STATE PLANNING COMMISSION

2024-25 Annual Report

STATE PLANNING COMMISSION

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To:

Hon Nick Champion MP

Minister for Housing and Urban Development

Minister for Housing Infrastructure

Minister for Planning

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

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

Submitted on behalf of the STATE PLANNING COMMISSION by:

Craig Holden

Chair

Date: 29/09/2025 Signature:

From the Chair of the State Planning Commission

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

Over 2024-25, the Commission continued to monitor and assess the state's planning system. It also focused on a range of planning initiatives that aim to support South Australia's future development, bolster our state's resilience to climate change, create new housing models, and empower our communities.

This has been a pivotal period for the Commission as we continued to lead and shape South Australia's planning system in response to the evolving needs of our communities, environment, and economy. Our work this year has been guided by a commitment to strategic growth, climate resilience, housing diversity, and inclusive engagement.

One of our most significant achievements was the finalisation of the Greater Adelaide Regional Plan, which sets out 56 actions to guide sustainable development across the metropolitan region. This was complemented by the completion of engagement for six country regional plans, each informed by extensive community input and designed to support long-term regional prosperity.

We also launched the Regional Planning Portal, a transformative tool that provides all South Australians with access to a state-wide planning and infrastructure framework. This portal has enhanced transparency and enabled deeper engagement with regional planning processes.

In support of housing reform, the Commission progressed over 30 Code Amendments, including those focused on affordable housing, tree protection, and accommodation diversity. These initiatives are helping to deliver new housing models, protect our urban tree canopy, and ensure planning policies reflect contemporary needs.

Our climate and environmental initiatives were another key focus. We released the Planning for Climate Change brochure, undertook engagement on the Bushfire Hazards Overlay Code Amendment, and initiated the State-wide Flood Hazard Code Amendment. These efforts are helping to embed climate resilience into our planning system.

Governance and engagement remain central to our work. This year, we completed the inaugural five-yearly review of the Community Engagement Charter, proposing 13 amendments to improve inclusivity and consultation standards. We also maintained strong governance through regular audits, risk management, and transparent decision-making.

On behalf of the Commission, I would like to thank Sally Smith for her service to South Australia, including being Ex Officio of the Commission for eight years.

I would also like to thank Marc Voortman, the Executive Director of Planning and Building within the Department for Housing and Urban Development and his team for their continued efforts and fantastic work this year.

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

I would like to acknowledge the collaborative efforts of our partners in local government, state agencies, industry, and the community. Their contributions have been instrumental in delivering the Commission's strategic priorities and strengthening South Australia's planning system.

Craig Holden

Chair

State Planning Commission

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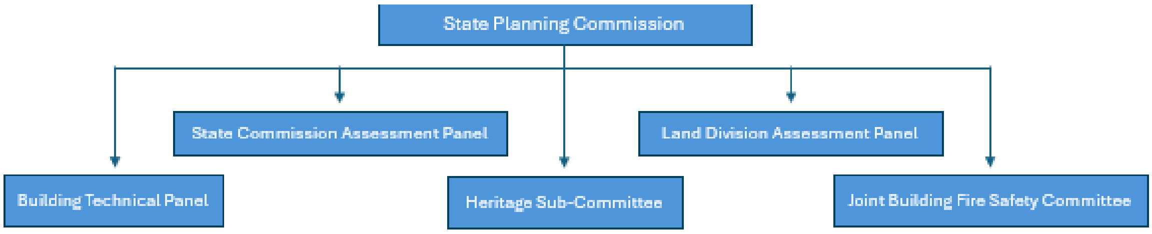
Overview: About the Commission

Our strategic focus

Our Purpose	The Commission was established on 1 April 2017 as the state's principal planning body to undertake advisory and assessment functions specified in the *Planning, Development and Infrastructure Act 2016* (the Act). The Commission is accountable to the Minister responsible for the administration of the Act. 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. As a statutory authority, the Commission exists for a public purpose and is required to consider 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.
Our Vision	A nation-leading planning system that: • Engages and serves the citizens of South Australia; • Enables the creation of prosperous, equitable and sustainable communities; • Safeguards South Australia's assets and resources; and • Provides fair, timely and robust decisions.
Our Values	The State Planning Commission will operate consistently with the following principles: • Acting lawfully and impartially; • Being ambitious, enterprising and aspirational; • Being reasoned and rational, and acting based on evidence and research; • Building the confidence of Government, the Parliament, First Nations People, communities and industry; and • Working across Government with business and community • Delivering results by being proactive, progressive and performance-based.

Our organisational structure



Board Members during the 2024-25 Financial Year

Membership of the State Planning Commission during the 2024-25 financial year was as follows:

State Planning Commission	Position
Craig Holden, Chair	Chair
Stuart Moseley	Member
Stephanie Johnston	Member
Lisa Teburea	Member
John Stimson	Member
David O'Loughlin	Member
Sally Smith	Ex Officio
Marc Voortman	Ex Officio

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

State Planning Commission	Position
Anne Moroney	Additional Member
Nicholas Harvey	Additional Member
Josephine Barkla	Additional Member
Joseph Mazzone	Additional Member

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.

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 27 SCAP meetings were held during the 2024-25 financial year.

State Commission Assessment Panel	Position
Rebecca Thomas	Presiding Member
Rebecca Rutschack	Deputy Presiding Member
David Altmann	Ordinary Member
Don Donaldson	Ordinary Member
John Eckert	Ordinary Member
Paul Leadbeter	Ordinary Member
Jenny Newman	Ordinary Member
Mark Adcock	Occasional Member
Jamie Botten	Occasional Member
James Hayter	Occasional Member

Under section 29(1)(a) of the Act, the Commission has established the **Land Division Assessment Panel** (LDAP) to carry out the Commission's Land Division assessment powers and functions under the Act.
The LDAP did not hold any meetings during the 2024-25 financial year.

Land Division Assessment Panel	Position
John Stimson	Presiding Member
Chris Branford	Ordinary Member
Cindy Oliver	Ordinary Member
David Kwong	Ordinary Member
Emma Herriman	Ordinary Member
Kate Vugts	Ordinary Member
Melissa Mellen, Occasional Member	Occasional Member

Under section 29(1)(a) of the Act, the Commission has established the **Building Technical Panel** (BTP) to consider matters referred to it and to administer, as appropriate, any delegated functions of the Commission.

Building Technical Panel	Position
Debbie Frisby	Chair
Jeff Shillabeer	Ordinary Member
Miranda Centofanti	Ordinary Member
Joanne Payne	Ordinary Member
Leah Bertholini	Occasional Member
James Cibich	Occasional Member
Brett Fennell	Occasional Member
Nick Ingerson	Occasional Member
Peter Murton	Occasional Member
Bernie Steer	Occasional Member
Vinh Tang	Occasional Member

Under section 29(1)(a) of the Act, the Commission established the **Heritage Sub-Committee** (HSC) for the purposes of providing advice to the Commission and the Minister on Heritage matters.

Heritage Sub-Committee	Position
Stephanie Johnston	Chair
David O'Loughlin	Deputy Chair
Ron Danvers	Ordinary Member
Bruce Harry	Ordinary Member
Deborah Lindsay	Ordinary Member
Jenny Newman	Ordinary Member
Elizabeth Little	Ordinary Member
Anna Pope	Ordinary Member
Michael Queale	Ordinary Member
Dr Louise Bird	Ordinary Member

Under section 157(17) of the Act, the Commission established a **Building Fire Safety Committee for Out of Council Areas** (OOC-BFSC). In December 2024 the Commission dissolved the existing OOC-BFSC and established a **Joint Building Fire Safety Committee** (JBFSC) for combined areas of the District Council of Coober Pedy and Out-of-Council Areas, to be responsible for the combined areas of the Cooper Pedy Council and the Out of Council areas. The JBFSC is responsible for reviewing and monitoring building fire safety in those and 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.

Joint Building Fire Safety Committee	Position
Jodie Evans	Chair
Colin Paton	Ordinary Member
Mark Brown	Ordinary Member
Emma Bradley	Ordinary Member

Changes to the Commission

During 2024-25, there were no changes to the Commission's structure.

Our Minister

The Hon Nick Champion MP is the Minister for Planning.

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

Legislation administered by the Commission

Planning, Development and Infrastructure Act 2016

Planning, Development and Infrastructure (General) Regulations 2017

Planning, Development and Infrastructure (Transitional Provisions) Regulations 2017

Planning, Development and Infrastructure (Accredited Professionals) Regulations 2019

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

Planning, Development and Infrastructure (Planning Agreements) Regulations 2020

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

Development Act 1993 [ceased]

Development Regulations 2008 [ceased]

The Commission's Performance

Performance at a glance

The Commission's 2024-25 Strategic Plan outlined four strategic areas:

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

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

The Commission held 24 meetings in the 2024-25 Financial Year, with the number of meetings attended by each member shown below.

Commission Members	Attended	Total Meetings
Craig Holden, Chair	23	25
Stuart Moseley	8	8
Stephanie Johnston	21	25
Lisa Teburea	24	25
John Stimson	23	25
David O'Loughlin	24	25
Sally Smith, Ex Officio (01/07/2024 – 31/10/2024)	8	8
Marc Voortman, Ex Officio (01/11/2024 – 30/06/2024)	15	16
Additional Members	(part meeting)	(part meeting)
Nicholas Harvey	1	1
Anne Moroney	4	4

Commission specific objectives and performance

The Commission's performance against the five priorities in the Commission's 2024-25 Strategic Plan are listed below:

Commission objectives	Indicators	Performance
1. Planning for Growth and Change	1.1 Lead the development of Regional Plans across South Australia	1.1.1 Kangaroo Island Engagement for the Kangaroo Island Regional Plan concluded on 6 June 2024. 1.1.2 Yorke Peninsula and Mid-North, Eyre and Western, Far North Engagement for the Yorke Peninsula and Mid North, Eyre and Western and Far North Regional Plans concluded on 7 May 2025 1.1.3 Limestone Coast and Murray Mallee Engagement for the Limestone Coast and Murray Mallee Country Regional Plans concluded 17 June 2025. A combined total of 859 submissions were received following all country region engagement periods. At the conclusion of each engagement period, a What We Heart report was prepared which outlines the range of feedback received for each planning region.
	1.2 Influence the management of growth and change in Greater Adelaide by:	
	1.2.1 Developing the Greater Adelaide Regional Plan	The Greater Adelaide Regional Plan (the Plan) was consulted on from 23 September 2024 to 4 November 2024. A total 673 submissions were received during this 6 week engagement period. In response to feedback received minor amendments were recommended through the Commission, with delivery of the final plan landing on 17 March 2025. The Plan identified a total 56 actions for implementation, with 33 of those already in action in some form. Of the 56 actions identified, 39 of those sit with the Department for Housing and Urban Development (DHUD)

	1.2.2 Ensuring adequate supply of zoned land	The GARP will work to ensure a rolling 15-year supply of zoned land for a range of land supply types in Greater Adelaide. In May 2025, work commenced on an updated land supply report for delivery by December 2025. This report will provide the Commission with an update on key residential and employment land supply trends The Land Supply Dashboard for greenfield and key strategic infill development fronts across Greater Adelaide was formally released by the Minister on 25 March 2024. Work has commenced on an employment land supply dashboard for delivery early 2026. The dashboard supports the Department of Housing and Urban Development to ensure the release of land is closely monitored so the State grows and develops in a sustainable manner with the appropriate infrastructure in place.

Commission objectives	Indicators	Performance
2. Enhancing our Planning System	2.1 Implement the recommendations of the Expert Panel as supported by the Government	The Expert Panel's Planning System Implementation Review Report and Government Response were released on 28 March 2024. Implementation of the Panel's recommendations is underway. The latest update, outlining progress on completed and ongoing actions, is available here under the 'Documents' heading.
	2.2 Develop Design Standards that facilitate streamlined assessment	The Commission formally initiated the preparation of the design standard for residential driveway crossovers and associated Code Amendment in 2022-23. Public consultation on the Code Amendment was held between 23 August and 14 November 2023. The Commission considered the Engagement Report on the 15 August 2024. Based on feedback from stakeholders, who identified several significant matters that required further and more detailed investigation, the Commission resolved not to proceed with the Residential Driveway Crossover Design Standard and preferred for the work to be incorporated within the Engineering Design Standards project identified within the Government's Housing Roadmap. In January 2025, the Engineering Requirements for Land Division Design Standards (Engineering Design Standard) was initiated by the Commission to identify standard requirements for local infrastructure within greenfield areas to provide consistent standards with respect to roads, stormwater management, drainage and footpaths. Consultation on the draft Engineering Design Standards commenced on 20 May 2025 and concluded on 15 July 2025.

	2.3 Monitor and report on population, housing and urban development trends	A population update was presented to Commission highlighting the following trends: • South Australia's annual population growth to December 2024 was 20,700 people (1.1%) • Overseas migration contributed 19,500 people, while there was a net interstate migration loss of 1,600. • The amount of natural increase (2700) is shrinking as the birth rate continues to decline and deaths increase mainly due to the ageing population. • In Greater Adelaide, actual population growth is trending around the High growth projection. • In regional South Australia, actual population growth is trending around the Low growth projection. The Land Supply Dashboard is now being updated quarterly and is an integral part of our land supply monitoring activities.
	2.4 Undertake targeted improvements to site contamination policy and practice direction	The Commission initiated the Site Contamination Development Assessment Scheme Code Amendment in January 2024, and investigations continued on improvements to the Scheme through the 2024-2025 financial year. The Commission has identified the need to review and amend the Scheme to reduce the regulatory burden and cost for lower risk scenarios where site contamination investigations are proving to be unwarranted. To achieve these aims, the Commission consulted on draft changes to *Practice Direction 14 – Site Contamination Assessment* in June 2025. The Code Amendment will remain on hold while changes to Practice Direction 14 are considered and tested.

