



Agenda Report for Noting Meeting Date: 7 September 2023

Item Name	2022-2023 System Indicators Report
Presenters	Grant Croft and Amy Barratt
Purpose of Report	Noting
Item Number	5.3
Strategic Plan Reference	2. Enhancing our Planning System
Work Plan Reference	2.4. Monitor and report on data and trends (population and land use impacts)
Confidentiality	Not Confidential (Release Delayed), to be released after the Minister for Planning has tabled the <i>Performance Indicators Scheme Annual Report 2021-22</i> to both Houses of Parliament as required under section 32 of Part 3 of the <i>Planning, Development and Infrastructure Act 2016</i> .
Related Decisions	<ul style="list-style-type: none">• Item 5.2 – System Indicators Scheme – Minor Amendments for Approval, 23 June 2022• Item 4.1 – Performance Indicators Annual Report 2021-2022, 1 September 2022

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 2022-23* (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.
5. Authorise PLUS to 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.

Background

Part 2, section 5 of the *Planning, Development and Infrastructure (General) Regulations, 2017* (the Regulations) requires the State Planning Commissions (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).

On 23 June 2022, a revised version of the Performance Indicators (System) Scheme (the Scheme) (**Attachment 1**) was presented to and endorsed by the Commission. Proposed changes to the Scheme included minor amendments to wording, merging of similar indicators and the creation of a new indicator to allow for reporting on Certificates of Occupancy.

The endorsed changes were subsequently forwarded to the Minister for approval under section 2(3) of Schedule 4 of the Act and on 11 July 2022, the amended Scheme was approved by the Minister, replacing the previous Scheme.

Discussion

This item relates to the presentation of the 2022-23 Performance Indicators Report (**Attachment 2**), 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 2022-2023

This Report provides the first year on year comparison for the new ePlanning system, with two full years of data to interrogate, analyse and compare. 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 applications verified within statutory timeframes (indicator 1.2).
- More planning consent decisions made within statutory timeframes (indicator 3.1).
- Reduction in the number of deemed consent notices issued on relevant authorities exceeding the statutory timeframes (indicator 3.3).
- A significant increase in the number of building inspections undertaken as per the relevant practice directions (indicator 3.5).
- An increase in fees collected under the PDI Act as a result of indexation and including a significant increase in money collected through funds and offset schemes (indicator 5.2).

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

- An 10% decline in total number of development applications lodged within compared to the previous financial year (indicator 1.1).
- A decrease in the estimated cost of development approvals granted (indicator 5.1).
- A decrease 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 have the ability to 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 January 2024.
- A 12% increase in the number of planning consents commencing public notification compared to the previous financial year (indicator 2.1).
- A 6% increase in the number of statutory referrals made (indicator 2.4).
- A marked increase in the total number of appeals lodged with the Environment, Resources and Development (ERD) Court from the previous financial year. Although importantly this has not translated to an increase in full court hearings, with many matters resolved through conciliation process (indicator 4.1).
- The portion of consents granted through the deemed-to-satisfy (DTS) and accepted development pathways compared to the performance assessed pathway indicates there may be opportunities to review and improve planning policy to streamline envisaged development (indicator 3.2).
- Crown development applications currently sit outside of the ePlanning system however will be integrated into the DAP by November 2023.

Crown and Impact Assessed (formerly Major) development applications are not currently recorded within the ePlanning system and are therefore reported separately. 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	2022-23 Financial Year	2021-2022 Financial Year
Crown applications lodged	194	246
Development cost of applications lodged	\$2.2 billion	\$1.4 billion
New impact assessed development declarations	3	0
Total value of current projects (for which a decision is still to be made)	\$1.5 billion	\$160.3 million

Online Platform Delivery

As previously discussed at the Commission meeting on 1 September 2022, it is the intent to create and deliver an interactive online platform for both councils (internal) and the public (external) as part of the Commissions and Departments push to provide improved access and transparency into the performance of the planning system.

It is intended the Council (internal) version would be released first, to allow Councils access to their data, and ensuring any errors or omissions are rectified prior to the public (external) facing version being released.

The dashboard would focus on the visualisation of data, rather than provide detailed analysis.

Procedural matters

Should the Commission agree with the contents of the 2022-2023 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 (#18761560).
2. Performance Indicators Scheme Annual Report 2022-23 (#20171426).
3. Minute to Executive Director confirming process, procedures and final status of System Indicators Report, 31 August 2023 (#20579133).
4. System indicator validation and endorsement document (#20617849)

Prepared by: Grant Croft

Endorsed by: Paul Bennett

Date: 18 August 2023



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/

Attorney-General's Department
Level 5, 50 Flinders Street
GPO Box 1815
Adelaide South Australia 5001

PERFORMANCE INDICATORS SCHEME

Annual Report 2022-23

Planning, Development and Infrastructure Act 2016

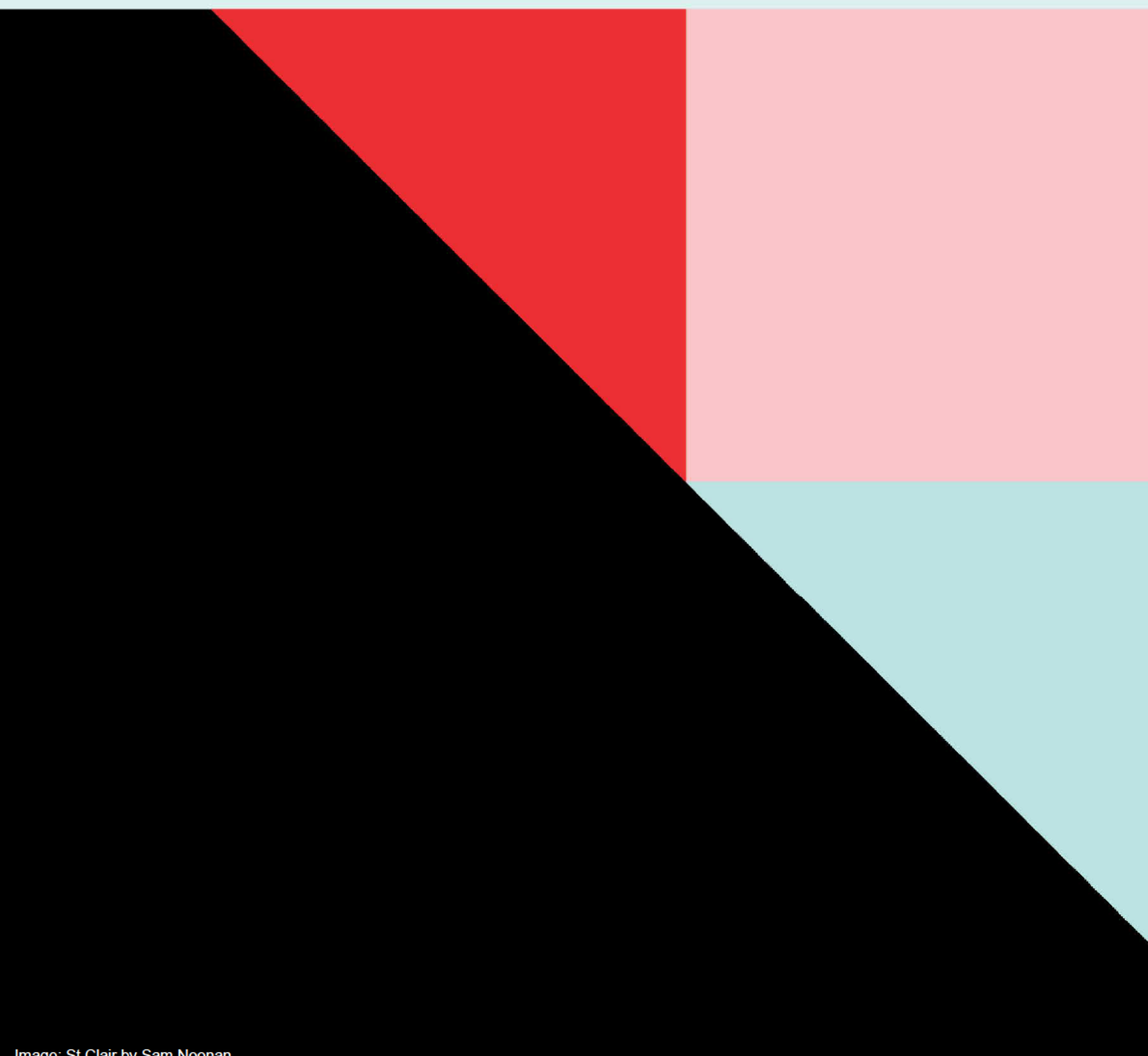


Image: St Clair by Sam Noonan

Table of Contents

Table of Contents 2

Executive Summary 3

Introduction 5

Scope of Data for this Report..... 6

1.0 LODGEMENT INDICATORS 7

2.0 ASSESSMENT INDICATORS 9

3.0 DECISION INDICATORS 14

4.0 COURT APPEAL INDICATORS 25

5.0 MONETORY INDICATORS 26

Crown and Impact Assessed Development Activity 28

Executive Summary

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

For the first time since the new planning system became fully operational on 19 March 2021, this Report provides year-on-year comparison of key performance features. With two full years of data to compare, we can now more readily see where the system is meeting or exceeding expectations and where improvement is needed. In some cases, we can also compare the new system with that which operated under the now-repealed *Development Act 1993* (noting however that the former system had few reliable performance measures).

