STATE PLANNING COMMISSION

Agenda Report for Decision

Meeting Date: 14 September 2021

Item Name	Performance Indicators Scheme Report 2020-21
Presenters	Grant Croft and Anita Allen
Purpose of Report	Decision
Item Number	4.2
Confidentiality	Not Confidential (Release Delayed)
Related Decisions	YES Item 4.1 – Performance Indicators Scheme (KNET# 17282678), 2 September 2021 Item 4.1 – Performance Indicators (System) Scheme Review (KNET# 17015416), 10 June 2021

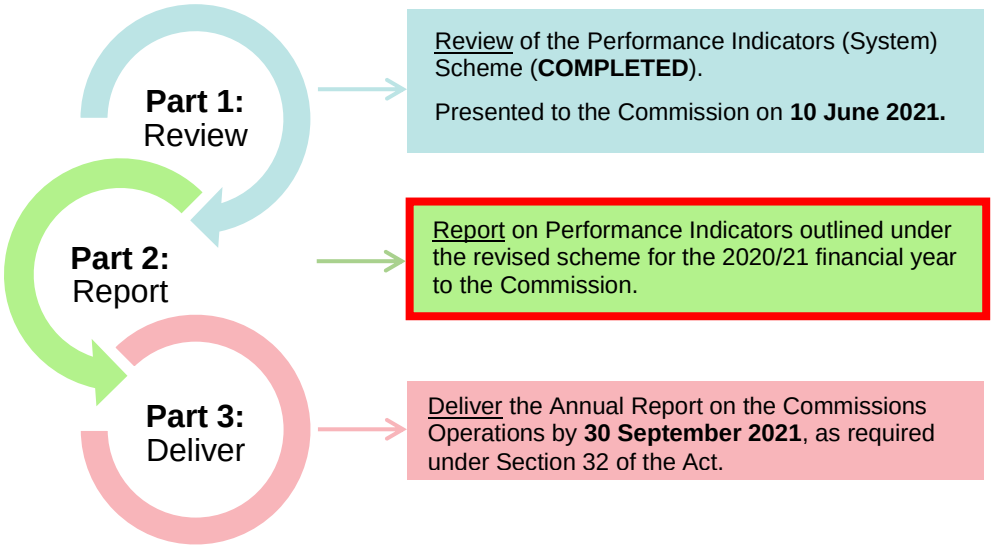
Recommendation

It is recommended that the Commission resolves to:

1. Note changes made to the Performance Indicators Scheme Report (**attachment 1**) as detailed in minutes from the State Planning Commission on 2 September 2021 (**attachment 2**).
2. Approve the designation of this item as Not Confidential (Release Delayed) with publication of the report to occur together with the publication of the Performance Indicators Scheme Report for the 2020-21 financial year.
3. Authorise the Department to publish the final graphically designed version of the Performance Indicators Scheme Report for the 2020-21 financial year on the PlanSA Portal.

Background

A revised Performance Indicators (System) Scheme (**Attachment 2**) was presented to the State Planning Commission (the Commission) on 10 June 2021 (Item 4.1). This decision was forwarded to the Minister for final approval, as required under Schedule 4 section 2(3) of the *Planning, Development and Infrastructure Act, 2016* (the Act).



On 10 June 2021 the Commission resolved to:

1. Prepare a Performance Indicators Report, based on the revised operational framework and indicators, for the 2020/21 financial year, and present to the Commission by 5 August 2021**.**
2. Finalise the Commission's Annual Report on the Commission's operations for the 2020-21 financial year which will include Information from the Performance Indicators Report will be included in the Annual Report, which is legislated to be forwarded to the Minister by 30 September 2021.

On 2 September 2021 the commission resolved to:

1. Approve the designation of this item as Confidential.
2. Note the draft Performance Indicators Scheme Annual Report to return to the Commission for approval at a future meeting.

This Agenda Report addresses resolution 2 from the 2 September Commission meeting.

Discussion

The Department has updated the Performance Indicators Scheme report for the 2020-21 financial year based on feedback from the Commission at its meeting on 2 September 2021. These updates include:

- Reword executive summary to improve readability, and messaging around the limitations of this first report given the staged implementation of the code.
- Soften wording around comparisons between the old and new system given the limitations of data collected under the previous system.
- Include a section which indicates future iterations of the report will seek to include qualitative measures identified in the Act.
- Amend mapping to include figures for key Council areas (i.e. areas with the largest application numbers).
- Finalise graphic design of the document for public release.

Attachments:

1. Performance System Indicator Report for the 2020/21 financial year #17633144
2. Minutes from the State Planning Commission meeting on 2 September 2021 #17614297

Prepared by:	Grant Croft
Endorsed by:	Anita Allen
Date:	2 September 2021

PERFORMANCE INDICATORS SCHEME

Annual Report 2020-21

Planning, Development and Infrastructure Act, 2016

PlanSA

Government of South Australia
Attorney-General's Department

Table of Contents

Executive Summary

A Performance Indicators Scheme (Scheme) was first approved by the Minister in July 2019 under Schedule 4 section 2(1) of the *Planning, Development and Infrastructure Act 2016* (the Act) and became operational on 1 July 2020. Since the full implementation of the Planning and Design Code (the Code) on 19 March 2021, the Scheme was revised and this revised version was approved by the Minister on 28 June 2021. This revised version will apply for the purpose of reporting 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. Annual reporting will facilitate comparisons of planning system performance over time and help identify key trends and anomalies. Annual reporting will also help guide future system improvements.

It is important to note, given the staged implementation of the Code, the 2020-21 report is not able to include data for a full financial year and should be read in this context. In particular, the data in the 2020-21 Performance Indicators Scheme Report includes the following:

- Phase One Areas: includes data for the whole reporting period 1 July 2020 to 30 June 2021;
- Phase Two Areas: includes data for a portion of the reporting period from 31 July 2020 to 30 June 2021;
- Phase Three Areas: includes data for a portion of the reporting period from 19 March 2021 to 30 June 2021.