	2.5 Support Councils on improvements to the Character Preservation Overlays including rural value adding policy	Further progress on this initiative will be completed in 2026.
	2.6 Update to State Planning Policy 1 Integrated Planning to ensure our planning system is well resourced	The amendments to State Planning Policy 1 – Integrated Planning (SPP Amendment) recognise the importance of a well-resourced planning system required to achieve planning outcomes of coordinating the strategic use of land with the necessary services and infrastructure. The Commission sought to ensure that the SPPs explicitly note the need for adequate resourcing of the planning system given the influence the SPPs have on the other instruments in the planning system. The Amendment was subject to engagement under the Community Engagement Charter in mid 2024. The and then the final version of the Amendment was adopted by the Minister for Planning on 21 January 2025. A notice of approval from the Governor was published in the Government Gazette on 20 March 2025 with the Amendment taking effect on the 14 August 2025 when it was published on the SA planning portal. The Department intends to publish the approved Amendment on the Portal late July or early August at which point it will then legally take effect. The Minister must then forward the Amendment to the Environment Resources and Development Committee for Parliamentary Review within 28 days after it takes effect.

	2.7 Amend the Community Engagement Charter	The Community Engagement Charter Amendment (Charter Amendment) followed on from the inaugural statutory review of the Charter which was undertaken by the Commission in 2023. The final review report made 13 recommendations to update the Charter which included updates to reference to the importance of engaging diverse demographic groups, as well as new minimum consultation requirements for Complying Changes to the Planning and Design Code. On 7 March 2024, the Commission initiated the Charter Amendment to implement the recommendations of the review. Consultation on the draft Charter Amendment occurred between 14 March and 6 June 2024. The Charter Amendment was adopted by the Minister on 3 February 2025 and given effect on 10 February 2025 when it was published on the SA Planning Portal.

Commission objectives	**Indicators**	**Performance**
3. Leading on Planning Policy	3.1 Progress Code Amendments and other instruments to implement the Expert Panel and Housing Roadmap:	
	3.1.1 Affordable Housing	The Affordable Housing Overlay Code Amendment was initiated by the Commission on 29 October 2024. The Code Amendment proposes to expand the Affordable Housing Overlay to cover more parts of South Australia, and to review policies to better facilitate the delivery of affordable housing. The Code Amendment responds to recommendations of the Expert Panel for the Planning System Implementation Review, and is an initiative identified in the South Australian Government's Housing Roadmap. Investigations into this Code Amendment are continuing.

	3.1.2 Tree Protection and Planting	The Tree Protection and Planting Code Amendment was initiated by the Commission on 13 August 2024. Matters to be investigated include: • Reviewing and updating existing Code policies to provide design innovations and incentives that can be used to retain large trees when undertaking new development • Requiring tree planting/retention when new houses are built in greenfield areas by expanding the spatial application of the Urban Tree Canopy Overlay to master-planned areas • Providing protection for greater number of large, mature trees, and require tree planting/retention with new homes, by expanding the spatial application of the Regulated and Significant Tree Overlay and Urban Tree Canopy Overlay to townships in Greater Adelaide • Reviewing policies in the Regulated and Significant Tree Overlay guiding the assessment of tree-damaging activity, to consider a tree's contribution to urban tree canopy • Investigating the appropriate assessment pathway/policies for the removal of a regulated/significant tree in proximity of an existing dwelling or in-ground swimming pool • Investigating a streamlined assessment pathway for tree-damaging activity where tree replanting will occur in accordance with a Tree Planting Strategy developed by the SA Housing Trust. Community engagement is planned for 2026 (dates yet to be confirmed).
	3.1.3 Character and Heritage	The Commission and it's Heritage Sub-Committee has provided advice to the Minister on numerous heritage Code Amendments. The Commission prepared and released the Practice Guideline 3 – Historic Area Overlay provide clarification on applying policies and use of historic area statements with respect to development within the Historic Area Overlay of the Code.

	3.1.4 Assessment Improvements	The Assessment Improvements Code Amendment incorporates several technical amendments to South Australia's Planning and Design Code, informed through the experience of planning practitioners and other users, to enhance its general performance and operation. It is the second of what will be a regular update of the Code by the Commission and follows on from the Miscellaneous Technical Enhancement Code Amendment that was adopted in April 2023. The Assessment Improvements Code Amendment also forms part of the government's response to the Planning System Implementation Review, implementing some of the recommendations of the Expert Panel supported by government. Key amendments include: • updating the Code's Rules of Interpretation to provide clear guidance on performance assessed development in line with recent case law • adding to the spatial layers that can be updated via the streamlined s71(e) process under the Act and the circumstances when this can occur, as well as establishing a similar process to update policy in the Code to align with Australian Standards • removing ambiguity in policy expression as well as improving language consistency across the Code • ensuring that policies in the Code (and their application to development) are reasonable and practical, including agency referrals • new and updated definitions within the Code in response to development trends and case law determinations • targeted policy amendments in response to Expert Panel recommendations as follows: o removing owner neglect as a reason to support demolition of a local heritage place o removing the need to provide a covered car parking space for residential development o providing a car parking rate policy for major open spaces.

		The Assessment Improvements Code Amendment is currently at the final determination stage.
	3.1.5 Strategic Sites and Corridors	Further progress on this initiative will be completed in 2025 to 2026 financial year.
	3.1.6 Neighbourhoods and Infill	Further progress on this initiative will be completed in 2025 to 2026 financial year.
	3.2 Lead the development of policy to support new forms of housing	
	3.2.1 Future Living	The Future Living Code Amendment was initiated by the State Planning Commission on 5 October 2021. The Code Amendment seeks to introduce a new overlay to enable ‘co-located housing’. Co-located housing comprises new self-contained dwellings being built on the site of established dwellings in a way that involves shared use of amenities like open space. Community engagement commenced on 15 August 2024 and concluded on 7 November 2024. In preparing the Engagement Report and providing final advice to the Minister, the Commission recommended that the Minister divide the Code Amendment into two parts: 1. Policy 2. Spatial application of the Co-located Housing Overlay The Minister adopted this recommendation and determined to adopt the first part on 26 April 2025. Subsequently, the Co-located Housing Overlay was introduced into the Planning and Design Code library of policies on 15 May 2025. A determination on Part Two, spatial application of the Overlay, is expected in mid-2025.

	3.2.2 Accommodation Diversity	The Accommodation Diversity Code Amendment was initiated by the Commission on 1 May 2024. The Code Amendment is proposing refinements to policy to provide more flexibility in housing design to encourage housing choices to meet the needs of South Australians. The Code Amendment proposes to: • introduce a new form of 'co-living' accommodation for residences • allow increased building height up to 4-6 storeys for large retirement villages and supported living developments • provide more flexibility in apartment design, by focusing on rules that contribute to a comfortable home, such as minimum bedroom and living area dimensions, rather than minimum total floor area • provide more guidance on how shared rooms and open spaces are designed • providing better guidance on the provision of communal recreation spaces and shared facilities for student accommodation. Community engagement commenced on 5 December 2024 and concluded on 27 February 2025. The Code Amendment is expected to be finalised in mid-late 2025.
	3.3 Respond to our changing climate by:	
	3.3.1 Finalising the State-wide Bushfire Hazard Overlays Code Amendment	The outcomes of public consultation on the draft State-wide Bushfire Hazard Overlays Code Amendment undertaken between November 2023 and April 2024 were considered through the 2024-2025 financial year. 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.

		The Code Amendment is expected to be finalised late 2025.
	3.3.2 Progressing flood mapping and policy development	Investigations to inform how the new and enhanced flood studies procured in Stage 2 of the Flood Hazard Mapping and Assessment Project (the Project) can be used as a basis for Planning and Design Code policy were progressed through the 2024-2025 financial year. This policy is to be proposed through the Commission's State-wide Flood Hazard Code Amendment (Stage 3 of the Project) that was initiated on by the Commission on 12 December 2023. Community engagement on a draft of this Code Amendment is planned for late 2025.
	3.4 Undertake targeted policy improvements for the Code, including:	
	3.4.1 Exploring mechanisms to better address industrial and residential interfaces	The Interface Management Code Amendment was initiated by the State Planning Commission on 7 December 2023. The Code Amendment seeks to review and strengthen interface management policies in the Planning and Design Code, focusing on sensitive land uses developed in proximity to existing industrial and employment activities, to protect the ongoing operations of existing industries. Community engagement is planned for 2026.
	3.4.2 Review Code Policy regarding tourism development in key wine regions	The Tourism Development Code Amendment was initiated by the State Planning Commission on 29 October 2024. The Code Amendment seeks to review policies within the Planning and Design Code that relate to tourism development, particularly within the key wine regions of the state, to ensure they enable and guide high quality tourism accommodation and other facilities to meet market demand while complementing the valued character attributes of the state's diverse productive landscapes. Community engagement is planned for 2026.

Corporate Performance Summary

The 2024–25 financial year was a transformative period for the Commission, marked by strategic planning, policy reform, and enhanced community engagement. The Commission delivered on its mandate to guide South Australia's planning system, focusing on growth, sustainability, and housing diversity.

Strategic Focus

The Commission finalised the Greater Adelaide Regional Plan following extensive consultation with stakeholders, incorporating feedback into a comprehensive framework that identifies 56 actions to guide sustainable growth. Additionally, engagement was completed for six country regional plans, including Kangaroo Island, Yorke Peninsula, Eyre and Western, Far North, Limestone Coast, and Murray Mallee, with over 850 submissions received. These plans will shape regional development over the next 30 years.

Planning System Enhancements

To improve assessment pathways, the Commission published Practice Direction 18 – Outline Consent, enabling staged approvals for complex developments. It also released version 4 of Practice Direction 14 – Site Contamination Assessment, streamlining processes for constrained sites and reducing regulatory burden for low-risk scenarios. The Engineering Design Standards project was initiated to provide consistent infrastructure requirements in greenfield areas, with public consultation held between May and July 2025.

Leading on Planning Policy

The Commission progressed over 30 code amendments, including Affordable Housing, Tree Protection and Planting, and Accommodation Diversity. These amendments aim to expand overlays, introduce new housing typologies, and improve policy clarity. The Land Supply Dashboard was formally launched to monitor greenfield and infill development fronts, supporting infrastructure planning and land release strategies. The Commission also supported the Housing Roadmap, which includes reforms to reduce housing delivery timeframes by up to 18 months.

Climate and Environmental Initiatives

The Commission released the Planning for Climate Change brochure, outlining planning responses to climate risks and opportunities. Engagement was undertaken on the Bushfire Hazards Overlay Code Amendment to update six hazard overlays and align them with building standards and agency referrals. The State-wide Flood Hazard Code Amendment was initiated to consolidate flood mapping and introduce policies for development in high-risk areas. The Open Space and Trees Project advanced recommendations for tree protection, including new overlays and assessment pathways.

Governance and Engagement

The Commission completed its inaugural five-yearly review of the Community Engagement Charter, proposing 13 amendments to enhance inclusivity and minimum consultation standards. These changes were adopted by the Minister and published on the SA Planning Portal. Throughout the year, the Commission held 24 meetings and maintained strong governance through annual audits, risk register updates, and transparency measures. No complaints were received against Commission members, and all governance frameworks were reviewed and upheld.

The Commission's work in 2024–25 reflects its commitment to a robust, inclusive, and future-ready planning system. Through collaboration with government, industry, and the community, the Commission continues to shape a more liveable, sustainable, and prosperous South Australia.

Employment opportunity programs

The Commission does not employ staff. During 2024-25 those staff who undertook the work of the Commission were employed through the Department for Housing and Urban Development.

Commission performance management and development systems

Performance management and development system	Performance
How compliance is measured	**Summary of results of the program**
Transparency Measures	The Commission’s Governance Manual includes transparency measures to be used when determining whether a Commission Report should be released. These procedures are focussed on providing (as far as is practical) an open and transparent approach to publication of the Commission’s papers. The Commission has also introduced a Deputation, External Meeting and Event Policy to manage deputations, external meetings and events consistently and transparently. The Commission’s Governance Manual and External Meeting and Event Policy are both reviewed annually as part of the Commission’s annual governance audit.
Risk Register	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. 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.
Employees supporting the Commission	Performance management and development of Department for Housing and Urban Development (DHUD) employees is undertaken through DHUD process.

State Commission Assessment Panel (SCAP)	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. In addition, the Presiding Member of the SCAP attends Commission meetings biannually which provides a direct opportunity for Commission members to discuss the performance of the SCAP and its members. 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. The SCAP's Practice and Operating Directions are reviewed annually as part of the Commission's annual governance audit.
Land Division Assessment Panel	The Land Division Assessment Panel (LDAP) was established in December 2024 by the Commission under section 29 (1)(a) of the *Planning, Development and Infrastructure Act 2016* (the Act). LDAP is responsible for exercising the Commission's powers as a relevant authority body for assessing land division applications where Councils do not meet their statutory timeframes in assessing the applications. The Terms of Reference and other supporting governance policies and procedures for the LDAP are reviewed annually as part of the Commission's annual governance audit.
Building Technical Panel	The Building Technical Panel (BTP) did not meet during the 2024-25 financial year. The BTP's 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.

Heritage Sub-Committee	The Heritage Sub-Committee was re-established in April 2022, for a further three years 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 Terms of Reference for the Sub-Committee are under review.
Joint Building Fire Safety Committee	The Joint Building Fire Safety Committee (JBFSC) for combined areas of the District Council of Coober Pedy and Out-of-Council was established in December 2024 by the Commission as an appropriate authority for the purposes of section 157(17) of the Act to review and monitor building fire safety across the State. The Terms of Reference and other supporting governance policies and procedures for the JBFSC are reviewed annually as part of the Commission's annual governance audit.

