



**Government  
of South Australia**

# STATE PLANNING COMMISSION

## **2022-23 Annual Report**

STATE PLANNING COMMISSION

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Date presented to Minister: 10 October 2023

To:

Hon Nick Champion MP

Minister for Trade and Investment

Minister for Housing and Urban Development

Minister for Planning

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

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

Submitted on behalf of the STATE PLANNING COMMISSION by:

Craig Holden

Chair

Date: 10 October 2023

Signature:

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke extending to the right.

The State Planning Commission 2022-23 Annual Report was submitted after the due date, this was as a result of a minor technical amendment required to properly capture the status of a Commission led Code Amendment.

## From the Chair of the State Planning Commission

The State Planning Commission is South Australia's principal body that provides advice and leadership on planning and development, and guides the decision-making of state government, local government as well as not-for-profit, community and business organisations with respect to planning, development and infrastructure provisions in South Australia. It continues to make recommendations on the administration of the *Planning, Development and Infrastructure Act 2016*.

With the State's new e-Planning system now firmly embedded, the Commission's focus during 2022-23 was on a range of other planning initiatives to support South Australia's future development as well as ongoing monitoring and assessment of the State's planning system.

Specifically, the State Planning Commission has achieved the following important milestones during the reporting period:

- Commenced preparation, research and governance arrangements for the Regional Planning Program which is a key pillar of our strategic planning through 2050 and beyond, due for completion in 2024. These regional plans will provide a blueprint for the future development of each planning region – Far North, Eyre and Western, Yorke and Mid North, Murray and Mallee, Limestone Coast, Kangaroo Island and Greater Adelaide.
- To support the drafting of the Greater Adelaide Regional Plan, the Commission has prepared a Discussion Paper to prompt an open discussion with community, industry and stakeholders. It is an investigation of how and where Adelaide could grow and change over the next 30 years. It will be released in August 2023.
- The Commission is committed to ensuring an adequate supply of zoned land and have prepared a Land Supply Dashboard to provide transparency and accessibility to land supply information and data. This tool will also support the Government's recent land release announcements – Sellicks Beach Hackham, Aldinga, Noarlunga Downs, Dry Creek, Golden Grove and Concordia.
- The Commission has played an active role in supporting the Expert Panel in its Implementation Review of the Planning System. The Commission looks forward to considering the findings of the Review and facilitating the implementation of those supported by Government.
- The Commission is progressing a Practice Direction to amend the regulations for Outline Consent pathways. Stakeholder and community engagement is underway, and the introduction of this planning tool will be an impactful enhancement to our planning system in 2024.
- The development of Design Standards for Residential Driveway Crossovers is well advanced. We're currently undertaking targeted early engagement of the draft Code Amendment with Council planning staff and the Local Government Association seeking initial perspectives to inform the engagement approach.

- Through 2021 and 2022, the Commission has overseen extensive analysis of population projections for South Australia. The projections are a vital tool to inform our strategic planning, in particular the Greater Adelaide Regional Plan and the introduction of the Land Supply Dashboard to support land supply transparency.
- Work continues on site contamination policy and practice with the Commission undertaking targeted improvements in consultation with Planning and Land Use Services (PLUS) and the Crown Solicitors Office. The Commission has approved PLUS to commence the preparation of a Proposal to Initiate a Site Contamination Development Assessment Code Amendment.
- The Miscellaneous Technical Enhancement Code Amendment came into operation on 1 June 2023. This Code Amendment was the result of a 12-month targeted review of the Planning and Design Code undertaken by the Commission.
- The Commission has completed the regulatory aspects of the Open Space and Trees Project to enhance understanding of tree canopy coverage and policy responsiveness in the planning system. Our focus is on creating a cooler, greener and more liveable city. The policy focussed parts of this work are currently on hold pending the release of the Expert Panel's Final Report.
- The Commission continues to progress its work in responding to the most recent natural disasters. The draft State-wide Bushfire Hazard Code Amendment is currently well progressed and preparation work is almost complete on the State-wide Flood Hazard Code Amendment.
- The Commission continues to collaborate with five metropolitan councils on its Future Living Code Amendment to enable a new model of shared housing or 'co-located housing' as it will be known. This will expand rental and ownership options for a greater range of demographic groups on shared allotments.
- The Commission is committed to delivering the first two prongs of its approach to character and heritage reform – to elevate character areas to historic areas and to support Councils to review and update their Character Area Statements.
- Following an Expression of Interest process, the Commission appointed two new Ordinary Members of the State Commission Assessment Panel (SCAP), as well as the reappointment of five previous Ordinary Members. In addition, three Occasional Members were appointed, who may be called on by the SCAP where their specific expertise is required.
- The Commission continued to provide advice to the Minister for Planning including 32 proposals to initiate Code Amendments and five Code Amendments for final determination.

I would like to thank the staff of Planning and Land Use Services within the Department for Investment and Trade for their ongoing and continued efforts.

Finally, I would like to thank the Minister for Planning, the Hon Nick Champion MP, for his collaborative approach and commitment to delivering the best planning system in Australia.

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

Craig Holden

**Chair**

State Planning Commission

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## Overview: About the Commission

### Our strategic focus

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

## Our organisational structure

The membership of the State Planning Commission during the 2022-23 financial year was as follows:

Craig Holden, Chair – 1 November 2021 to 31 October 2024  
Steven Griffiths, Member – 1 March 2021 to 31 August 2022  
Noelle Hurley, Member – 1 November 2021 to 14 February 2023  
Elinor Walker, Member – 1 November 2021 to 3 July 2023  
Stuart Moseley, Member – 1 November 2021 to 31 October 2024  
Stephanie Johnston, Member – 1 September 2022 to 31 October 2024  
Sally Smith, Ex Officio – 1 November 2021 to 31 October 2024

Under section 29(1)(a) of the Act, the Commission has established the **State Commission Assessment Panel** (SCAP) to carry out the Commission's planning assessment powers and functions under the Act. A total of 20 SCAP meetings were held during the 2022-23 financial year.

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

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

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

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



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

### **Changes to the Commission**

During 2022-23, no changes to the Commission's structure or objectives occurred as a result of internal reviews or machinery of government changes.

## Our Minister



The Hon Nick Champion MP is the Minister for Planning.

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

Legislation administered by the Commission

*Planning, Development and Infrastructure Act 2016*

*Planning, Development and Infrastructure (General) Regulations 2017*

*Planning, Development and Infrastructure (Transitional Provisions) Regulations 2017*

*Planning, Development and Infrastructure (Accredited Professionals) Regulations 2019*

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

*Planning, Development and Infrastructure (Planning Agreements) Regulations 2020*

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

*Development Act 1993 [ceased]*

*Development Regulations 2008 [ceased]*

## The Commission's Performance

### Performance at a glance

The Commission's 2022-23 Strategic Plan outlined four strategic areas:

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

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

The Commission held 24 meetings in the 2022-23 Financial Year, with the number of meetings attended by each member shown below.

Meeting Number	122	123	124	125	126	127	128	129	130	131	132	133	Total meetings	Meetings attended
Craig Holden (Chair)													12	12
Stuart Moseley									Part meeting	Part meeting		Part meeting	12	10.5
Elinor Walker							1						12	11
Stephanie Johnston	not applicable												8	8
Noelle Hurley		1	Part meeting		2					Part meeting			12	9
Steven Griffiths					not applicable								4	4
Sally Smith													12	12

Meeting Number	134	135	136	137	138	139	140	141	142	143	144	145	Total meetings	Meetings attended
Craig Holden (Chair)												1	12	11
Stuart Moseley													12	12
Elinor Walker										2	3		12	10
Stephanie Johnston	1												12	11
Noelle Hurley		3	4	Resigned									3	1
Steven Griffiths	not applicable												0	0
Sally Smith										1			12	11

### Commission response to COVID-19

In response to the management of participant safety during the ongoing COVID-19 pandemic, the Commission, the SCAP and, where possible, the BFSC held meetings via Microsoft Teams, and have continued to utilise this facility as necessary throughout the year. The SCAP in particular has seen the implementation of this function as beneficial when considering development applications in rural and remote areas, and as an additional mechanism to increase opportunities for members of the public to participate in SCAP proceedings.

## Commission specific objectives and performance

The Commission's performance against the five priorities in the Commission's 2022-23 Strategic Plan are listed below:

Commission objectives	Indicators	Performance
1. Planning for Regional South Australia	1.1 Lead the development of Regional Plans across South Australia	<p>The Commission commenced preparation, research and governance arrangements for the Regional Planning Program which is a key plank of the new planning system due for completion in 2023.</p> <p>These regional plans will provide a blueprint for the future development of each designed planning region – Far North, Eyre and Western, Yorke and Mid North, Murray and Mallee, Limestone Coast, Kangaroo Island and Greater Adelaide.</p> <p>Detailed structure planning work for the Upper Spencer Gulf has commenced to inform the three relevant Regional Plans for the regional cities of Whyalla, Port Augusta, and Port Pirie.</p> <p>On 13 October 2022, the Commission endorsed Proposal to Initiate documents for the preparation of six Country Regional Plans.</p> <p>Consultation will commence on the draft Regional Plans from late-2023 and engagement activities will support wide-ranging participation by the community and stakeholders.</p>
	1.2 Influence the management of growth and change for Greater Adelaide by:	

