

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 nation¹. The planning system cannot be improved if it cannot be measured, and the Performance Indicators Scheme (the Scheme) is the mandated public face of this important aspect of the South Australian planning system.

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 In some cases, we can also compare the new system with that which operated under the now-repealed *Development Act 1993* (noting however that the former system had few reliable performance measures).

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

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

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

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

While not covered in this Report, the new system has also successfully streamlined the process of amending the planning rules. Some 106 Code Amendments have been initiated over the last two years, with a median completion time (from initiation approval to gazettal) of 12 months. This compares very favourably both nationally and with the pre-2021 system in South Australia when Development Plan Amendments (DPA's) typically took between 30-37 months to complete.

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

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

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

- Certificates of Occupancy (CoO) for Class 1a (detached dwellings) buildings are set to be re-introduced on **1 January 2024** (indicator 3.7), providing reliable data on dwelling completions and allowing valuable comparisons with approvals data.
- Crown development applications are set to be integrated within the ePlanning solution enabling more detailed analysis of the assessment process.
- The Department is working to make more performance data accessible and interrogable via the Planning Portal so that all system users can share in the insights generated by these very important system indicators.

Ultimately, good planning is a multi-faceted and collaborative effort, not a numbers game. But good data is an absolutely essential building block for system design and in helping secure the best possible planning outcomes for the communities of the State.

Introduction

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

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

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

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

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

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

The Act states the scheme *may* include:

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

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

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

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

Scope of Data for this Report

All data used in this report is sourced through the [Development Application Processing](#) (DAP) system. This system is used to lodge, process and manage development applications across South Australia. In addition, the following filters have been applied to the data to ensure consistency with past and future reporting:

- Transitional applications are not included (i.e. applications lodged under the previous planning system);
- Applications and decisions made between 1 July 2022 and 30 June 2023;
- Submitted applications are not counted as lodged until appropriate fees have been paid and a Consent has been verified;
- Development determined to be exempt is not included;
- Number of consents will be greater than the number of applications (i.e. an application can have multiple consents, including land division and building consent assessed in multiple stages);
- Decision refers to both approved and refused applications.

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

ASSESSMENT PATHWAY	DEFINITION
Accepted	Only building consent is required, no planning consent is required
Code Assessed - Deemed to Satisfy (DTS)	Can be assessed by an accredited professional or assessment manager and must be granted consent if it complies with relevant provisions within the Planning and Design Code.
Code Assessed - Performance Assessed	Development is assessed on its merits by an assessment manager or assessment panel.
Impact Assessed - Restricted	Assessed by the State Planning Commission (SPC), while impact assessed (EIS) development is assessed by the Minister for Planning.

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

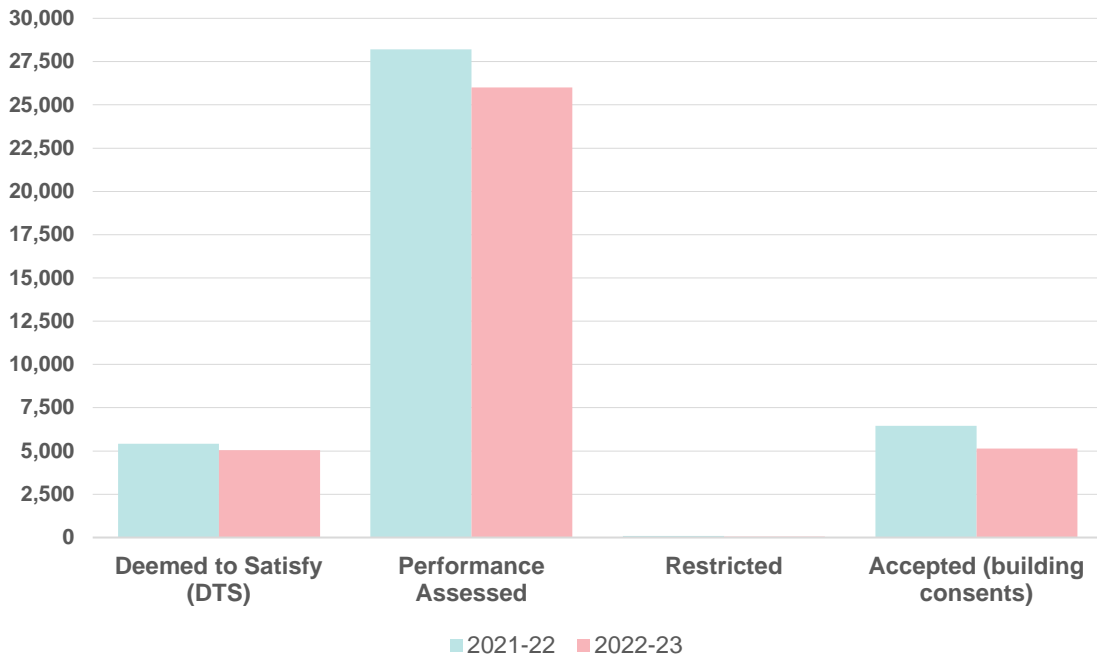
- 1.0** Lodgement (includes verifications)
- 2.0** Assessment (notifications, referrals, requests for additional information)
- 3.0** Decision (timeframes, deemed consents, building inspections, land divisions)
- 4.0** Appeals
- 5.0** Monetary (fees collected, estimated development cost)

