1,513
Farm Building and Sheds	141
Swimming Pool Safety Features	2,718
<b>Total</b>	<b>15,846</b>

### Comment

A total of **15,846** building inspections were undertaken during the **2023-24** financial year, as required by relevant practice direction(s).  
This compares to **14,740** building inspections undertaken in the **2022-23** financial year, as required by the relevant practice direction(s).



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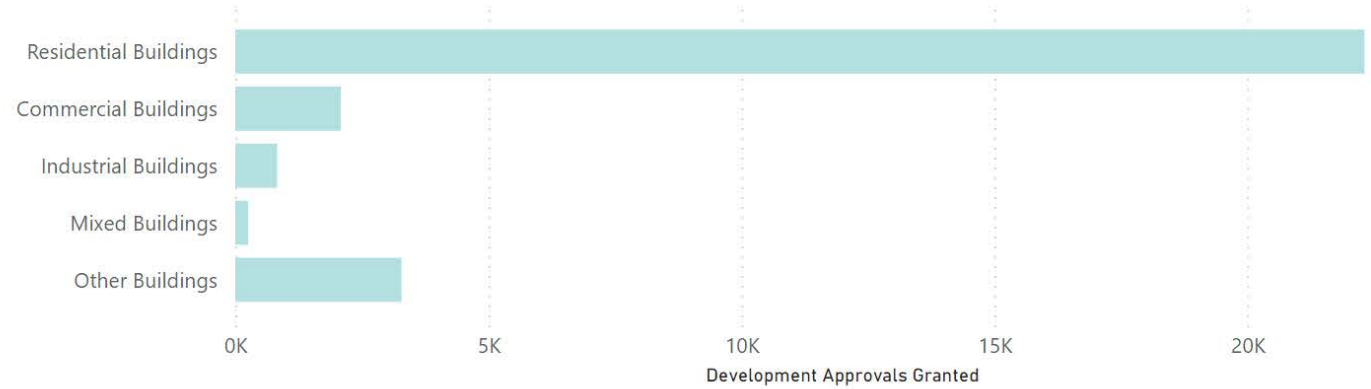
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# Decision Indicators

*Indicators in this section relate to decisions made on development applications lodged*

### 3.6 Number of development approvals granted for buildings by ABS Functional Classification Code



ABS Functional Classification Code	Development Approvals Granted
Residential Buildings	22,311
Commercial Buildings	2,086
Industrial Buildings	828
Mixed Buildings	255
Other Buildings	3,285
<b>Total</b>	<b>28,765</b>

**Note:** Figures relate to the primary building class indicated on the Building Statistics

**Comment**

A total of **22,311** development approvals for residential buildings were granted during the **2023-24** financial year.

This compares to **23,878** during the **2022-23** financial year.



# Decision Indicators

Indicators in this section relate to decisions made on development applications lodged

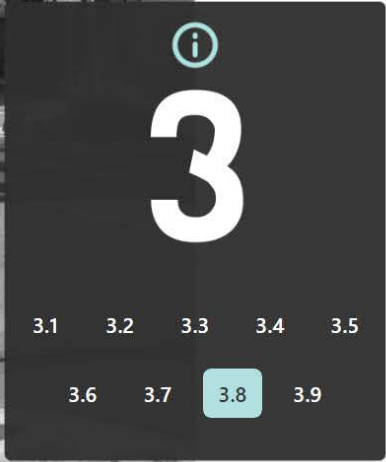
## 3.7 Number of Certificates of Occupancy (CoO) issued by primary building class

Building Classification	Granted	% ACP	% Council
1A			
1B	106	76%	24%
2	15	73%	27%
3	12	58%	42%
4	3	67%	33%
5	212	77%	23%
6	309	76%	24%
7A	20	75%	25%
7B	331	54%	46%
8	82	79%	21%
9A	2	100%	
9B	201	86%	14%
9C	3	100%	
<b>Total</b>	<b>1,296</b>	<b>72%</b>	<b>28%</b>

### Comment

A total of **1,296** Certificates of Occupancy (CoO) were issued during the **2023-24** financial year. This compares to a total of **984** during the previous financial year.