This allows the State Planning Commission and the Department of Trade and Investment to make informed recommendations to the Minister for Planning about how and where to prioritise the continuous improvement of what is already a nation-leading planning system.

This Report identifies an overall very strongly performing system, including:

- **The level of streamlined compliance-based approvals is up significantly** compared to pre-2021 (indicator 1.1). Over the last two years roughly 16% of applications were lodged through the Deemed to Satisfy (DTS) assessment pathway, a marked improvement on the 12% of applications lodged through the ResCode (complying) assessment pathway made available under the previous system.
- **The vast majority of applications are being verified within statutory timeframes** (indicator 1.2). Over the last two years on-time verification has been around 85%. While there is an opportunity to increase this further, the current high level is a positive reflection of the level of familiarity with the new system and its requirements.
- **The vast majority of planning consent decisions are being made within statutory timeframes** (indicator 3.1). Typical on-time assessments under the new system are around 90%, a noteworthy improvement on the pre-2021 system.
- **There has been a reduction in the number of deemed consent notices** issued on relevant authorities exceeding the statutory timeframes (indicator 3.3). These notices are a new feature of the system and provide a valuable – but ideally little-used - “last resort” circuit breaker where applications have not been determined within the required timeframe. It is a positive sign that only 14 of these notices were issued during 2022-23 (compared to 24 in the previous year), no doubt reflecting the high level of applications determined within assessment timeframes.
- **The number of inspections of building work has significantly increased** (indicator 3.5), a positive indicator that more time and resources are being dedicated to ensuring new building work meets the relevant requirements of the National Construction Code (NCC).
- **The number of Court appeals lodged is significantly less** than pre-2021 (indicator 4.1). While the number of appeals increased from 25 in 2021-22 to 61 in 2022-23, levels remain much lower than those typically recorded under the pre-2021 system (which peaked in 2018-19 with 117 appeals lodged). This indicator appears consistent with the Court's important and targeted role in helping hold decision-makers to account.

¹ 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

While not covered in this Report, the new system has also successfully streamlined the process of amending the planning rules. Some 106 Code Amendments have been initiated over the last two years, with a median completion time (from initiation approval to gazettal) of 12 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.

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

- **Public notifications increased** over 12% from the previous financial year (indicator 2.1). While a positive indicator of increased community awareness, further analysis will identify what the triggers for notification were and what types of development were notified. This will assist in determining if any system improvements are required.
- **The number of statutory referrals increased** by 6% on the previous financial year (indicator 2.4), with a notable spike in referrals made under both Part A(7) – Development '*affecting transport routes and corridors*' and Part A(11) – '*Native vegetation*'. It is important for the healthy operation of the system that referrals are only used where policy alone is not adequate to guide decision-making. Hence an over-reliance on referrals can be an indicator of deficient policy and/or administrative inefficiency.

Moving forward it is expected that the insights from the System Indicators will be even richer in 2023-24:

- Certificates of Occupancy (CoO) for Class 1a (detached dwellings) buildings are set to be re-introduced on **1 January 2024** (indicator 3.7), providing reliable data on dwelling completions and allowing valuable comparisons with approvals data.
- Crown development applications are set to be integrated within the ePlanning solution enabling more detailed analysis of the assessment process.
- 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.

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

PLUS manages PlanSA, Australia's first integrated and comprehensive ePlanning platform and online system, that 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 an ePlanning platform (PlanSA portal) which is overseen and reported on by the Commission with approval of the Minister.

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

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

Scope of Data for this Report

All data used in this report is sourced through the [Development Application Processing](#) (DAP) system. This system is used to lodge, process and manage development applications across South Australia. In addition, the following filters have been applied to the data 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 2022 and 30 June 2023;
- Submitted applications are not counted as lodged until appropriate fees have been paid and a Consent has been verified;
- 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), while impact assessed (EIS) development is assessed by the Minister for Planning.

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

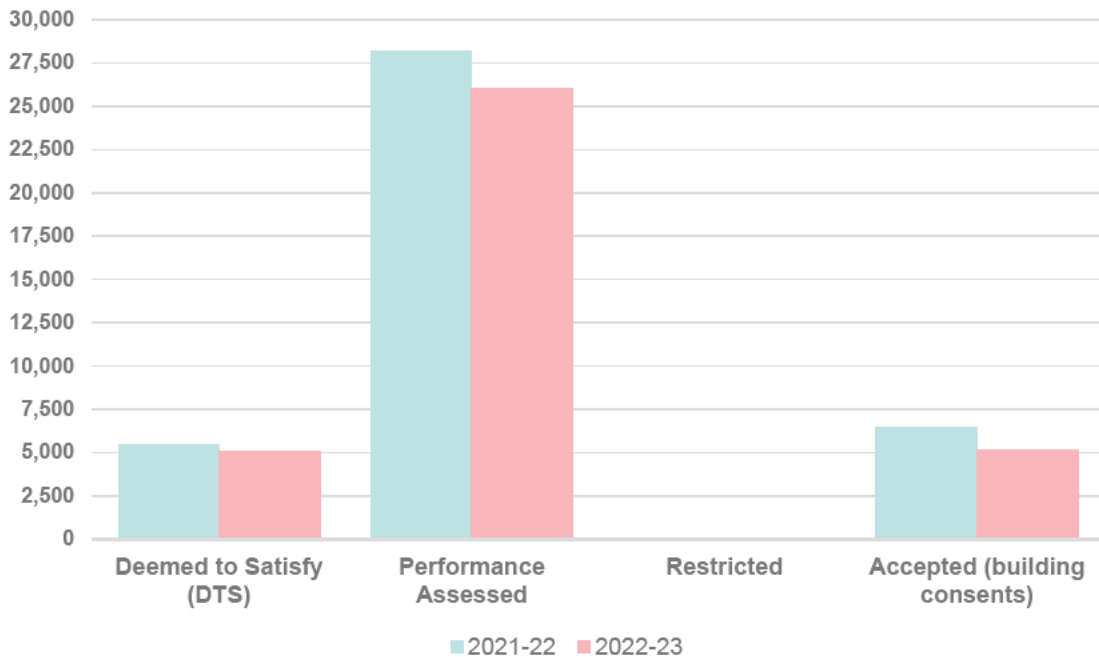
- 1.0 Lodgement (includes verifications)
- 2.0 Assessment (notifications, referrals, requests for additional information)
- 3.0 Decision (timeframes, deemed consents, building inspections, land divisions)
- 4.0 Appeals
- 5.0 Monetary (fees collected, estimated development cost)

In addition, Crown and Impact Assessed Development statistics are reported on separately as they are not currently managed through the ePlanning solution.

1.0 LODGEMENT INDICATORS

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

1.1 NUMBER OF DEVELOPMENT APPLICATIONS LODGED



Assessment Pathway	Total Applications Lodged	% of Total Applications
Deemed to Satisfy (DTS)	5,050	14%
Performance Assessed	26,003	72%
Restricted	50	0%
Accepted (building consents)	5,148	14%
TOTAL	36,251	100%

COMMENT

A total of 36,251 development applications were lodged during the 2022-23 financial year, representing a 10% decrease on the previous financial year, where a total 40,164 development applications were lodged.