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

1.0 LODGEMENT INDICATORS

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

1.1 NUMBER OF DEVELOPMENT APPLICATIONS LODGED



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

COMMENT

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

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

NOTE

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

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

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

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

COMMENT

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

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

NOTE

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

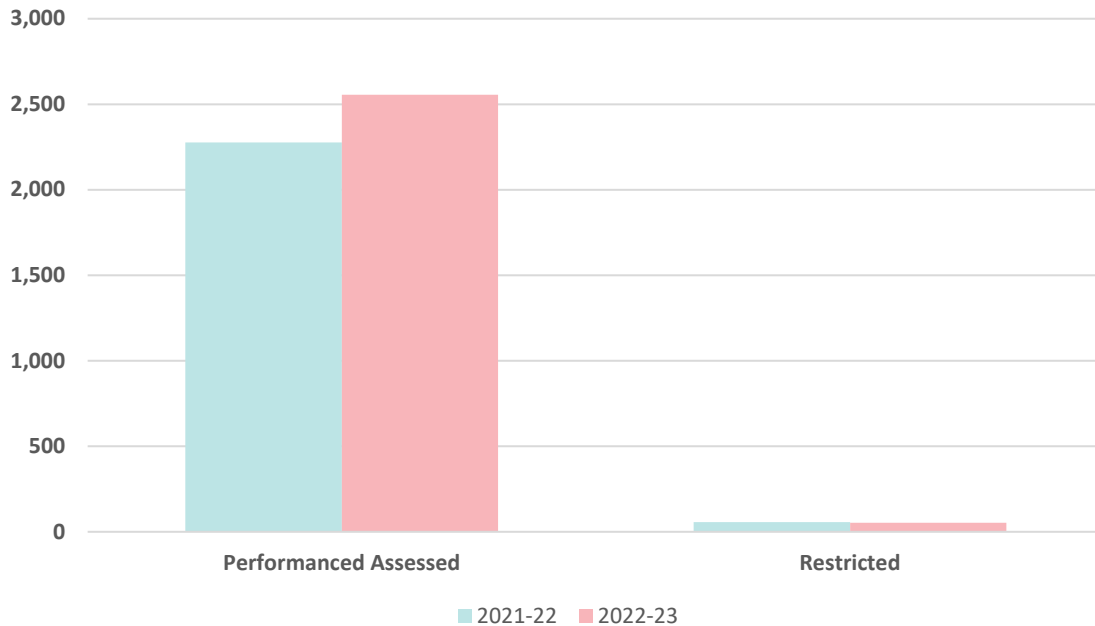
- Reviewing the provided documents
- Sending requests for required documentation to verify the application
- Determining the planning assessment pathway
- Invoicing and payment of associated fees to lodge the development application