Class **7B** buildings accounted for the majority of CoO issued during the **2023-24** financial year, with **331** certificates issued. This compares to a total of **231** CoO issued during the **2022-23** financial year.



# Decision Indicators

Indicators in this section relate to decisions made on development applications lodged

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

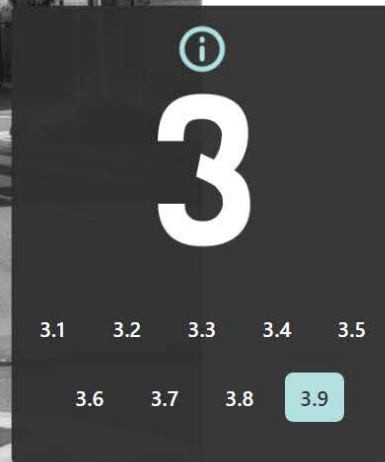
Zone	Additional Allotments	
	Deposited	Granted Development Approval
Residential	2,941	11,749
Commercial & Retail	137	205
Non Residential	314	
Other	240	420
<b>Total</b>	<b>3,632</b>	<b>12,374</b>

**Note:** This indicator includes deposited allotment details obtained from DAP and EDALA (certificates of ongoing land divisions approved under the previous planning system).

### Comment

A total of **3,632** allotments were deposited during the **2023-24** financial year.

This compares to **4,032** during the **2022-23** financial year.

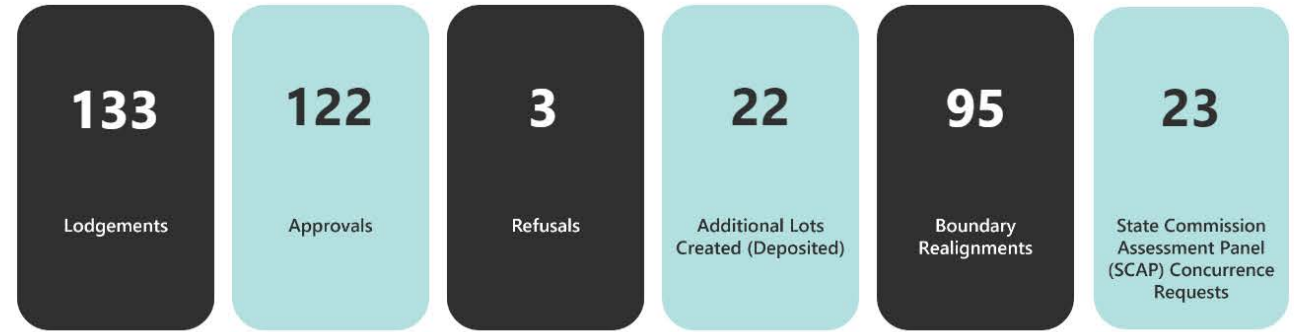


# Decision Indicators

Indicators in this section relate to decisions made on development applications lodged

## 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
- SCAP concurrence requests



### Comment

A total of **133** land division applications were lodged within the EFPA or CPD Overlay during the **2023-24** financial year.

This compares to a total of **122** land division applications were lodged during the **2022-23** financial year.

### Note:

It should be noted that additional lots created within the EFPA and CPD Overlays are typically associated with one of the following:

- Part of a parcel being affected by the EFPA or CPD overlay
- Land division not associated with residential development (i.e. employment land)



# Court Appeals Indicators

Indicators in this section relates to the appeals made to the Environment, Resources and Development (ERD) Court

## 4.1 Number of appeals lodged to the Environment, Resources and Development (ERD) Court, by appeal type

Appeal Type	Appeals
Applicant appeal against decision	47
Applicant appeal against process	-
Applicant appeal against condition of consent	1
Third party appeal against a decision	1
Third party appeal against process	-
Relevant Authority appeal against decision	1
Other	1
<b>Total</b>	<b>51</b>

**Note:** This does not include appeals lodged against applications assessed under the previous system.

### Comment

A total of **51** appeals were lodged with the ERD Court during the **2023-24** financial year.

This compares to a total of **64** appeals lodged during the **2022-23** financial year.