The PlanSA ePlanning Portal has taken South Australia's planning and development system online and allows the collection, retention and analysis of data. This also assists in understanding the value and types of development, which can inform future planning decisions in South Australia.

Direct comparisons between data captured under the old and new systems are limited due to the change in the data capture methods.

The new planning system allows reporting on lodgement, assessment, decisions, court appeals and monetary indicators. Reporting on Crown and Major Developments is currently captured separately in the new system however it is anticipated these applications will transition across to the new system for the 2021-22 Performance Indicators Scheme Report.

Due to the staged introduction of the new system, trends are only beginning to emerge. It is difficult to draw any concrete conclusions with this first Report, however, early observations listed within this Report are encouraging.

It is expected that indicators will be reviewed, revised, developed and analysed as trends begin to develop, and ideas for improvement are listed within this Report.

Early Observations:

- 78% of development applications are verified within the statutory timeframe of 5 days.
- Over 90% of granted consents were assessed within statutory timeframes.
- Accredited professionals are assessing 25% of planning consents and 47% of building rules consents.
- 15% of lodged applications use the deemed-to-satisfy (DTS) pathway which is an increase from the complying development pathway under the *Development Act 1993*.
- Over 50% of planning consents granted were for residential development.
- Under the previous system, on average, 10% of lodged applications required public notification. Current data indicates under the new system this is down to just 3% of lodged applications. However, it is still early days, and it is likely that this number will increase as more applications move to this stage.

Ideas for improvement:

- Increase the range of accepted development, to ensure minor activities do not require a planning consent.
- Increase the range of DTS applications through better definition of numerical standards or definitive development outcomes. There was an increase in DTS applications between Phase 1 and 2 and Phase 3.
- Continue to streamline the verification process.
- Investigate opportunities to refine public notification categories to exclude minor activities.
- Streamline requests for further information by a simpler checklist for applicants about what is required to be provided.
- Increase the scope of the Performance Indicators Scheme to incorporate reporting on section 14 of the Act – Principles of good planning. This will provide a mechanism to report on the seven principles identified which cover areas such as design quality, sustainability and liveability.

Introduction: Performance Indicators (System) Scheme

The Act allows the State Planning Commission (Commission), with the approval of the Minister, to establish a scheme for the monitoring and evaluation of performance in the exercise of statutory functions performed under the Act.

The Act states any scheme created *may* include:

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

The Scheme was first approved by the Minister in July 2019 under Schedule 4 section 2(1) of the Act and became operational on 1 July 2020. Since the full implementation of the Planning and Design Code (the Code) on 19 March 2021, the Scheme was subject of a review and revised to better reflect the final version and timing of implementation of the Code. This revised version was approved by the Minister on 28 June 2021 and will apply for the purpose of reporting for the 2020-21 financial year.

Schedule 4, section 2(4) of the Act requires the Commission to include in its Annual Report information about its assessment of performance and trends of the Scheme.

In response to these requirements, the inaugural Performance Indicators (System) Scheme was created and became operational on 1 July 2020. The Scheme was updated in July 2021 to reflect the full implementation of the new planning system. It is this scheme for which the following Performance Indicators Scheme Annual Report for the 2020-21 financial year is provided.

Scope of Data for this Report

All data used in this report is sourced through the Development Application Processing (DAP) system, which is used to lodge and manage development applications. In addition, the following parameters have been applied to the data to ensure consistency with future reporting:

- Transitional applications are not included (i.e. applications lodged under the old system);
- Applications and decisions made between 1 July 2020 and 30 June 2021;
- Phase One of the Code was implemented on 1 July 2019;
- Phase Two of the Code was implemented on 31 July 2020;
- Phase Three of the Code was implemented on 19 March 2021;
- Submitted applications are not counted as lodged until fees have been paid and application has been verified;
- Development determined to be exempt is not included in lodged application numbers;
- Decision refers to both approved and refused development applications.

It is important to also note that the number of consents will be greater than the number of applications (i.e. an application can have multiple consents, including land division and staging).

Table 1: Definitions for assessment pathways under the Act (see on PlanSA website):

Assessment Pathway	Definition
Accepted	Only requires building consent is required, no planning consent 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 criteria.
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)
Impact Assessed – (Environmental Impact Statement)	Assessed by the Minister for Planning and Local Government.

Comparisons between the old and new systems

Direct comparisons between data collected under the old and new systems are limited. Previous data capture methods required Councils, referral bodies and development professionals to lodge quarterly manual returns, which often lead to incomplete data sets (i.e. not all data was provided by the relevant user group/s). Furthermore, previous data capture timeframes (quarterly) do not neatly align with timeframes able to be captured in this Report.

Noting these constraints, some trends are starting to emerge, which indicate improvements are likely under the new system. These include:

- The ability to capture all data associated with all applications, from all relevant authorities, which was previously difficult to achieve;
- Unprecedented access to a wide range of application data, provides a greater ability to analyse trends and identify recurring issues, which in-turn can be used to improve the system;
- Deemed to Satisfy (DTS) developments account for 15% of total lodgements under the new system, this reflects a greater proportion of applications than complying development under the previous system;
- Early indications show average processing times for performance assessed applications appear to be markedly lower than the equivalent merit based assessments under the previous system.

*NOTE: Data captured under the previous system recorded calendar days, and not business days.

Source: Administration of the Development Act 1993 Annual Report, 2019-20

Crown and Major Development Activity

Development activity associated with Crown and Major Developments is currently captured separately from other development activity. It is envisaged that these applications will transition across to the new system for the 2021-22 financial year.

Key metrics for Crown and Major Developments for the 2020-21 financial year are captured in the tables below.

Table 1: Crown Development Activity 2020-21

METRIC	MEASURE (2019-20)	MEASURE (2020-21)
Crown applications lodged	310 – land use 30 – land division	290 – land use 25 – land division
Development cost of applications lodged	$4 billion	$4.74 billion
Applications determined within the statutory timeframe	96.5%	98%
Number of applications subject to public notification	41	29

*NOTE: The threshold for applications requiring public notification changed from $4 million to $10 million dollars as part of the COVID-19 Amendment to the Act.