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

2.0 ASSESSMENT INDICATORS

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

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



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

COMMENT

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

NOTE

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

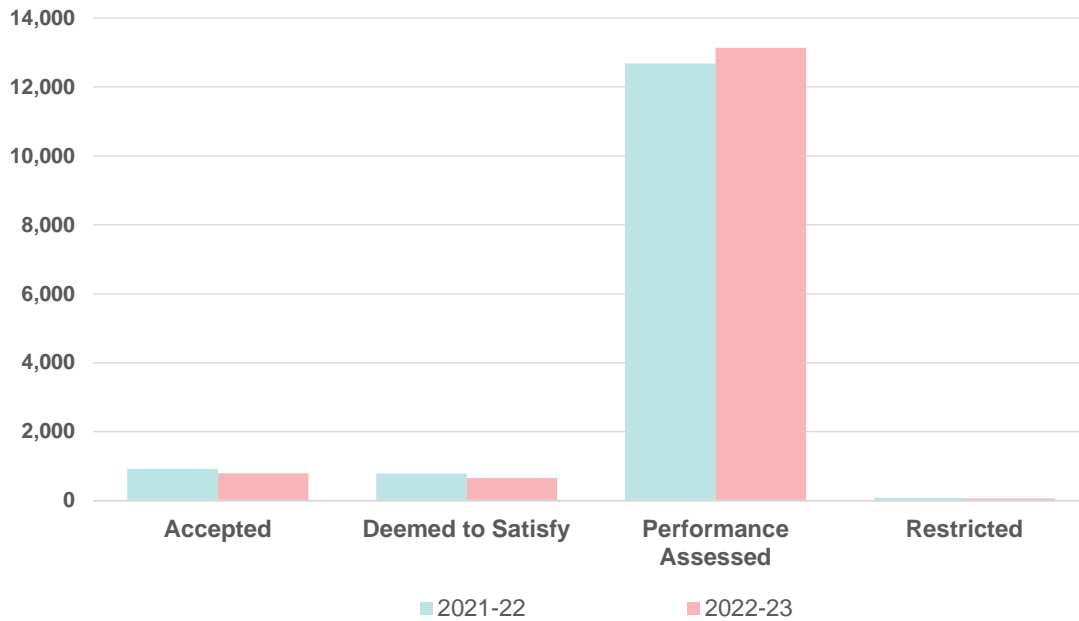
The planning system seeks to ensure notification on more complex development. Public notification typically occurs at the end of the assessment process, therefore applications currently under assessment may still require public notification.

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

[Public Notification - PlanSA](#)

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

2.2 NUMBER OF REQUESTS FOR ADDITIONAL INFORMATION, BY ASSESSMENT PATHWAY



Assessment Pathway	2021-22	2022-23
Accepted	929	800
Deemed to Satisfy	789	656
Performance Assessed	12,680	13,134
Restricted	80	67
TOTAL	14,478	14,657