	<p>a. Progressing the review of the 30-Year Plan for Greater Adelaide</p>	<p>On 16 February 2023, the Commission formally approved the Initiation document for the preparation of the new Greater Adelaide Regional Plan (GARP).</p> <p>The Commission has completed the preparation of a Discussion Paper for the GARP.</p> <p>The Discussion Paper is designed to prompt an open discussion with industry, community and other stakeholders on how and where Greater Adelaide could grow over the next 30 years. It considers the role of infill development, greenfield development, and township growth in Greater Adelaide, and the difficult trade-offs that need to be considered including the protection of established character and environmental areas, and the need for an ongoing supply of affordable housing.</p> <p>It also presents initial investigation areas that have been identified as potential opportunities to accommodate future growth.</p> <p>The Discussion Paper is approved for release by the State Planning Commission in August 2023, and will be followed by engagement activities including a series of workshops that will take stakeholders through the growth options for the Greater Adelaide Region for 30 years.</p>
	<p>b. Ensuring adequate supply of zoned land</p>	<p>The Greater Adelaide Regional Plan (GARP) will work to ensure a rolling 15-year supply of zoned land for a range of land supply types in Greater Adelaide.</p> <p>An updated version of the Land Supply report will be prepared as a background technical paper to support the release of the GARP discussion paper in August 2023.</p> <p>Detailed growth investigations will build on those identified in the Discussion Paper and will commence in Q3 2023.</p> <p>A Land Supply dashboard is in the final stages of development and seeks to provide timely information about land supply and development activity for the regions of Greater Adelaide, and for key developments</p>

		<p>fronts and estates. This tool will make it easier to monitor progress in existing developments and, more importantly, track progress against the Government's recent land release announcements (Sellicks Beach, Hackham, Aldinga, Noarlunga Downs, Dry Creek, Golden Grove, and Concordia).</p> <p>This dashboard will be an integral part of our future land supply monitoring activities and phase 1 of is scheduled for release in early August 2023.</p>
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<p>2. Enhancing our Planning System</p>	<p>2.1 Align to the work of the Expert Panel in its Implementation Review by:</p>	
	<p>a. Supporting the Panel with data, evidence and information</p>	<p>The Commission met with the Expert Panel on three occasions throughout the Panel's appointment term to provide its views and feedback on matters the subject of review. The Commission also shared reports and information with the Panel to help inform its review and recommendations.</p>
	<p>b. Engaging effectively with the Panel</p>	<p>As above, the Commission actively and effectively engaged with the Panel throughout its appointment term.</p>
	<p>c. Implementing recommendations supported by the Government.</p>	<p>The Commission will consider the Expert Panel's Final Report and the Government's Response upon their publication. The Commission is committed to facilitating the implementation of those recommendations as supported by the Government.</p>

	<p>2.2 Implement Outline Consents to increase pathway options</p>	<p>The implementation of the outline consent pathway has progressed significantly. The Commission has approved a draft Practice Direction, and the Minister has approved the drafting of the necessary amendments to regulations. Stakeholder engagement and feedback on the new practice direction, associated regulation and fee amendments occurred from 26 June 2023 until 31 July 2023. The Commission look forward to receiving the feedback and progressing the outline consent planning tool to enhance our Planning System.</p>
	<p>2.3 Develop Design Standards that facilitate streamlined assessment</p>	<p>The Commission resolved to initiate the preparation of a design standard for residential driveway crossovers on 16 March 2023 and initiate preparation of an accompanying Code Amendment on 13 April 2023. Approval of a draft design standard for community engagement was sought in July 2023.</p> <p>Substantial time and energy were invested in background preparatory work across the year, including:</p> <ul style="list-style-type: none"> <li>• refining the draft design standard in consultation with the Design Standards Reference Group (DRG), which comprises senior technical engineering officers from a mix of metro, peri-urban and regional council administrations, together with a representative from the Department for Infrastructure and Transport</li> <li>• working through the mechanics of how design standards will function within the planning system</li> </ul>



		<ul style="list-style-type: none"> <li>• undertaking targeted early engagement with Council planning staff and the LGA, seeking initial perspectives to inform the engagement approach.</li> </ul>
	<p>2.4 Monitor and report on data and trends (population and land use impacts)</p>	<ul style="list-style-type: none"> <li>• In December 2022, the <i>Land Supply Reports for Greater Adelaide (June 2022 update)</i> were presented to the Commission. These reports provided an overview of residential development activity in 2021 and the first half of 2022 and a snapshot of residential land supply as of June 2022. An updated version of the Land Supply report will be prepared as a background technical paper to support the release of the GARP discussion paper in mid-2023.</li> <li>• In December 2022, PLUS engaged a demographic consultant to assist with the development of population projections for South Australia and 19 regions. A revised set of population projections for South Australia and 19 regions were approved in June 2023. The projections provide the likely range for population growth and demographic change across the state to 2051, revealing South Australia’s population is most likely to grow steadily, reaching two million by 2031.</li> <li>• A Land Supply dashboard is in the final stages of development and seeks to provide timely information about land supply and development activity for the regions of Greater Adelaide,</li> </ul>

		<p>and for key development fronts and estates. This tool will make it easier to monitor progress in existing developments as well as to track progress against the Government’s recent land release announcements (Sellicks Beach, Hackham, Aldinga, Noarlunga Downs, Dry Creek, Golden Grove, and Concordia).</p> <ul style="list-style-type: none"> <li>• This dashboard will be an integral part of our future land supply monitoring activities and phase 1 of is scheduled for release in August 2023.</li> </ul>
	<p>2.5 Undertake targeted improvements to site contamination policy and practice</p>	<p>The Commission continued to refine the operation of the site contamination development assessment scheme in the 2022-2023 financial year.</p> <p>Following extensive consideration of the ‘fundamentality’ of site contamination through the first half of the financial year, Version 3 of <i>Practice Direction 14 – Site Contamination Assessment</i> was published on 14 April 2023 to define ‘constrained sites’ and enable practical means of ensuring identification and treatment of contamination in constrained sites.</p> <p>The Commission also resolved to progress more substantive review of the scheme in the 2023-2024 financial year.</p>

3 Leading on Planning Policy	3.1 Progress the mapping program with State Agencies for the State Planning Policies	<p>Seven new Regional Plans for the State are currently in development. This will incorporate State Interest Mapping which identifies key areas and future directions broadly relating to infrastructure, environment, economy and housing.</p> <p>All the mapping is being categorised under the relevant State Planning Policy and specifically addressing the 'Principles for Statutory Instruments' as it relates to how the State Planning Policy should spatially expressed in a Regional Plan.</p> <p>There will in many cases be a direct relationship with such mapping and the spatial application of Overlays in the Planning and Design Code. The PDI Act provides opportunities for streamlined processes to update or link Planning and Design Code mapping with the state interest mapping in Regional Plans.</p> <p>The state interest mapping for Regional South Australia is expected to be released as part of the draft Country Regional Plans in November 2023 and finalised by mid-2024.</p> <p>Consultation for state interest mapping within the Greater Adelaide Regional Plan is expected to occur in 2024 and finalised by late 2024.</p>
	3.2 Undertake targeted policy improvements to the Planning and Design Code	<p>Community engagement on the Miscellaneous Technical Enhancement Code Amendment commenced on 25 July 2022 and concluded on 19 September 2022.</p> <p>An Engagement Report and update of the Code Amendment was then prepared by the Commission. Two new land use definitions for adult entertainment premises and adult products and services premises to reflect definitions contained within the former City of Adelaide Development Plan were added to the Code Amendment following community engagement.</p> <p>The Minister adopted the Amendment on 6 April 2023, and the Amendment came into operation on 1 June 2023. On 6 July 2023,</p>

	<p>the Environment, Resources and Development Committee (ERDC) resolved that it did not object to the Amendment after being considered by the ERDC on 21 June 2023.</p>
	<p>3.3 Respond to our changing climate by:</p>
<p>a. Progressing the review of trees policy and regulation</p>	<p>The Commission has progressed the Open Space and Trees Project (the Project) to enhance the understanding of tree canopy coverage and policy responsiveness in the planning system.</p> <p>The Commission provided the Minister with recommendations on changes to regulatory protections of large trees, including a recommended reduction in the size of trees to be protected, changes to the list of “exempt” tree species, reduction in exemptions for trees located adjacent to dwellings or swimming pools, and an increase in the amount payable for the removal of protected trees.</p> <p>The Commission’s recommendations to the Minister were supported by two reports commissioned from the University of Adelaide and a professional arborist.</p> <p>Upon the Minister’s request the Commission has put on hold additional policy investigations within the Project pending the outcome of the Expert Panel’s Planning System Implementation Review.</p> <p>Work has nonetheless continued to progress other elements of the Project that seek to improve our understanding of how the policies in the Code are operating on the ground, leveraging our single online application processing system (the DAP) to improve the data that can be interrogated on development outcomes in relation to trees. The changes to the DAP went live on 28 June 2023, enabling improved reporting for the 23/24 financial year.</p> <p>The data yielded will inform future internal and external PowerBI reports, responding to a desire from Councils and the Commission for additional information to support the</p>

		<p>development of trees policy, enable compliance actions in relation to approved development, and improve our understanding of how the Act, the Regulations and Code policy may be influencing our urban tree canopy.</p>
	<p>b. Finalising the Bushfires Code Amendment</p>	<p>Preparation of a draft Code Amendment continued throughout the 2022-2023 financial year and is now near complete, with community engagement anticipated to occur early in the 2023-2024 financial year.</p> <p>The Code Amendment seeks to update the current policy framework (spatial layers and policy content) of the six Hazard (Bushfire Risk) Overlays and improve the connection between the Code policies and other planning instruments and mechanisms, such as the Building Code of Australia, Ministerial Building Standards and the legislative requirements, including referrals to the Country Fire Service and other government agencies.</p>
	<p>c. Progressing flood mapping and policy development</p>	<p>The Proposal to Initiate a State-wide Flood Hazard Code Amendment has progressed with the Commission to consider the initiation in Q3 of 2023.</p> <p>This is the third and final stage of a broader body of work which aimed to consolidate and prepare more consistent flood mapping across the State.</p> <p>The Code Amendment will utilise the new and enhanced flood hazard mapping procured in Stage 2 of the Project and introduce a new policy framework which can be used to manage the assessment of development in areas affected by flood hazard. The new policy framework will provide greater protection for people, property and the environment from the impact of flood events by introducing policies that can be used to avoid specific developments in high-risk areas and achieve a suitable design response in lower risk areas.</p> <p>The new flood hazard policies and mapping will be more detailed, accurate and better reflect the level of flood hazard that exists</p>