Work health, safety and return to work programs

Program name	Performance
During 2024-25, the State Planning Commission came under the work health, safety and rehabilitation programs of the Department for Housing and Urban Development (DHUD)	DHUD reports on these programs in its annual report, which can be found at: [Annual reports | Department for Housing and Urban Development]

Workplace injury claims	2024-25	2023-24	% 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 (*Work Health and Safety Act 2012, Part 3)*	N/A	N/A	N/A
Number of provisional improvement, improvement and prohibition notices (*Work Health and Safety Act 2012 Sections 90, 191 and 195*)	N/A	N/A	N/A

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

***before third party recovery*

Data for previous years is available at:
www.saplanningcommission.sa.gov.au/about_the_commission/strategic_direction

Executive employment in the Commission

The Commission does not employ staff. During 2024-25 those staff who undertook the work of the Commission were employed through the Department for Housing and Urban Development.

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

Financial performance

Financial performance at a glance

The following is a brief summary of the overall financial position of the Commission. The information is unaudited. Full audited financial statements for 2024-2025 are attached to this report.

Statement of Comprehensive Income	**2024-25 Budget $000s**	**2024-25 Actual $000s**	**Variation $000s**	Past year 2023-24 **Actual $000s**
Total Income	0	1,392	1,392	1,316
Total Expenses	0	1,392	(1,392)	1,316
Net Result	**0**	**0**	**0**	**0**
Total Comprehensive Result	**0**	**0**	**0**	**0**

Statement of Financial Position	**2024-25 Budget $000s**	**2024-25 Actual $000s**	**Variation $000s**	Past year 2023-24 **Actual $000s**
Current assets	0	18	18	14
Non-current assets	0	0	0	0
Total assets	**0**	**18**	**18**	**14**
Current liabilities	0	18	(18)	14
Non-current liabilities	0	0	0	0
Total liabilities	**0**	**18**	**(18)**	**14**
Net assets	**0**	**0**	**0**	**0**
Equity	**0**	**0**	**0**	**0**

Consultants disclosure

The State Planning Commission did not engage any consultants during 2024-25.

Consultancies with a contract value below $10,000 each

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

Consultancies with a contract value above $10,000 each

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

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

Contractors disclosure

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

Contractors with a contract value below $10,000

Contractors	Purpose	$ Actual payment
All contractors below $10,000 each - combined	N/A	Nil

Contractors with a contract value above $10,000 each

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

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

Risk and audit at a glance

The Commission has established a Governance Framework with a suite of documents, policies and procedures that applies to Commission members. Included in the Commission's Governance Framework is a Commission Member Code of Conduct, Gifts and Benefits Policy, Conflict of Interest Policy and Risk Register.

The Risk Register is reviewed and updated by the Commission on an annual basis (or more frequently as needed) and includes the Commission's consideration of management's processes for identifying and responding to risks of fraud.

The Commission is committed to effectively managing risks to protect itself from situations or events that have the potential to prevent the achievement of its strategic and operational objectives.

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 core duties and functions with the highest ethical standards 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 been established to ensure that the Commission's policies, procedures and registers are audited and or reviewed on an annual basis.

Officers of the Department for Housing and Urban Development 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
Planning, Development and Infrastructure Act 2016 (Act)	**32—Annual report** (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.

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

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

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
Planning, Development and Infrastructure Act 2016 (Act)	**32—Annual report** (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.

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

Act or Regulation	Requirement
Planning, Development and Infrastructure Act 2016 (Act)	**Schedule 4 – Performance Targets and Monitoring** **2—Monitoring and evaluation of performance and trends** (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.

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 of 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
Planning, Development and Infrastructure Act 2016 (Act)	**Schedule 4 – Performance Targets and Monitoring** **2—Monitoring and evaluation of performance and trends** (2) A scheme under subclause (1) may include— (a) the collection, retention, analysis and provision of information; and (b) the provision of returns, reports and information to the Commission; and (c) requirements as to the undertaking of audits and self-assessments, or requirements to arrange, or submit to, audits by persons who hold specified qualifications; and (d) the evaluation of performance and the preparation of reports by the Commission; and (e) other matters as the Commission thinks appropriate.

The 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 several set indicators and allows comparison, over time, against previous financial years to assist in identifying key trends and issues.

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

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

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

The Performance Indicators Scheme Report for 2024-2025 is included at **Appendix A**.

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

The Commission conducted a strategic planning workshop in June 2025 to inform development of its Strategic Plan for 2024-25. The Strategic Plan 2024-25 was approved at the following meeting in June 2025 and published on the Commission's website. The Strategic Plan outlines key priorities for the Commission.

Act or Regulation	Requirement
Planning, Development and Infrastructure (General) Regulations 2017 (PDI Regulations)	**5—Annual report—Commission** For the purposes of section 32(2) of the Act, an annual report of the Commission must also contain the following information: (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;

Long-term focus principles

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

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

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

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

The new regional plans 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 are consistent with the SPPs and include provisions about the integration of land use, transport infrastructure and the public realm. The Commission has commenced its delivery of new regional plans across the state, with the Greater Adelaide Regional Plan currently implemented and the six country regional plans to be delivered during 2025-26. Extensive engagement activities have been initiated across the state to inform the preparation of the new regional plans.

Code Amendment Initiations

During 2024-25, the Commission finalised initiation advice to the Minister for 36 Code Amendments (4 of which were SPC-Led). 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:

- Tourism Development
- Precinct 202
- Tree Protection and Planting
- Assessment Improvements
- City of Onkaparinga Local Heritage
- Adelaide Plains Local Heritage
- Yankalilla District Local Heritage - Stage 1 (Delamere, Normanville, Yankalilla)
- Affordable Housing Overlay
- Dry Creek
- Historic Areas - Norwood and Kent Town
- Waterloo Corner Employment
- Port Wakefield
- 785-825 Port Wakefield Road, Globe Derby Park
- 12-22 Richmond Road, Keswick
- St Clair
- Felixstow (Aldersgate) Intergenerational Community
- Silo Road Paringa
- Eudunda Railway Station
- Smithfield Regeneration
- Inner West
- Defence and Aerospace Precinct
- 8573 Horrocks Highway, Clare
- Whyalla Local Heritage
- Golden Grove Master Planned (Stage 2)
- Goolwa Township Neighbourhood
- New Landing Way
- Copper Coast Plaza
- Port Stanvac Mixed Use
- Bolivar
- West Torrens Historic Area and Character Area
- Kilburn/Blair Athol

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:

- Golden Grove Master Planned (Stage 2)
- Mill Road, Waterloo Corner
- City of Onkaparinga Local Heritage
- Assessment Improvements
- Accommodation Diversity

- Inter-War Housing Heritage
- Historic Area Statement Update
- Precinct 202
- John Rice Avenue, Elizabeth South Residential
- Dublin Employment
- Lot 42 Hay Flat Road
- 10-20 Halls Road Highbury
- Festival Plaza
- Wallaroo
- Brompton Gasworks
- Glenside Urban Corridor (Living)
- 76 Kessell Road, Goolwa
- Fisherman Bay
- Lot 485 Randell Road, Hindmarsh Island
- Lakeside Goolwa
- Adult Entertainment Premises
- Watervale
- Milang Local Heritage

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.

High-quality design principles are embedded in all the Commission's activities. Throughout 2024-25, there are several key projects which particularly demonstrate these principles.

A draft *Design Standard 1 – Engineering Requirements for Land Division* was prepared and release for public consultation. This design standard provides technical guidance to deliver more transparent and consistent design standards, construction specifications and infrastructure costs for land divisions in Master Planned Zones that include a public road or infrastructure that will become council property. The design standard also provides pathways for considering climate resilient design and a suite of standard drawings for use in design and construction to significantly reduce assessment timeframes.

The Future Living Code Amendment completed consultation in November 2024. The Code Amendment seeks to facilitate the delivery of a new model of shared housing or 'co-located housing', which responds to existing context and incorporates high design quality. The new Co-located Housing Overlay came into effect in the Planning and

Design Code in May 2025, with spatial application of the Co-located Housing Overly expected later in 2025.

The Accommodation Diversity Code Amendment proposes to enhance housing diversity and provide more flexibility for building apartment-style homes and retirement living across the state. These changes aim to make it easier to build much needed housing for South Australians. The Code Amendment completed consultation in February 2025.

Activation and liveability principles

The Greater Adelaide Regional Plan along with the six country regional plans (the Plans) provide clear guidance and strategic direction around people, housing and liveability.

Outcome 1 of the Plans outlines that '*access to safe, secure and affordable housing is one of the most fundamental human needs. Housing provides the basis for stability and security in many social, cultural and economic aspects of individual and family life.'*

Outcome 2, liveable, accessible and inclusive communities, seeks to reinforce that '*liveable, accessible and inclusive communities are those that are resilient, healthy, attractive and safe for all everyone to move around. Liveable communities are most successful when they are inclusive, and all community members feel a strong sense of place and belonging.'*

The Plans identify a series of actions which align with the core principles of activation and liveability, including, but not limited to:

- Missing middle housing investigations
- Infill design quality
- Accommodation diversity
- Co-located housing
- Strategic site incentives
- Structure planning of growth areas, ensuring critical trunk and social infrastructure is accounted for, such as schools and health facilities.

Sustainability principles

The Commission recognises the value of Water Sensitive Urban Design and Green Infrastructure in creating cooler, more liveable and economically viable neighbourhoods.

Further to the outcomes of the Commission's Open Space and Trees Project, the Commission is now progressing the following at the request of the Government:

- preparation of a design standard to provide minimum urban tree planting and maintenance requirements for public areas in greenfield developments;
- amending the planning rules to also consider a tree's urban canopy contribution as part of assessing whether it can be removed;

- strengthening the planning rules to support design innovation and flexibility to retain large trees;
- investigating an appropriate assessment pathway for trees within 3 to 10 metres of a dwelling or swimming pool where offset fees are paid;
- extending the urban tree canopy requirements to greenfield developments in 'Master Planned Neighbourhood Zones' and townships; and
- extending the regulated and significant tree protections to townships, capturing urban areas beyond metropolitan Adelaide.

To achieve these aims, the Tree Protection and Planting Code Amendment was initiated by the Commission in August 2024. This work also has strong connections to the review of native vegetation laws through the Biodiversity Act. The Biodiversity Bill was introduced to the South Australian Parliament on 14 May 2025 and will gradually come into effect over the coming years.

Investment facilitation principles

Since 19 March 2021, 185,119 applications have been lodged online through the PlanSA ePlanning portal and 141,368 applications have been granted Development Approval.

More than 1,192 enhancements to the ePlanning system have been made since its implementation. Many enhancements are currently planned or in analysis and these are published in the PlanSA system enhancements which are published quarterly.

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

Delivered

- Code Amendment register and map viewer
- Certificate of Occupancy – Class 1A
- Code Amendment Dashboard
- New dashboards for relevant authorities, applicants, volume applicants and referral bodies
- New wastewater information report for councils
- Building consent – NCC modern homes concession indicators
- Planning and Design Code – updates on design and functionality
- Land division certificate menu for volume applicants
- New council report page for building notifications
- New awaiting payment report

- New Section 138 Clearance requirements report
- Ability to discontinue a submitted development application

In progress

- Automated (AI) decision making
- Impact assessed application project
- Enhanced validation of builders' license and building indemnity insurance
- Code amendment reporting
- Line of Enquiry approval wizard

Integrated delivery principles

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

Since its release the dashboard has been updated quarterly to ensure it provides regular updates on the land supply and development pipeline across Greater Adelaide.

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

Act or Regulation	Requirement
Planning, Development and Infrastructure (General) Regulations 2017 (PDI Regulations)	**5—Annual report—Commission** For the purposes of section 32(2) of the Act, an annual report of the Commission must also contain the following information: (c) information about— (i) any performance targets set under Schedule 4 of the Act during the relevant financial year; and (ii) the work of the Commission under clause 1 of Schedule 4 of the Act during the relevant financial year;

No performance targets have been set by the Minister under Schedule 4 of the Act. As such, the Commission has not been required to undertake any work under clause 1 of Schedule 4 of the Act during 2024-25.

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

The Minister did not exercise power of review in 2024-25.

Reporting required under the *Carers' Recognition Act 2005*

Not applicable.

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 2024-25.

Under Regulation 11 of the PDI Regulations, the Commission may receive complaints from persons who believe that a member of an assessment panel had acted in contravention of the Minister's Code of Conduct. This may include the SCAP (established by the Commission), as well as Assessment Panels constituted by the Minister, Councils, or Joint Planning Boards under the *Planning, Development and Infrastructure Act 2016*. The Commission finalised 1 complaint under Regulation 11 against a member of a council assessment panel. The complaint was resolved through formal reprimand with training and referred to the appointing Council and Accreditation Authority. As this complaint is not considered a complaint against staff of the Commission or the Department, they have not been included in the table below.