COMMENT

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

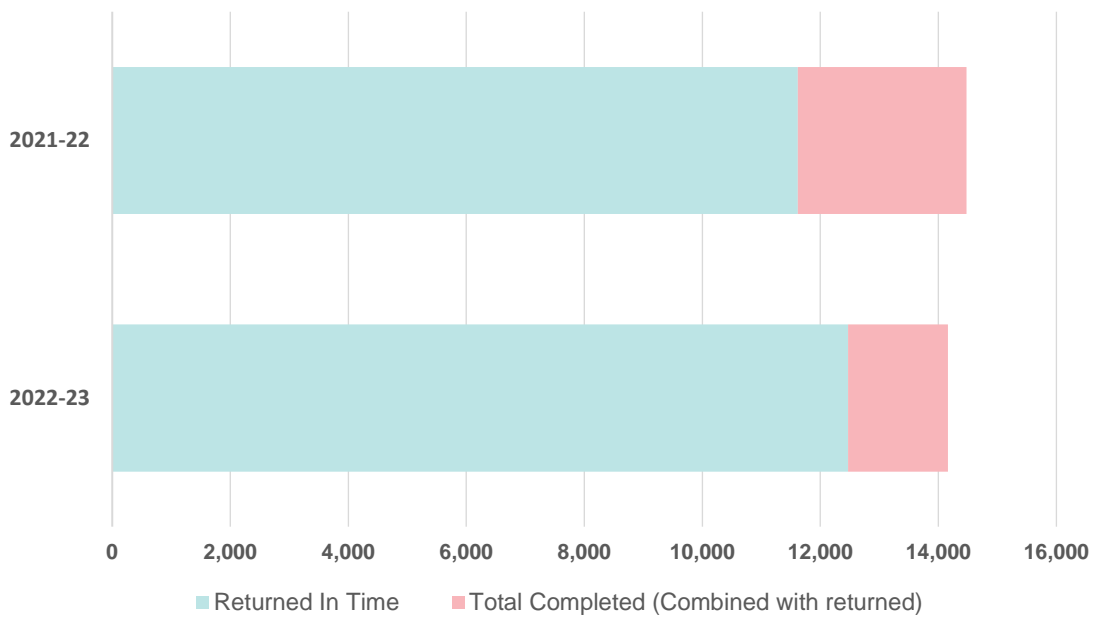
NOTE

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

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

This excludes requests for information made by referral agencies.

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



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

COMMENT

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

NOTE

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

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

NUMBER OF REFERRALS MADE UNDER SCHEDULE 9 OF THE PDI REGULATIONS (2017):

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

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

COMMENT

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

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

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

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

NOTE

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

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

3.0 DECISION INDICATORS

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

3.1 PERCENTAGE OF PLANNING CONSENT DECISIONS (GRANTED OR REFUSED) MADE WITHIN THE STATUTORY ASSESSMENT TIMEFRAME, BY RELEVANT AUTHORITY TYPE AND ASSESSMENT PATHWAY

Relevant Authority (RA)	Deemed to Satisfy	Performance Assessed	Restricted	RA Average
Accredited Professional	99%	-	-	99%
Assessment Manager	93%	91%	-	91%
Assessment Panel		86%	-	86%
State Planning Commission	100%	94%	78%	92%
TOTAL	96%	90%	78%	90%