		<p>throughout the State. The new policy framework will provide greater opportunities for deemed-to-satisfy development applications across the State by ensuring that flood hazard policies are not unnecessarily applied in areas that are not subject to flood risk and where a flood overlay is not required. This will include the removal of the Hazards (Flooding – Evidence Required) Overlay which has been used in the Code to identify areas where the flood risk was unknown.</p> <p>Work on the Flood Mapping Project is in its last stages and will be used to inform the Code Amendments.</p>
	<p>3.4 Lead the development of policy to support new forms of housing</p>	<p>The Commission has progressed the Future Living Code Amendment to implement planning policy to enable a new model of shared housing or ‘co-located housing’. This work will expand rental and ownership options for a greater range of demographic groups on shared allotments in the suburbs of inner metropolitan Adelaide.</p> <p>The Code Amendment will encourage developers and property owners to utilise intelligent design and the principal of ‘adaptive re-use’ to retain original houses and incorporate them into the co-located housing design.</p> <p>The Commission is currently working with the five partner councils and the University of South Australia to finalise a draft Code Amendment for community engagement in the third quarter of 2023.</p>
	<p>3.5 Support the effective protection of heritage and character</p>	<p>The Commission has put forward a ‘3-pronged approach’ to character and heritage reform, with a commitment to delivering the first two prongs:</p> <ol style="list-style-type: none"> <li>1. <b>Elevate Character Areas to Historic Areas</b></li> </ol> <p>Support and facilitate councils to undertake Code Amendments to elevate existing Character Areas to Historic Areas (where appropriate justification has been provided). This option will allow demolition controls to</p>

		<p>apply across a broader area of the state, while still maintaining the integrity and consistency of the Planning and Design Code. Councils would be required to consult with their communities on any proposed Code Amendments to elevate character areas to historic areas.</p> <p>As at 30 June 2023, there have not been any requests from Councils to elevate Character Areas to Historic Areas.</p> <p><b>2. Character Area Statement Updates</b></p> <p>Support and facilitate councils to review and update their Character Area Statements (and Historic Area Statements) to address identified gaps or deficiencies. This might include updating themes of importance, incorporating additional design elements, and including illustrations where appropriate. These enhanced Statements will provide a stronger focus on design which is bespoke to local character and heritage areas and will provide better tools for assessment of character and heritage values.</p> <p>There has been limited uptake of this initiative at this stage – in part because Councils are awaiting the outcomes of the Expert Panel Planning Implementation Review. The following Councils have sought guidance (or otherwise expressed interest) in reviewing their Character Area Statements and Historic Area Statements:</p> <ul style="list-style-type: none"> <li>• City of Adelaide</li> <li>• City of Norwood, Payneham and St Peters</li> <li>• City of Onkaparinga</li> <li>• City of Prospect.</li> </ul> <p>Several Councils are contemplating or otherwise actively pursuing Code Amendments to list new Local Heritage</p>
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		<p>Places or create new or review Historic Areas or Character Areas.</p> <p><b>3. Increased demolition controls</b></p> <p>The third 'prong' which, proposes the introduction of demolition controls within the Character Area Overlay, has been considered by the Expert Panel for the Planning System Implementation Review and recommendations regarding this will be published in due course.</p>
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4. Discharging Statutory Obligations	4.1 Review the Community Engagement Charter	The Commission determined to defer the commencement of the statutory review of the Charter until the Expert Panel had delivered its final report and recommendations. The statutory review is intended to be undertaken in 2023-2024 financial year.
	4.2 Advise the Minister on Code Amendments	Throughout 2022-23, the Commission considered 40 Code Amendment items, with this work making up a significant portion of the Commission's core business. This included the provision of advice by the Commission to the Minister for 32 proposals to initiate Code Amendments (16 of which were provided under delegation), and five Code Amendments for final determination.
	4.3 Ensure the State Commission Assessment Panel continues to operate effectively	In early 2023, the Commission undertook an Expression of Interest process to renew the membership of the State Commission Assessment Panel (SCAP), to ensure the SCAP is operating effectively, with an appropriate mix of skills, experience, and expertise. This resulted in the appointment of two new Ordinary Members of the SCAP, as well as reappointment of five previous Ordinary Members. In addition, three Occasional Members were appointed, who may be called on by the SCAP where their specific expertise is required.



## Corporate Performance Summary

The State Planning Commission delivered the following key priority activities in 2022-23:

- Commenced preparation, research and governance arrangements for the Regional Planning Program. These regional plans will provide a blueprint for the future development of each planning region – Far North, Eyre and Western, Yorke and Mid North, Murray and Mallee, Limestone Coast, Kangaroo Island and Greater Adelaide.
- Finalised the Greater Adelaide Regional Plan Discussion Paper ready for release in August 2023. This will initiate an investigation and discussion of how and where Adelaide could grow and change over the next 30 years.
- Created the Land Supply Dashboard to provide transparency and accessibility to land supply information and data. The Dashboard will also support the Government's recent land release announcements – Sellicks Beach Hackham, Aldinga, Noarlunga Downs, Dry Creek, Golden Grove and Concordia.
- Undertook stakeholder and community engagement on the draft Practice Direction and proposed amendments to the regulations to facilitate Outline Consent pathways.
- Undertook early engagement with Council planning staff and the Local Government Association on the Design Standards for Residential Driveway Crossovers. This will provide initial perspectives to inform the broader engagement approach.
- Developed population projections for the State, which are planned to be published in August 2023. This will become a vital tool to inform strategic planning and support industry, stakeholders and Councils with their decision-making.
- Approved preparation of a Proposal to Initiate the Site Contamination Development Assessment Code Amendment.
- Implemented the Miscellaneous Technical Enhancement Code Amendment on 1 June 2023. This Code Amendment was the result of a 12-month targeted review of the Planning and Design Code.
- Progressed the State-wide Bushfire Hazard Code Amendment and the State-wide Flood Hazard Code Amendment.
- Collaborated with five metropolitan councils on the Future Living Code Amendment to enable a new model of shared housing or 'co-located housing'. This will expand rental and ownership options for a greater range of demographic groups on shared allotments.
- Committed to delivering the first two prongs of character and heritage reform – elevating character areas to historic areas and supporting Councils to review and update their Character Area Statements.

- Appointed two new Ordinary Members of the State Commission Assessment Panel, and reappointed five previous Ordinary Members. In addition, three Occasional Members were appointed.
- Provided advice to the Minister for Planning including 32 proposals to initiate Code Amendments and five Code Amendments for final determination.

### **Employment opportunity programs**

The Commission does not employ staff. During 2022-23 those staff who undertook the work of the Commission were employed through the Department for Trade and Investment.

**Commission performance management and development systems**

<b>Performance management and development system</b>	<b>Performance</b>
Transparency Measures	<p>The Commission has clear procedures for publication of its Agenda Reports, which are located within the Commission's Governance Manual. These procedures are focussed on providing (as far as is practical) an open and transparent approach to publication of the Commission's papers.</p> <p>The Commission has also introduced a Deputation, External Meeting and Event Policy to manage deputations, external meetings and events consistently and transparently.</p> <p>The Commission's Governance Manual and External Meeting and Event Policy are both reviewed annually as part of the Commission's annual governance audit.</p>
State Commission Assessment Panel (SCAP)	<p>The Chair of the Commission regularly meets with the Presiding Member of the SCAP, which provides an opportunity to discuss the performance of the SCAP and its members. These meetings are reported to the Commission in the Chair's Report.</p> <p>In addition, the Presiding Member of the SCAP attends Commission meetings on a quarterly basis which provides a direct opportunity for Commission members to discuss the performance of the SCAP and its members.</p> <p>The Commission has also published the SCAP Practice and Operating Directions outlining the SCAP's role as the Commission's delegated authority for development assessment in the state. These Directions were in part informed by three stakeholder forums held in November 2021 as part of the SCAP annual review.</p> <p>The SCAP's Practice and Operating Directions are reviewed annually as part of the Commission's annual governance audit.</p>

Building Technical Panel	<p>The Building Technical Panel (BTP) received five applications throughout the 2022-23 financial year.</p> <p>The Terms of Reference and other supporting governance policies and procedures for the BTP are reviewed annually as part of the Commission's annual governance audit.</p>
Heritage Sub-Committee	<p>The (former) Minister approved the Heritage Sub-Committee in January 2020.</p> <p>The Sub-Committee was re-established in April 2022, with the purpose to provide advice to the Commission relating to the listing of Local Heritage Places, or additional areas to be included in the Historic Area Overlay in the Planning and Design Code, including at the Proposal to Initiate stage of a Code Amendment. The Sub-Committee undertook four site visits and meetings during 2022-23.</p> <p>The Terms of Reference for the Sub-Committee are reviewed annually as part of the Commission's annual governance audit.</p>
Building Fire Safety Committee	<p>The Building Fire Safety Committee for Out-of-Council Areas (BFSC) was established in October 2019 by the Commission as an appropriate authority for the purposes of section 157 of the Act to review and monitor building fire safety in South Australia's out-of-council areas.</p> <p>In 2022-23, the BFSC undertook four regional visits, visiting nine sites (several on multiple occasions).</p> <p>The Terms of Reference and other supporting governance policies and procedures for the BFSC are reviewed annually as part of the Commission's annual governance audit.</p>
Risk Register	<p>In accordance with the procedures established in its Governance Manual, the Commission maintains a risk register, which outlines the key risks arising through the Commission's work, as well as measures to treat or control those risks.</p> <p>The Risk Register is reviewed and updated on an annual basis by the Commission, as part of the Commission's annual governance audit. It is also updated on an as-needs basis through the year, if the risks associated with a particular project warrant such an update.</p>

Employees of the Department for Trade and Investment (DTI) supporting the Commission	Performance management and development of all DTI-PLUS employees is undertaken through the DTI process.
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### Work health, safety and return to work programs

Program name	Performance
During 2022-23, the State Planning Commission came under the work health, safety and rehabilitation programs of the Department for Trade and Investment (DTI).	DTI reports on these programs in its annual report, which can be found at: <a href="https://dti.sa.gov.au/annual-report">https://dti.sa.gov.au/annual-report</a>

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

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

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

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

*\*\*before third party recovery*

Data for previous years is available at:

[www.saplanningcommission.sa.gov.au/about\\_the\\_commission/strategic\\_direction](http://www.saplanningcommission.sa.gov.au/about_the_commission/strategic_direction)

### **Executive employment in the Commission**

The Commission does not employ staff. During 2022-23 those staff who undertook the work of the Commission were employed through the Department for Trade and Investment.