This decrease is likely to coincide with the ending of the Federal governments HomeBuilder stimulus package, numerous interest rate rises, cost of living pressures and increased building costs.

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%.

1.2 PERCENTAGE OF LODGED DEVELOPMENT APPLICATIONS VERIFIED WITHIN THE STATUTORY TIMEFRAME BY CONSENT TYPE

Consent Type	Total Consents Verified	Total Undertaken within Timeframe	% Verified within Timeframe
Planning	34,063	29,504	87%
Land Division	309	285	92%
Planning and Land Division	2,161	1,796	83%
Building	26,209	22,248	85%
TOTAL	62,742	53,833	86%

COMMENT

A total **62,742** consents were verified during the 2022-23 financial year, representing a **13%** decrease on the total number of verifications undertaken during the 2021-22 financial year.

There was a slight improvement in the total number of verifications undertaken within the statutory timeframe, with a total **86%** compared to **85%** the previous financial year.

NOTE

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

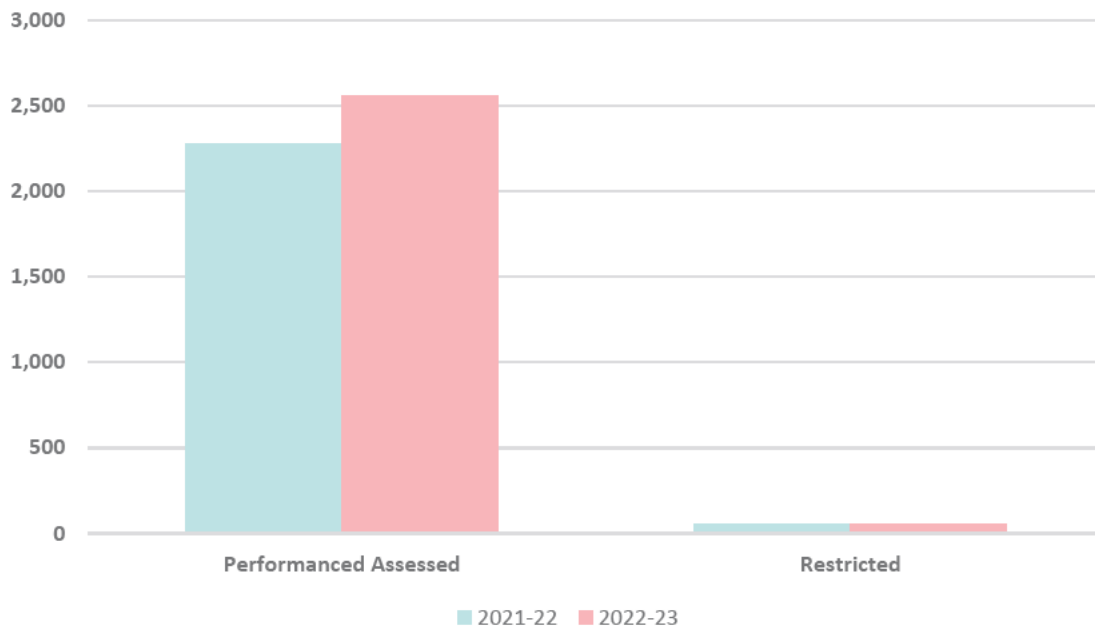
- Reviewing the provided documents
- Sending requests for required documentation to verify the application
- Determining the planning assessment pathway
- Invoicing and payment of associated fees to lodge the development application

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

2.0 ASSESSMENT INDICATORS

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

2.1 NUMBER OF PLANNING CONSENTS WHICH COMMENCED PUBLIC NOTIFICATION, BY ASSESSMENT PATHWAY



Assessment Pathway	2021-22	2022-23
Performance Assessed	2,276	2,555
Restricted	57	53
TOTAL	2,333	2,608

COMMENT

A total **2,608** planning consents commenced public notification during the 2022-23 financial year. This represents a slight increase on the **2,333** notification commencements during the 2021-22 financial.

NOTE

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

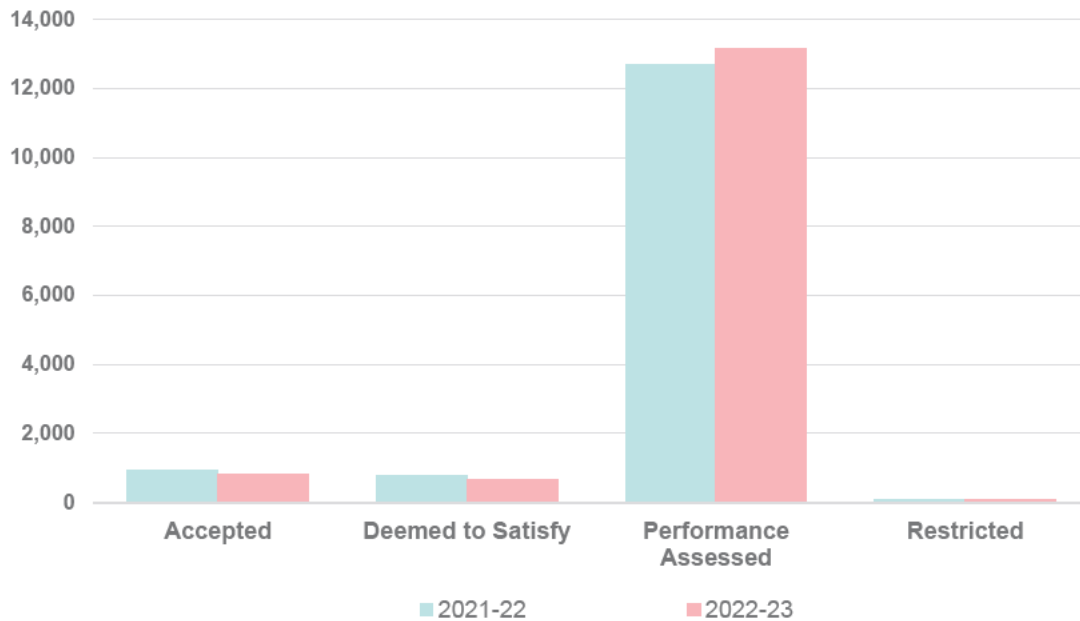
The planning system seeks to ensure notification on more complex development. Public notification typically occurs at the end of the assessment process, therefore applications currently under assessment may still require public notification.

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
Accepted	929	800
Deemed to Satisfy	789	656
Performance Assessed	12,680	13,134
Restricted	80	67
TOTAL	14,478	14,657

COMMENT

Total requests for additional information in the 2022-23 financial year were similar to the previous financial year, with the largest increase identified in performance assessed consents and a decrease in requests made for accepted development.

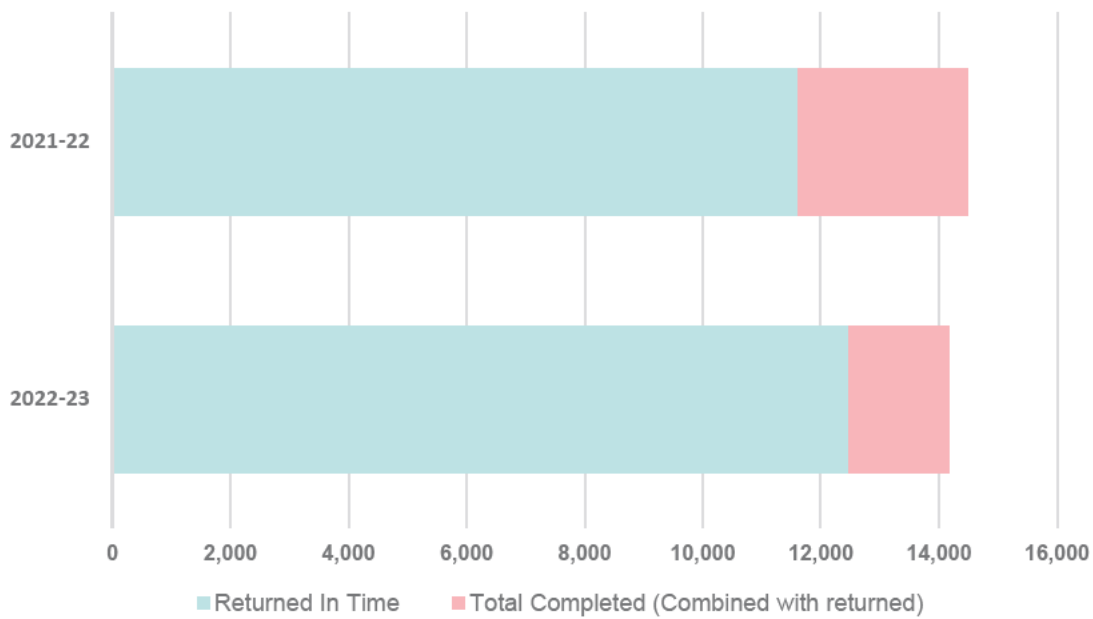
NOTE

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 PERCENTAGE OF REQUESTS FOR ADDITIONAL INFORMATION COMPLIED WITH AND RESPONDED TO BY THE APPLICANT WITHIN THE ALLOCATED TIMEFRAME.