# Monetary Indicators

Indicators in this section relate to monetary components under the Act

## 5.1 Value of developments approvals granted by ABS Functional Classification Code

ABS Functional Classification Code	Development Cost
Residential	\$4,550,491,559
Commercial	\$785,451,213
Industrial	\$310,011,327
Mixed	\$181,977,413
Institution	\$305,984,526
Other	\$175,816,961
<b>Total</b>	<b>\$6,309,732,999</b>

**Note:**

Figures relate to the estimated value of development provided by the applicant at time of lodgement.

Includes applications with planning consent, planning and land division consent, land division consent and building rules consent.

**Comment**

The total value of development approvals granted during the **2023-24** financial year was **\$6.3B**.

This compares to a total value of **\$5.9B** during the **2022-23** financial year.



# Monetary Indicators

Indicators in this section relate to monetary components under the Act

## 5.2 Total fees collected (PDI Act Fees Notice)

- Part 2: Fees relating to development assessment
- Part 3: Fees relating to building activity and use
- Part 4: Funds and off-set schemes
- Part 5: Other

Fee Collection Description	Fees Collected
<b>Planning Consent</b>	<b>\$16,088,737</b>
Deemed to Satisfy	\$548,312
Performance Assessed	\$14,766,118
Public Notification	\$491,438
Sign on Land	\$282,869
<b>Land Division Consent</b>	<b>\$1,138,363</b>
Land Division - 4 or less and no Public road	\$413,260
Land Division - 5+ and/or public road	\$151,374
Regulation 76 Advice from the Commission	\$566,842
Water Entities (excludes SA Water)	\$6,888
<b>Building Consent</b>	<b>\$2,645,854</b>
Building Assessment - Class 1	\$796,197
Building Assessment - Class 10	\$1,156,763
Building Assessment - Classes 2-9	\$688,996
Building Assessment - Demolition	\$3,898
<b>Compliance</b>	<b>\$5,869,264</b>
<b>Total</b>	<b>\$48,338,683</b>

### Comment

A total of **\$48.3M** fees were collected during the **2023-24** financial year.

This compares to a total of **\$43.5M** fees that were collected during the **2022-23** financial year.



# Crown And Majors Development Activity

**Table 1:** Crown Development Activity 2023-24

Metric	Metric
Crown applications lodged	198
Crown applications granted	161
Development cost of applications lodged	\$5.5B
Applications determined within the statutory timeframe	133
Number of applications subject to public notification	29

## Crown

During the **2023-24** financial year a total of **198** land use and land division crown applications were lodged. This compares to a total of **176** land use and land division crown applications lodged during the previous financial year.

**Table 2:** Major Development Activity 2023-24

MD Metric Description	Metric
New Impact Assessed developments declared	8
Impact Assessed Developments under assessment (not including variations)	13
Variation to previously approved Impact Assessed Developments determined	9
Variation to previously approved Impact Assessed Development under assessment	11

**Note:** The above table may include impact assessed development that spans multiple council boundaries. Where an application spans multiple council boundaries, it will be counted in each relevant council report. For this reason, the total value of impact assessed development has not been reported.

Further information can be obtained [here](#)



# Granted Development Approvals



## Granted Development Approvals, by Suburb

### Comment

A total of **32,202** development approvals (including staged development approval) were granted during the **2023-24** financial year.

This compares to a total of **34,025** development approvals granted during the **2022-23** financial year.

### Note:

The total applications in the visuals may be counted multiple times. Where a development application spans multiple suburbs, it will be counted in each respective suburb.

Suburb	Total Granted Development Approvals
	3,181
ABERFOYLE PARK	100
ADELAIDE	580
AGERY	2
ALAWOONA	2
ALBERT PARK	32
ALBERTON	33
ALDGATE	65
ALDINGA	21
ALDINGA BEACH	234
ALFORD	5
ALLANDALE STATION	1
ALLENBY GARDENS	25
ALLENDALE EAST	10
ALLENDALE NORTH	6
ALMA	1
ALTONA	1
<b>Total</b>	<b>32,236</b>