Overall there has been a decrease in the number of Crown applications however an increase in the value of those lodged this financial year, which is likely influenced by significant investment in health and education.

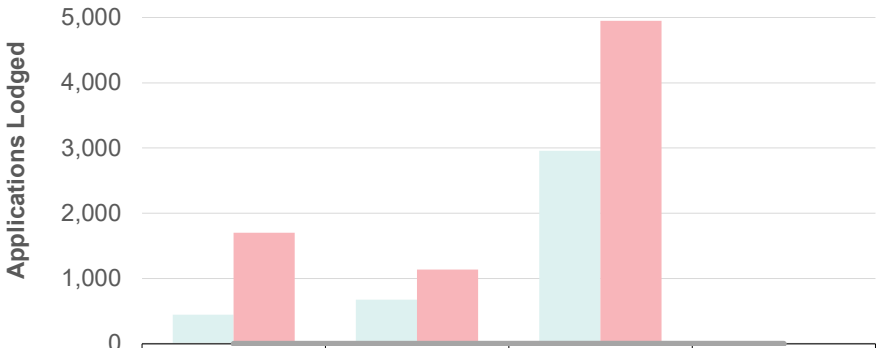
Table 2: Majors Development Activity 2020-21

METRIC	MEASURE (2019-20)	MEASURE (2020-21)
New major developments declared	1	1
Major developments currently under assessment	n/a	6
Major developments with decision made on variation	n/a	6
Major developments variations to previous division under assessment	n/a	5
Total value of current projects under assessments	n/a	$4.37 billion

1.0 LODGEMENT INDICATORS

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

1.1 Number of applications lodged by assessment pathway



	Accepted	Deemed to Satisfy (DTS)	Performance Assessed	Restricted
Phase 1 & 2	444	679	2,956	17
Phase 3	1,701	1,137	4,950	3
Total % of all applications	18%	15%	67%	0%

Source: AGD – PLUS Development Application Processing (DAP) System

Comment

There has been an increase in the proportion of applications being assessed as accepted and deemed-to-satisfy (DTS) in Phase 3 which is likely to arise from staged improvements to the Code. The Commission has commenced a technical review of the Code, which will seek to further enhance and increase the number of applications which may be assessed as accepted or DTS.

1.2 Percentage of lodged applications verified within the statutory timeframe			
	Total lodged applications verified	Verifications undertaken within statutory timeframe	% verified within statutory timeframe
Phase 1 & 2	4,096	2,990	73%
Phase 3	7,791	6,252	80%
TOTAL	11,887	9,242	78%

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

Source AGD – PLUS Development Application Processing (DAP) System

Comment

Verification is a new component of the planning and development system. With a range of different planning authorities, it is necessary for the receiving authority to verify they are legally the 'relevant authority' to assess an application.

Verification is required to ensure sufficient information is provided to enable an authority to determine they are the relevant authority, and to calculate the required fees to issue an invoice to the applicant.

2.0 ASSESSMENT INDICATORS

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

2.1 Number of applications which underwent public notification, by assessment pathway

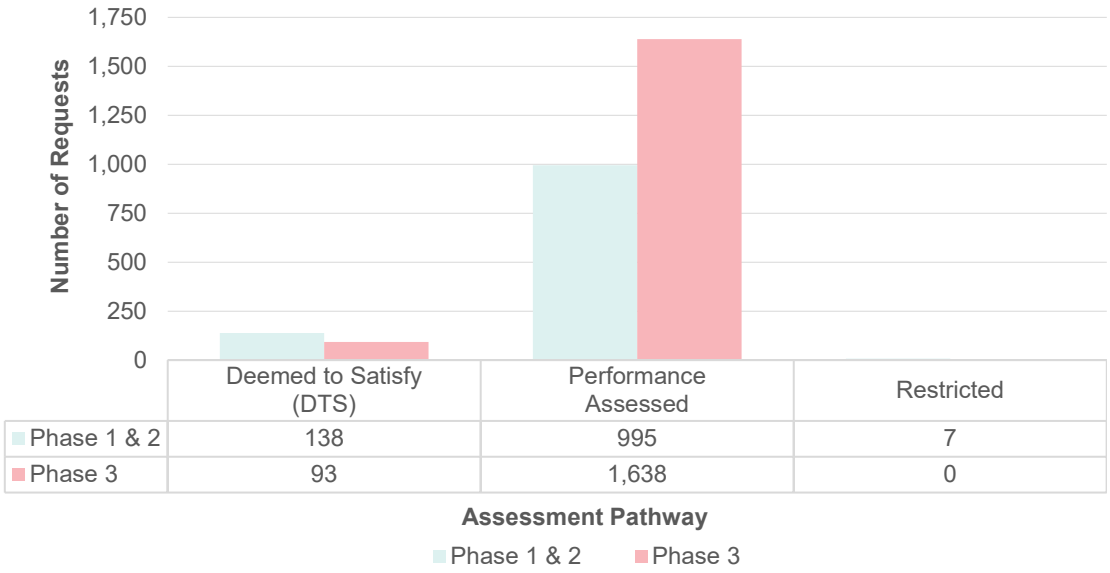
ASSESSMENT PATHWAY	Phase 1 & 2	Phase 3	TOTAL
Performance Assessed	195	180	375
Restricted	8	0	8
TOTAL	203	180	383

Source: AGD – PLUS Development Application Processing (DAP) System

Comment

Under the previous system, on average, 10% of lodged applications were required to undergo some form of public notification. Data captured from the new system indicates this has reduced to around 3%. Given that it is early days in relation to the new system, it may be that a number of applications have not yet reached the public notification stage in the assessment process and as a result this number may increase as more applications move to this stage.

2.2 Number of requests for further information by assessment pathway



Source: AGD – PLUS Development Application Processing (DAP) System

Comment

Under the previous system, on average, 50-55% of lodged applications required additional information. Data captured through the new planning system, indicates this number has reduced to approximately 26%.

There may be opportunities to expand on existing checklists for applicants to further clarify the information to be provided at the time of lodgement of a development application.