## Financial performance

### Financial performance at a glance

The following is a brief summary of the overall financial position of the Commission. The information is unaudited. Full audited financial statements for 2022-2023 are attached to this report.

<b>Statement of Comprehensive Income</b>	<b>2022-23 Budget \$000s</b>	<b>2022-23 Actual \$000s</b>	<b>Variation \$000s</b>	<b>Past year 2021-22 Actual \$000s</b>
Total Income	0	1,198	1,198	1,249
Total Expenses	0	1,198	(1,198)	1,249
<b>Net Result</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Comprehensive Result</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

<b>Statement of Financial Position</b>	<b>2022-23 Budget \$000s</b>	<b>2022-23 Actual \$000s</b>	<b>Variation \$000s</b>	<b>Past year 2021-22 Actual \$000s</b>
Current assets	0	35	35	33
Non-current assets	0	0	0	0
<b>Total assets</b>	<b>0</b>	<b>35</b>	<b>35</b>	<b>33</b>
Current liabilities	0	35	(35)	33
Non-current liabilities	0	0	0	0
<b>Total liabilities</b>	<b>0</b>	<b>35</b>	<b>(35)</b>	<b>33</b>
<b>Net assets</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Equity</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### Consultants disclosure

The State Planning Commission did not engage any consultants during 2022-23.

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

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

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

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

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

**Contractors disclosure**

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

**Contractors with a contract value below \$10,000**

<b>Contractors</b>	<b>Purpose</b>	<b>\$ Actual payment</b>
<i>All contractors below \$10,000 each - combined</i>	<i>Various</i>	<i>5, 290</i>

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

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

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

The website also provides details of across government contracts.

**Other financial information**

*Nil to report.*



## Risk management

### Fraud detected in the agency

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

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

### Strategies implemented to control and prevent fraud

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

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

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

Data for previous years is available at:

<https://www.saplanningcommission.sa.gov.au/about-the-commission/strategic-direction>

### Public interest disclosure

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

0

Data for previous years is available at:

<https://www.saplanningcommission.sa.gov.au/about-the-commission/strategic-direction>

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

## Reporting required under any other act or regulation

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The Performance Indicators Scheme Report for 2022-23 is included at **Appendix A**.

The original Scheme commenced on 1 July 2020 and a revised version was approved by the Minister in July 2022.

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

The Commission conducted a strategic planning workshop to inform development of its Strategic Plan for 2022-23. The Strategic Plan 2022-23 was approved in May 2022 and published on the [Commission's website](#). The Strategic Plan outlines key priorities for the Commission.

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

### *Long-term focus principles*

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

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

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

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

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

### *Urban renewal principles*

During 2022-23, the Commission finalised advice to the Minister recommending the initiation of 32 Code Amendments. The initiation stage of the Code Amendment process is to further investigate changes to the Planning and Design Code. Code Amendments at the Initiation stage are being prepared for public consultation and may involve undertaking certain investigations and early discussions with key stakeholders.

The following Code Amendments were Initiated during the reporting period:

- Centre Zone Adjustment
- Fisherman Bay
- Concordia
- Freeling
- Golden Grove Neighbourhood
- Goolwa North
- Goolwa Wharf
- Kensington and Portrush Road, Norwood Community Facilities
- Leader Street Bakery
- Lot 4 Renmark
- Lot 501 Bedford Park
- Marion Road
- Morphettville/Glengowrie Horse Related Activities
- Murray Bridge Residential Growth Areas
- Roxby Downs Subzone
- Stanley Flat
- Golden Grove Neighbourhood and Commercial (*initiated but subsequently withdrawn*)

Following the completion of consultation, the Designated Entity prepares an Engagement Report which includes details of the engagement, the issues identified and any outcomes arising including any changes to the original proposal and an analysis and evaluation of the engagement undertaken against the principles of the Community Engagement Charter. The consultation concluded for the following Code Amendments during the reporting period:

- 107 Port Road Thebarton (Thebarton Brewery Precinct)
- 306 Twartz Road Gawler Belt
- 550-554 Main North Road Evanston Park
- Glandore Character Area Protection
- Hillier Park
- Lot 5 Hampden Way, Strathalbyn
- Lots 51 and 52 (86-88) Morphett Road, Glengowrie
- Middleton
- Point Turton and Port Victoria Urban Growth
- West Lakes Residential and Mixed Use
- Scotty's Corner (*re-engagement*)
- Flooding Hazards Mapping Update
- Adelaide Aquatic Centre
- Hackham
- Mary and Arthur Street, Unley
- Miscellaneous and Technical Enhancements
- Old Sturt Highway Nuriootpa
- Thaxted Park Golf Club

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

#### *High-quality design principles*

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

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

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

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

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

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

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

The Commission has progressed preparation of the first design standard. This is the design standard for residential crossovers. It aims to improve the safety and amenity of our residential streetscapes. Moving forward the Commission will consider additional design standards to further high-quality design.

#### *Activation and liveability principles*

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



As part of the Commission's implementation of the Phase Three (Urban Areas) Code, the Commission implemented policy changes which seek to raise the bar on the quality of residential infill developments and provide a consistent approach across all council areas over a range of development requirements.

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

With the Code now having been in full operation (state-wide) for over two years, data that can be used to evaluate the performance of these policies is now beginning to emerge. 'Data' in this context comprises, principally, constructed examples of dwellings granted development approval following assessment against these policies under the Act. The Commission therefore turned to evaluate the performance of these policies and other relevant instruments under the Act (such as the Accredited Professionals Scheme) in the 2022-2023 financial year with a view to identifying policy and other instrument enhancements that can be made to realise activation and liveability principles.

#### *Sustainability principles*

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

In addition to progressing the Open Space and Trees Project, the Commission has partnered with Green Adelaide to progress initiatives that seek to improve urban greening outcomes across Adelaide:

- In September 2022, the Commission and Green Adelaide co-hosted a Development Industry Round Table by invitation to draw in development industry perspectives and practical ideas toward implementing an Urban Greening Strategy (Strategy) for metropolitan Adelaide. The Department for Trade and Investment is collaborating with Green Adelaide to develop this Strategy.
- September 2022 also saw the release of the *Adelaide Garden Guide for New Homes*, which provides guidance on the ways to achieve the tree planting and soft landscaping policies in the Code. This has been a cross-government, collaborative effort to provide guidance material toward improving urban greening outcomes.
- In a similar vein, Green Adelaide is currently leading the development of a guideline on implementing the WSUD policies in the Code. PLUS is contributing to the development of this guide, which will be a companion to the [Adelaide Garden Guide for New Homes](#).

*Investment facilitation principles*

Since 19 March 2021, 74,685 applications have been lodged online through the PlanSA ePlanning portal and 59,106 applications have been granted Development Approval.

In 2022, an independent survey was conducted of users of the PlanSA system. The survey explored customer satisfaction with the state-wide planning system, with the key findings being:

- 75% of the customers believed that the current planning system is an improvement on the previous planning system.
- 69% of PlanSA customers are 'satisfied' with the PlanSA system, with the main reasons identified being it is 'easy to use' and 'all information being in one place'.
- 73% of customers were satisfied with the support they received from PlanSA

PlanSA has published an Action Plan to outline how it will improve the system and processes within it, in response to feedback received through the survey. PlanSA has a focus on improving the user experience, whilst also ensuring that the ePlanning system is stable, cyber secure and compliance with IT Regulations. Since its implementation, more than 630 enhancements to the ePlanning system have been made.

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

- The Code Amendment Viewer (updated)
- The Public Notification Viewer (delivered)
- The Development Application Register viewer (in development)
- The Land Supply Dashboard – Greenfield (in development)

*Integrated delivery principles*

The Metropolitan Growth Management (MGM) program has been renamed as the Growth Management Program (the GMP) to better reflect its broader role in managing growth and development across the State. As part of the GMP, the Commission has endorsed Land Supply Reports for Greater Adelaide which utilise population projections, land consumption trends and infrastructure capacity to identify:

- projected development demand;
- the development supply options;
- the infrastructure capacity of regions; and
- the need for new growth precincts.

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

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

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

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

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

## Public complaints

### Number of public complaints reported

Complaints against Commission Members are received by the Minister for Planning under Regulation 9 of the *Planning, Development and Infrastructure (General) Regulations 2017* (PDI Regulations). The Commission received no notice from the Minister of any complaints against the Commission in 2022-23.

Under Regulation 11 of the PDI Regulations, the Commission may receive complaints from persons who believe that a member of an assessment panel had acted in contravention of the Minister's Code of Conduct. This may include the SCAP (established by the Commission), as well as Assessment Panels constituted by the Minister, Councils, or Joint Planning Boards under the *Planning, Development and Infrastructure Act 2016*. One complaint was lodged with the Commission regarding a SCAP member in 2022-23, however as the complaint did not relate to a breach of the code of conduct, it was considered an invalid complaint and was not entertained. The Commission also received 9 complaints under Regulation 11 against members of council assessment panels. As these complaints are not considered complaints against staff of the Commission or the Department, they have not been included in the table below.

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

[www.saplanningcommission.sa.gov.au/about the commission](http://www.saplanningcommission.sa.gov.au/about_the_commission).