COMMENT

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

NOTE

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

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

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



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

COMMENT

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

NOTE

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

3.3 NUMBER OF DEEMED CONSENTS

	2022-23	2021-22
TOTAL	14	24

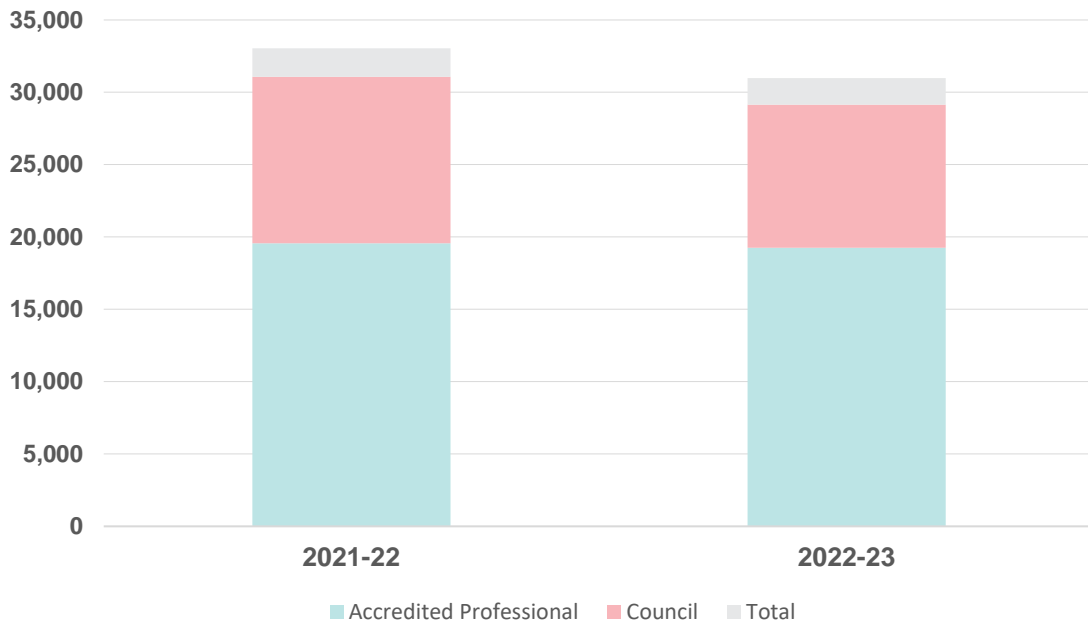
COMMENT

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

NOTE

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

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

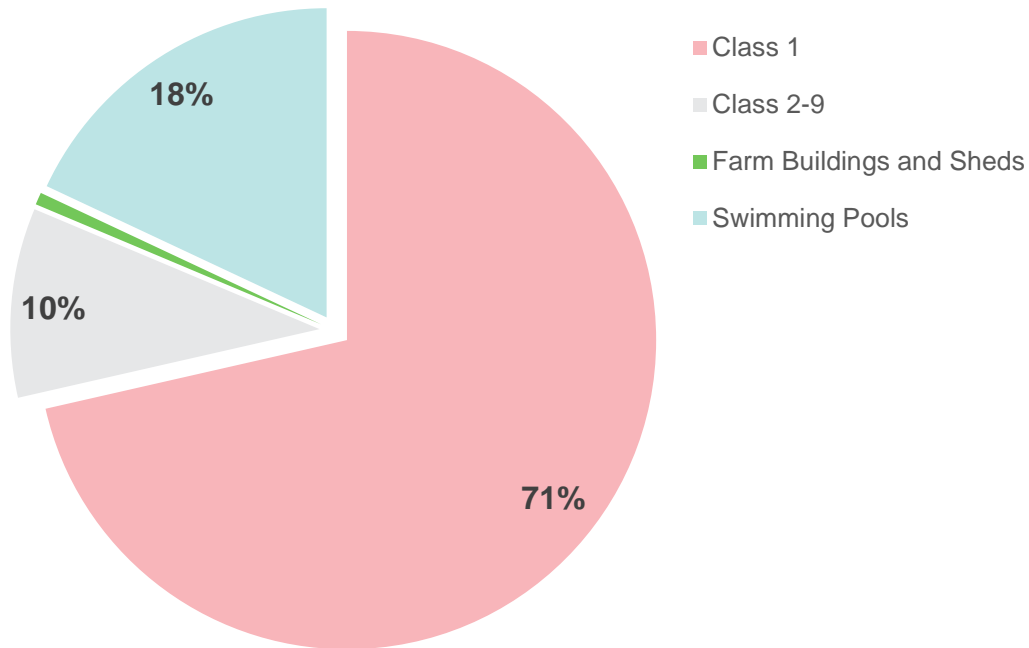


Relevant Authority	Building Consent Decisions	Total Assessed in Time	% Building Decisions within Statutory Timeframe
Accredited Professional (ACP)	20,293	19,266	95%
Council (C)	10,689	9,889	93%
TOTAL	30,982	29,155	94%

COMMENT

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

3.5 NUMBER OF BUILDING INSPECTIONS UNDERTAKEN AS REQUIRED BY PRACTICE DIRECTION



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

COMMENT

A total **14,655** building inspections were completed during the 2022-23 financial year, representing significant increase in the total number of inspections undertaken on the previous financial year. This could represent many factors including improvements in reporting data, better understanding of the new planning systems requirements and increases in building commencements associated with applications lodged under the new planning system.

NOTE

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

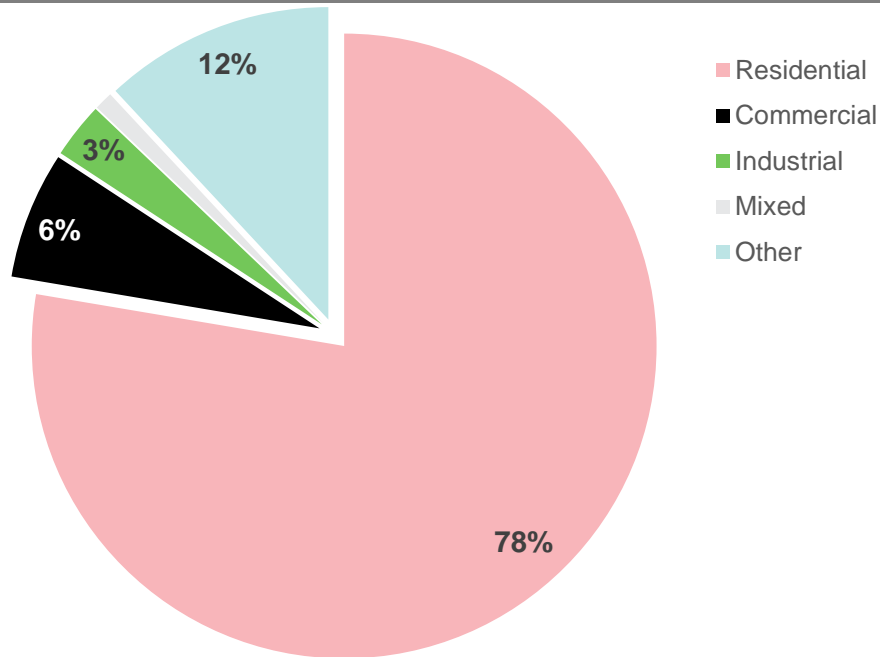
[Practice Direction 7](#) relates to Out of Council Areas inspection policy.