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

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

Complaint categories	**Sub-categories**	**Example**	**Number of Complaints 2024-25**
Professional behaviour	Staff attitude	Failure to demonstrate values such as empathy, respect, fairness, courtesy, extra mile; cultural competency	0
Professional behaviour	Staff competency	Failure to action service request; poorly informed decisions; incorrect or incomplete service provided	0
Professional behaviour	Staff knowledge	Lack of service specific knowledge; incomplete or out-of-date knowledge	0
Communication	Communication quality	Inadequate, delayed or absent communication with customer	0
Communication	Confidentiality	Customer's confidentiality or privacy not respected;	0

Complaint categories	Sub-categories	Example	Number of Complaints 2024-25
		information shared incorrectly	
Service delivery	Systems/technology	System offline; inaccessible to customer; incorrect result/information provided; poor system design	0
Service delivery	Access to services	Service difficult to find; location poor; facilities/ environment poor standard; not accessible to customers with disabilities	0
Service delivery	Process	Processing error; incorrect process used; delay in processing application; process not customer responsive	0
Policy	Policy application	Incorrect policy interpretation; incorrect policy applied; conflicting policy advice given	0
Policy	Policy content	Policy content difficult to understand; policy unreasonable or disadvantages customer	0
Service quality	Information	Incorrect, incomplete, out dated or inadequate information; not fit for purpose	0
Service quality	Access to information	Information difficult to understand, hard to find or difficult to use; not plain English	0
Service quality	Timeliness	Lack of staff punctuality; excessive waiting times (outside of service standard); timelines not met	0
Service quality	Safety	Maintenance; personal or family safety; duty of care not shown; poor security service/ premises; poor cleanliness	0
Service quality	Service responsiveness	Service design doesn't meet customer needs; poor service fit with customer expectations	0

Complaint categories	**Sub-categories**	**Example**	**Number of Complaints 2024-25**
No case to answer	No case to answer	Third party; customer misunderstanding; redirected to another agency; insufficient information to investigate	0
		Total	0

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

Data for previous years is available at: https://www.saplanningcommission.sa.gov.au/about_the_commission

Service Improvements

The Commission did not receive any valid complaints regarding conduct of members of the SCAP in 2024-25. No feedback or consumer suggestions about service improvements have been received. Complaints received by the Commission are monitored, including tracking complaint handling timeframes and outcomes, to ensure efficient performance of the complaint management system. Additionally, a debriefing occurs following each finalised complaint to ascertain whether any learnings and improvements can be applied to improve the CMS.

Compliance Statement

The State Planning Commission is compliant with Premier and Cabinet Circular 039 – complaint management in the South Australian public sector	Y
The State Planning Commission has communicated the content of PC 039 and the agency's related complaints policies and procedures to employees.	Y

Appendix A: Performance Indicators Scheme Report 2024-25

PERFORMANCE
INDICATORS SCHEME

Annual Report 2024–25

Planning, Development and Infrastructure Act 2016

PlanSA

Government of South Australia
Department for Housing and Urban Development

Contents

Cover image: St Clair by Sam Noonan

Executive summary

The South Australian Planning System is revolutionary in its ambition to use technology to improve planning processes. The PlanSA system successfully provides a digital platform that simplifies processes and increases access to information for all who engage with the planning system.

South Australia's planning system is widely recognised as the best in the nation[1]. Comprehensive real-time reporting on system performance keeps the system at the forefront of innovation and maintains its enviable level of service. The planning system cannot be improved if it cannot be measured, and the Performance Indicators Scheme (the Scheme) is the mandated public face of this important aspect of the South Australian planning system.

The Performance Indicators Annual Report 2024–25 (the Report) provides a 4-year comparison of the state's ePlanning system, which became fully operational in March 2021. With 4 full years of data to compare, it shows where the system is meeting or exceeding expectations and where improvement is needed.

The Report supports the State Planning Commission and the Department for Housing and Urban Development to make informed recommendations to the Minister for Planning about how and where to prioritise improvements to what is already the nation-leading planning system.

System improvements and growth in capacity are constant. There was a significant increase in the number of development applications lodged and granted in 2024–25 compared with 2023–24. There was subsequently more planning, building and land division consents determined by relevant authorities. In short, the state's planning system is delivering more homes for South Australians.

The Report identifies:

- **significantly more allotments were created** (indicator 3.8) with 5,671 allotments deposited in 2024–25 and 3,271 in 2023–24.
- **an 11.3% increase in the number of development applications lodged** (indicator 1.1)
- **more planning and building consents were determined** (indicators 3.2 and 3.4)
- **there were more certificates of occupancy granted including for Class 1A buildings,** which were introduced as a requirement in October 2024 (indicator 3.7)
- **there were proportionally fewer planning consents subject to public notification** (indicator 2.1)
- **the proportion of referrals to referral bodies was similar to the previous financial year** (indicator 2.4)

With the increased number of development applications lodged and assessed, some indicators remained consistent, including:

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[1] See, for example, Business Council of Australia December 2024 https://www.bca.com.au/business_council_s_regulation_rumble_report_crowns_south_australia_as_best_state_to_do_business

- **marginally fewer consents were verified within the statutory timeframe** (indicator 1.2), reducing from 86% in the previous financial year to 85% in the 2024–25
- **more requests for further information were made** (indicator 2.2) overall and relative to the number of consents verified. Fewer requests for information were returned by applicants within the statutory timeframe (86% down to 85%)
- **planning and building consent decisions made within statutory timeframes remain relatively consistent** (indicator 3.1 and 3.4). The number of on-time planning assessments reduced to 90% following 92% in the 2023–24 financial year. The percentage of building consents granted on-time reduced from 95% in 2023–24 to 93%.
- **there was a small increase in the number deemed planning consents** (indicator 3.3). This increased from 2 in 2023–24 to 4 in 2024–25 which is still considerably lower than 2021–22 (24) and 2022–23 (14)
- **the number of inspections of building work decreased** (indicator 3.5).

Previous reports have showed a couple of key trends which continued in 2024–25:

- on-time verification remaining static or marginally decreasing (indicator 1.2)
- the number of requests for information (RFI) increasing relative to the number of consents applied for (indicator 2.3).

The Department continues to monitor the verification process with enhancements currently under consideration. The *Expert Panel for the Planning System Implementation Review* (the Expert Panel) recommended changes to the verification process, and these have been consulted through the *Planning, Development and Infrastructure (General) (Miscellaneous) (No 2) Amendment Regulations 2025.* Similarly, the Department is in the early stages of preparing a verification practice direction, which will set out the responsibilities of an applicant and a relevant authority to ensure that applications can be verified promptly.

The Expert Panel also made recommendations to review Schedule 8 with the intention that relevant authorities have sufficient information to verify the application. The Schedule 8 review is scheduled for the 2025–26 financial year. The Schedule 8 review may also address the increasing number of RFI requests although a more detailed review of this is warranted.

The Department proposes to review the Performance Indicators Scheme in 2025–26. The review will investigate the suitability of existing indicators and new performance indicators, following the adoption of more online planning tools and platforms since the Scheme's inception.

Introduction

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

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

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

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

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

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

The Act states the scheme *may* include:

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

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

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

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

Scope of data for the Report

Data used in the Report is predominantly sourced directly from the Development Application Processing (DAP) system. This system is used to lodge, process and manage development applications in South Australia.

The following information will assist in understanding the data and the filtering that is applied to ensure consistency with past and future reporting:

- transitional applications are not included (i.e. applications lodged under the previous planning system)
- applications and decisions made between 1 July 2024 and 30 June 2025
- applications that are submitted but not lodged are not included. An application is lodged when appropriate fees have been paid, and the first consent has been verified.
- Crown and impact assessed development are reported on separately. Crown development applications were introduced into a dedicated version of the DAP in November 2023, with a planned enhancement to bring impact assessed developments into DAP in 2025–26.
- development determined to be exempt is not included
- number of consents will be greater than the number of applications (i.e. an application can have multiple consents, including land division and building consent assessed in multiple stages)
- decision refers to both approved and refused applications.

The assessment pathways considered within the Report are listed in the table below (refer to PlanSA website):

Assessment pathway	Definition
Accepted	Only building consent is required, no planning consent is required.
Code Assessed – Deemed to Satisfy (DTS)	Can be assessed by an accredited professional or assessment manager and must be granted consent if it complies with relevant provisions within the Planning and Design Code.
Code Assessed – Performance Assessed	Development is assessed on its merits by an assessment manager or assessment panel.
Impact Assessed – Restricted	Assessed by the State Planning Commission (SPC).

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

1.0 Lodgement (includes verifications)

2.0 Assessment (notifications, referrals, requests for additional information)

3.0 Decision (timeframes, deemed consents, building inspections, land divisions)

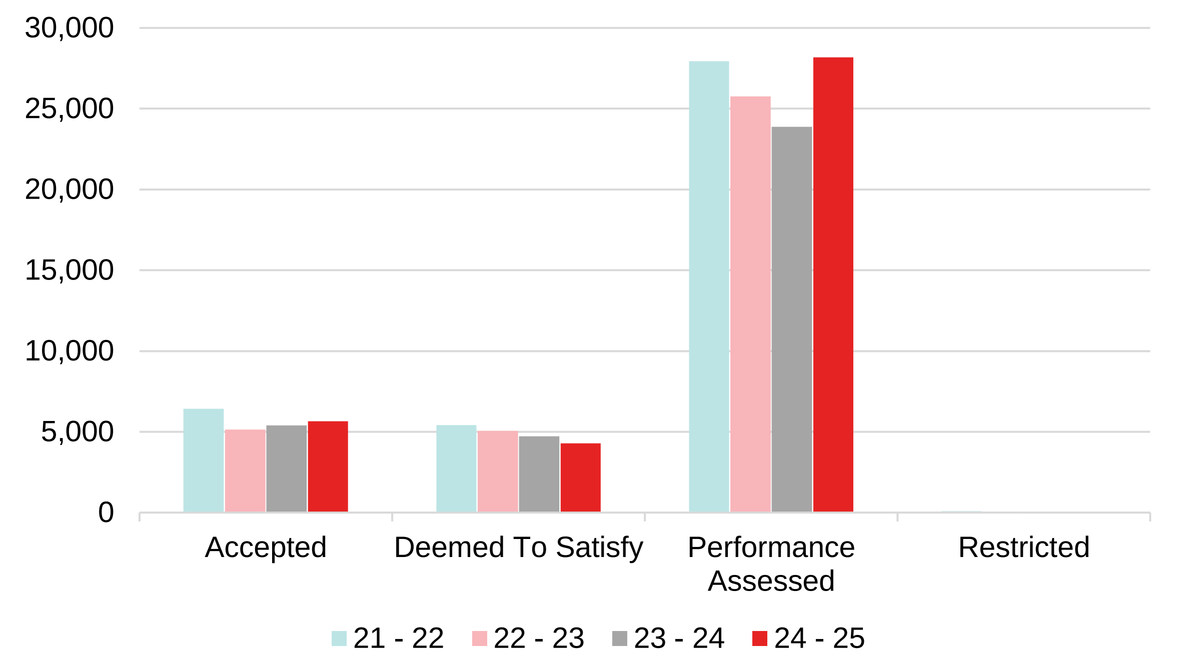
4.0 Appeals

5.0 Monetary (fees collected, estimated development cost).

1.0 Lodgement indicators

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

1.1 Number of development applications lodged



Assessment pathway	Applications lodged 2024–25	% of Applications lodged 2024–25
Accepted (building consent only)	5,644	15%
Deemed To Satisfy (DTS)	4,286	11%
Performance Assessed	28,172	74%
Restricted	36	0%
Total	**38,138**	**100%**

Comments

A total of 38,141 development applications were lodged in the 2024–25 financial year. This is 11.3% more than the previous year (3,900 more development applications).

There were approximately 1,800 more development applications lodged that included ‘new housing’ and 700 more development applications including land division in comparison to 2023–24.

There were proportionally fewer development applications assessed via streamlined assessment pathways with 26% of applications assessed as accepted or DTS compared with 30% in the 2023–24 financial year.

The number of accepted development applications increased marginally but there did not appear to be an increase in the number of accepted detached dwellings in the Master Planned Zones in this financial year.

Note

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

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

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

Consent type	Consents verified	Undertaken within timeframe	% Verified within timeframe
Planning	34,837	29,994	86%
Land Division	101	97	96%
Planning and Land Division	3,125	2,672	86%
Building	25,986	21,628	83%
Total	**64,049**	**54,391**	**85%**

Comments

The percentage of consents verified in time reduced marginally from 86% to 85%. In the context of 10% more verified consent, a reduction in the percentage of consents verified may be expected.

Note

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

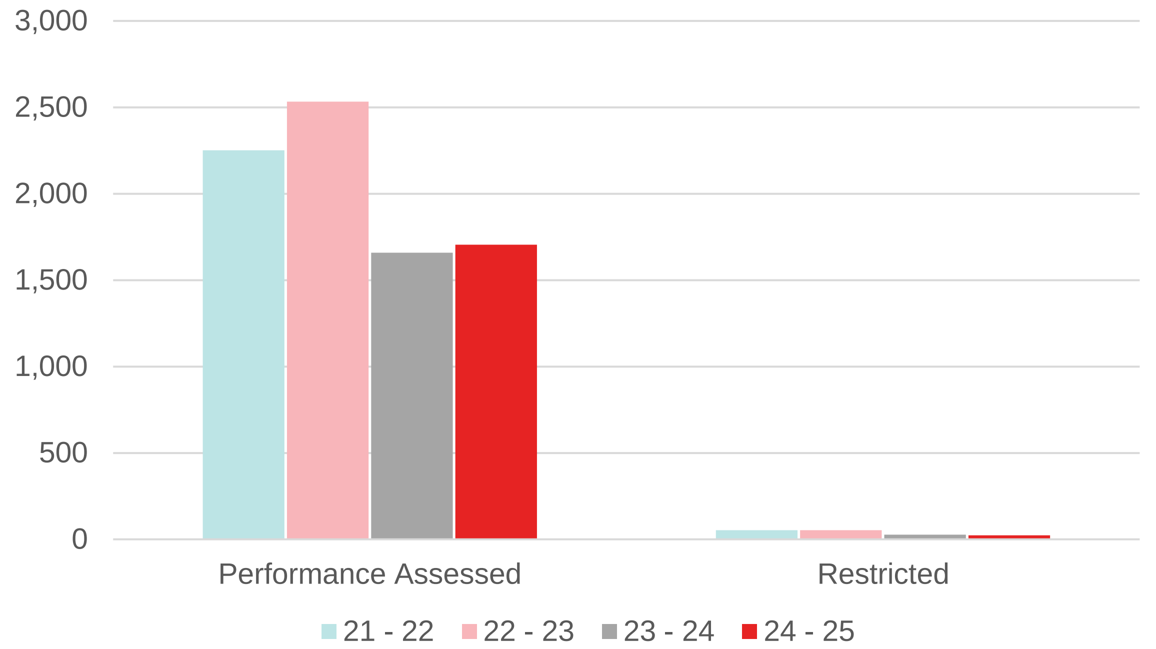
- reviewing the provided documents
- sending requests for required documentation to verify the application
- determining the planning assessment pathway
- invoicing and payment of associated fees to lodge the development application.