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### Report Definitions

Indicator Group	Indicator Section	Indicator	Definition	Information	Calculation Rule	
Crown and Major Development Activity	Crown Development Activity	Crown applications lodged	An application lodged under Section 131 of the PDI Act			
		Crown applications granted	An application granted approval under Section 131 of the PDI Act			
		Development cost of applications lodged	Development cost is a required field to be completed on the relevant Development Application form which identifies estimated cost of works (excluding fit out).			
		Applications determined within the statutory timeframe	Number of development applications where a report has been prepared for the consideration of the Minister for Planning (or delegate) within 60 BDs under s.131(17) of the PDI Act.			
		Number of applications subject to public notification	Number of development applications that exceed \$10m in development cost, or significant variations to such previously approved developments, that require public notification under s.131(13) of the PDI Act.			
	Majors Development Activity	Impact Assessed Developments under assessment (not including variations)	Also referred to as impact assessed, major developments are declared by the Minister for Planning if it is considered to be of economic, social or environmental importance to South Australia.	<a href="#">🔗</a>		
		Variation to previously approved Impact Assessed Developments determined	Also referred to as impact assessed, major developments are declared by the Minister for Planning if it is considered to be of economic, social or environmental importance to South Australia.	<a href="#">🔗</a>		
		Variation to previously approved Impact Assessed Development under assessment	Also referred to as impact assessed, major developments are declared by the Minister for Planning if it is considered to be of economic, social or environmental importance to South Australia.	<a href="#">🔗</a>		
		New Impact Assessed Developments determined	Also referred to as impact assessed, major developments are declared by the Minister for Planning if it is considered to be of economic, social or environmental importance to South Australia.	<a href="#">🔗</a>		
		Total value of Impact Assessed (under assessment)	Also referred to as impact assessed, major developments are declared by the Minister for Planning if it is considered to be of economic, social or environmental importance to South Australia.	<a href="#">🔗</a>		
		Total value of New Impact Assessed (decision made)	Also referred to as impact assessed, major developments are declared by the Minister for Planning if it is considered to be of economic, social or environmental importance to South Australia.	<a href="#">🔗</a>		
	Lodgement Indicators	Number of development applications lodged	Number of development applications lodged	The PDI Act 2016 outlines the following category of development for applications lodged: <ul style="list-style-type: none"> <li>- Accepted (only building consent required)</li> <li>- Deemed to Satisfy (DTS)</li> <li>- Performance Assessed</li> <li>- Restricted</li> </ul>	<a href="#">🔗</a>	<p>Total applications lodged with a lodgement date within the selected date range excluding applications with a 'Cancelled' application status.</p> <p>Where an application has a 'Withdrawn' status and has a Planning Consent (PC) or Planning and Land Division Consent (PLDC) that was 'Granted' and later 'Withdrawn' these applications are to be included in the calculation.</p> <p>If however the application has a 'Withdrawn' status and has a PC or PLDC that was 'Withdrawn' and never</p>