Complaint categories	Sub-categories	Example	Number of Complaints 2022-23
Professional behaviour	Staff attitude	Failure to demonstrate values such as empathy, respect, fairness, courtesy, extra mile; cultural competency	0
Professional behaviour	Staff competency	Failure to action service request; poorly informed decisions; incorrect or incomplete service provided	0
Professional behaviour	Staff knowledge	Lack of service specific knowledge; incomplete or out-of-date knowledge	0
Communication	Communication quality	Inadequate, delayed or absent communication with customer	0
Communication	Confidentiality	Customer's confidentiality or privacy not respected;	0

<b>Complaint categories</b>	<b>Sub-categories</b>	<b>Example</b>	<b>Number of Complaints 2022-23</b>
		information shared incorrectly	
Service delivery	Systems/technology	System offline; inaccessible to customer; incorrect result/information provided; poor system design	0
Service delivery	Access to services	Service difficult to find; location poor; facilities/ environment poor standard; not accessible to customers with disabilities	0
Service delivery	Process	Processing error; incorrect process used; delay in processing application; process not customer responsive	0
Policy	Policy application	Incorrect policy interpretation; incorrect policy applied; conflicting policy advice given	0
Policy	Policy content	Policy content difficult to understand; policy unreasonable or disadvantages customer	0
Service quality	Information	Incorrect, incomplete, out dated or inadequate information; not fit for purpose	0
Service quality	Access to information	Information difficult to understand, hard to find or difficult to use; not plain English	0
Service quality	Timeliness	Lack of staff punctuality; excessive waiting times (outside of service standard); timelines not met	0
Service quality	Safety	Maintenance; personal or family safety; duty of care not shown; poor security service/ premises; poor cleanliness	0
Service quality	Service responsiveness	Service design doesn't meet customer needs; poor service fit with customer expectations	0

<b>Complaint categories</b>	<b>Sub-categories</b>	<b>Example</b>	<b>Number of Complaints 2022-23</b>
No case to answer	No case to answer	Third party; customer misunderstanding; redirected to another agency; insufficient information to investigate	1
		<b>Total</b>	1

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

Data for previous years is available at:

[https://www.saplanningcommission.sa.gov.au/about\\_the\\_commission](https://www.saplanningcommission.sa.gov.au/about_the_commission)

### **Performance Review Measures**

The Commission did not receive any valid complaints regarding conduct of members of the SCAP in 2022-23.

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

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

## **Appendix A: Performance Indicators Scheme Report 2022-23**



# PERFORMANCE INDICATORS SCHEME

## Annual Report 2022-23

*Planning, Development and Infrastructure Act 2016*



Image: St Clair by Sam Noonan

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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.

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.

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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)

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](http://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:

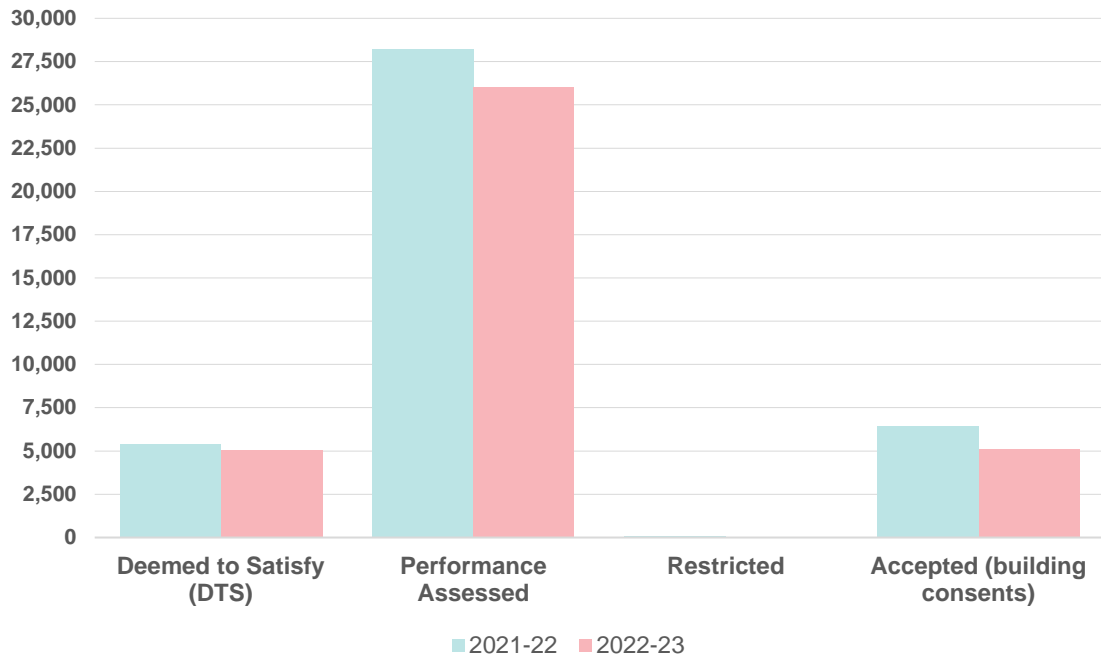
- 1.0** Lodgement (includes verifications)
- 2.0** Assessment (notifications, referrals, requests for additional information)
- 3.0** Decision (timeframes, deemed consents, building inspections, land divisions)
- 4.0** Appeals
- 5.0** Monetary (fees collected, estimated development cost)

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%
<b>TOTAL</b>	<b>36,251</b>	<b>100%</b>

### 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%
<b>TOTAL</b>	<b>62,742</b>	<b>53,833</b>	<b>86%</b>

**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

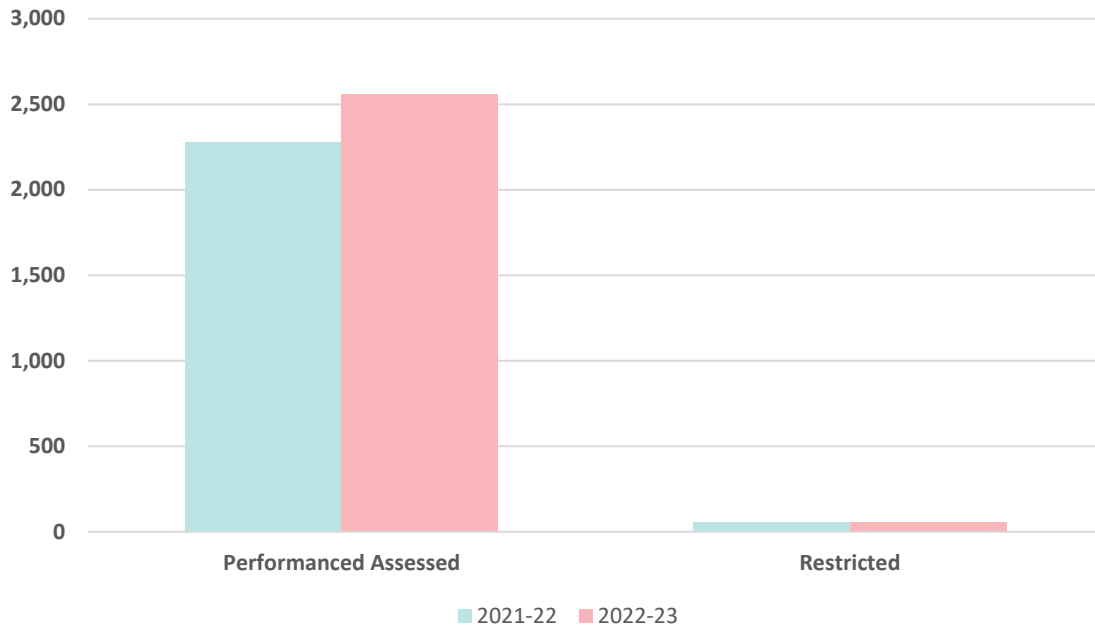
One application can have multiple consents (i.e. a planning, land division and building). This explains why these numbers differ from indicator 1.1.



## 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
<b>TOTAL</b>	<b>2,333</b>	<b>2,608</b>

#### 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.

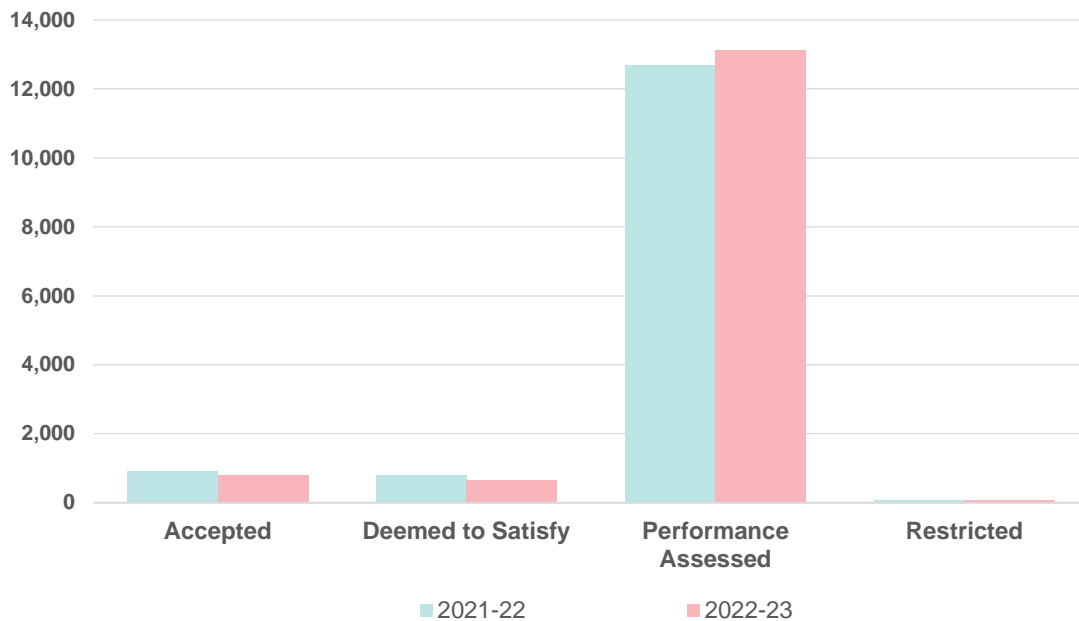
The planning system seeks to ensure notification on more complex development. Public notification typically occurs at the end of the assessment process, therefore applications currently under assessment may still require public notification.