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

2.0 Assessment indicators

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

2.1 Number of planning consents that commenced public notification by assessment pathway



Assessment pathway	2021–22	2022–23	2023–24	2024–25
Performance Assessed	2,252	2,533	1,659	1,705
Restricted	53	53	26	23
Total	**2,305**	**2,586**	**1,685**	**1,728**

Comment

More planning consents were subject to public notification than in the 2023–24 financial year. The figure is proportionally lower because more planning consents were lodged and assessed in 2024–25 (7% of planning consents lodged in 2023–24 compared with 6.1% in 2024–25).

Note

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

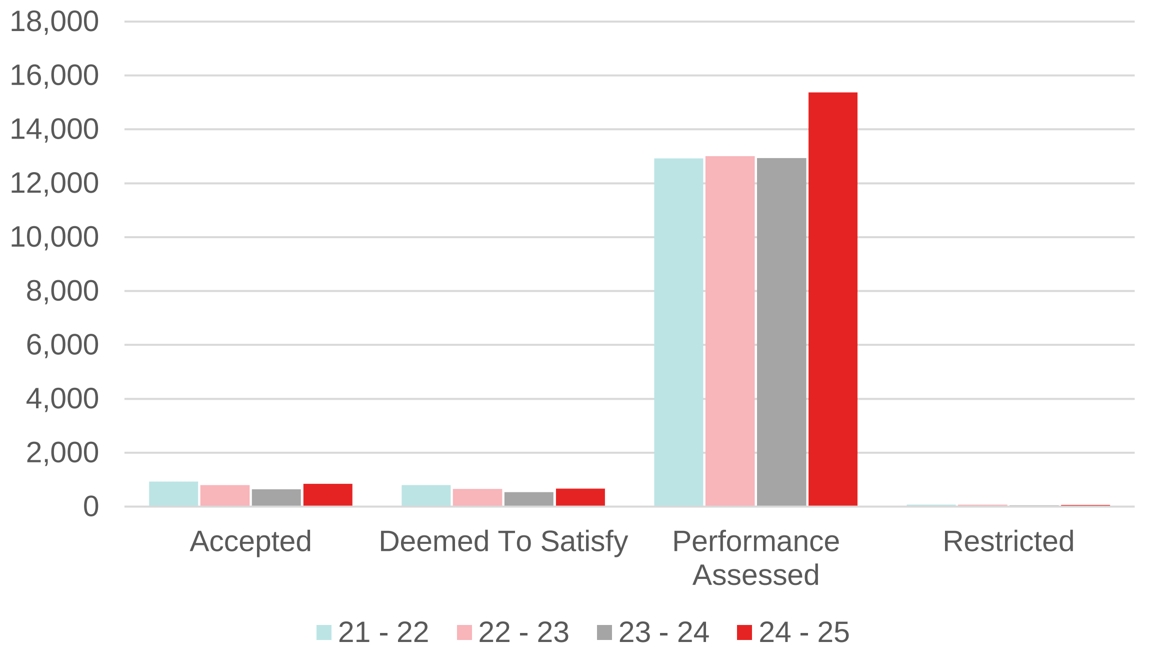
The planning system seeks to ensure notification on more complex development. Public notification typically occurs at the end of the assessment process, therefore applications currently under assessment may still require public notification.

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)

2.2 Number of requests for additional information by assessment pathway



Assessment pathway	2021–22	2022–23	2023–24	2024–25
Accepted	928	804	648	850
Deemed to Satisfy	799	654	541	662
Performance Assessed	12,918	13,008	12,940	15,371
Restricted	75	68	46	65
Total	**14,720**	**14,534**	**14,175**	**16,948**

Comment

Requests for information are made by relevant authorities to ensure they have sufficient information to assess an application. The number of requests for further information increased in 2024–25 to 26%, compared to 24.5% in 2023–24.

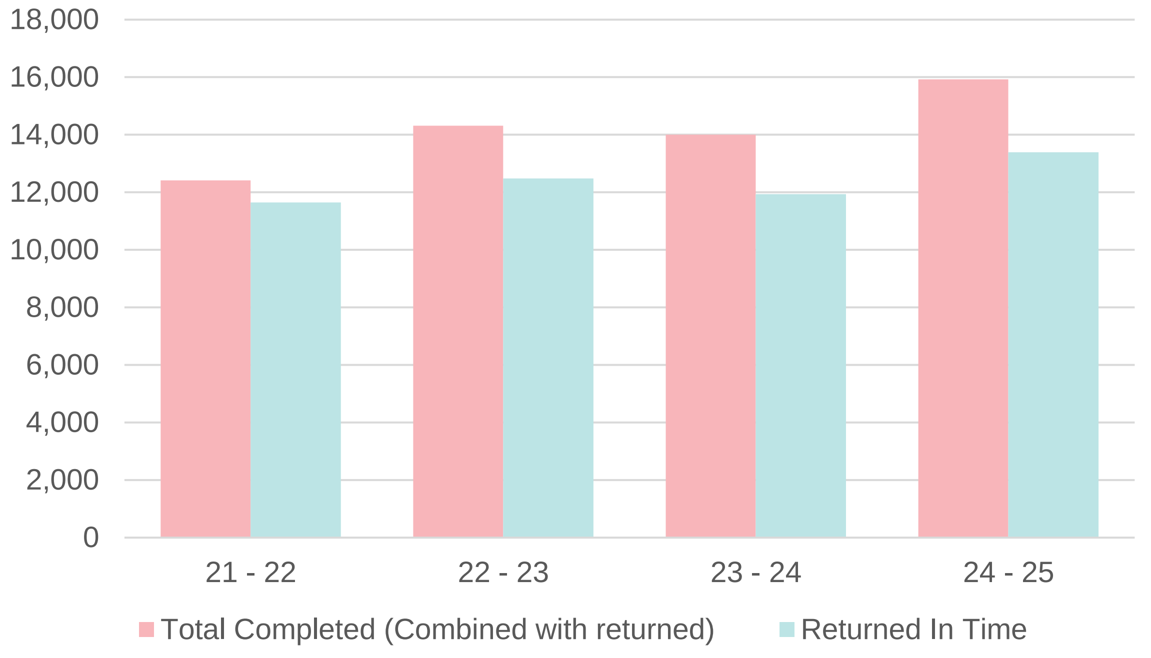
Note

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

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

This excludes requests for information made by referral agencies.

2.3 Requests for additional information complied with and responded to by the applicant within the allocated timeframe.



Total requests	Completed requests	Responded within timeframe	% Responded within timeframe
16,948	15,928	13,395	84%

Comment

In 2024–25, 85% of requests for additional information were responded to within the timeframe. This is marginally less than in 2023–24 (86%) and 2022–23 (88%).

Note

The relevant authority, under Regulation 34 of the Regulations, can set the response date for any request made, but must provide a minimum of 60 business days.

2.4 Number of referrals made under Schedule 9 of the Regulations by 'development' type

a) percentage of referrals returned within the relevant timeframe
b) percentage of referrals returned with direction to refuse relevant application

Schedule 9, Regulations (Development type)	Total referrals	% Returned in time	% With direction to refuse
Part A (1) - Airports	41	73%	
Part A (2) - High bushfire risk areas	494	92%	
Part A (3) – Development near the coast	123	93%	4%
Part A (4) – Future road widening	83	80%	4%
Part A (5) – Historic shipwrecks (state)	3	67%	
Part A (7) – Development affecting transport routes and corridors	615	76%	2%
Part A (8) – Tunnel Protection Overlay	1	100%	
Part A (9) – Activities of Environmental Significance	116	90%	
Part A (9A) – Site contamination	150	98%	1%
Part A (9B) – Gas and Liquid Petroleum Pipelines Overlay and Facilities Overlay	17	100%	
Part A (10) – Certain activities in Murray Darling Basin Area	1	100%	
Part A (11) – Native vegetation	82	91%	4%
Part A (12) – Activities that would otherwise require a permit under Landscape SA Act 2019 that may impact on water resources	11	91%	18%
Part A (15) – Development in River Murray Flood Plain Protection Area	229	98%	
Part A (16) – Development in River Murray Tributaries Protection Area	13	92%	
Part A (17) – State heritage places	499	98%	
Part A (18) – Electricity infrastructure	16	100%	
Part A (19) – Aquaculture development	2	100%	50%
Part A (20) – Affordable housing	110	95%	
Part B (21) – Advertisements near signalised intersections	140	89%	
Part B (22) – Design	48	100%	
Total	**2,794**	**90%**	**1%**

Comment

Referrals are required where assessment matters cannot be addressed by planning policy. There were 13% more referrals than the previous financial year noting that there was an almost 17% increase in planning consents assessed. Only 1% of returned referrals directed refusal of an application and this is the same as the previous financial year.

In 2024–25, 90% of referrals were returned within the relevant timeframe and this is slightly less than the previous financial year (91%).

The proportion of referrals to referral bodies was similar to the previous financial year. The key differences in referral numbers were:

- 8% more to the Country Fire Service (CFS) (up from 457 to 494)
- 80% more to the Commissioner of Highways for future road widening (up from 46 to 83)
- 24% more to the Commissioner of Highways for development affecting transport routes and corridors (up from 498 to 616)
- 14% fewer to the EPA for acts of environmental significance (down from 135 to 116)
- 27% more to the EPA for site contamination (up from 118 to 150)
- 22% fewer to the Native Vegetation Council (down from 105 to 82)
- 12% more to the State Heritage Branch (up from 446 to 499)
- 41% more to the South Australian Housing Trust for affordable housing (up from 78 to 110)
- 77% more to the Commissioner of Highways for advertisements near signalised intersections.

The highest number of referrals were to:

- Part A (7) – Development affecting transport routes and corridors – 22.2%
- Part A (17) – State heritage places – 18%
- Part A (2) – High bushfire risk areas – 17.7%
- Part A (15) – Development in River Murray Flood Plain Protection Area – 8.2%.

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	Average
Accredited Professional	92%			92%
Assessment Manager	92%	90%		90%
Assessment Panel		86%		86%
State Planning Commission	100%	91%	86%	91%
Average	**92%**	**90%**	**86%**	**90%**

Comment

Fewer planning consents were granted in their statutory timeframe in the 2024–25 financial year (90%) than the 92% in 2023–24. Planning authorities determined more than 13% planning consents in 2024–25 compared with the 2023–24 financial year. Fewer deemed to satisfy and performance assessed planning consents were made within the statutory timeframe while more restricted planning consents were assessed within time.

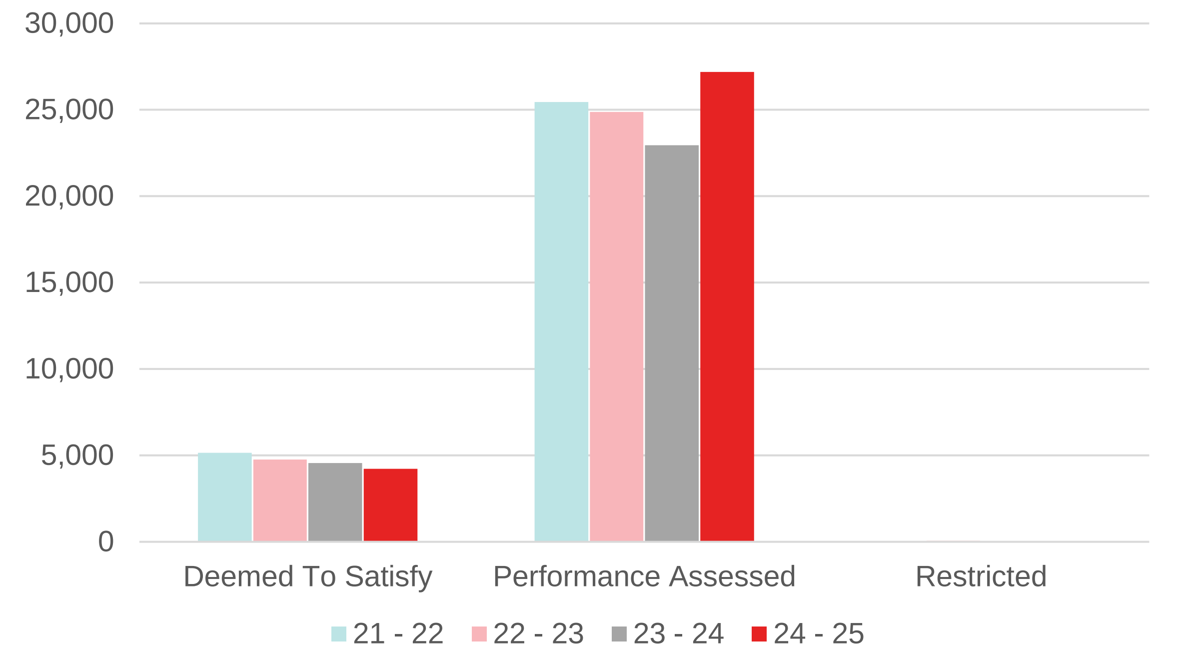
While not shown in the above table, accredited professionals determined fewer deemed to satisfy planning consents in 2024–25 (around 1,550 applications or 41.6% of all DTS applications). Council's share increased to 56.9% of all DTS applications, up from 54.2% but the actual number decreased noting an overall reduction in DTS applications.

Note

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

Assessment timeframes are specified in Regulation 53 of the Regulations.