Order	Indicator Group	Indicator Section	Indicator	Definition	Calculation Rule
1	Crown and Major Development Activity	Crown Development Activity	<b>Applications determined within the statutory timeframe</b>	Percentage of development applications where a report has been prepared for the consideration of the Minister for Planning (or delegate) within 60 BDs under s.131(17) of the PDI Act. For the purpose of this report, the percentage is of the 'granted' applications.	
			<b>Crown applications granted</b>	An application granted approval under Section 131 of the PDI Act	
			<b>Crown applications lodged</b>	An application lodged under Section 131 of the PDI Act	
			<b>Development cost of applications lodged</b>	Development cost is a required field to be completed on the relevant Development Application form which identifies estimated cost of works (excluding fit out).	
			<b>Number of applications subject to public notification</b>	Number of development applications that exceed \$10m in development cost, or significant variations to such previously approved developments, that require public notification under s.131(13) of the PDI Act.	
		Majors Development Activity	<b>Impact Assessed Developments under assessment (not including variations)</b>	Also referred to as impact assessed, major developments are declared by the Minister for Planning if it is considered to be of economic, social or environmental importance to South Australia.	
			<b>New Impact Assessed Developments determined</b>	Also referred to as impact assessed, major developments are declared by the Minister for Planning if it is considered to be of economic, social or environmental importance to South Australia.	
			<b>Total value of Impact Assessed (under assessment)</b>	Also referred to as impact assessed, major developments are declared by the Minister for Planning if it is considered to be of economic, social or environmental importance to South Australia.	
			<b>Total value of New Impact Assessed (decision made)</b>	Also referred to as impact assessed, major developments are declared by the Minister for Planning if it is considered to be of economic, social or environmental importance to South Australia.	
			<b>Variation to previously approved Impact Assessed Development under assessment</b>	Also referred to as impact assessed, major developments are declared by the Minister for Planning if it is considered to be of economic, social or environmental importance to South Australia.	
	<b>Variation to previously approved Impact Assessed Developments determined</b>	Also referred to as impact assessed, major developments are declared by the Minister for Planning if it is considered to be of economic, social or environmental importance to South Australia.			
2	Lodgement Indicators	Number of development applications lodged	<b>Number of development applications lodged</b>	The PDI Act 2016 outlines the following category of development for applications lodged: - Accepted (only building consent required) - Deemed to Satisfy (DTS) - Performance Assessed - Restricted	Total applications lodged with a lodgement date within the selected date range excluding applications with a 'Cancelled' application status.  Where an application has a 'Withdrawn' status and has a Planning Consent (PC) or Planning and Land Division Consent (PLDC) that was 'Granted' and later 'Withdrawn' these applications are to be included in the calculation.  If however the application has a 'Withdrawn' status and has a PC or PLDC that was 'Withdrawn' and never had a 'Granted' status previously, these applications are to be excluded.  This calculated total is separated into the various metrics using the Application Category of Development.
		Percentage of lodged development applications verified within the statutory timeframe by consent type	<b>% Consents Verified within statutory timeframe</b>	Percentage of the total amount of consents verified within the selected timeframe vs the total consents verified within the relevant timeframe	

2	<b>Lodgement Indicators</b>	Percentage of lodged development applications verified within the statutory timeframe by consent type	<b>Total consents verified</b>	Verification is the process of checking and verifying the details of development applications prior to lodgement.	<p>Total applications lodged with a lodgement date within the selected date range excluding applications with a 'Cancelled' application status.</p> <p>Where an application has a 'Withdrawn' status and has a PC or PLDC that was 'Granted' and later 'Withdrawn' these applications are to be included in the calculation.</p> <p>If however the application has a 'Withdrawn' status and has a PC or PLDC that was 'Withdrawn' and never had a 'Granted' status previously, these applications are to be excluded.</p> <p>For each consent associated with the above subset of lodged applications, there is a clock called Verification. This calculation counts all those Verification clocks where the status of the clock is complete and the clock completion date is within the selected time frame segmented by Consent type.</p>
			<b>Total consents verified within statutory timeframe</b>	The PDI Regulations, 2017 prescribes that an application must be verified within 5 business days after the application has been received.	<p>Total applications lodged with a lodgement date within the selected date range excluding applications with a 'Cancelled' application status.</p> <p>Where an application has a 'Withdrawn' status and has a PC or PLDC that was 'Granted' and later 'Withdrawn' these applications are to be included in the calculation.</p> <p>If however the application has a 'Withdrawn' status and has a PC or PLDC that was 'Withdrawn' and never had a 'Granted' status previously, these applications are to be excluded.</p> <p>For each consent associated with the above subset of lodged applications, there is a clock called Verification. This calculation counts all those Verification clocks where the status of the clock is complete and the clock completion date is within the selected time frame and the clock completion date is on or before the expiry date segmented by Consent type.</p>
3	<b>Assessment Indicators</b>	Number of planning consents which commenced public notification, by assessment pathway	<b>Number of planning consents which commenced public notification, by assessment pathway</b>	Public Notification is a requirement for certain types of consents / applications under the PDI Act.	<p>When a PC or a Planning and Land Division Consent (PLDC) has a Public Notification, there is a record added to the table called 'Public Notification'.</p> <p>This calculation counts all applications with an Application Category of Development = 'Permanenced Assessed' or 'Restricted' and they have a corresponding Planning consent ID that exists in the 'Public Notification' table where the 'Is Active' field=True and the 'Consultation Start Date' is within the selected date range.</p>
		<p>Number of referrals made under Schedule 9 of the PDI Regulations (2017):</p> <p>By development type</p> <p>Percentage of referrals returned within the relevant timeframe</p> <p>Percentage of referrals returned with direction to refuse relevant application</p>	<b>% assessed within statutory timeframe</b>	Timeframes for referrals made under Schedule 9 of the PDI Regulations, 2017 are identified in the associated table under the header 'Period'.	<p>For each external referral on a Consent, there is a Clock called 'Referral'. If a response has been received for that external referral, the Distribution Status will be 'Responded'.</p> <p>This calculation counts the completed external referral clocks with a Distribution ID that has been responded where the completed date is on or before the expiry date and the completed date is within the selected date range.</p>