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
<b>TOTAL</b>	<b>14,478</b>	<b>14,657</b>

### 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.

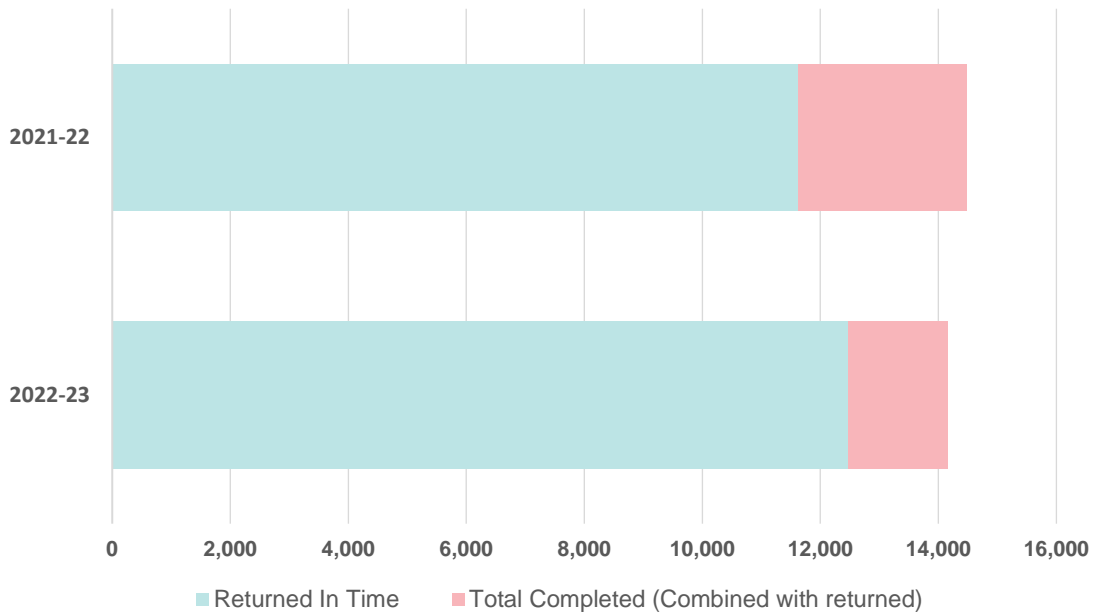
### NOTE

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

<b>Schedule 9, PDI Regulations 2017 (Development Type)</b>	<b>Total Referrals</b>	<b>% Returned in Time</b>	<b>% With Direction to Refuse</b>
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%	-
<b>TOTAL</b>	<b>2,810</b>	<b>93%</b>	<b>1%</b>

## 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%
<b>TOTAL</b>	<b>96%</b>	<b>90%</b>	<b>78%</b>	<b>90%</b>

#### 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
<b>TOTAL</b>	<b>31,417</b>	<b>29,924</b>

#### 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
<b>TOTAL</b>	14	24

#### COMMENT

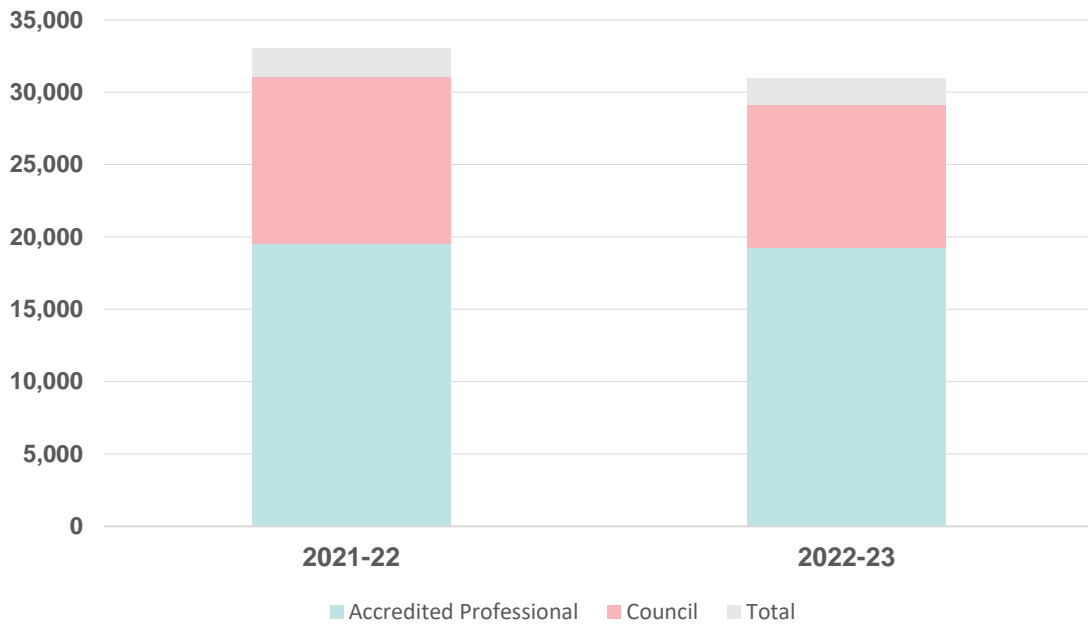
A total **14** deemed consents were issued during the 2022-23 financial year, which represents a marked decrease from the **24** granted during the 2021-22 financial year.

#### 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

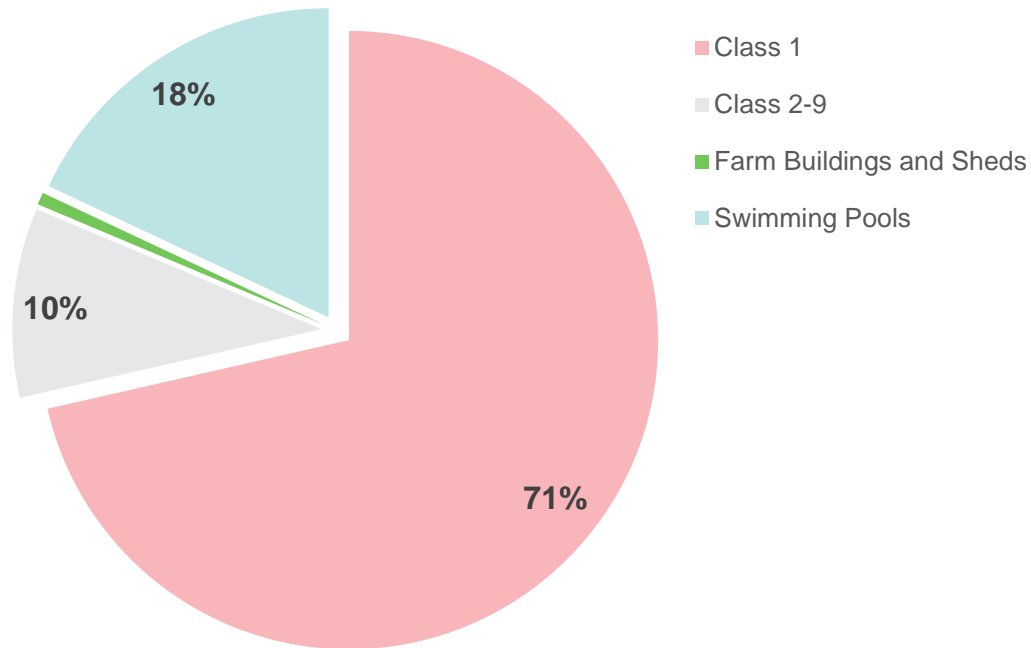


Relevant Authority	Building Consent Decisions	Total Assessed in Time	% Building Decisions within Statutory Timeframe
Accredited Professional (ACP)	20,293	19,266	95%
Council (C)	10,689	9,889	93%
<b>TOTAL</b>	<b>30,982</b>	<b>29,155</b>	<b>94%</b>

**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
<b>TOTAL</b>	<b>7,888</b>	<b>14,655</b>

#### 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.

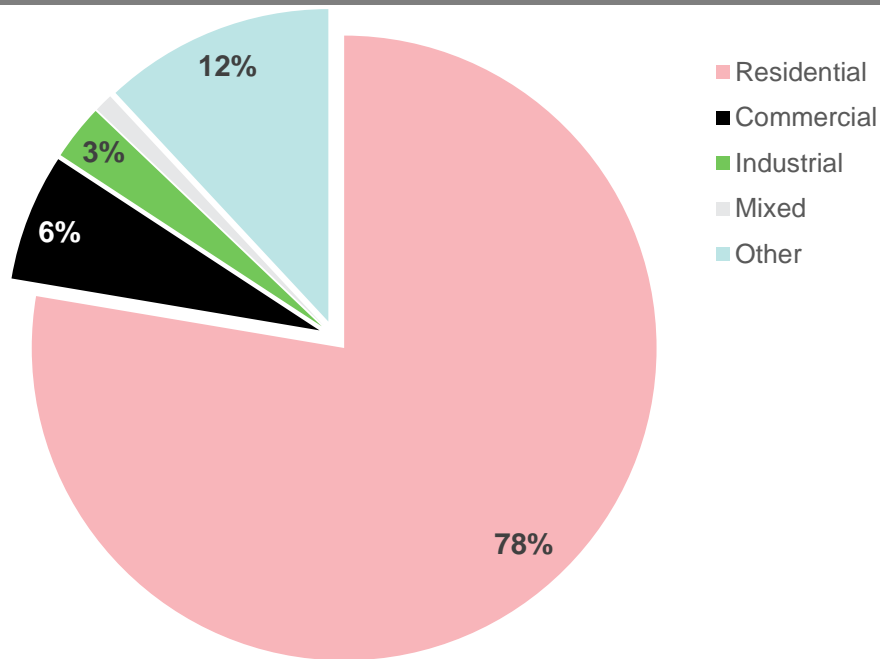
[Practice Direction 7](#) relates to Out of Council Areas inspection policy.