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



Assessment pathway	2021–22	2022–23	2023–24	2024–25
Deemed To Satisfy (DTS)	5,159	4,766	4,562	4,231
Performance Assessed	25,453	24,882	22,949	27,201
Restricted	43	48	35	29
Total	**30,655**	**29,696**	**27,546**	**31,461**

Comment

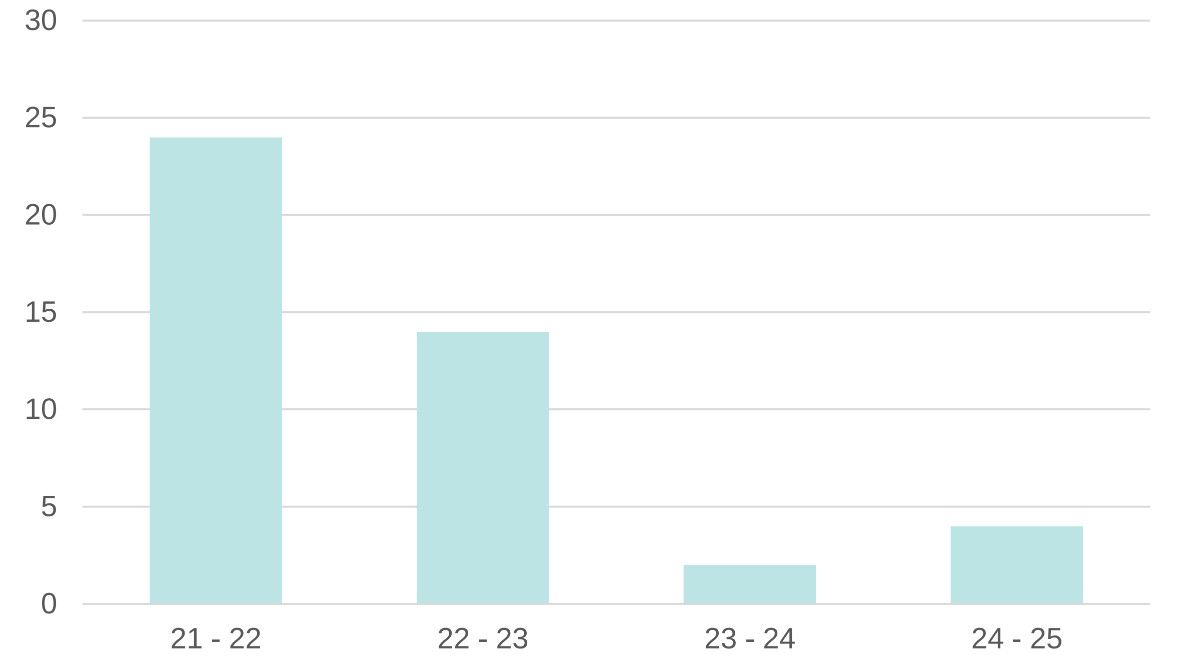
More planning consents were granted in 2024–25 than each of the past 3 years (a 13.3% increase compared with 2023–24).

There were fewer DTS consents determined despite the increase in planning consents determined in the financial year (13.4% of planning consents in 2024–25 down from 19.8% in 2023–24).

Note

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

3.3 Number of deemed consents



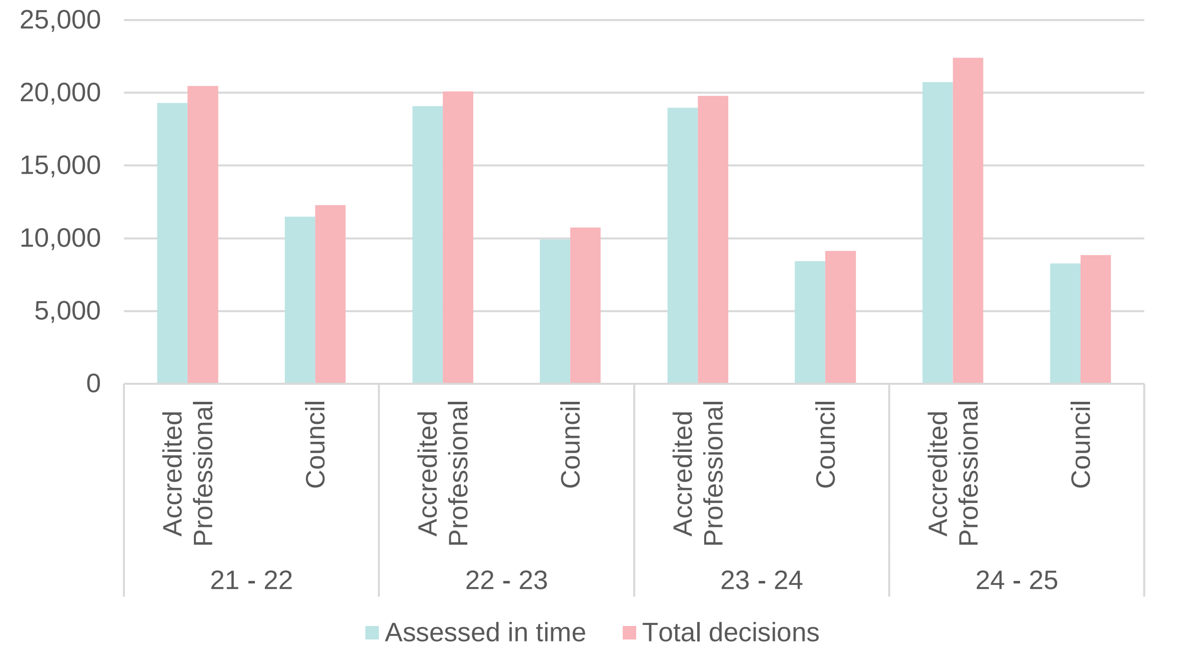
Deemed consents	2021–22	2022–23	2023–24	2024–25
Total	24	14	2	4

Comment

A deemed consent notice is used to obtain a ‘deemed planning consent’ for a development application. This notice may be served on a relevant authority by an applicant when a relevant authority fails to make a decision within the time prescribed in the Regulations.

There were 4 deemed consents in the 2024–25 financial year. While this is greater than the previous year (2 deemed consents), it is unlikely to constitute a trend given the number is so small.

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



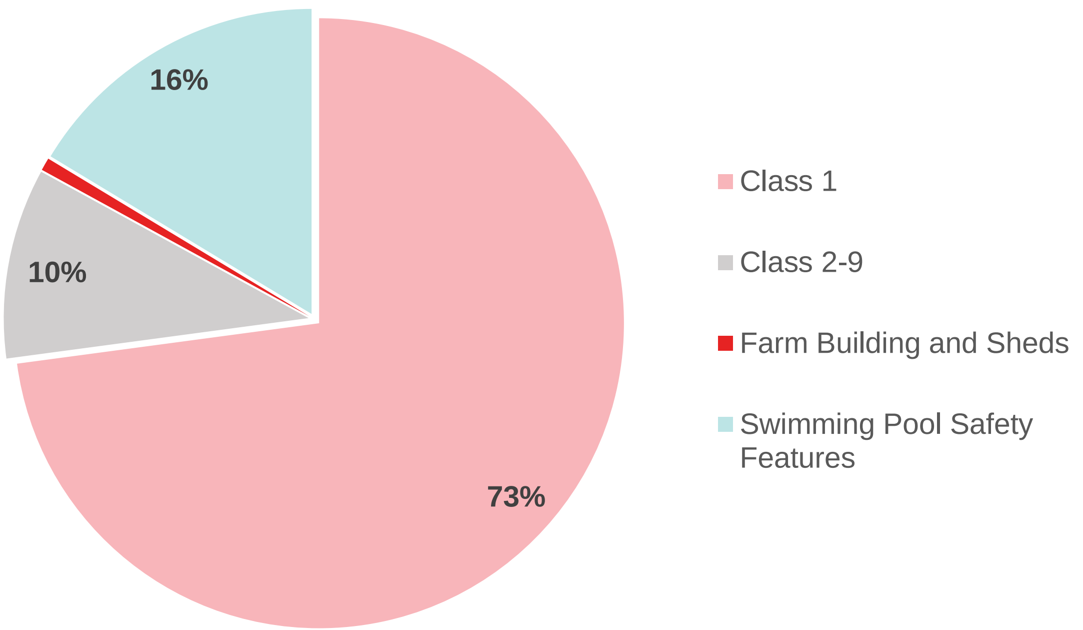
Relevant authority	Building consent decisions	Total assessed in time	% Building decisions within statutory timeframe
Accredited Professional	22,408	20,741	93%
Council	8,853	8,270	93%
Total	**31,261**	**29,011**	**93%**

Comment

The number of building consents issued in 2024–25 represented an 8% increase on 2023–24. Accredited professionals assessed more building consents (up by around 2,500 compared with 2023–24), while councils assessed fewer building consents in 2024–25 (8,854 compared with 9,130 in 2023–24).

Fewer consents were determined in time by accredited professionals (down from 96% in 2023–24 to 93%). This is consistent with the number of consents verified in time and the number of planning consents determined in time, and may be in response to the number of applications being assessed in time. The proportion of consents determined in time by councils marginally increased, noting that the number of consents determined was slightly fewer.

3.5 Number of building inspections undertaken as required by practice direction



Building Class	2021–22	2022–23	2023–24	2024–25
Class 1	6,722	10,521	11,515	11,148
Class 2-9	997	1,458	1,523	1,542
Farm Building and Sheds	87	93	143	103
Swimming Pool Safety Features	1,473	2,670	2,747	2,502
Total	**9,279**	**14,742**	**15,928**	**15,295**

Comment

A total of 15,293 building inspections were completed during the 2024–25 financial year. This is a slight reduction on 2023–24

With changes to Practice Directions 8 and 9 at the beginning of the 2025–26 financial year, there will be an opportunity to further review and refine this indicator to ensure that councils are undertaking inspections in accordance with the Practice Direction requirements.

Note

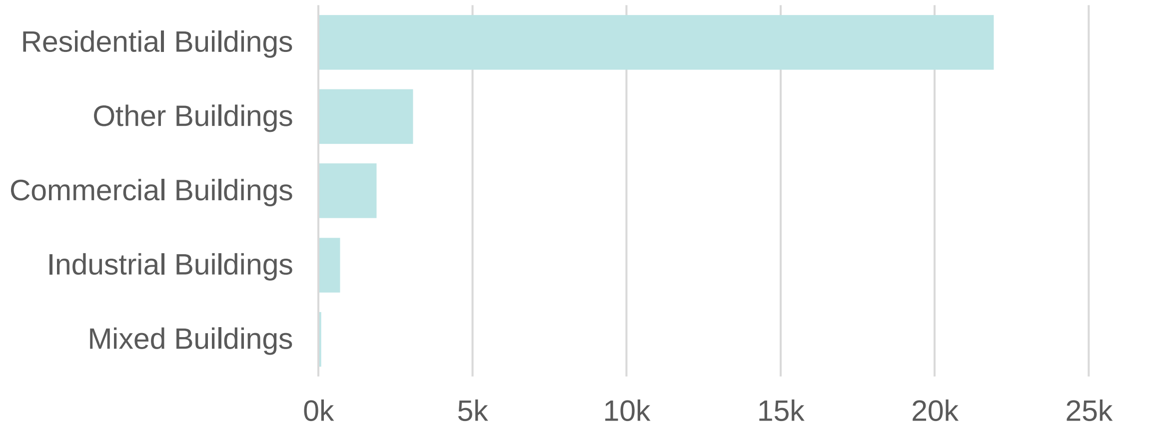
National Building Classifications assign a class of building based on their use.

Practice Direction 7 relates to out of council areas inspection policy.

Practice Direction 8 relates to swimming pool inspections.

Practice Direction 9 relates to council inspections.

3.6 Number of development approvals granted for buildings by Australian Bureau of Statistics (ABS) functional classification code



ABS functional classification code	2021–22	2022–23	2023–24	2024–25
Residential Buildings	25,224	23,818	22,227	21,917
Commercial Buildings	2,036	2,024	2,085	1,888
Industrial Buildings	996	888	827	702
Mixed Buildings	240	291	250	88
Other Buildings	4,142	3,683	3,284	3,074
Total	**32,638**	**30,704**	**28,673**	**27,669**

Comment

Residential buildings accounted for **79%** of development approvals granted during the 2024–25 financial year.

The land use mix is similar to previous years.