Total	Total completed requests	Total returned within timeframe	% Received within statutory timeframe
14,657	14,164	12,469	88%

COMMENT

During the 2022-23 financial year **88%** of requests for additional information were returned within the statutory timeframe. This represents a slight decline when compared to the **95%** of returned requests made within the statutory timeframe during the 2021-22 financial year.

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.

The figure noted in the 2021-22 for percentage of requests received within statutory time frame related to the total number of returned requests, however this figure was not noted in the report itself.

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

Schedule 9, PDI Regulations 2017 (Development Type)	Total Referrals	% Returned in Time	% With Direction to Refuse
Part A (1) – Airports	54	83%	-
Part A (2) – High bushfire risk areas	481	94%	-
Part A (3) – Development near the coast	141	90%	6%
Part A (4) – Future Road Widening	51	88%	4%
Part A (5) – Historic Shipwrecks (State)	7	43%	-
Part A (6) – Historic Shipwrecks (Commonwealth)	0	-	-
Part A (7) – Development affecting transport routes and corridors	591	84%	2%
Part A (9) – Activities of Environmental Significance	116	94%	1%
Part A (9A) – Site contamination	108	99%	-
Part A (B) – Gas and Liquid Petroleum Pipelines Overlay and Facilities Overlay	24	92%	-
Part A (10) – Certain activities in Murray Darling Basin Area	1	100%	-
Part A (11) – Native Vegetation	114	96%	2%
Part A (12) – Activities that would otherwise require a permit under Landscape SA Act 2019 that may impact on water resources.	6	83%	-
Part A (13) – Activities that may rise to water allocation issues under Landscape South Australia Act 2019 that involve the taking of water.	3	100%	-
Part A (14) – Mining	0	-	-
Part A (15) – Development in River Murray Flood Plain Protection Area	315	99%	1%
Part A (16) – Development in River Murray Tributaries Protection Area	10	100%	-
Part A (17) – State heritage places	508	98%	-
Part A (18) – Electricity infrastructure	3	67%	-
Part A (19) – Aquaculture development	4	100%	-
Part A (20) – Affordable housing	170	99%	-
Part B (21) – Advertisements near signalised intersections	80	89%	-
Part B(22) – Design	22	100%	-
Part B (23) – Land division near waste depots	1	100%	-
TOTAL	2,810	93%	1%

COMMENT

During the 2022-23 financial year a total **2,810** referrals were completed, with **93%** assessed within the statutory timeframe, and only **1%** returned with a direction to refuse the relevant application.

This represents a **6%** increase in the total number of referrals from the previous financial year, which may explain the slight decrease in referrals returned within the relevant statutory timeframe.

Part A(7) – *development affecting transport routes and corridors* of the *Planning, Development and Infrastructure Regulations, 2017* accounted for 21% of total completed referrals, closely followed by 18% under Part A(17) – State heritage places.

In the 2021-22 financial year a total **2,646** referrals were made with Part A(7) – *Development affecting transport routes and corridors* accounting **20%** of total referrals made

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	99%	-	-	99%
Assessment Manager	93%	91%	-	91%
Assessment Panel		86%	-	86%
State Planning Commission	100%	94%	78%	92%
TOTAL	96%	90%	78%	90%

COMMENT

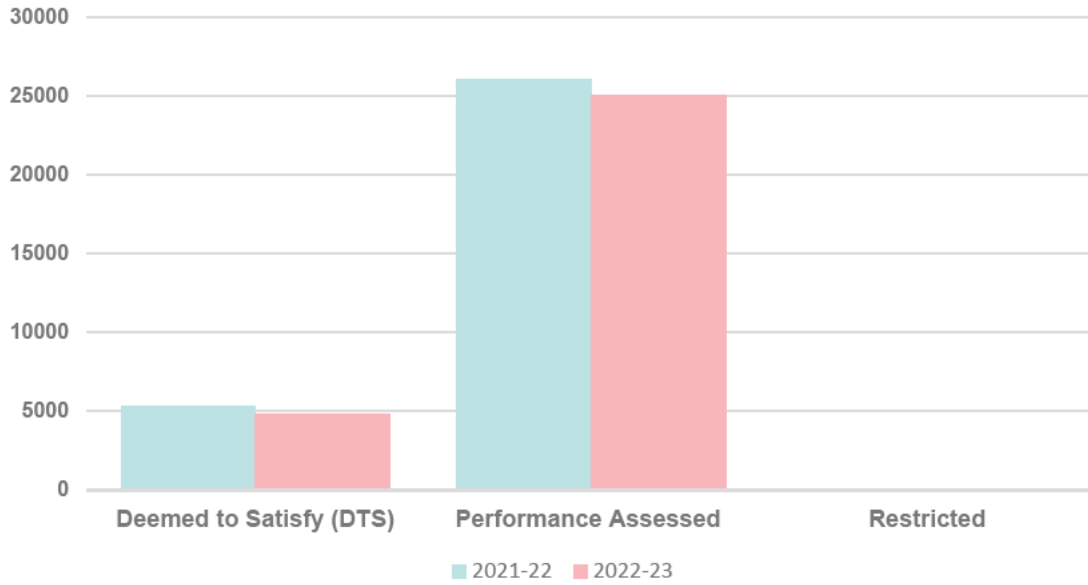
In total, **90%** of all planning consent decisions were made within the statutory timeframe, which is a slight improvement on the **89%** during the previous financial year. Only **78%** of restricted developments were assessed within the statutory timeframe, these applications are typically complex, require considerable amounts of information, require multiple referrals and extensive consultation.

NOTE

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

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

3.2 NUMBER OF PLANNING CONSENT DECISIONS (GRANTED OR REFUSED) BY ASSESSMENT PATHWAY



Assessment Pathway	2021-22	2022-23
Deemed to Satisfy (DTS)	5,299	4,852
Performance Assessed	26,070	25,026
Restricted	48	46
TOTAL	31,417	29,924

COMMENT

There was a 5% decrease in planning consent decisions issued during the 2022-23 financial year when compared to the previous financial year. In addition, during the 2022-23 financial year 16% of all planning consent decisions were made under the Deemed to Satisfy (DTS) assessment pathway, this compares to 17% during the 2021-22 financial year.

NOTE

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

3.3 NUMBER OF DEEMED CONSENTS

	2022-23	2021-22
TOTAL	14	24

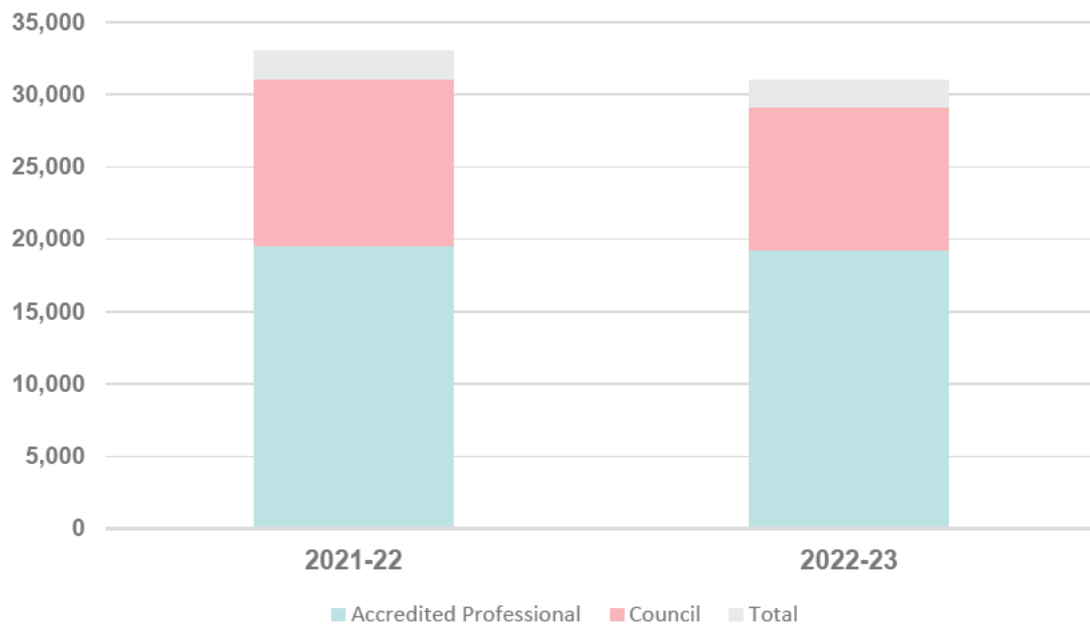
COMMENT

A total **14** deemed consents were issued during the 2022-23 financial year, which represents a marked decrease from the **24** granted during the 2021-22 financial year.

