



**Government
of South Australia**

STATE PLANNING COMMISSION

2020-21 Annual Report

STATE PLANNING COMMISSION

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Date presented to Minister: 30 September 2021

To:

Hon Vickie Chapman MP

Deputy Premier

Attorney-General

Minister for Planning and Local Government

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:

Helen Dyer

Chair

Date: 30 September 2021

Signature:

A handwritten signature in black ink, appearing to read 'Helen R. Dyer', written in a cursive style.

From the Commission Chair

The State Planning Commission is a non-partisan overarching body that provides advice and leadership on planning and development in South Australia.

In 2020-21, the Commission continued to meet the requirements of the *Planning, Development and Infrastructure Act 2016* to deliver on the implementation of the State's planning reform program, as well as a range of other planning initiatives to support South Australia's future development.

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



- Finalised implementation of the Planning and Design Code (the Code) through the e-planning system with the whole of South Australia on-line from 19 March 2021. This included a number of significant policy reforms designed to raise the bar on residential infill development.
- Finalised the framework and procedures to support proponents undertaking Code Amendments, including the preparation and publication of a Code Amendment Toolkit.
- Provided advice to the Minister on a number of Development Plan Amendments and managed the transition of each amendment into the Code.

The 2020-21 financial year has also been extremely busy for the Commission and its Committees more broadly, with the following outputs:

- The Commission progressed key components of the Growth Management Program (formerly the Metropolitan Growth Management (MGM) Program) including:
 - endorsing the Land Supply Reports to provide the evidence base around current and projected growth for Greater Adelaide;
 - commencing the 5-yearly review of the Environment and Food Production Areas;
 - commencing a regional planning program and encouraging the establishment of Joint Planning Boards; and
 - initiating a number of Code Amendments with broad impacts across the State, including amendments to address bushfire policy and mapping, and implementation of the Local Design Review Scheme.

- The Commission initiated the Open Space and Trees Review Project which will consider continued improvements to the regulation of trees in the planning and development system.
- In March 2021 a new State Planning Commission Chair was appointed by the Minister following the resignation of Mr Michael Lennon, who was one of the inaugural Members of the Commission.
- The Commission finalised its new policy on transparency and confidentiality, to make the operations of the Commission more open and accessible to the public.
- The State Commission Assessment Panel (SCAP) assessed its first development applications under the Code, as well as assessing remaining applications under the *Development Act 1993*.
- A new Deputy Presiding Member, Ms Rebecca Rutschack, was appointed to the SCAP.
- The Building Technical Panel continued to hold the delegated building-related statutory functions of the Commission.

In 2020-21, the Commission delivered a new planning system for South Australia that will ultimately provide a simpler, faster and more transparent process for planning and development across the State. The Commission will continue to monitor and improve the system over time, to ensure it operates as efficiently and effectively as possible.

I would like to commend the efforts of outgoing Chair Mr Michael Lennon, and Commission Members Mr Allan Holmes, Mr Craig Holden and Ms Sally Smith for their stewardship of the new system. I would also like to thank the staff of Planning and Land Use Services in the Attorney General's Department as well as the Department for Transport and Infrastructure for their sustained effort to achieve a fully electronic planning system for South Australia.



Helen Dyer

Chair

State Planning Commission

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Overview: about the Commission

Our strategic focus

Our Purpose	<p>As the State's principal planning advisory and development assessment body established under section 17 of the <i>Planning, Development and Infrastructure Act 2016</i> (the Act), the State Planning Commission is accountable to the Minister for Planning and Local Government for the administration of the Act.</p> <p>The Commission also has a role in furthering the objectives and principles of the Act (as provided in section 12 and 14 of the Act). This includes acting in the best interests of all South Australians, to encourage state-wide economic growth, to support liveability in ways that are ecologically sustainable, and to meet the needs and expectations, and reflect the diversity, of the State's communities by creating an effective, efficient and enabling planning system.</p> <p>As a statutory authority, the Commission exists for a public purpose, and is required to take into account government policy and comply with existing legislation in the exercise of its powers and functions provided in sections 22 and 23 of the Act.</p>
Our Vision	<p>An outstanding planning system that:</p> <ul style="list-style-type: none"> • Engages and serves the citizens of South Australia in building prosperous communities; • Is reasoned and rational, based on evidence and research; • Leads to effective stewardship of South Australia's assets and resources; and • Is ambitious, enterprising and aspirational.
Our Values	<p>The State Planning Commission will:</p> <ul style="list-style-type: none"> • Act lawfully; • Act impartially; • Maintain the confidence of Government, the Parliament, industry and other stakeholders; • Work across government and with business and community; and • Deliver results.