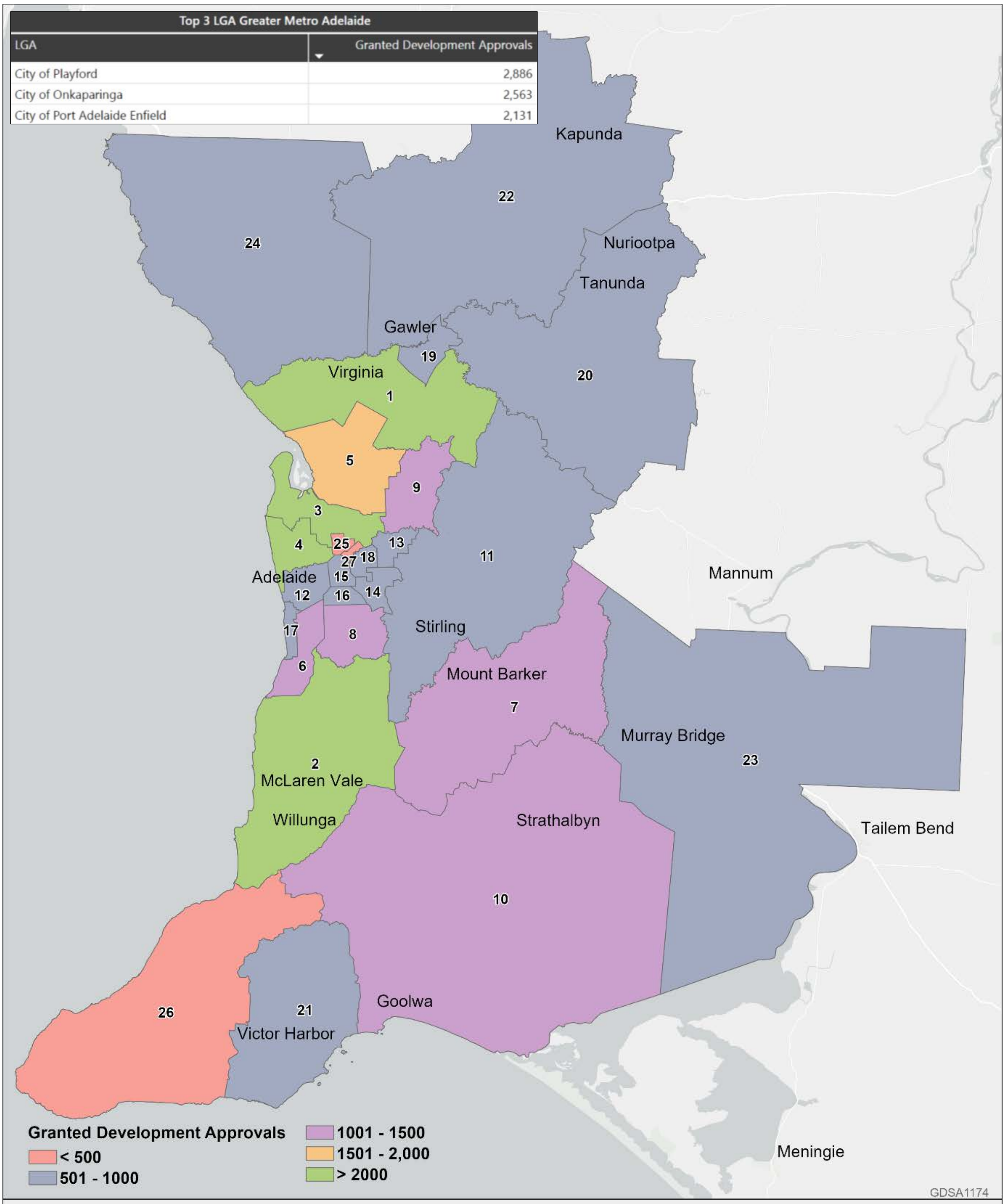
Note

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

- Residential
- Commercial
- Industrial
- Other

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

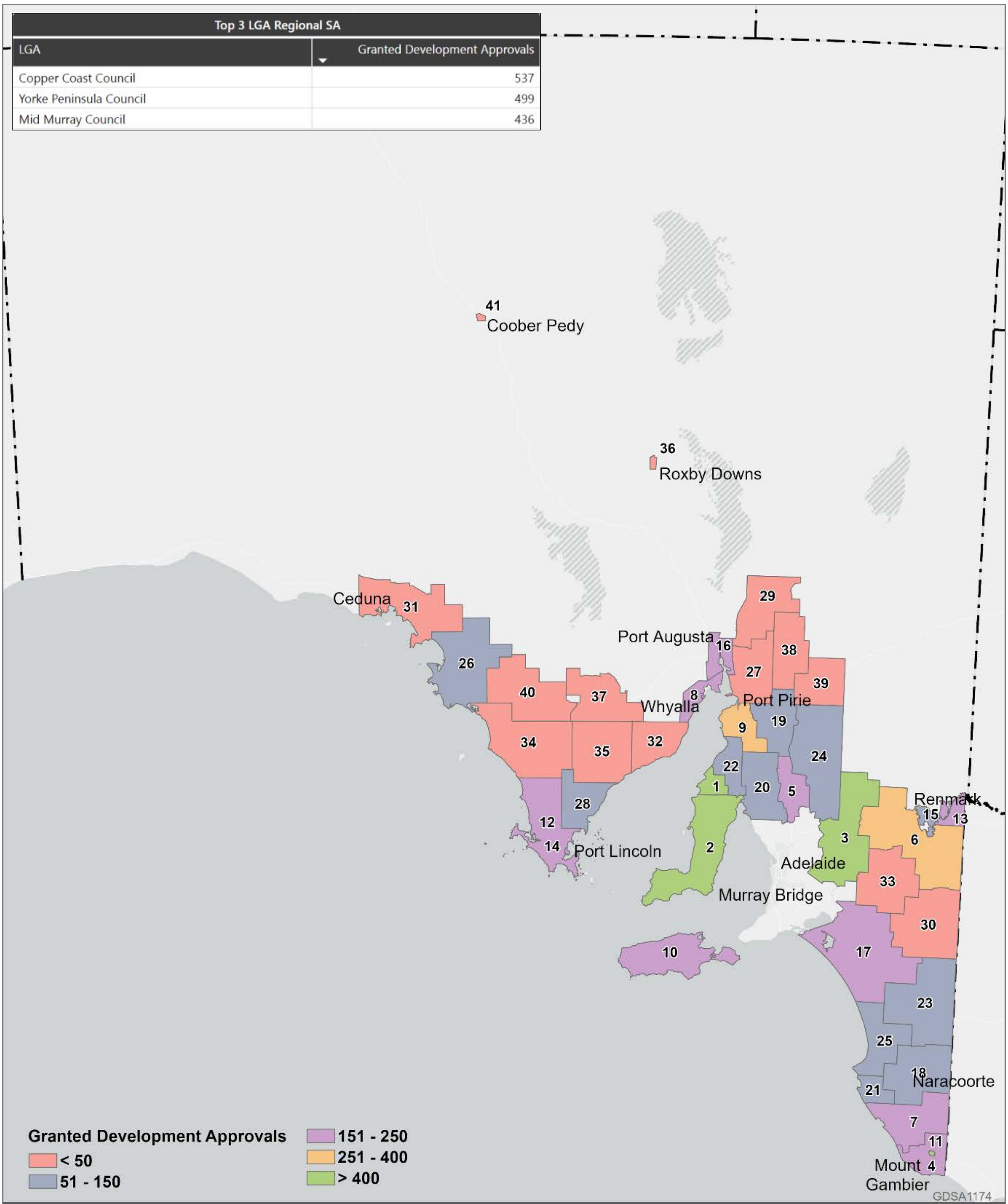
Figure 1: Total number of granted development approvals by Local Government Association (LGA), Greater Adelaide Planning Region (GAPR), 2024-25



1 - CITY OF PLAYFORD
2 - CITY OF ONKAPARINGA
3 - CITY OF PORT ADELAIDE ENFIELD
4 - CITY OF CHARLES STURT
5 - CITY OF SALISBURY
6 - CITY OF MARION
7 - MOUNT BARKER DISTRICT COUNCIL
8 - CITY OF MITCHAM
9 - CITY OF TEA TREE GULLY
10 - ALEXANDRINA COUNCIL
11 - ADELAIDE HILLS COUNCIL
12 - CITY OF WEST TORRENS
13 - CAMPBELLTOWN CITY COUNCIL
14 - CITY OF BURNSIDE
15 - CITY OF ADELAIDE
16 - CITY OF UNLEY
17 - CITY OF HOLDFAST BAY
18 - THE CITY OF NORWOOD PAYNEHAM AND ST PETERS
19 - TOWN OF GAWLER
20 - THE BAROSSA COUNCIL
21 - CITY OF VICTOR HARBOR
22 - LIGHT REGIONAL COUNCIL
23 - THE RURAL CITY OF MURRAY BRIDGE
24 - ADELAIDE PLAINS COUNCIL
25 - CITY OF PROSPECT
26 - THE DC OF YANKALILLA
27 - THE CORPORATION OF THE TOWN OF WALKERVILLE

Granted Development Approval numbers provided August 2025

Figure 2: Total number of granted development approvals by LGA, rest of state (excluding GAPR), 2024-25



1 - COPPER COAST COUNCIL
2 - YORKE PENINSULA COUNCIL
3 - MID MURRAY COUNCIL
4 - CITY OF MOUNT GAMBIER
5 - CLARE AND GILBERT VALLEYS COUNCIL
6 - THE DC OF LOXTON WAIKERIE
7 - WATTLE RANGE COUNCIL
8 - THE CORPORATION OF THE CITY OF WHYALLA
9 - PORT PIRIE REGIONAL COUNCIL
10 - KANGAROO ISLAND COUNCIL
11 - THE DC OF GRANT
12 - THE DC OF LOWER EYRE PENINSULA
13 - RENMARK PARINGA COUNCIL
14 - CITY OF PORT LINCOLN
15 - THE BERRI BARMERA COUNCIL
16 - PORT AUGUSTA CITY COUNCIL
17 - COORONG DISTRICT COUNCIL
18 - NARACOORTE LUCINDALE COUNCIL
19 - NORTHERN AREAS COUNCIL
20 - WAKEFIELD REGIONAL COUNCIL
21 - DC OF ROBE
22 - BARUNGA WEST COUNCIL
23 - TATIARA DC
24 - THE REGIONAL COUNCIL OF GOYDER
25 - KINGSTON DC
26 - THE DC OF STREAKY BAY
27 - THE DC OF MOUNT REMARKABLE
28 - THE DC OF TUMBY BAY
29 - THE FLINDERS RANGES COUNCIL
30 - SOUTHERN MALLEE DC
31 - THE DC OF CEDUNA
32 - THE DC OF FRANKLIN HARBOUR
33 - THE DC OF KAROONDA EAST MURRAY
34 - DC OF ELLISTON
35 - THE DC OF CLEVE
36 - MUNICIPAL COUNCIL OF ROXBY DOWNS
37 - THE DC OF KIMBA
38 - THE DC OF ORROROO CARRIETON
39 - THE DC OF PETERBOROUGH
40 - WUDINNA DISTRICT COUNCIL
41 - THE DC OF COOBER PEDY

Granted Development Approval numbers provided August 2025

3.7 Number of Certificates of Occupancy issued by primary building class

Building classification	2021–22	2022–23	2023–24	2024–25
Class 1A				108
Class 1B	31	63	101	186
Class 2		15	14	24
Class 3	5	10	75	39
Class 4		3	3	1
Class 5	82	161	201	198
Class 6	151	256	293	327
Class 7A	3	9	20	21
Class 7B	90	221	316	376
Class 8	31	74	82	115
Class 9A	1	1	2	3
Class 9B	56	145	187	193
Class 9C	1	6	3	10
Total	**451**	**964**	**1,297**	**1,601**

Comment

There were 1,601 Certificates of Occupancy granted in 2024–25. This is a significant increase in the previous year.

Certificates of Occupancy have been introduced for Class 1A buildings (requirement where building consent was lodged after 1 October 2024) and these are now being issued. There was a high number of building consents lodged for Class 1A buildings prior to the change. The number of certificates for Class 1A will only increase in future years.

Class 8 buildings experienced the biggest change outside of residential buildings, increasing from 82 in 2023–24 to 115 in 2024–25.

Accredited professionals issued 71% of COOs in the financial year (up from 69% in 2023–24). With a predicted increase in COOs next year, there may be a change in the proportion of COOs issued by accredited professionals and councils.

Note

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

The 2023–24 figures are higher than 2023–24, as anticipated in last year's report, because of the time taken from approval to the completion of construction.

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

Development Type	Additional Allotments Issued	Deposited	Issued	Pending Reissue
Residential	6,501	5,138	1,145	17
Commercial & Retail	1,078	210	292	
Other	421	323	90	
Total	**8,000**	**5,671**	**1,527**	**17**

Comment

There were 7,995 new allotments issued certificate of approval in 2024–25 compared with 4,347 in 2023–24 (a near 100% increase). There were 5,671 allotments deposited (new titles being created), which is a significant increase from 3,271 allotments deposited in 2023–24, and corresponds with an increase in the number of applications for new housing.

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

Note

Division 7, section 86 of the *Regulations* identifies 2 exclusions from the requirement to obtain a certificate:

- the division of land comprises a lease or licence to occupy part only of an allotment
- the division is associated with a Crown development approved by the Minister under section 131 of the Act.

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

- certificates issued for land divisions lodged or approved under the previous planning system
- land division consents that have been approved under the ePlanning system but have not yet applied for the Certificate of Approval (CoA)
- land division certificates issued in the previous year, which were deposited during the 2023–24 financial year.

3.9 Land divisions consents within the Environment and Food Production Areas (EFPA) or Character Preservation District (CPD), including decisions made, number of additional allotments created and State Commission Assessment Panel (SCAP) concurrence under section 138

Total lodgements made	Total refusals issued	Additional lots created (deposited)
122	2	14
Total approvals	**Boundary realignments**	**SCAP concurrence requests**
107	81	28

Comment

During the 2024–25 financial year, there were 122 land division applications lodged in either the EFPA or the CPD overlays (including within the CPD township). This is around 10% fewer than the previous financial year.

Applications were generally for boundary realignments and any applications for new sites for residential purposes were refused as required under the Act. New allotments created were therefore for rural purposes or were located within townships.

NOTE

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

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

4.0 Court appeal indicators

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

4.1 Number of appeals lodged to the ERD Court by appeal type

Appeal Type	2021–22	2022–23	2023–24	2024–25
Applicant appeal against decision	32	56	51	47
Applicant appeal against process		2		
Applicant appeal against condition of consent	2	1	2	2
Third party appeal against a decision		2	1	1
Third party appeal against process	1	4		2
Relevant Authority appeal against decision	4		1	
Other	1	1	1	
Total	**40**	**66**	**56**	**52**

Comment

The were 50 appeals lodged with the Environment, Resources and Development Court in 2023–24; 90% of these appeals were by applicants against the decision of a relevant authority.

The number of appeals against conditions and by third parties remains similar to previous years.