NOTE

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

3.4 NUMBER OF BUILDING RULES CONSENT DECISIONS (GRANTED OR REFUSED) WITHIN THE STATUTORY ASSESSMENT TIMEFRAME, BY RELEVANT AUTHORITY TYPE

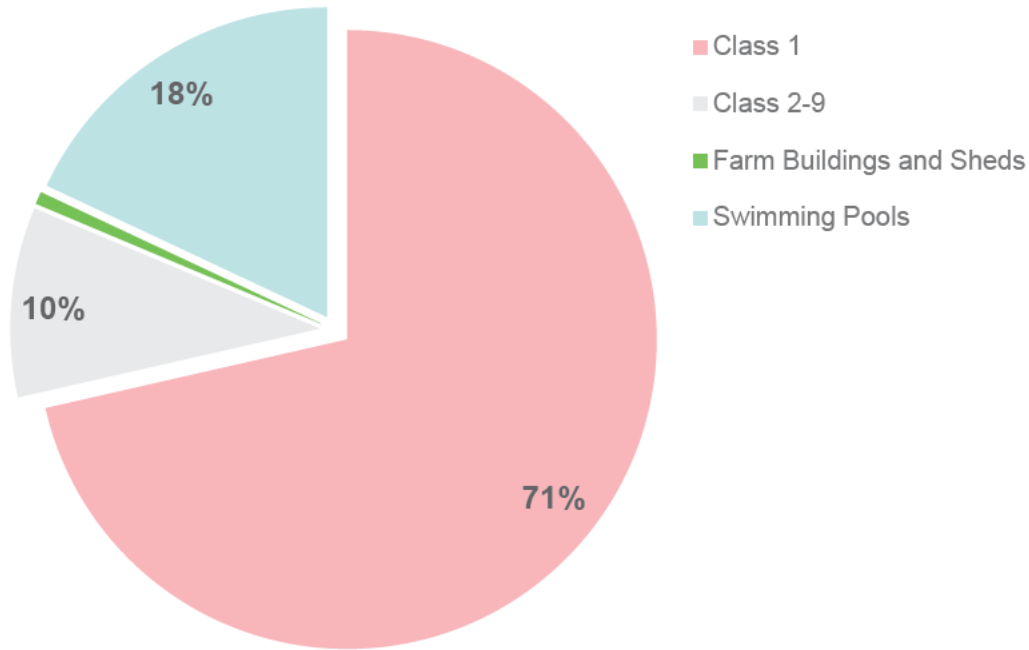


Relevant Authority	Building Consent Decisions	Total Assessed in Time	% Building Decisions within Statutory Timeframe
Accredited Professional (ACP)	20,293	19,266	95%
Council (C)	10,689	9,889	93%
TOTAL	30,982	29,155	94%

COMMENT

During the 2022-23 financial year 65% of building rules consents were issued by accredited professionals, with 94% of those decisions made within the statutory timeframe, this represents an improvement on the previous financial year where only 60% of decisions were issued by ACPs with 94% of decisions made within the statutory timeframe.

3.5 NUMBER OF BUILDING INSPECTIONS UNDERTAKEN AS REQUIRED BY PRACTICE DIRECTION



Building Class	2021-22	2022-23
Class 1	5,856	10,469
Class 2-9	807	1,451
Farm Buildings and Sheds	79	94
Swimming Pools	1,146	2,641
TOTAL	7,888	14,655

COMMENT

A total **14,655** building inspections were completed during the 2022-23 financial year, representing significant 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.

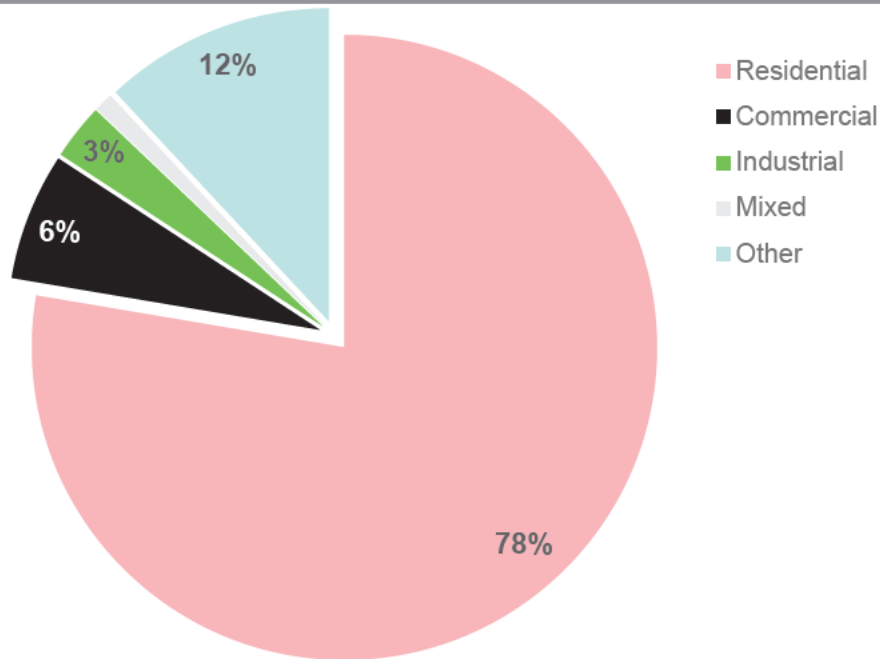
[Practice Direction 7](#) relates to Out of Council Areas inspection policy.

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

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

*The 'other' field which was published in the 2021-22 report has been removed from this version.

3.6 NUMBER OF DEVELOPMENT APPROVALS GRANTED FOR BUILDINGS BY ABS FUNCTIONAL CLASSIFICATION CODE



ABS Functional Classification Code	2021-22	2022-23
Residential	25,475	24,015
Commercial	2,044	2,033
Industrial	1,000	890
Mixed	247	296
Other	4,152	3,690
TOTAL	32,918	30,924

COMMENT

Residential buildings accounted for **78%** of development approvals granted during the 2022-23 financial year, this compares to **77%** during the previous financial year. Interestingly only mixed-use development approvals presented in greater numbers than the previous 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:

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).