2.3 Percentage of requests for further information responded to by the applicant within the statutory timeframe.			
	Total request for further information	Total of requests returned within statutory timeframe	% received within statutory timeframe
Phase 1 & 2	1,140	986	86%
Phase 3	1,731	1,485	86%
TOTAL	2,871	2,471	86%

*NOTE: Only relates to requests for further information during the assessment phase (i.e. not from referral agencies).

Source: AGD – PLUS Development Application Processing (DAP) System

Comment

A total 2,871 requests for additional information were sent by relevant authorities on applications lodged under the new system, 86% of which were responded to within the statutory timeframe. This figure indicates an improvement from the previous system whereby, on average, only 70% were returned on-time.

2.4 Number of referrals by development type (as defined in the Regulations), the percentage of referrals which met statutory timeframes to provide comment and the percentage of referrals giving direction to refuse.			
SCHEDULE 9 PDI REGULATIONS, 2017	Number of referrals	% assessed within statutory timeframe	% issued direction to refuse
Part A (1) - Airports	47	83%	-
Part A (2) - High bushfire risk areas	74	92%	3%
Part A (3) – Development near the coast	47	91%	11%
Part A (4) – Future Road Widening	7	86%	-
Part A (5) – Historic Shipwrecks (State)	1	100%	-
Part A (6) – Historic Shipwrecks (Commonwealth)	0	-	-
Part A (7) – Development affecting transport routes and corridors	83	96%	-
Part A (9) – Activities of Environmental Significance	20	95%	-
Part A (9A) – Site contamination	0	-	-
Part A (9AB) – Site contamination – land division	0	-	-
Part A (B) – Gas and Liquid Petroleum Pipelines Overlay and Facilities Overlay	1	100%	-
Part A (10) – Certain activities in Murray Darling Basin Area	3	100%	-
Part A (11) – Native Vegetation	8	75%	-
Part A (12) – Activities that would otherwise require a permit under *Landscape SA Act 2019* that may impact on water resources.	1	100%	-
Part A (13) – Activities that may rise to water allocation issues under *Landscape South Australia Act 2019* that involve the taking of water.	1	100%	-
Part A (14) – Mining	1	100%	-
Part A (15) – Development in River Murray Flood Plain Protection Area	108	99%	-
Part A (16) – Development in River Murray Tributaries Protection Area	1	100%	-
Part A (17) – State heritage places	109	98%	-
Part A (18) – Electricity infrastructure	0	-	-

Part A (19) – Aquaculture development	0	-	-
Part A (20) – Affordable housing	3	100%	
Part B (21) – Advertisements near signalised intersections	13	100%	-
Part B(22) – Design	0	-	-
Part B (23) – Land division near waste depots	0	-	-
TOTAL	528	94%	1%

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

Source: AGD – PLUS Development Application Processing (DAP) System

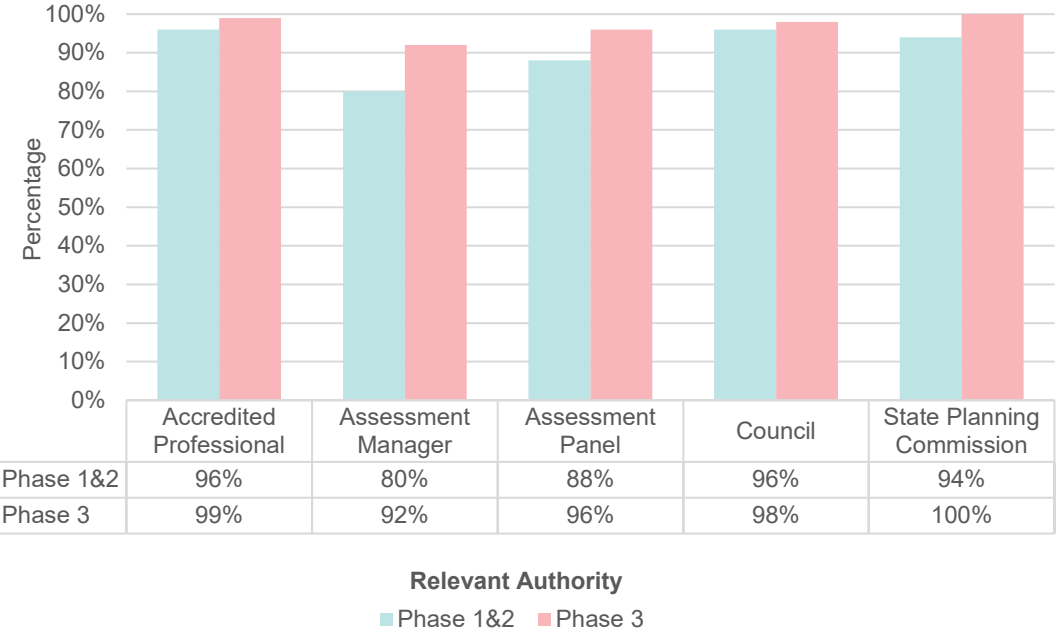
Comment

Over 40% of statutory referrals were forwarded under Part A (15) - River Murray Flood Plain Protection Area and Part A (17) – State Heritage of the PDI (General) Regulations. The majority (94%) of referrals were responded to within the statutory timeframes. The Commission will continue to work with referral agencies to improve efficiency and reduce demand, with a focus on where common requirements can be satisfied through other methods.

3.0 DECISION INDICATORS

Indicators in this section relate to decisions made on development applications lodged in Local Government Area (LGA).

3.1 Percentage of decisions made within statutory timeframe by relevant authority



	Accredited Professional	Assessment Manager	Assessment Panel	Council	State Planning Commission
Phase 1&2	96%	80%	88%	96%	94%
Phase 3	99%	92%	96%	98%	100%

*NOTE: Includes Planning Consent, Planning and Land Division Consent, Land Division Consent and Building Rules Consent.

Source: AGD – PLUS Development Application Processing (DAP) System

Comment

Under the new planning system there is a greater ability for accredited professionals to undertake assessments. This reduces the volume of work placed on Assessment Managers, Council officers and the Commission. Based on early indications, the ability for accredited professionals to assess applications has resulted in substantial improvements to assessments being undertaken within their statutory timeframe.