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

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

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

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



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

COMMENT

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

NOTE

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

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

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

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

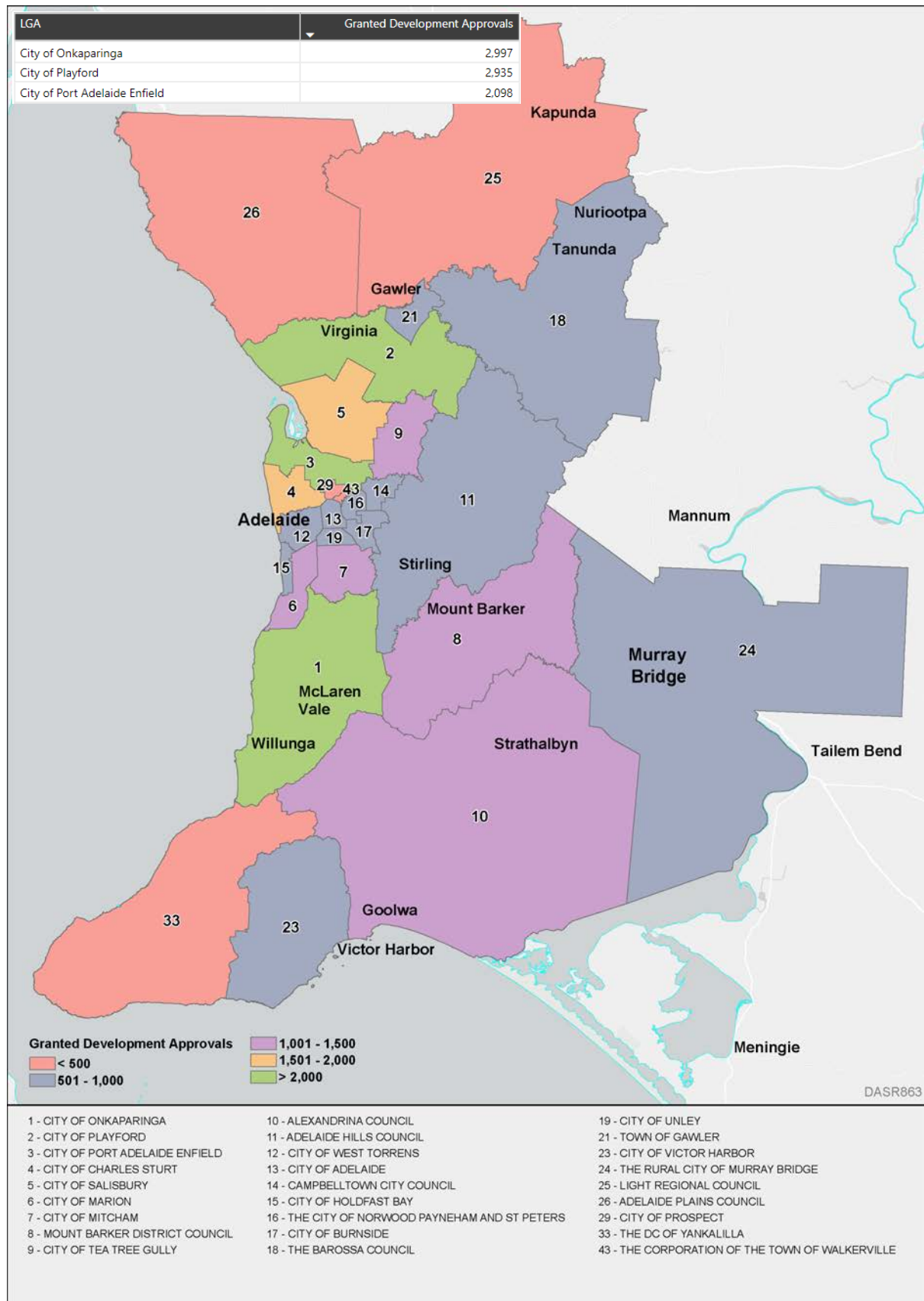
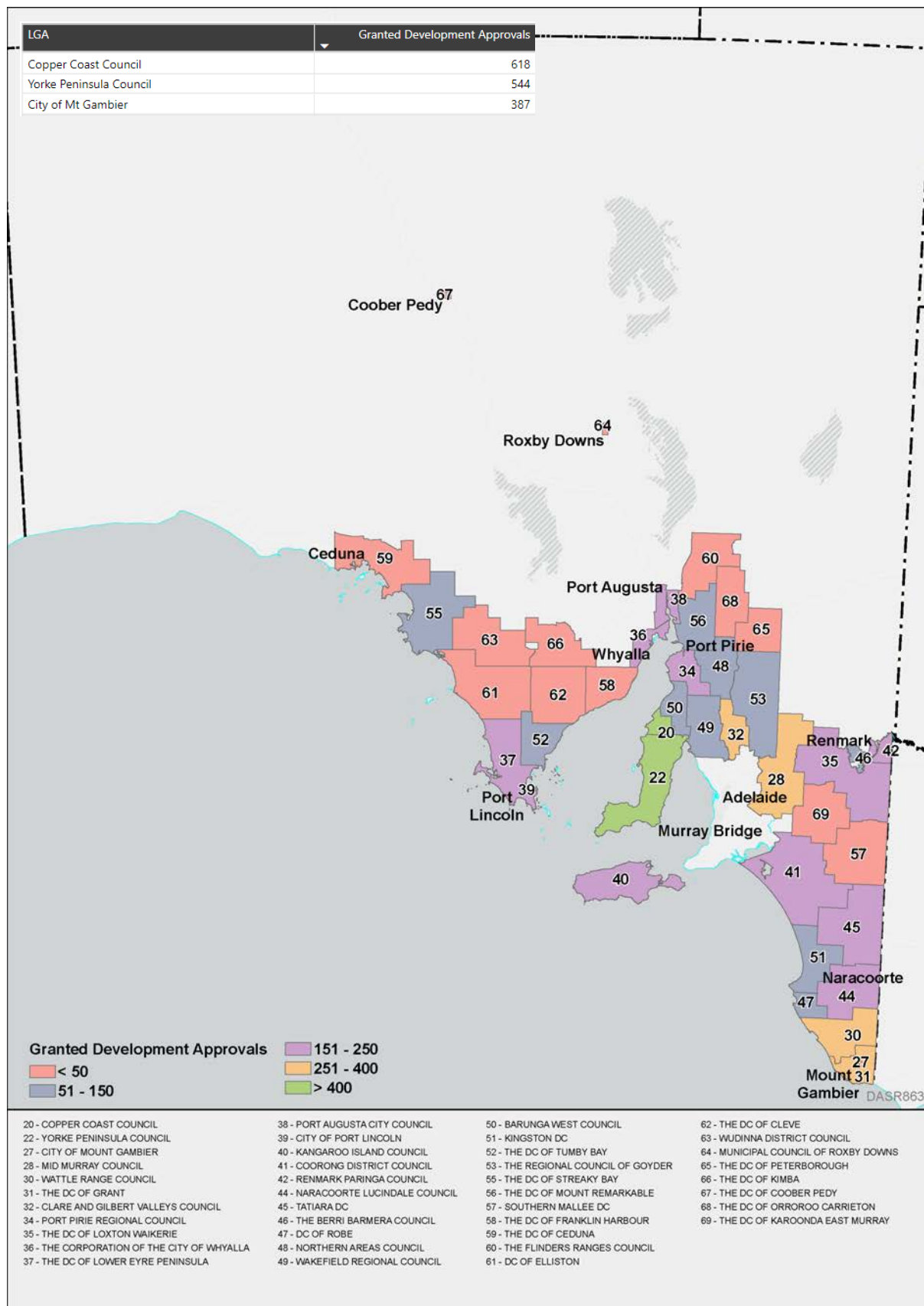