FIGURE 1: TOTAL NUMBER OF GRANTED DEVELOPMENT APPROVALS BY LGA, GREATER ADELAIDE PLANNING REGION (GAPR), 2022-23

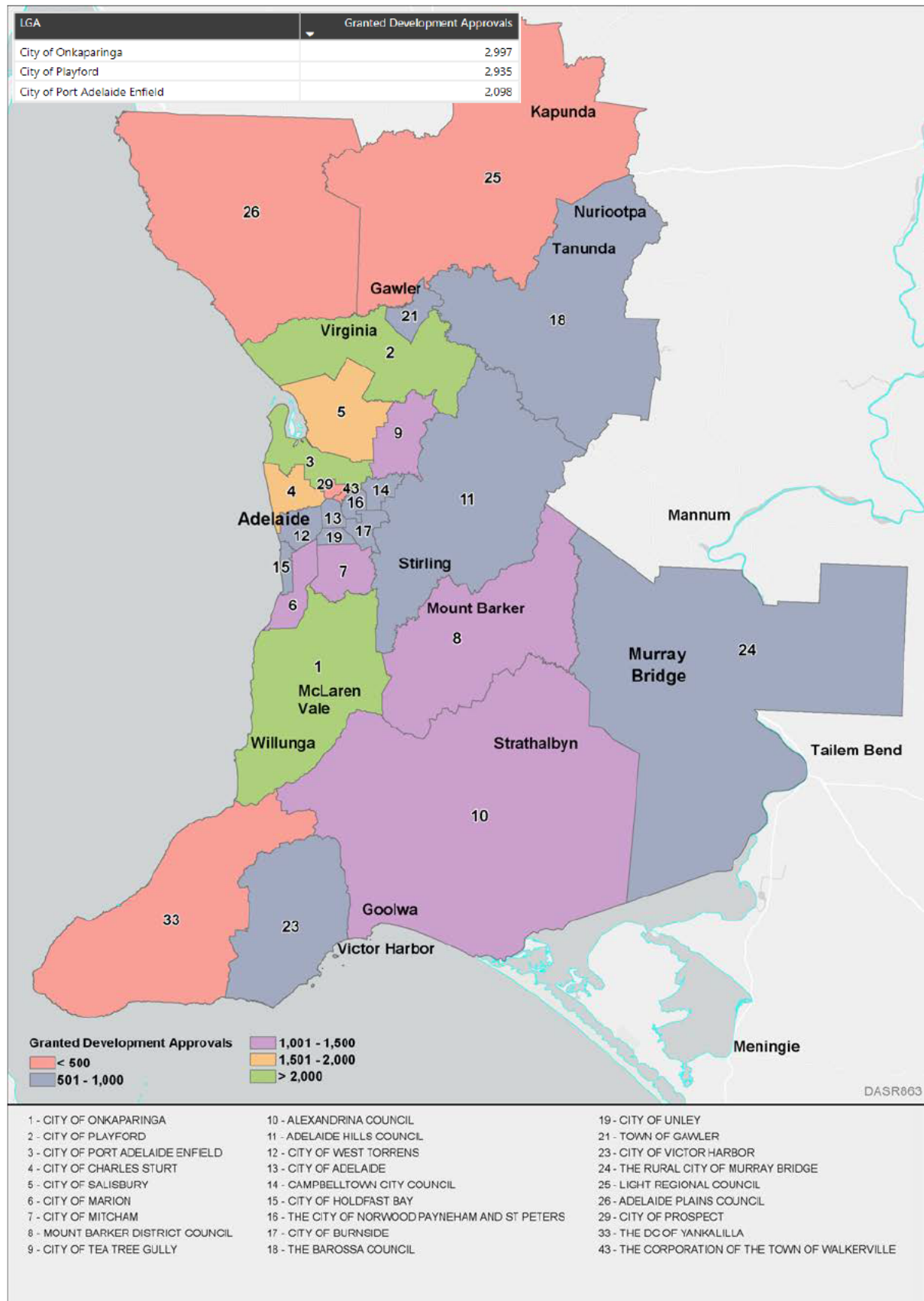
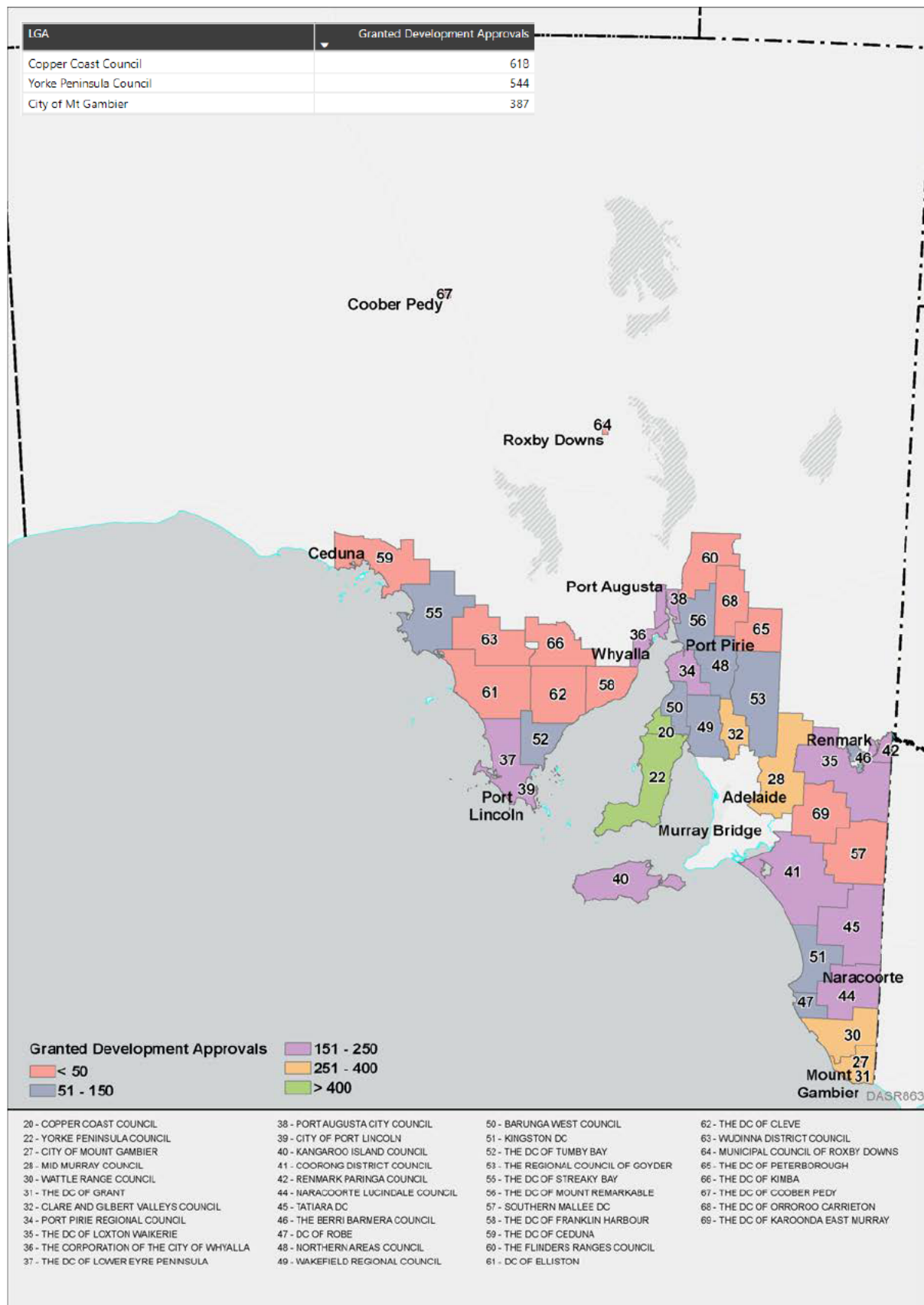


FIGURE 2: TOTAL NUMBER OF GRANTED DEVELOPMENT APPROVALS BY LGA, REST OF STATE (EXCLUDING GAPR), 2022-23



3.7 NUMBER OF CERTIFICATES OF OCCUPANCY (COO) ISSUED BY PRIMARY BUILDING CLASS

Building Classification		2021-22	2022-23
Class 1A:	Detached dwelling	N/A	N/A
Class 1B:	Temporary accommodation (i.e. hostel)	18	64
Class 2:	Apartment	-	16
Class 3:	Hotel, dormitory	-	10
Class 4:	Sole dwelling associated with commercial building (i.e. caretakers residence)	-	3
Class 5:	Office	36	164
Class 6:	Shop / restaurant	99	259
Class 7A:	Carparks	-	10
Class 7B:	Warehouses	54	225
Class 8:	Factory	23	75
Class 9A:	Healthcare building	1	1
Class 9B:	Assembly buildings (i.e. for gathering of people)	26	151
Class 9C:	Aged care, residential care	-	6
TOTAL		257	984

COMMENT

During the 2022-23 financial year a total of **984** Certificates of Occupancy were issued, compared to **257** during the previous financial year. Class 6 buildings (shop / restaurant) accounted for **26%** of all Certificates of Occupancy granted during this period, with Class 7B buildings (warehouses) accounted for a further **23%** of all certificates issued.

Accredited Professionals issued **73%** of these certificates with the remainder issued by Council, this is a similar breakdown to the previous financial year.