3.2 Number of planning consents granted by assessment pathway			
ASSESSMENT PATHWAY	Phase 1 & 2	Phase 3	TOTAL
Deemed to Satisfy (DTS)	668	1,083	1,751
Performance Assessed	2,568	2,963	5,531
Restricted	5	0	5
TOTAL	3,241	4,046	7,287

*NOTE: Includes applications for Planning Consent and Planning and Land Division Consent only.

Source: AGD – PLUS Development Application Processing (DAP) System

Comment

Deemed to Satisfy applications account for 24% of total planning consents granted under the new system. This represents a marked increase from the 13% of approvals granted as complying under the previous system in 2019-20 financial year.

Further enhancements to the system, as part of the recently initiated technical code amendment, will aim to further improve this number, by ensuring smaller scale, and zone appropriate development is streamlined.

3.3 Number of planning consents granted by development type			
DEVELOPMENT TYPE	Phase 1 & 2	Phase 3	TOTAL (combined)
Residential	1,251	2,540	3,791
Industrial	61	39	100
Institutional	66	75	141
Commercial	131	237	368
Rural / Agricultural	725	207	932
Other	920	733	1,653
TOTAL	3,154	3,831	6,985

*NOTE: Includes applications for Planning Consent and Planning and Land Division Consent only.

**NOTE: An application can have multiple consents (i.e. staged consent, planning and land division).

***NOTE: Data was intersected with valuation data, not all records aligned and therefore numbers vary from 3.2.

Source: AGD – PLUS Development Application Processing (DAP) System

Comment

Residential development accounted for over 50% of total planning consents granted for the 2020-21 financial year.

The ability to now report on this data will enable greater analysis of the types of development occurring in our State over time, and the impact of policy changes.

3.4 Number of planning consents refused, by assessment pathway			
ASSESSMENT PATHWAY	Phase 1 & 2	Phase 3	TOTAL (combined)
Deemed to Satisfy (DTS)	0	0	0
Performance Assessed	11	22	33
Restricted	1	0	1
TOTAL	12	22	34

*NOTE: Includes applications for Planning Consent and Planning and Land Division Consent only.

**NOTE: An application can have multiple consents (i.e. staged consent, planning and land division).

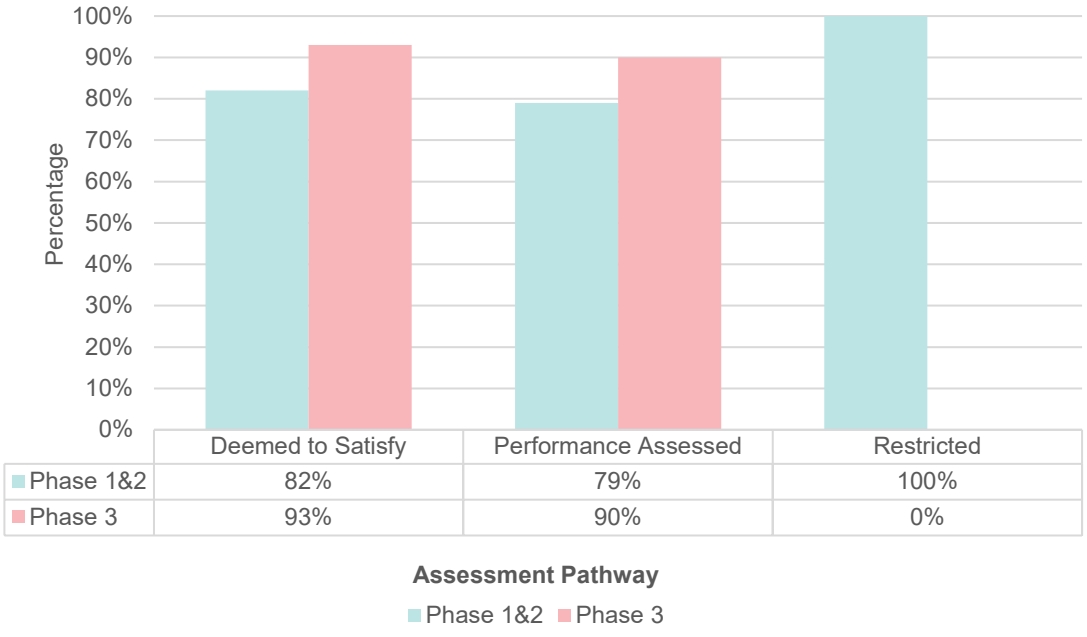
Source: AGD – PLUS Development Application Processing (DAP) System

Comment

The number of refusals accounts for 0.2% of total applications lodged, compared to 1% under the previous system. This will be another indicator to monitor closely over time when more applications have been assessed.

Importantly, the new system allows the Commission to analyse the reasons for refusal and to determine whether there is a need for policy enhancements or changes.

3.5 Percentage of planning decisions made within the statutory timeframes by assessment pathway



*NOTE: Includes applications for Planning Consent and Planning and Land Division Consent only. And includes approved or refused as a decision type.

Source: AGD – PLUS Development Application Processing (DAP) System

Comment

The improvement to assessment timeframes between Phase 1 & 2 to Phase 3, is likely the result of further technical enhancements made at the time of Phase 3 implementation.

The Commission continues to support all relevant authorities with the transition to the new system, and anticipates an increase in decisions made within the statutory timeframe.

3.6 Number of deemed consents			
	Phase 1 & 2	Phase 3	TOTAL
Performance Assessed	4	3	7
TOTAL	4	3	7

Source: AGD – PLUS Development Application Processing (DAP) System

Comment

Deemed consents were introduced under the new system. A deemed consent notice is used to obtain 'deemed planning consent' for a development application should a decision not be made by the relevant authority within the statutory timeframe.

In time, further analysis of data around the number, relevant authority and application type will help identify further system enhancements required (if any).