FIGURE 2: TOTAL NUMBER OF GRANTED DEVELOPMENT APPROVALS BY LGA, REST OF STATE (EXCLUDING GAPER), 2022-23



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

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

COMMENT

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

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

NOTE

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

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

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

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

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

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

COMMENT

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

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

NOTE

Division 7, section 86 of the [Planning, Development and Infrastructure \(General\) Regulations, 2017](#) identifies two exclusions from the requirement to obtain a certificate.

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

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

- Certificates issued for land divisions lodged or approved under the previous planning system; OR
- Land division consents which have been approved under the ePlanning system but have not yet applied for the Certificate of Approval (CoA).
- Land division certificates issued in the previous year, which were deposited during the 2022-23 financial year.

3.9 LAND DIVISIONS CONSENTS WITHIN THE ENVIRONMENT AND FOOD PRODUCTION AREAS (EFPA) OR CHARACTER PRESERVATION DISTRICT (CPD), INCLUDING DECISIONS MADE, NUMBER OF ADDITIONAL ALLOTMENTS CREATED AND SCAP CONCURRENCE REQUESTS.

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

COMMENT

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

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

NOTE

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

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

4.0 COURT APPEAL INDICATORS

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

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

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

COMMENT

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

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

NOTE

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

5.0 MONETARY INDICATORS

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

5.1 VALUE OF DEVELOPMENT APPROVALS GRANTED BY ABS FUNCTIONAL CLASSIFICATION CODE

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

COMMENT

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

NOTE

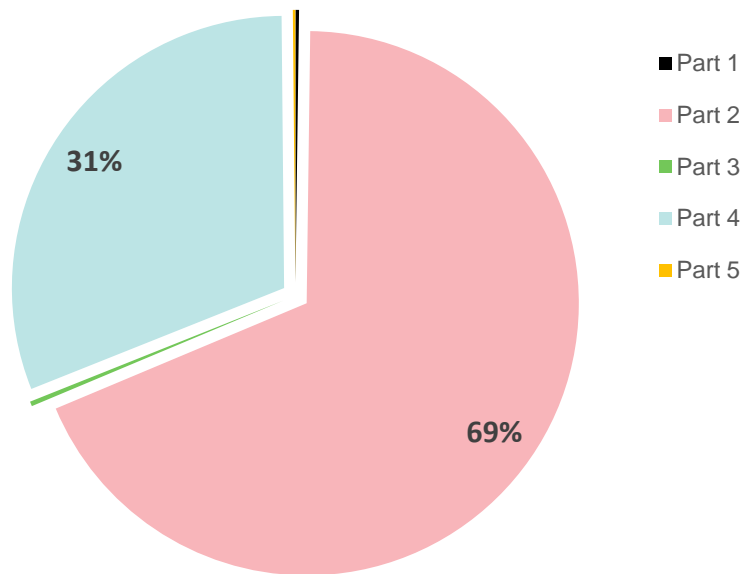
The Australian Bureau of Statistics (ABS) have created a [functional classification of buildings](#) to align with their predominant function or purpose. The divisions / classifications include:

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

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

5.2 TOTAL FEES COLLECTED (PDI ACT FEES NOTICE)

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



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

COMMENT

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

Crown and Impact Assessed Development Activity

Development activity associated with Crown and Impact Assessed (previously Majors) development is currently captured separately therefore we are unable to be report in the same manner as other development applications captured through the ePlanning system. It is envisaged that by Crown developments will be captured in the ePlanning system in time. Below is an overview of some key statistics relating to both crown and impact assessed development.

TABLE 1: CROWN DEVELOPMENT ACTIVITY 2022-23

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

TABLE 2: IMPACT ASSESSED DEVELOPMENT ACTIVITY 2022-23

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

Disclaimer

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