NOTE

[Certificates of Occupancy](#) 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.

Certificates of Occupancy for Class 1a buildings have been deferred whilst new housing occupancy requirements are being determined. This will remain the case until **1 January 2024**.

Certificate of Occupancy numbers for Class 1B and Class 2 buildings reflects the time lag between obtaining a development approval through the planning system to construction and completion. Given the planning system has only been fully operational for 15 months (as measured from the end of the 2021/22 FY) it is envisaged these numbers will be higher in the 2022/23 report.

In addition, issued Certificates of Occupancy numbers are relatively low when compared to the number of Certificates of Occupancy identified as being required on issued Development Approvals.

3.8 NUMBER OF ADDITIONAL ALLOTMENTS GRANTED A LAND DIVISION CERTIFICATE UNDER SECTION 138

Development Type	Additional Allotments Issued	CURRENT STATUS		
		Deposited	Issued	Pending Re-issue
Residential	3,078	2,554	484	3
Commercial & Retail	185	150	35	-
Other	313	206	23	
TOTAL	3,576	2,910	542	3

COMMENT

During the 2022-23 financial year a total **3,576** additional allotments were issued a Land Division Certificate under Section 138 of *the Act*, this represents a **39%** increase on the previous financial year reflecting a greater transition from the old system to the new.

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 Park 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.

1. The division of land comprises a lease or licence to occupy part only of an allotment;
2. 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 2022-23 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.

Total Lodgements Made	Total Refusals Issued	Additional Lots Created (Deposited)
124	6	11
Total Approvals Granted	Boundary Realignments	SCAP Concurrence Requests
116	101	9

COMMENT

During the 2022-23 financial year there were a total **166** land division consent lodgements were made on land affected by either the EFPA or CPD Overlay (including within CPD Township), this is a slight increase from the 2021-22 financial year where a total **152** lodgements were made.

Over the same period a total of **6** refusals were issued and **9** SCAP concurrence requests were lodged.

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 support residential land division).

4.0 COURT APPEAL INDICATORS

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

4.1 NUMBER OF APPEALS LODGED TO THE ENVIRONMENT, RESOURCES AND DEVELOPMENT (ERD) COURT BY APPEAL TYPE

Appeal Type	2021-22	2022-23
Applicant appeal against decision	20	52
Applicant appeal against process	-	2
Applicant appeal against condition of consent	-	1
Third party appeal against a decision	-	1
Third party appeal against process	1	4
Other	4	1
TOTAL	25	61

COMMENT

In the 2022-23 financial year a total **61** appeals were lodged to the Environment, Resource and Development (ERD) Court, with over **85%** of representing applicant appeals against a decision made.

This compares with just **25** appeals lodged during the previous financial year, with **80%** applicants appeal against a decision made. This represents a logical increase given the sheer volume of additional decisions made since the full implementation of the current planning system in 2021.

NOTE

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

5.0 MONETARY INDICATORS

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

5.1 VALUE OF DEVELOPMENT APPROVALS GRANTED BY ABS FUNCTIONAL CLASSIFICATION CODE

ABS Building Classification Type	2021-22	2022-23
Residential	\$3,906,269,449	\$2,542,818,755
Industrial	\$397,562,666	\$215,823,145
Institutional	\$250,501,845	\$248,463,696
Commercial	\$899,348,740	\$794,022,735
Mixed	\$542,020,809	\$1,965,158,301
Other	\$173,869,265	\$170,769,613
TOTAL	\$6,169,572,776	\$5,937,056,244

COMMENT

In the 2022-23 financial year a total **\$5.9 billion** worth of development approvals were granted, which is similar to the previous financial year. Residential development approvals accounted for over **40%** of the total value with mixed use accounting for a further **33%**, representing a substantial increase on the previous financial year.

NOTE

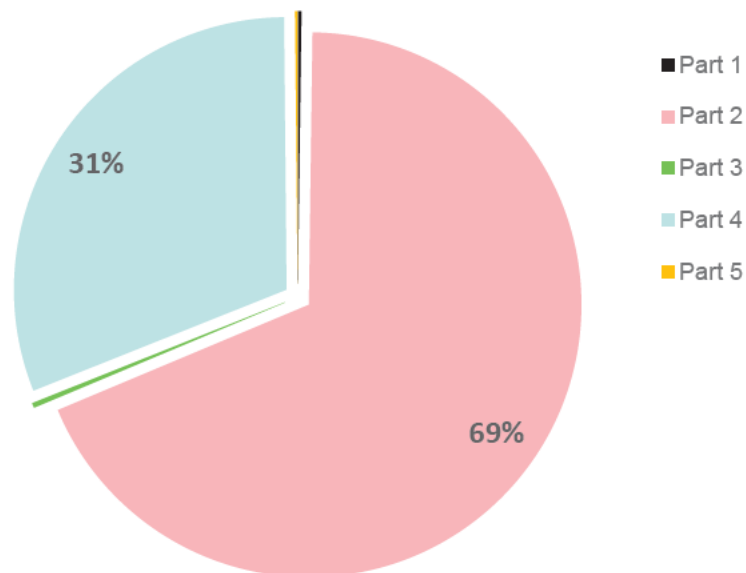
The Australian Bureau of Statistics (ABS) have created a [functional classification of buildings](#) to align with their predominant function or purpose. The divisions / classifications include:

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).

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 Type	2021-22	2022-23
Part 1: Fees under <i>PDI (Accredited Professionals) Regulations, 2019</i>	\$101,197	\$112,395
Part 2: Fees relating to development assessment	\$34,668,718	\$36,786,137
Part 3: Fees relating to building activity and use	\$229,309	\$151,090
Part 4: Funds and off-set schemes	\$9,924,034	\$16,599,681
Part 5: Other	\$62,438	\$79,301
TOTAL	\$44,985,696	\$53,728,604

COMMENT

In the 2022-23 financial year over **\$53 million dollars'** worth of fees were collected under the PDI Act's fees notice. The majority of these fees were collected under **Part 2 – Fees relating to development assessment**, accounting for over **68%** of total fees collected, however there was also a marked increase in the amount of money being collected through various funds and offset schemes, almost doubling the amount received during the 2021-22 financial year.

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.

TABLE 1: CROWN DEVELOPMENT ACTIVITY 2022-23

METRIC	MEASURE 2021-22	MEASURE 2022-23
Crown applications lodged	246	194
Development cost of applications lodged	\$1.4 billion	\$2.2 billion
Number of applications granted	187	178
Applications determined within the statutory timeframe	96%	90%
Number of applications subject to public notification	4	15
COMMENT		
The total number of new applications lodged declined compared to the previous financial year, however the total value of proposed works increased to over \$2.2 billion. In addition, 15 applications went through the consultation process compared to 4 the previous year.		

TABLE 2: IMPACT ASSESSED DEVELOPMENT ACTIVITY 2022-23

METRIC	MEASURE 2021-22	MEASURE 2022-23
New impact assessed developments declared	0	3
Impact assessed developments determined	2	0
Impact assessed currently under assessment (not including variations)	2	6
Determinations on variations to previously approved Impact Assessed development	8	16
Variations to previously approved Impact Assessed Development, which are currently under assessment.	5	2
Total value of current projects (for which a decision is still to be made)	\$160.3 million	\$1.5 billion
COMMENT		
A total 3 new impact assessed developments were declared during the 2022-23 financial year:		
<ul style="list-style-type: none"> ▪ Myponie Point – Hawsons Iron Project ▪ Leigh Creek – Urea Production Plant ▪ Bolivar – Renascor Battery Anode Material Manufacturing Facility 		
In addition, over \$1.5 billion dollars' worth of impact assessed development is currently under assessment, this including:		
<ul style="list-style-type: none"> ▪ Sleaford – Whalers Way Orbital Launch Complex ▪ Stirling – Mount Lofty Golf Estate and Resort 		

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 this document.

© Government of South Australia. Published 2023.

www.plan.sa.gov.au

Department for Trade and Investment
Planning and Land Use Services (PLUS)
Level 10, 83 Pirie Street
GPO Box 1815
Adelaide South Australia 5000



MINUTES forming ENCLOSURE to

File 2020/15963/01
Document No: 20579133

To: Executive Director, Planning & Land Use Services

Development and verification of System Performance Indicators Report FY 2022 2023

Issue

To inform the Executive Director of the process, procedures, and final status of the System Performance Indicators Report for financial year 2022 2023.