3.7 Number of building rules consent decisions (approved or refused)			
RELEVANT AUTHORITY	Phase 1 & 2	Phase 3	TOTAL
Accredited Professional	690	2,239	2,929
Council	1,984	1,284	3,268
Assessment Panel	101	7	108
State Planning Commission	4	0	4
TOTAL	2,779	3, 530	6,309

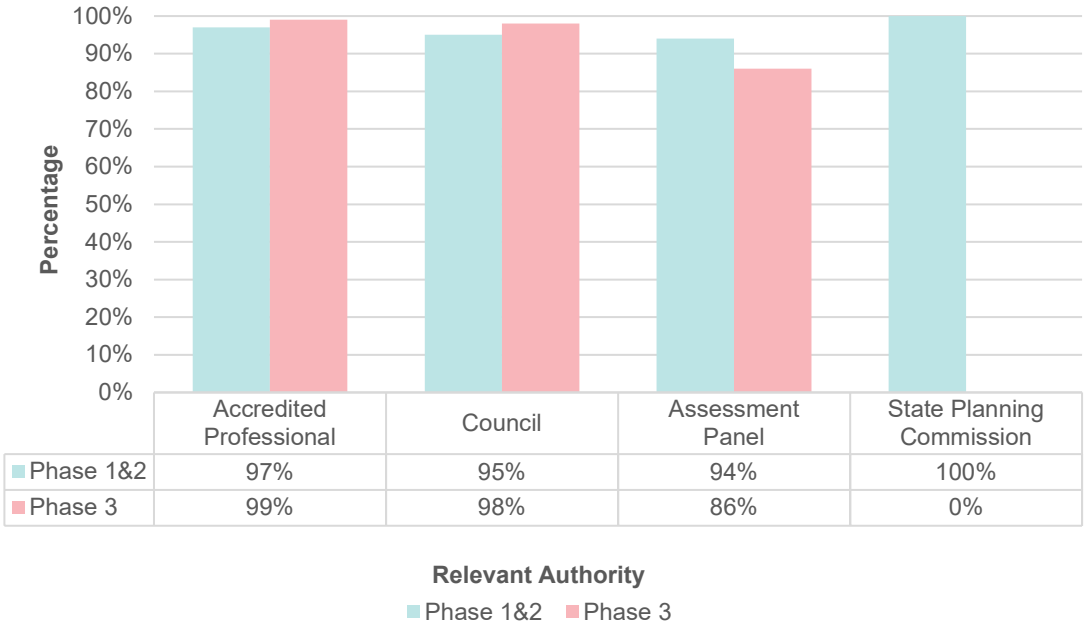
*NOTE: Applications for building rules consent only.

Source: AGD – PLUS Development Application Processing (DAP) System

Comment

Accredited professionals accounted for only 25% of total building rules decisions in Phase 1 & 2 Council areas, with this number increasing to over 60% in Phase 3 Council areas. This may reflect greater access and numbers of accredited professionals within the metro areas, and this is an area which the Commission will continue to monitor over time to determine if there are any other inhibiting factors.

3.8 Percentage of building rules decisions made within the statutory timeframe



*NOTE: Applications for building rules consent only.

Source: AGD – PLUS Development Application Processing (DAP) System

Comment

Generally speaking it appears the majority of building rules decisions are made within the statutory timeframes. This will be monitored over time to determine if any further enhancements required to improve assessment timeframes.

3.9 Number of building inspections undertaken as required by practice direction

	Phase 1 & 2	Phase 3	TOTAL
Class 1	208	24	232
Class 2-9	42	37	79
Farm buildings and sheds	20	0	20
Swimming pools	20	30	50
Other	114	13	127
TOTAL	404	104	508

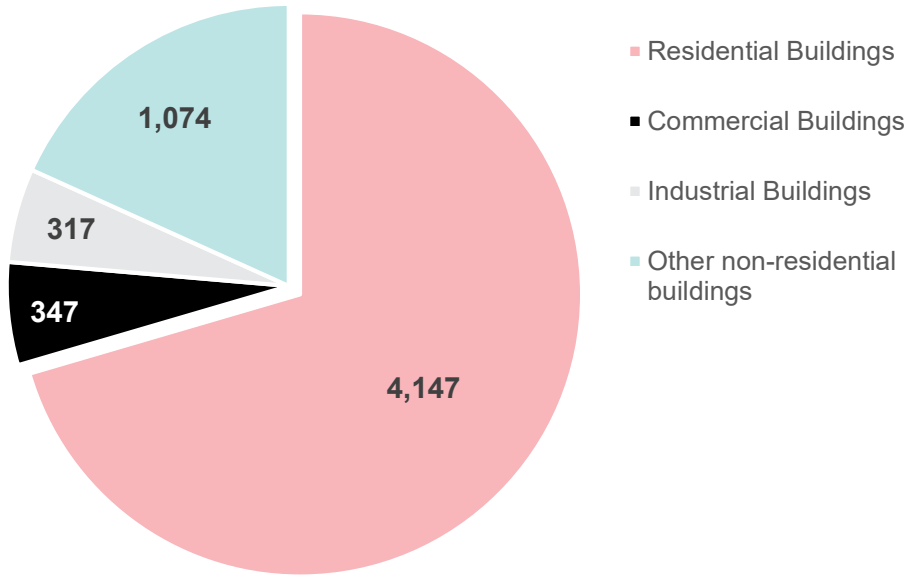
Source: AGD – PLUS Development Application Processing (DAP) System

Comment

It is important to note that while the number of building rules consents issued exceeds 6,300, this does not mean all building works have commenced. Noting this, a total of 508 building inspections were completed with the majority in Phase 1 & 2 Council areas.

This can best be explained by the greater amount of time an application has had to go through the development assessment process and on to the construction phase. Noting Phase 3 was implemented on 19 March 2021, this allows only 3 months for applications to have progressed through to construction.

3.10 Number of development approvals for buildings (ABS Functional Classification Code)



Source: AGD – PLUS Development Application Processing (DAP) System

*NOTE: Figures relate to the primary building class indicated on the relevant form.

Comment

This is an indicator typically used by the Australian Bureau of Statistics (ABS) to record what type of buildings are being constructed. Data extracted from the new system indicates over 70% of development approvals granted are for residential buildings. This is followed by other non-residential buildings, which could be associated with recreational or community facilities (i.e. schools).