3	<b>Assessment Indicators</b>	Number of referrals made under Schedule 9 of the PDI Regulations (2017):  By development type Percentage of referrals returned within the relevant timeframe Percentage of referrals returned with direction to refuse relevant application	<b>% issued direction to refuse</b>	Under Schedule 9 of the PDI Regulations, 2017 some referral bodies have a 'function' which enables them to provide 'direction' to relevant authority to refuse the associated development application.	For each external referral on a Consent, there is a Clock called 'Referral'. If a response has been received for that external referral, the Distribution Status will be 'Responded'.  This calculation counts the completed external referral clocks with a Distribution ID that has been responded with a Response result 'Direct Refusal' and the completed date is within the selected date range.
			<b>Number of referrals</b>	Relates to referrals made under Schedule 9 of the PDI Regulations, 2017.	For each external referral on a Consent, there is a Clock called 'Referral'. If a response has been received for that external referral, the Distribution Status will be 'Responded'.  This calculation counts the completed external referral clocks with a Distribution ID that has been responded and the completed date is within the selected date range.
		Number of requests for additional information, by assessment pathway		A request for additional information made by the relevant authority under Section 34 of the PDI Regulations.	When a RFI is sent by the Relevant Authority, there is a Clock created called 'Request for Further Information', the created date of that clock indicates when the request was sent.  It is that date that the calculation uses to determine how many (Active, Paused & Completed) RFIs were sent within the selected date range.  The system also records the same clock 'Request for Further Information' when a Referral body sends an RFI, to exclude those from the calculation, the report excludes those 'Request for Further Information' clocks that have a Distribution ID on them. A Distribution ID is an ID field connected with the external referrals.  The resulting calculation will be displayed using the Application Category of Development as indicated by the metric. Representing the number of consents which have made at least one 'Request for Information'.  The calculation excludes categories of development (Exempt & Impact Assessed).
		Percentage of requests for additional information complied with and responded to, by the applicant, within the allocated timeframe	<b>% Received within statutory timeframe</b>	Percentage of the total requests made vs the total made within the relevant timeframe.	
			<b>Total completed request for further information</b>	Total requests for additional information completed within the relevant timeframe.	Of the total requests for information, the calculation looks at the completed RFI clocks and checks if the completed date of those clocks is in the selected date range.
			<b>Total of requests returned within statutory timeframe</b>	Total requests for additional information made vs total received within the relevant timeframe.	Of the total requests for information, the calculation looks at the completed RFI clocks and checks if the completed date of those clocks was completed on or before the expiry date.