Timing

Urgent

The System Performance Indicators Report is due to be tabled at State Planning Commission meeting on 7 September 2023.

Background

- Under *Planning, Development and Infrastructure Act 2016* “System Performance Indicators Report” must be published for each financial year since Phase 1 of Planning Implementation Reform Program (2019).
- This report is tabled at State Planning Commission (Commission) and upon approval sent to Minister of Planning and then tabled in State Parliament.
- This minute is to confirm the successfully completion of this report for financial year 2022 2023 and recommendation for it to be tabled at Commission.

Discussion

- The system indicators report for financial year 2022 2023 has been developed (**Attachment 1**) and ready to be distributed to SPC and subsequently published.
- This is the second full financial year for the system indicators available from the planning system. Hence, there are no substantial historical system indicators to rely on as part of the validation process.
- The technical validation and business endorsement that has been successfully completed by PLUS staff listed below,
 - Nardia Symonds, PlanSA Delivery Manager
 - Ian Laughlin, Principal Analyst Programmer
 - Darshan Chauhan, Analyst Programmer
 - Grant Croft, Team Leader Development Analysis
 - Robert Kleeman (for Crown and Major Development Activity indicators) and
 - Andrew Chapman (for financial indicators)

- 2 -

- The underlying system indicators from PlanSA reporting system and databases are available in **(Attachment 2)**.
- This technical validation and business endorsement has been recorded and is traceable for each indicator in a spreadsheet **(Attachment 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 from the Commission.

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

AGREED



SALLY SMITH
01 / 09 / 2023



Ameya Sawant
Director, PlanSA

29 August 2023



Greg van Gaans
Director, Land and Built Environment

31 August 2023

Appendices:

- A. System Performance Indicator Report for financial year 2022 2023 (#20171426)
- B. The system indicator dataset from PlanSA reporting and database system. (#20617803)
- C. Spreadsheet documenting each system indicator validation and endorsement. (#20617849)
- D. System Indicators Report Definitions (#20616397)

Contact: Ameva Sawant
Tel No: [REDACTED]

Contact: Greg van Gaans
Tel No: [REDACTED]

<p>2.2 Number of requests for additional information, by assessment pathway</p>	<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 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>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 & 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 & Impact Assessed).</p>	<p>The SIPS report is a Snapshot at a point in time and all production reports are semi live (Refreshed once daily) there will always be some difference.</p> <p>The SIPS report counts the RFI clocks specific to Categories of development (See New calc rule).</p> <p>When comparing this to the WLMR the same filters (COD & Consent Type) must be applied in that report.</p>	<p>Previously reported numbers may change considering the report now uses the State tables for the dates and reflects categories of development relevant to a 'request for information' task.</p> <p>Grant Croft</p>	<p>AB Checked against WLMR. SIPS 9696 WLMR 9925</p>	<p>Ian Lauglin Darshan Chauhan</p> <p>Data Model reviewed and Validated</p>	
<p>2.3 Percentage of requests for additional information complied with and responded to, by the applicant, within the allocated timeframe</p>	<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 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>Total Requests for Information: Uses the same calculation rule in 2.2</p> <p>Total Completed Requests for Information: Of the total requests for information, the calculation looks at the complete RFI clocks and checks if the completed date of those clocks is in the selected date range.</p> <p>Total requests returned within the statutory timeframe: Of the total requests for information, the calculation looks at the complete RFI clocks and checks if the completed date of those clocks was completed on or before the expiry date.</p>	<p>The SIPS report is a Snapshot at a point in time and all production reports are semi live (Refreshed once daily) there will always be some difference.</p>	<p>Previously reported numbers may change considering the report now uses the State tables for the dates.</p> <p>Grant Croft</p>	<p>AB Unable to check against existing reports.</p>	<p>Ian Lauglin Darshan Chauhan</p> <p>Data Model reviewed and Validated</p>	
<p>2.0 - Assessment Indicators</p>	<p>When a RFI is sent by the Relevant Authority, there is a Clock created called 'Request for Further Information', the completed date of that clock indicates when the request was completed.</p> <p>It is that date that the calculation uses to determine how many RFIs were completed on or before the expiry date 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>Uses the same Calculation rule as the above metric represented as %</p>	<p>% Received within statutory timeframe: Statutory completed/Total requests for information</p>				<p>Ian Lauglin Darshan Chauhan</p> <p>Data Model reviewed and Validated</p>	
<p>2.4 Number of referrals made under Schedule 9 of the PDI Regulations (2017):</p> <ul style="list-style-type: none"> By development type Percentage of referrals returned within the relevant timeframe Percentage of referrals returned with direction to refuse relevant application 	<p>Number of Completed Referrals: 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 and the completed date is within the selected date range.</p> <p>% assessed within statutory timeframe: 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> <p>% issued direction to refuse: 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 with a Response result 'Direct Refusal' and the completed date is within the selected date range.</p> <p>Relates to referrals made under Schedule 9 of the PDI Regulations, 2017.</p>	<p>Uses the original calculation rule , however the dates are now being used from the State time tables.</p>	<p>The SIPS report is a Snapshot at a point in time and all production reports are semi live (Refreshed once daily) there will always be some difference.</p> <p>Referrals that are active or cancelled are not included in this indicator.</p>	<p>Previously reported numbers may change considering the report now uses the State tables for the dates.</p> <p>Grant Croft</p>	<p>AB Compared against Referral Body Timeframes Report - match</p>	<p>Ian Lauglin Darshan Chauhan</p> <p>Data Model reviewed and Validated</p>	

3.7	Number of Certificates of Occupancy (CoO) issued by primary building class	This calculation counts the total number of Certificated of Occupancy (CoO) with a CoO decision date within the selected date range. The calculation is segmented by the Building classes and as percentage as to who issued them.	Uses the original calculation rule , however the dates are now being used from the State time tables.	The SIPS report is a Snapshot at a point in time and all production reports are semi live (Refreshed once daily) there will always be some difference.	Previously reported numbers may vary as the new State tables for the dates are being used.	Grant Croft	CoO for Class 1a will be included in the next Systems indicator report.	Ian Lauglin Darshan Chauhan	Data Model reviewed and Validated
3.8	Number of additional allotments granted a land division certificate under section 138	This Calculation is the sum of additional allotments (Proposed Allotments - Existing Allotments) of the land division certificates with a status of Issued, Deposited, Awaiting Reissue Acceptance, Pending Reissue, Ready to Issue, Withdrawal Accepted and Superseded where the issued date is in the date range. The calculation uses the Zones associated to the Land Division certificate to segment the it by Residential, Commercial & Retail and Other.	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.	The indicator will now illustrate additional allotments created from certificates issued, but also the current status i.e. if they have been deposited, issued or pending reissue. This will provide a much clearer picture and help the reader understand the whole picture. Additional caveats have also been added in the notes sections to clarify exclusions under the Act and Regs, and also ensure readers are clear this does NOT include applications lodged under the previous planning system.	Further work needs to be conducted in this space as some of the fields are free text and can be prone to user input errors.	Grant Croft	No Report for direct comparison. With changes made to include current status for additional clarity, and a check of numbers from the EDALA system numbers appear to reflect expectations and current land supply and development activity trends. It is noted however that this is does rely on manual data entry and there is always a margin for error in these instances.	Ian Lauglin Darshan Chauhan	Data Model reviewed and Validated

the Legend to match Grant's version of the pdf.

GC: Duplicates have been removed which has led to reduction in overall numbers (71 down to 61).

Issue was identified early on as numbers were significantly less than previous financial year. Ashton reviewed and re-

5.2 PROFESSIONALS REGULATIONS 2017
• Fees relating to development assessment
• Fees relating to building activity and use
• Funds and off-set schemes
• Other

The calculation is the sum of all fees received (Paid - Refunds) with a payment date in the selected date range.

The calculation rule has been updated to use the Fee Code as opposed to the Fee Schedule ID as with indexation new fee schedule ID's are created. The dates are being used from the State table.

When making any changes to the fee schedule table, this model must be taken into consideration to ascertain if there are any risks.

Grant Croft & Andrew Chapman

corrected pathway now numbers have been adjusted and sit higher than the previous financial year, as expected.

Larsman Unanuan

Data Model reviewed and Validated