3.11 Number of additional allotments approved in land divisions (i.e. granted land division certificate under section 138)

This will be reported on in future iterations of the Performance Indicators Scheme.

3.12 Land divisions within the Environment and Food Production Areas (EFPA) or Character Preservation District (CPD), including approvals, refusals, numbers of additions lots created and SCAP concurrence requests	
Lodgements	17 lodgements - 3 applications seeking additional allotments - 14 applications seeking boundary realignments
Approvals	n/a
Refusals	n/a
Additional lots created (deposited)	n/a
Boundary realignments	n/a
State Commission Assessment Panel (SCAP) concurrence requests	n/a

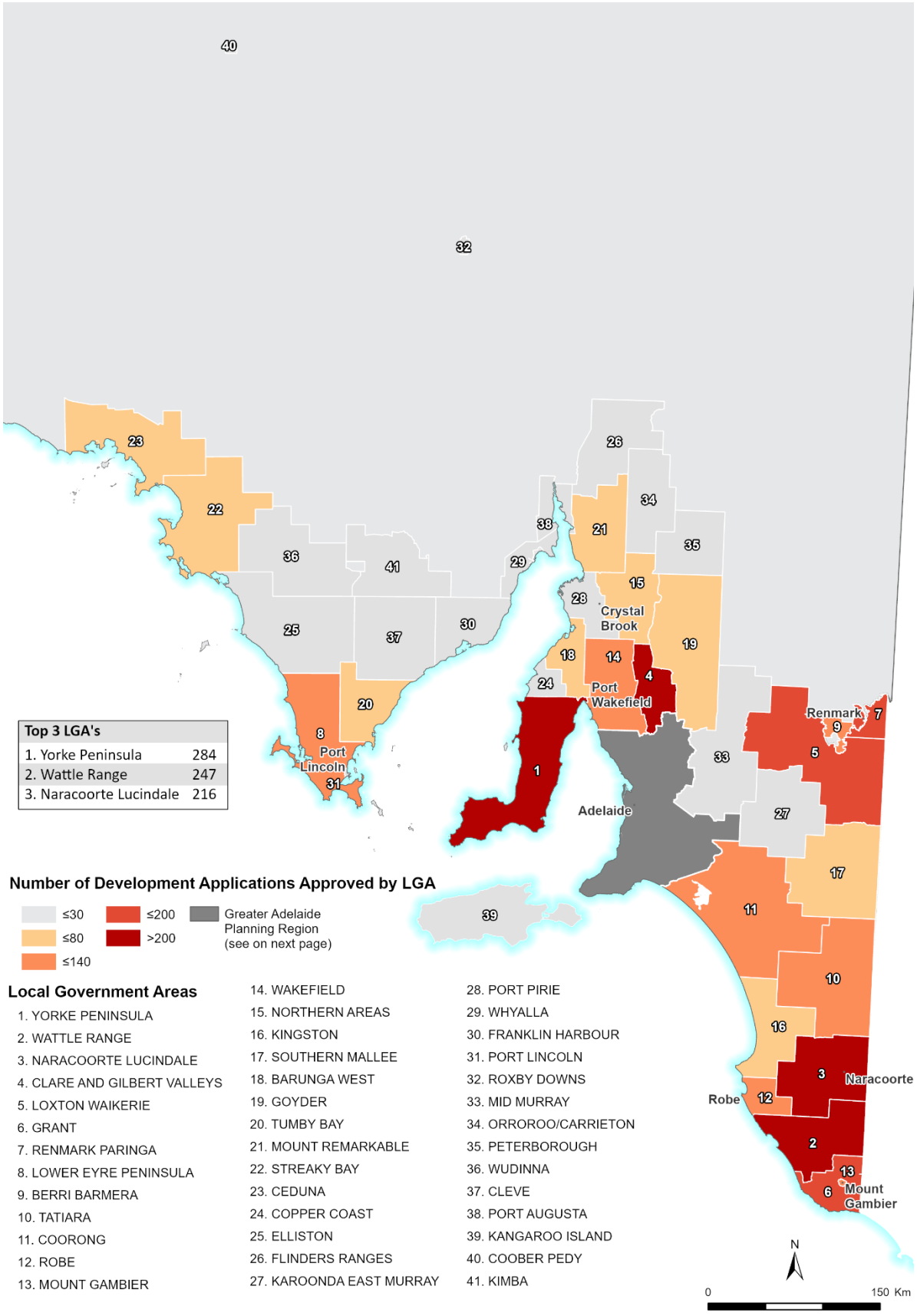
*NOTE: Includes applications for land division only, and applications for planning consent and land division.