3	<b>Assessment Indicators</b>	Percentage of requests for additional information complied with and responded to, by the applicant, within the allocated timeframe	<b>Total request for further information</b>	Timeframe to provide additional information made by the relevant authority under Section 34(1) of the PDI Regulations.	<p>When a RFI is sent by the Relevant Authority, there is a Clock created called 'Request for Further Information', the created date of that clock indicates when the request was sent.</p> <p>It is that date that the calculation uses to determine how many (Active, Paused &amp; Completed) RFIs were sent within the selected date range.</p> <p>The system also records the same clock 'Request for Further Information' when a Referral body sends an RFI, to exclude those from the calculation, the report excludes those 'Request for Further Information' clocks that have a Distribution ID on them. A Distribution ID is an ID field connected with the external referrals.</p> <p>The resulting calculation will be displayed using the Application Category of Development as indicated by the metric. Representing the number of consents which have made at least one 'Request for Information'.</p> <p>The calculation excludes categories of development (Exempt &amp; Impact Assessed).</p>
4	<b>Decision Indicators</b>	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 SCAP concurrence requests.	<b>Additional lots created (deposited)</b>	Net lots created (i.e. total lots minus existing)	<p>This information is obtained from the Spatial Planning team.</p>
			<b>Approvals</b>	The decision made by the relevant authority is to approve the development application.	<p>Total applications lodged with an assessment date within the selected date range and has a 'Granted' status that have a LDC and an Overlay Environment and Food Production Areas (EFPA) or Character Preservation District (CPD).</p> <p>The calculation uses the dates from the State time tables and excludes Township within the CPD overlay.</p>
			<b>Boundary realignments</b>	The adjustment of existing boundaries which does not result in the creation of additional allotments.	<p>Total applications lodged with a lodgement date within the selected date range excluding applications with a 'Cancelled' or 'Withdrawn' application status that have a LDC and an Overlay Environment and Food Production Areas (EFPA) or Character Preservation District (CPD) and has an element type of Boundary.</p> <p>The calculation uses the dates from the State time tables and excludes Township within the CPD overlay.</p>
			<b>Lodgements</b>	A development application lodged for land division or planning and land division consent where the relevant land parcel sits in whole or part, within the EFPA or CPD Overlay.	<p>Total applications lodged with a lodgement date within the selected date range excluding applications with a 'Cancelled' or 'Withdrawn' application status that have a LDC and an Overlay Environment and Food Production Areas (EFPA) or Character Preservation District (CPD).</p> <p>The calculation uses the dates from the State time tables and excludes Township within the CPD overlay.</p>

4	<b>Decision Indicators</b>	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 SCAP concurrence requests.	<b>Refusals</b>	The decision made by the relevant authority is to refuse the development application.	Total applications lodged with an assessment date within the selected date range and has a 'Refused' status that have a LDC and an Overlay Environment and Food Production Areas (EFPA) or Character Preservation District (CPD).  The calculation uses the dates from the State time tables and excludes Township within the CPD overlay.
			<b>State Commission Assessment Panel (SCAP) Concurrence Requests</b>	Where a Relevant Authority has requested the Commission to concur in the granting of an authorisation  A land division certificate is issued under section 138 of the PDI Act, 2016 once relevant conditions of approval have been satisfied.	This information is obtained from the SPC  For certificates with a status of Issued, Deposited, Awaiting Reissue Acceptance, Pending Reissue, Superseded, Ready to Issue where the issued date is in the date range:  Non staged- Use the calculation for additional allotments from the Additional elements table (Proposed-Existing)  Staged- Initial certificate for additional allotments (Number of allotments from certificate - Existing Allotments from Additional Elements table). For all subsequent stages relating to the consent the additional allotments will be the same as number of allotments within that certificate.  The calculation uses the Zones associated to the Land Division certificate to segment the it by Residential, Commercial & Retail and Other.
		Number of additional allotments granted a land division certificate under section 138			
		Number of building inspections undertaken as required by practice direction		Building inspections are a requirement for certain forms of development. Practice direction 7, Practice direction 8, and Practice direction 9 identify the requirements around the types of development and the % of inspections required.	The Calculation counts the number of completed Inspections (Building Work & Ad Hoc) where the inspection outcome is either Satisfactory or Unsatisfactory and is not a Rectification.  If the inspection realtes to a multiple classes then the inspection counts towards each of those classes.
		Number of building rules consent decisions (granted or refused) within the statutory assessment timeframe, by relevant authority type		The number of building consent decisions granted within time by relevant authority type.	Of the BC consents with a decision status of (Granted, Refused) and a decision date in the selected date range, the calculation uses the Completed Assessment Clock data to work out if the clock was completed on or before the expiry date.  The calculation is represented as a total count segmented by the corresponding metric.  The calculation excludes the consent reason and picks the Assessor type from the applicable partner table.
		Number of Certificates of Occupancy (CoO) issued by primary building class		A certificate of occupancy is required for all new buildings (and building work where applicable) approved and built under the PDI Act, excluding Class 10 structures such as sheds, carports and verandahs.	This calculation counts the total number of Certificated of Occupancy (CoO) with a CoO decision date from the state table within the selected date range.  The calculation is segmented by the Building classes and as percentage as to who issued them.
		Number of deemed consents granted		A deemed consent is issued should an applicant serve the relevant authority with a deemed consent notice for not assessing the relevant application within the statutory timeframe.	When an applicant serves a Deemed consent, there is a Clock created called 'Deemed Consent'. The created date of of that clock idicates when that Deemed consent was granted. It is this date from the state table that the calculation uses to determine how many Deemed consents were granted within the selected date range.