Our organisational structure

The membership of the State Planning Commission during the 2021-22 financial year was as follows:

Michael Lennon, Chair – 1 November 2018 to 19 March 2021

Helen Dyer, Member – 1 Nov 21 to 22 Mar 21; Chair – 22 Mar 21 to 31 Oct 21

Craig Holden, Member – 1 November 2018 to 31 October 2021

Allan Holmes, Member – 30 May 2020 to 31 October 2021

Sally Smith, Ex-Officio – 29 May 2020 to 31 October 2021*

*Michael Burdett was Acting Executive Director, Planning and Land Use Services, from 28 June 2021 – 30 July 2021 and was also Ex-Officio Member of the Commission during this period.

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 28 SCAP meetings were held during the 2020-21 financial year, plus 3 site visits to various locations.

On 19 December 2019 the State Planning Commission approved a new terms of reference to reform the Building Committee to the **Building Technical Panel**. The Building Technical Panel undertakes delegated building-related statutory functions of the Commission. The Building Technical Panel did not meet during the 2020-21 financial year.

Changes to the Commission

During 2020-21, there were the following changes to the Commission's structure and objectives as a result of internal reviews or machinery of government changes:

- From 29 July 2020, the *Planning, Development and Infrastructure Act 2016* was attributed to the Minister for Planning and Local Government (previously the Minister for Planning).
- This machinery of government change meant that the Commission was supported by the Attorney General's Department from 29 July 2020. Prior to 29 July 2020, the Commission was supported by the (former) Department of Planning, Transport and Infrastructure.

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 four objectives in its 2020-21 Strategic Plan were:

- Implementing the New Planning System
- Leading on Planning Policy
- Administering the Act
- Engaging South Australians

As of 19 March 2021, the new Planning and Design Code and e-planning system, which is the first of its kind in Australia, were implemented for the whole of South Australia. Further to this, throughout the reporting year, the Commission undertook and commenced a number of projects to advance planning policy in South Australia.

Commission response to COVID-19

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

Commission specific objectives and performance

The Commission's performance against the four priorities in the Commission's 2020-21 Strategic Plan are listed below:

Commission objectives	Indicators	Performance
Implementing the New Planning System	a) Implementing the Planning and Design Code and e-planning System for Phase 3 b) Prioritising an orderly Code Amendment Process	a) Implementing the Planning and Design Code and e-planning System for Phase 3 <ul style="list-style-type: none"> • From 19 March 2021, the <i>Planning, Development and Infrastructure Act 2016 (Act)</i> replaced the <i>Development Act 1993</i>. This brought into effect a single source of State-wide planning rules for simpler, clearer and more consistent zoning policy via the Planning and Design Code (the Code) and e-planning system. • All South Australians can now lodge and track development applications online, search property zoning, find an accredited professional, review development rules, make payments, submit information, and track major projects and development activity across the State.