Note

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

5.0 Monetary indicators

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

5.1 Value of development approvals granted by ABS functional classification code

ABS building classification type	2021–22 (millions)	2022–23 (millions)	2023–24 (millions)	2024–25 (millions)
Residential	$3,749	$4,162	$4,461	$5,719
Commercial	$917	$888	$784	$1,112
Industrial	$303	$228	$310	$376
Mixed	$117	$141	$173	$76
Institution	$279	$263	$305	$442
Other	$179	$173	$176	$129
Total	**$5,544**	**$5,855**	**$6,208**	**$7,854**

Comment

The value of development approvals has increased substantially against the 2023–24 financial year.
The value of 'residential' development increased by almost $1.2b with lesser increases experienced by 'commercial', 'industrial' and 'institutional' functional classification codes.
The values of 'mixed' and 'other' reduced, however, reductions in these categories may be picked up by other classification types.

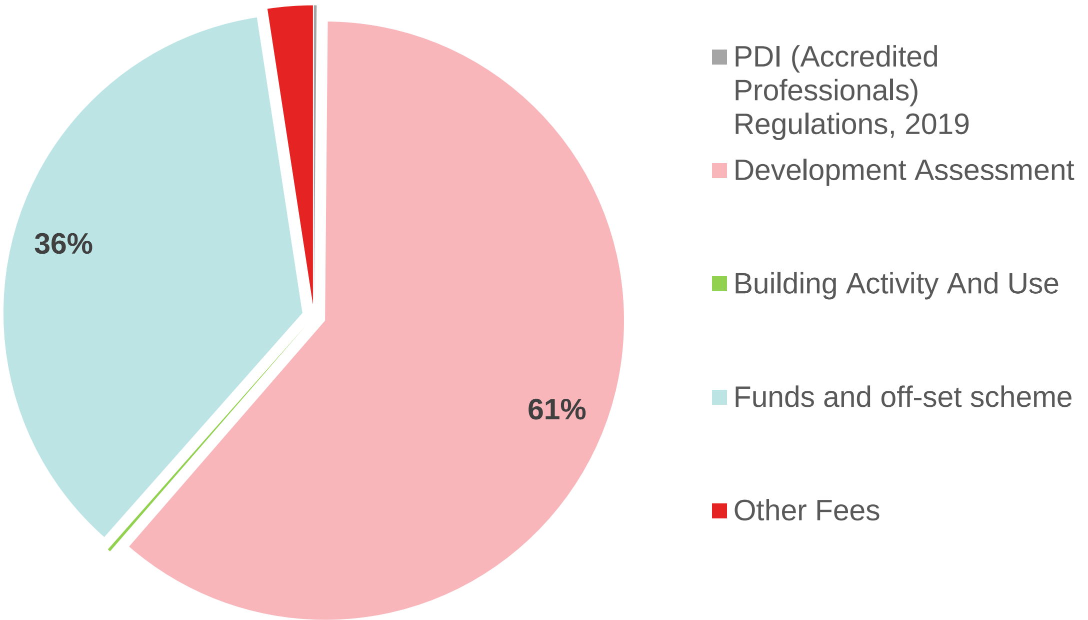
Note

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

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

*Note: PlanSA also uses another category to capture development approvals granted for developments with mixed use (Mixed in table above).
The 2022–23 figures have been adjusted to correct a difference in the classification type between the 2021–22 and 2022–23 financial years. This difference resulted in a higher 'mixed' land use value and lower values elsewhere. The 2023–24 calculation uses the same calculation as the 2021–22 financial year.

5.2 Total fees collected (the *Planning Development and Infrastructure Act 2016* (the Act) Fees Notice)



Fee type	2021–22	2022–23	2023–24	2024–25
Part 1: Fees under the Act (accredited professionals) Planning, Development and Infrastructure (General) Regulations 2019	$101,197	$112,395	$111,687	$104,719
Part 2: Fees relating to development assessment	$36,143,440	$36,786,137	$39,051,801	$47,701,767
Part 3: Fees relating to building activity and use	$233,709	$151,090	$117,900	$119,663
Part 4: Funds and offset schemes	$9,924,634	$16,599,681	$21,799,241	$28,075,895
Part 5: Other	$58,343	$79,301	$257,078	$1,658,829
Total	**$46,461,323**	**$53,728,604**	**$61,337,708**	**$77,660,872**

Comment

In the 2024–25 financial year, almost $78 million dollars in fees were collected under the Act’s Fees Notice. There were no significant changes to fee structures in the financial

year, but it is the first full year capturing the scaled lodgement fee and offsets for tree damaging activities and the urban tree canopy.
In practical terms, the big increases were in ‘Fees relating to development assessment’ and ‘Funds and offset schemes’. The increase in fees collected likely relates to an increase in new land division deposits (and the payment of associated open space fees) and the increase in development applications lodged where lodgement and assessment fees were subsequently greater.

Crown and impact assessed development activity

Development activity associated with Crown and impact assessed (previously majors) development is currently captured separately and therefore cannot be reported in the same manner as other development applications captured through the ePlanning system. It is envisaged that ‘Crown developments’ will be captured in the ePlanning system in time. Below is an overview of some key statistics relating to both Crown and impact assessed development.

Crown development activity

	2021–22	2022–23	2023–24	2024–25
Crown applications lodged	246	194	198	213
Crown applications granted	187	178	161	206
Development cost of applications lodged	$1.4B	$2.2B	$5.5B	$6.4B
Applications determined within the statutory timeframe	126%	98%	83%	91%
Number of applications subject to public notification	4	15	29	11

Comment

The number of Crown development applications lodged in 2024–25 increased marginally with the cost of development increasing by more than 15%.
More applications were determined within the statutory timeframe than the 2023-24 financial year and fewer applications required public notification. This is due to the number applications with a cost of development greater than $10 million.

Note

Statutory assessment timeframes for Crown development applications are 60 days from lodgement to the time the Commission provides its report to the Minister (section 17 of the Act and regulation107(9) of the Regulations).
Crown development applications were transitioned from the older Land Use Dynamic Simulator (LUDAS) system to the DAP in November 2023, and the data is extracted from both systems.

Impact assessed development activity				
	2021–22	**2022–23**	**2023–24**	**2024–25**
New Impact Assessed developments declared		3	2	2
Impact Assessed Developments under assessment (not including variations)	2	6	7	5
Variation to previously approved Impact Assessed Developments determined	8	16	9	8
Variation to previously approved Impact Assessed Development under assessment	5	2	11	4
New Impact Assessed Developments determined	2			
Total value of Impact Assessed (under assessment)	$160.3M	$1.5B	$7.8B	$4.9B

Comment

There were 2 new impact assessed developments declared during the 2023–24 financial year:

- Olympic Dam Smelter Refinery Expansion Project
- Southern Barossa Winery and Tourist Accommodation Project

Other impact assessed developments under assessment include:

- Northern Water project
- Nuclear Powered Submarine Construction Yard Project
- Stirling – Mount Lofty Golf Estate and Resort
- Myponie Point – Hawsons Iron Project
- Leigh Creek – Urea Production Plant

www.plan.sa.gov.au

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

Appendix B: Audited financial statements 2024-25

INDEPENDENT AUDITOR'S REPORT

Government of South Australia
Audit Office of South Australia

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State Administration Centre
200 Victoria Square
Adelaide SA 5000

Tel +618 8226 9640

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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 2025.

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 2025, its financial performance for the year then ended in accordance with relevant Treasurer's Instructions issued under the provisions of the *Public Finance and Audit Act 1987* and Australian Accounting Standards – Simplified Disclosures.

The consolidated financial report comprises:

- a Statement of Comprehensive Income for the year ended 30 June 2025
- a Statement of Financial Position as at 30 June 2025
- a Statement of Changes in Equity for the year ended 30 June 2025
- notes, comprising material accounting policy information and other explanatory information
- a Certificate from the Chair, State Planning Commission and the Acting Chief Financial Officer, Department for Housing and Urban Development.

Basis for opinion

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

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

Responsibilities of the Chair for the financial report

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

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

Auditor's responsibilities for the audit of the financial report

As required by section 31(1)(b) of the *Public Finance and Audit Act 1987*, I have audited the financial report of the State Planning Commission for the financial year ended 30 June 2025.

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
Deputy Auditor-General

26 September 2025

State Planning Commission

Financial Statements

for the year ended 30 June 2025

Certification of the Financial Statements

We certify that the:

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

Craig Holden
Chair
State Planning Commission

25 September 2025

Trevor Pearce
Acting Chief Financial Officer
Department for Housing and Urban Development

25 September 2025

State Planning Commission
Statement of Comprehensive Income
for the year ended 30 June 2025

	Note	2025 $'000	2024 $'000
Income			
Resources received free of charge	3.1	1 385	1 316
Other Income		7	-
Total Income		1 392	1 316
Expenses			
Board fees and remuneration	2.2	846	770
Supplies and services	4.1	546	546
Total Expenses		1 392	1 316
Net Result		-	-
Total comprehensive result		-	-

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 2025

	Note	2025 $'000	2024 $'000
Current assets			
Receivables		18	14
Total Current Assets		**18**	**14**
Total Assets		**18**	**14**
Current liabilities			
Payables	5.1	12	8
Contract liabilities		6	6
Total Current Liabilities		**18**	**14**
Total Liabilities		**18**	**14**
Net assets		**-**	**-**
Equity			
Retained earnings		-	-
Total Equity		**-**	**-**

Total equity is attributable to the SA Government as owner.

State Planning Commission
Statement of Changes in Equity
for the year ended 30 June 2025

	Retained Earnings $'000	Total Equity $'000
Balance at 1 July 2023	-	-
Net result for 2023-24	-	-
Total Comprehensive Result for 2023-24	-	-
Balance at 30 June 2024	-	-
Net result for 2024-25	-	-
Total Comprehensive Result for 2024-25	-	-
Balance at 30 June 2025	-	-

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

Notes to the Financial Statements

1. About the State Planning Commission

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.

1.1. 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.

1.2. 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.

1.3. Financial Arrangements

The financial activities of the Commission are supported by the Department for Housing and Urban Development (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.

The only income received by the Commission are via resources received free of charge from the Department and the Audit Office of South Australia.

1.4. Statement of compliance

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

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

The Commission has applied Australian Accounting Standards that are applicable to not-for-profit entities, as the Commission is a not-for-profit entity. Australian Accounting Standards and Interpretations that have recently been issued or amended but are not yet effective, have not been adopted by the Commission for the period ending 30 June 2025.

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.

2. Board and Committees

2.1. Key management personnel

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

Total compensation for key management personnel was $0.442 million (2024: $0.377 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*.

The compensation of the ex officio member is paid by the Department.

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.

2.2. Board and committee members

Members during the 2025 financial year were:

State Planning Commission

C Holden (Chair)
M Voortman* (appointed Nov 2024)
S Moseley (expired Oct 2024)
D O'Loughlin
J Stimson
S Johnston
L Teburea
S Smith* (expired Oct 2024)
J Barkla
J Mazzone
N Harvey
A Moroney

2.2. Board and committee members (continued)

State Commission Assessment Panel

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

Building Technical Panel

M Centofanti (Chair)
J Shillabeer
J Payne
J Cibich
B Fennell
B Steer
P Murton
N Ingerson
D Frisby
L Bertholini
V Tang (appointed Feb 2025)

Heritage Sub Committee**

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

Land Division Assessment Panel***

J Stimson (Chair) (appointed Dec 2024)
C Branford (appointed Mar 2025)
C Oliver (appointed Mar 2025)
D Kwong (appointed Mar 2025)
E Herriman (appointed Mar 2025)
K Vugts (appointed Mar 2025)
M Mellen (appointed Mar 2025)

Building Fire and Safety Committee

J Evans* (Chair)
M Brown*
C Paton*
E Bradley *

* 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.

**The Heritage Sub Committee is in abeyance from 27 April 2025, hence all members have ceased from this date.

*** The Land Division Assessment Panel was formed as part of the Housing Roadmap.

2.2. Board and committee members (continued)

	2025	2024
	$'000	$'000
Board Fees and Remuneration		
Board fees and remuneration	804	733
On-costs – taxes	42	37
Total Board Fees and Remuneration	846	770

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

	2025	2024
$0 - $19 999	38	31
$40 000 - $59 999	6	6
$60 000 - $79 999	5	5
$100 000 - $119 999	-	1
$170 000 - $179 999	1	-
Total Number of Members	**50**	**43**

Remuneration of members reflects all costs of performing Commission member duties including sitting fees, superannuation contributions and any salary sacrifice arrangements. The total remuneration received or receivable by members was $0.804 million (2024: $0.733 million).

3. Income

3.1. Resources received free of charge

The cost of the Commission is recognised as a resource received free of charge from the department. The Commission also receives audit services free of charge from the Audit Office of South Australia in relation to work performed under the *Public Finance and Audit Act 1987*. No other services were provided by the Audit Office of South Australia.

	2025	2024
	$'000	**$'000**
Department for Housing and Urban Development	1 385	1 316
Audit Fees	7	-
Resources received free of charge	**1 392**	**1 316**

4. Expense

4.1. Supplies and Services

	2025 $'000	2024 $'000
Governance and Administrative Services	473	454
Audit Fees*	8	7
Other	65	85
Total Supplies and Services	546	546

*Audit fees are provided free of charge by the Audit Office of South Australia relating to work performed under the *Public Finance and Audit Act* 1987. No other services were provided by the Audit Office of South Australia.

5. Liabilities

5.1. Payables

	2025 $'000	2024 $'000
Accrued expenses	3	8
Accrued board fees and remuneration	8	-
Employment on-costs	1	-
Total Payables	12	8

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.

6. Outlook

6.1. Contingent assets and liabilities

The Commission is not aware of any contingent assets and contingent liabilities as at 30 June 2025.

6.2. Events after the reporting period

No events after the reporting date to report.