4	<b>Decision Indicators</b>	Number of development approvals granted for buildings by ABS Functional Classification Code	The Australian Bureau of Statistics (ABS) has a standardised method for identification of the functions classification of buildings nationally. This assists in comparing data from state to state.	<p>This is the total Development Approvals with a Status of 'Granted' and has a Approval Status date from the state table within the selected date range.</p> <p>The calculation is segmented to the corresponding metric using the Building Stat Item Category Code</p>
		Number of planning consent decisions (granted or refused) by assessment pathway	The number of consents that have been 'granted' or 'refused' in the date range.	<p>This is the total count of (PC, PLDC) consents with a decision status of (Granted, Refused) and a decision date in the selected date range</p> <p>The calculation is represented as a total segmented by the corresponding metric and Application Category of development being deemed to satisfy, performance assessed and restricted. Planning consent is not required for 'accepted'.</p> <p>The rule uses the original (First Decision) date of the consent as opposed to Endorsed decision date or decision dates relating to minor variations from the dates in the state tables.</p>
		Percentage of planning consent decisions (granted or refused) made within the statutory assessment timeframe, by relevant authority type and assessment pathway	The number of decisions made in time as a percentage of the total number of decisions made within the selected time period, assessment pathway and relevant authority.	<p>Of the (PC, PLDC) consents with a consent decision status of (Granted, Refused) and a decision date in the selected date range, the calculation uses the Completed Assessment Clock data to work out if the clock was completed on or before the expiry date.</p> <p>The calculation is represented as a percentage segmented by the corresponding metric and Application Category of development.</p> <p>The calculation uses the related dates from the State table and selects the Assessor Type from the applicable partner table except when the Partner Type Code is Council and the Consent reason assessor is Assessment Panel or Assessment Manager.</p>
5	<b>Court Appeal Indicators</b>	Number of appeals lodged to the Environment, Resources and Development (ERD) Court by appeal type	The ability to lodge an appeal varies depending on a development applications category or classification.	<p>The calculation counts the number of appeals lodged (using a composite key from the ERD Case Numbers) where the appeal lodgement date is in the selected date range.</p> <p>The calculation is segmented into the metrics using the Appeal Reason</p>
6	<b>Monetary Indicators</b>	Total fees collected (PDI Act Fees Notice) Fees under Planning, Development and Infrastructure (Accredited Professionals) Regulations 2019 Fees relating to development assessment Fees relating to building activity and use Funds and off-set schemes Other	Planning Development and Infrastructure Fees Notice	<p>DAP Receipts: The calculation is the sum of all fees received with a payment date from the state table is in the selected date range.</p> <p>DAP Refunds: The calculation is the sum of all fees refunded with an endorsed decision from the state table date is in the selected date range.</p> <p>ACP Receipts: The calculation is the sum of all fees received with a payment date in the selected date range.</p> <p>The calculation is the sum of the net DAP receipts (DAP receipts-DAP refunds) and the ACP receipts. The calculation uses the Fee Code as opposed to the Fee Schedule ID to accomodate changes with indexation.</p>
		Value of developments approvals granted by ABS Functional Classification Code	The Australian Bureau of Statistics (ABS) has a standardised method for identification of the functions classification of buildings nationally. This assists in comparing data from state to state	<p>This is the total Development Approval Cost for the Development Approvals with a Status of 'Granted' and has the First Development Approval date from the state table within the selected date range.</p> <p>The calculation is segmented to the corresponding metric using the Building Stat Item Category Code</p>