Source: AGD – PLUS Development Application Processing (DAP) System

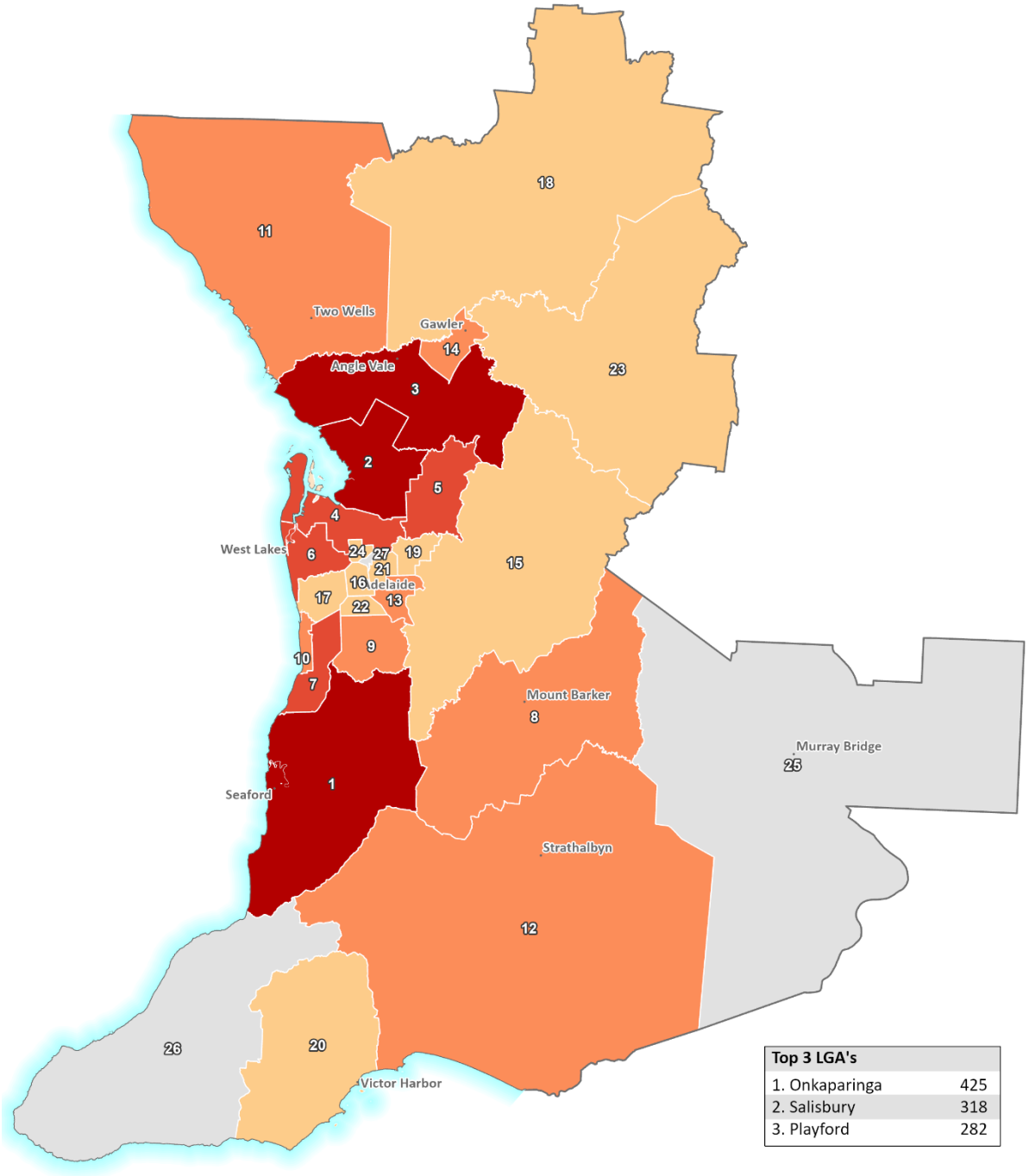
Comment

The majority of land division applications within areas affected by the Environment and Food Production Areas (EFPA) or Character Preservation Districts (CPD) were for boundary realignments. Those applications for additional allotments had not been determined by the end of the 2020-21 financial year.

Map 1: Approved Development Applications by LGA for South Australia



Map 2: Approved Development Applications by LGA for Greater Adelaide



4.0 COURT APPEAL INDICATORS

Indicator **4.1** reports on appeals made to the Environment, Resources and Development (ERD) Court by appeal type.

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

APPEAL TYPE	Phase 1 & 2	Phase 3	TOTAL
Applicant appeal against decision	2	1	3
Applicant appeal against process	1	-	1
Applicant appeal against condition of consent	-	-	-
Third party appeal against a decision	-	-	-
Third party appeal against process	-	-	-
TOTAL	3	1	4

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

Source: AGD – PLUS Development Application Processing (DAP) System

Comment

The number of appeals to date under the new system is low, however this will be monitored in time as more applications are processed (and then able to be contested).

The new system will be able to analyse the types of applications appealed, the reason why, and the applicable zoning and assessment process to determine if there are any enhancements that can be made to reduce the number of appeals over time.

5.0 MONETORY INDICATORS

Indicators in this section relate to monetary components under the Act.

5.1 Value of developments granted consent (planning, building and land division) by development type

	Phase 1 & 2	Phase 3	TOTAL
Residential	$39,997,433	$58,097,917	$98,095,350
Industrial	$13,644,070	$1,077,705	$14,721,775
Institutional	$4,299,703	$5,802,218	$10,101,922
Commercial	$12,097,431	$22,707,646	$34,805,077
Rural / Agricultural	$77,592,882	$14,890,259	$92,483,141
Other	$113,073,181	$69,689,935	$182,763,116
TOTAL	$260,704,700	$172,265,681	$432,970,381

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

**NOTE: Includes applications with Planning Consent, Planning and Land Division Consent, Land Division Consent and Building Rules Consent.

***NOTE: Applications which did not return a land use code or Parcel ID are not include in the table above.

Source: AGD – PLUS Development Application Processing (DAP) System

Comment

This data is calculated by merging estimated cost of approved development applications with valuation data to provide an indication as to what type of development activity is occurring.

Data is currently showing that 'other' forms of development are contributing the largest amount of construction value. Development captured under this could relate to multiple forms of development including recreational (i.e. stadiums, parks and community facilities), environmental works, infrastructure projects and transport projects.

5.2 Total fees collected (under the PDI Fees Notice 2021)	
	Fees Collected
Part 1 – fees under PDI (Accredited Professionals) Regulations, 2019	$112,920
Part 2 – fees relating to development assessment	$8,280,029
Part 3 – fees relating to building activity and use	$110,030
Part 4 – funds and off-set schemes	$189,670
Part 5 – other fees	$9,631
TOTAL	$8,702,280

Source: AGD – PLUS Development Application Processing (DAP) System

Comment

Given the staged implementation of the Code this only provides a sample size of fees likely to be collected in a full financial year. This will be monitored and analysed in more detail with future iterations of this Report.

Disclaimer

While every reasonable effort has been made to ensure this document is correct at the time of publication, the Minister, its agencies, instrumentalities, employees and contractors disclaim any and all liability to any person in respect to anything or the consequence of anything done or omitted to be done in reliance upon the whole or any part of this document.

www.plan.sa.gov.au

Attorney-General's Department
Level 5, 50 Flinders Street
GPO Box 1815
Adelaide South Australia 5000