[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
<b>TOTAL</b>	<b>32,918</b>	<b>30,924</b>

#### 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.

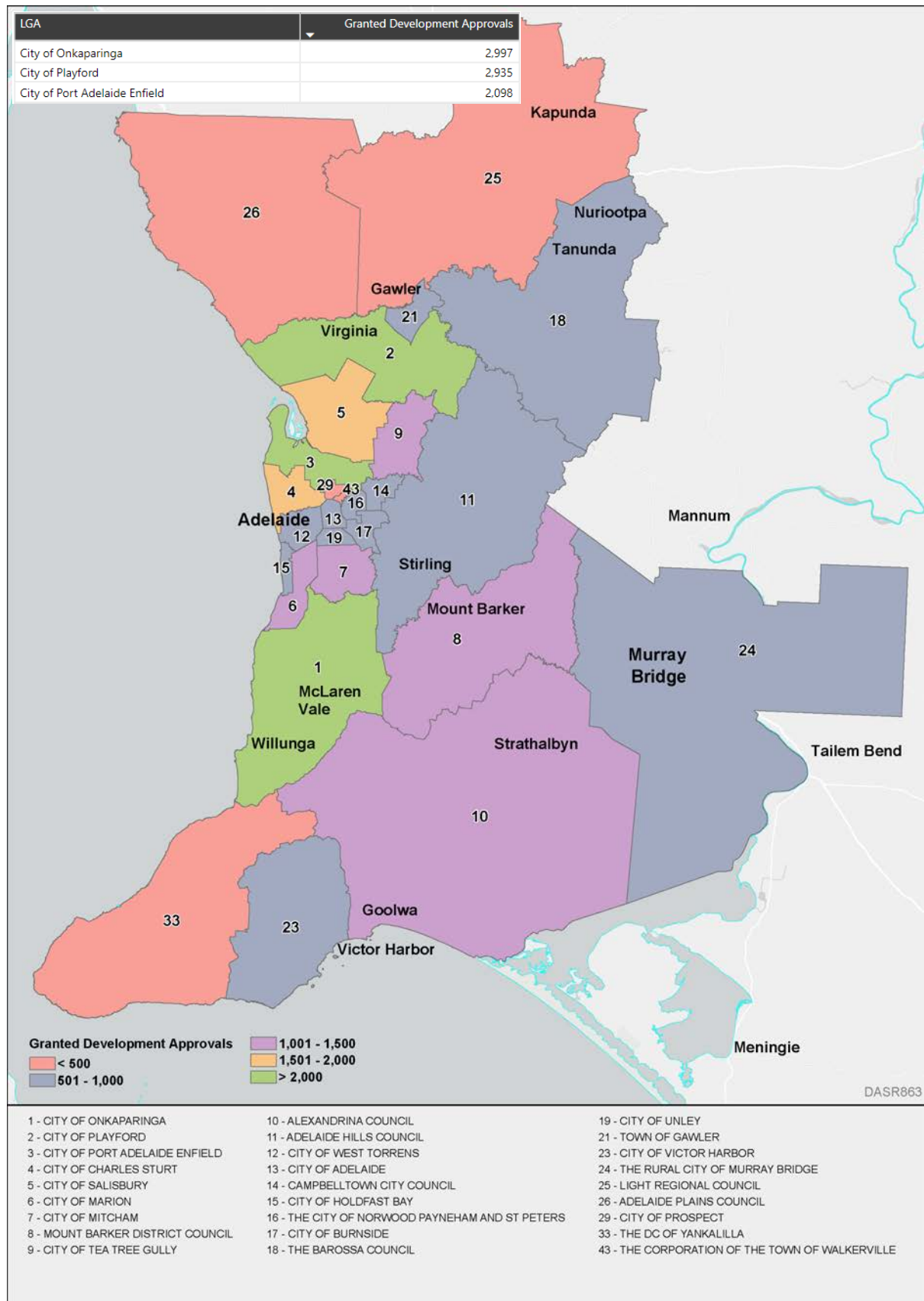
#### NOTE

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:

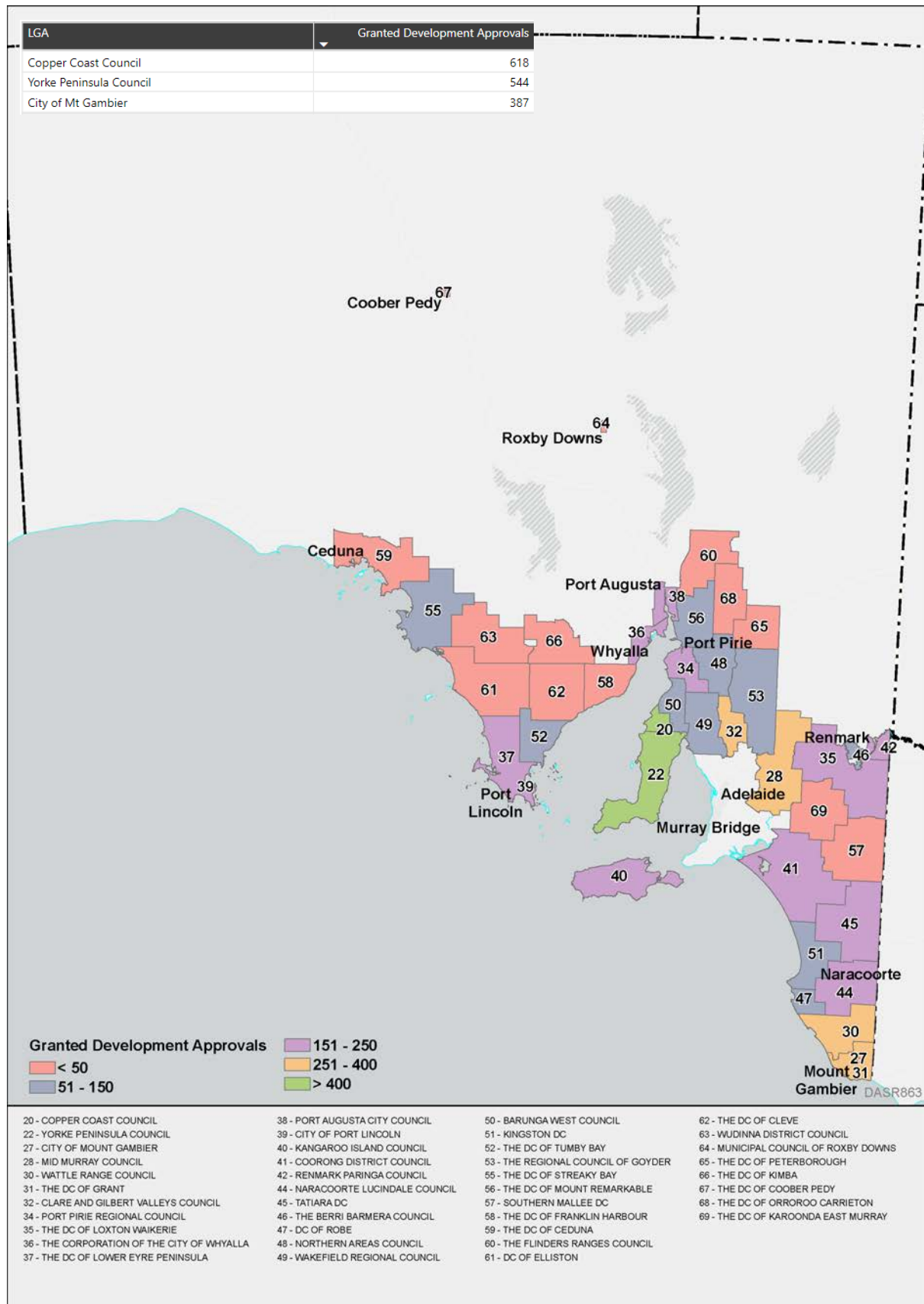
1. Residential
2. Commercial
3. Industrial
4. Other

**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 GAPER), 2022-23**



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

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

#### 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	
<b>TOTAL</b>	<b>3,576</b>	<b>2,910</b>	<b>542</b>	<b>3</b>

#### 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.**

<b>Total Lodgements Made</b>	<b>Total Refusals Issued</b>	<b>Additional Lots Created (Deposited)</b>
124	6	11
<b>Total Approvals Granted</b>	<b>Boundary Realignments</b>	<b>SCAP Concurrence Requests</b>
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
<b>TOTAL</b>	<b>25</b>	<b>61</b>

#### 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
<b>TOTAL</b>	<b>\$6,169,572,776</b>	<b>\$5,937,056,244</b>

#### 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

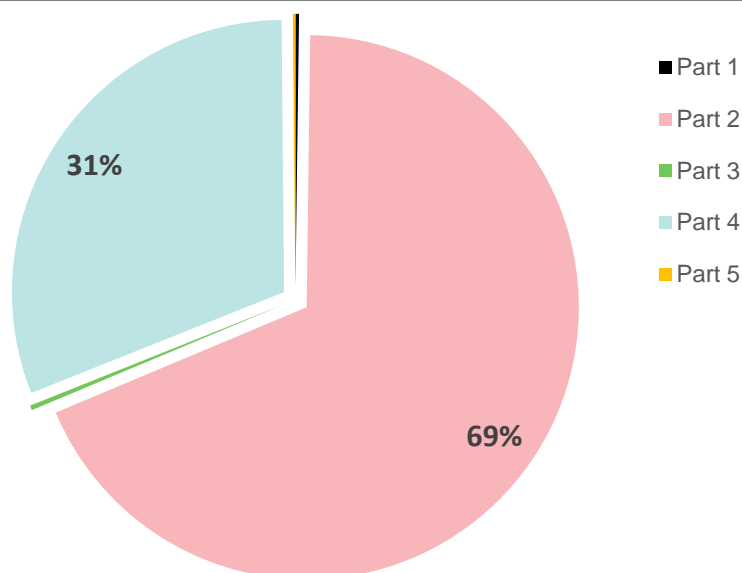
The Australian Bureau of Statistics (ABS) have created a [functional classification of buildings](#) to align with their predominant function or purpose. The divisions / classifications include:

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

### 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
<b>COMMENT</b>		
The total number of new applications lodged declined compared to the previous financial year, however the total value of proposed works increased to over <b>\$2.2 billion</b> . In addition, <b>15</b> applications went through the consultation process compared to <b>4</b> 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
<b>COMMENT</b>		
A total <b>3</b> new impact assessed developments were declared during the 2022-23 financial year:		
<ul style="list-style-type: none"> <li>▪ <a href="#">Myponie Point – Hawsons Iron Project</a></li> <li>▪ <a href="#">Leigh Creek – Urea Production Plant</a></li> <li>▪ <a href="#">Bolivar – Renascor Battery Anode Material Manufacturing Facility</a></li> </ul>		
In addition, over <b>\$1.5 billion</b> dollars' worth of impact assessed development is currently under assessment, this including:		
<ul style="list-style-type: none"> <li>▪ <a href="#">Sleaford – Whalers Way Orbital Launch Complex</a></li> <li>▪ <a href="#">Stirling – Mount Lofty Golf Estate and Resort</a></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 this document.

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## **Appendix B: Audited financial statements 2022-23**



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## To the Chair State Planning Commission

### Opinion

I have audited the financial report of the State Planning Commission for the financial year ended 30 June 2023.

In my opinion, the accompanying financial report gives a true and fair view of the financial position of the State Planning Commission as at 30 June 2023, its financial performance for the year then ended in accordance with relevant Treasurer's Instructions issued under the provisions of the *Public Finance and Audit Act 1987* and Australian Accounting Standards – Simplified Reporting Requirements.

The financial report comprises:

- a Statement of Comprehensive Income for the year ended 30 June 2023
- a Statement of Financial Position as at 30 June 2023
- a Statement of Changes in Equity for the year ended 30 June 2023
- notes, comprising material accounting policy information and other explanatory information
- a Certificate from the Chair and the Chief Finance Officer

### Basis for opinion

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

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

### **Responsibilities of the Chair for the financial report**

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

In preparing the financial report, the Chair is responsible for assessing the entity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the assessment indicates that it is not appropriate.

### **Auditor's responsibilities for the audit of the financial report**

As required by section 31(1)(b) of the *Public Finance and Audit Act 1987*, I have audited the financial report of the State Planning Commission for the financial year ended 30 June 2023.

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

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

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



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

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

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



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

28 September 2023

# **State Planning Commission**

## **Financial Statements**

*for the year ended 30 June 2023*

**State Planning Commission**  
*for the year ended 30 June 2023*

---

Certification of the Financial Statements

We certify that the:

financial statements of the State Planning Commission:

- are in accordance with the accounts and records of the Commission;
- comply with relevant Treasurer's Instructions;
- comply with relevant accounting standards; and
- present a true and fair view of the financial position of the Commission at the end of the financial year and the result of its operation and cash flows for the financial year.

internal controls employed by the Commission for the financial year over its financial reporting and its preparation of financial statements have been effective.



Craig Holden  
Chair  
State Planning Commission



Rebecca Lang  
Chief Finance Officer  
Department for Trade and Investment

27 September 2023

27 September 2023

**State Planning Commission**  
**Statement of Comprehensive Income**  
*for the year ended 30 June 2023*

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	Note	2023 \$'000	2022 \$'000
<b>Income</b>			
Resources received free of charge	1.2	1 198	1 249
<b>Total Income</b>		<b>1 198</b>	<b>1 249</b>
<b>Expenses</b>			
Board fees and remuneration	4	682	652
Supplies and services	5	516	597
<b>Total Expenses</b>		<b>1 198</b>	<b>1 249</b>
<b>Net Result</b>		<b>-</b>	<b>-</b>
<b>Total comprehensive result</b>		<b>-</b>	<b>-</b>

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

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

**State Planning Commission**  
**Statement of Financial Position**  
*as at 30 June 2023*

---

	Note	2023 \$'000	2022 \$'000
<b>Current assets</b>			
Receivables		35	33
<b>Total Current Assets</b>		<u>35</u>	<u>33</u>
<b>Total Assets</b>		<u>35</u>	<u>33</u>
<b>Current liabilities</b>			
Payables	6	30	26
Other liabilities	7	5	7
<b>Total Current Liabilities</b>		<u>35</u>	<u>33</u>
<b>Total Liabilities</b>		<u>35</u>	<u>33</u>
<b>Net assets</b>		<u>-</u>	<u>-</u>
<b>Equity</b>			
Retained earnings		-	-
<b>Total Equity</b>		<u>-</u>	<u>-</u>

Total equity is attributable to the SA Government as owner.

**State Planning Commission**  
**Statement of Changes in Equity**  
*for the year ended 30 June 2023*

---

	Retained Earnings \$'000	Total Equity \$'000
<b>Balance at 1 July 2021</b>	-	-
Net result for 2021-22	-	-
Total Comprehensive Result for 2021-22	-	-
<b>Balance at 30 June 2022</b>	-	-
Net result for 2022-23	-	-
Total Comprehensive Result for 2022-23	-	-
<b>Balance at 30 June 2023</b>	-	-

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

**State Planning Commission**  
**Notes to and forming part of the financial statements**  
*for the year ended 30 June 2023*

---

**Note 1: Basis of Financial Statements**

**1.1. Reporting Entity**

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

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

**1.2. Financial Arrangements**

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

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

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

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

**1.3. Statement of compliance**

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

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

The Commission has applied Australian Accounting Standards that are applicable to not-for-profit entities, as the Commission is a not-for-profit entity. Australian Accounting Standards and Interpretations that have recently been issued or amended but are not yet effective, have not been adopted by the Commission for the period ending 30 June 2023.

**1.4. Basis of preparation**

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

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

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

**State Planning Commission**  
**Notes to and forming part of the financial statements**  
*for the year ended 30 June 2023*

---

**1.5. Taxation**

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

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

**Note 2: Objectives of the State Planning Commission**

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

**Note 3: Key Management Personnel**

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

Total compensation for key management personnel was \$0.286 million (2022: \$0.282 million).

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

**Transactions with Key Management Personnel and other related parties**

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



**State Planning Commission**  
**Notes to and forming part of the financial statements**  
*for the year ended 30 June 2023*

---

**Note 4: Board Fees and Remuneration**

Members during the 2023 financial year were:

**State Planning Commission**

C Holden (Chair)  
S Griffiths (term expired August 2022)  
N Hurley (resigned February 2023)  
S Johnston (appointed August 2022)  
S Moseley  
S Smith\*  
E Walker

**State Commission Assessment Panel**

R Thomas (Chair) (re-appointed June 2023)  
M Adcock (re-appointed June 2023)  
D Altmann (re-appointed June 2023)  
J Botten (appointed June 2023)  
D Donaldson (appointed June 2023)  
J Eckert (re-appointed June 2023)  
J Hayter (appointed June 2023)  
E Herriman (term expired May 2023)  
S Johnston (appointed April 2023, resigned April 2023)  
P Leadbeter (re-appointed June 2023)  
J Newman (appointed June 2023)  
G Pember (term expired May 2023)  
R Rutschack (re-appointed June 2023)  
E Walker (appointed April 2023)  
M Wohlstadt (term expired May 2023)

**Building Technical Panel**

D Frisby (Chair) (re-appointed October 2022)  
J Shillabeer (re-appointed October 2022)  
J Payne (re-appointed October 2022)  
J Cibich (re-appointed October 2022)  
B Fennel (re-appointed October 2022)  
B Steer (re-appointed October 2022)  
P Murton (re-appointed October 2022)  
N Ingerson (re-appointed October 2022)  
M Centofanti (re-appointed October 2022)  
L Bertholini\* (re-appointed October 2022)

**Building Fire and Safety Committee**

J Evans\* (Chair) (re-appointed March 2023)  
M Brown\* (appointed June 2022)  
H Lim\* (appointed July 2022)  
C Paton\*

**State Planning Commission**  
**Notes to and forming part of the financial statements**  
*for the year ended 30 June 2023*

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**Heritage Sub Committee**

S Johnston (Chair) (appointed September 2022)  
L Bird\*  
R Danvers  
B Harry  
E Little  
D Lindsay  
J Newman  
A Pope\*  
M Queale\*  
E Walker

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

	2023	2022
	\$'000	\$'000
<b>Board Fees and Remuneration</b>		
Board fees and remuneration	650	621
On-costs – payroll tax	32	31
<b>Total Board Fees and Remuneration</b>	<u>682</u>	<u>652</u>

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

	2023	2022
\$0 - \$19 999	30	26
\$20 000 - \$39 999	-	3
\$40 000 - \$59 999	8	8
\$60 000 - \$79 999	2	1
\$80 000 - \$99 999	-	-
\$100 000 - \$119 999	1	1
<b>Total Number of Members</b>	<u>41</u>	<u>39</u>

Remuneration of members reflects all costs of performing commission member duties including sitting fees, superannuation contributions, fringe benefits tax and any other salary sacrifice arrangements. The total remuneration received or receivable by members was \$0.650 million (2022: \$0.621 million).

**State Planning Commission**  
**Notes to and forming part of the financial statements**  
*for the year ended 30 June 2023*

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**Note 5: Supplies and Services**

	2023	2022
	\$'000	\$'000
Governance and Administrative Services	439	514
Auditor's remuneration	7	7
Other	70	76
<b>Total Supplies and Services</b>	<b>516</b>	<b>597</b>

**Note 6: Payables**

	2023	2022
	\$'000	\$'000
Accrued expenses	9	26
Accrued board fees and remuneration	20	-
Employment on-costs	1	-
<b>Total Payables</b>	<b>30</b>	<b>26</b>

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

Statutory payables do not arise from contracts.

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

**Note 7: Other Liabilities**

	2023	2022
	\$'000	\$'000
Unearned Revenue	5	7
<b>Total Other liabilities</b>	<b>5</b>	<b>7</b>

**Note 8: Contingent Assets and Contingent Liabilities**

The Commission is not aware of any contingent assets and contingent liabilities as at 30 June 2023.

**Note 9: After Balance Date Events**

The Commission is not aware of any events occurring after balance date.