		<ul style="list-style-type: none"> • The first full iteration of the Code which came into effect on 19 March 2021, reflects and focusses on significant areas of reform including: <ul style="list-style-type: none"> ○ lifting the bar on the quality of infill development; ○ protecting our character and heritage; ○ protecting native vegetation; and ○ promoting 'value adding' in rural areas. <p>b) Prioritising an orderly Code Amendment Process</p> <ul style="list-style-type: none"> • The Commission has developed supporting material to assist private proponents, Councils and other entities in undertaking Code Amendments. This included the preparation of a Code Amendment Toolkit which will guide parties seeking to undertake a Code Amendment through the statutory process. • The Commission established a call for issues process to seek feedback from a range of stakeholders on possible policy improvements to the Code which will form part of the Commission's Miscellaneous and Technical Code Amendment in 2021. • The Commission has initiated two Code Amendments with State-wide strategic benefit, including Code Amendments to address bushfire policy and to implement the Local Design Review Scheme. • The Commission finalised advice to the Minister on a number of Development Plan Amendments (DPA) – including the Payneham and Stepney Strategic Sites DPA, the Oaklands Park Renewal DPA and the Aldinga Suburban Neighbourhood DPA. The Commission also managed the transition of each DPA into the Code. • A number of Local Heritage DPAs were lodged for approval including the Gawler, Mount Barker, Walkerville and Holdfast Bay Local Heritage in Transition DPAs. The Commission will consider these Local Heritage DPAs and provide advice to the Minister. • The Commission advised the Minister on the initiation of numerous Code Amendments proposed by Councils and private proponents.
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		<ul style="list-style-type: none"> The Commission initiated the Open Space and Trees Review Project which will consider a range of policy and regulatory improvements for regulated and significant trees.
Leading on Planning Policy	<ul style="list-style-type: none"> a) Facilitate establishment of Joint Planning Boards b) Introduce the Metropolitan Growth Management Plan c) Review the Environment and Food Production Areas (EFPA) d) Commence Update to the 30-Year Plan for Greater Adelaide e) Develop a Regional Planning Program for 2021-23 f) Formalise City Precinct Masterplans, including the Riverbank and further precincts, in partnership with the City Of Adelaide g) Review Open Space Provisions and Off-Set Schemes h) Initiate a National 	<ul style="list-style-type: none"> a) Facilitate establishment of Joint Planning Boards <ul style="list-style-type: none"> The Commission has received regular updates regarding Joint Planning Boards, and noted that several groups of Councils have progressed joint planning arrangements to various degrees. The Commission has also noted that the key focus for Councils in 2020-21 has been on transition to the Planning and Design Code and the establishment of Regional Assessment Panels. The Commission anticipates there will be a greater level of progress towards the establishment of Joint Planning Boards during the remainder of 2021. b) Introduce the Metropolitan Growth Management Plan <ul style="list-style-type: none"> The Metropolitan Growth Management Program was renamed as the Growth Management Program (the GMP) to better reflect its broader role in managing growth and development across the State. The GMP now includes the following components: <ul style="list-style-type: none"> ○ Land Supply Report ○ Regional Plans ○ Projected Population Growth ○ Code Amendments ○ EFPA and CPD and other policy reviews ○ On-line mapping and reporting In 2020-21, the Commission progressed or supported a number of components of the GMP, including: <ul style="list-style-type: none"> ○ endorsed the Land Supply Report for Greater Adelaide; ○ commenced the review of the Environment and Food Production Areas;

	<p>Planning Forum with a focus on planning in a post COVID-19 world</p>	<ul style="list-style-type: none"> ○ commenced the regional planning program; and ○ progressed or provided advice to the Minister on a range of Development Plan Amendments and Code Amendments which proposed areas of growth within Greater Adelaide. <ul style="list-style-type: none"> • The Department manages other components of the GMP, including the Land Supply Report, Projected Population Growth and on-line mapping and reporting tools. <p>c) Review the Environment and Food Production Areas</p> <ul style="list-style-type: none"> • The Commission's 5-yearly review of the Environment and Food Production Areas (EFPA) commenced in early 2021. • The review has been and will continue to be delivered via a staged program as follows: <ul style="list-style-type: none"> ○ Stage 1 involved an investigation into Greater Adelaide's land supply for residential and employment land over the next 15 years (completed); and ○ Stage 2 will involve community engagement and inviting submissions on anomalies which are trivial in nature in the EFPA boundaries (in progress). <p>d) Commence Update to the 30-Year Plan for Greater Adelaide</p> <ul style="list-style-type: none"> • The Commission has received updates on the Regional Planning Program including the 30-Year Plan for Greater Adelaide. It is anticipated that the update to the 30-Year Plan for Greater Adelaide will be finalised by early-mid 2023, as required under the Act. <p>e) Develop a Regional Planning Program for 2021-23</p> <ul style="list-style-type: none"> • The Commission is responsible for preparation of Regional Plans in areas where no Joint Planning Board (JPB) is formed. Where a JPB has been formed, the JPB will instead prepare the Regional Plan for the relevant area. • The Commission has received updates on the Regional Planning Program including the
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		<p>Regional Plans for Greater Adelaide and non-metropolitan South Australia.</p> <ul style="list-style-type: none"> • The Commission has noted that stage one of the Regional Planning Program is focusing on Research, Preparation and Governance, which is expected to be completed by late 2021. • Individual programs for each of the Regional Plans will be developed following confirmation of the establishment of Joint Planning Boards by regional councils. <p>f) Advise on City Precinct Masterplans, including the Riverbank and further precincts, in conjunction with the City Of Adelaide</p> <ul style="list-style-type: none"> • In June 2021, the Commission provided advice to the Minister on initiation of the Riverbank Precinct Code Amendment which will seek to enable opportunities to further enhance the Riverbank as one of the State's premier entertainment and health precincts. <p>g) Review Open Space Provisions and Off-Set Schemes</p> <ul style="list-style-type: none"> • In progressing this body of work, the Commission was conscious that the establishment and management of open space provisions and off-set schemes is largely a regulatory function of the Minister under the Act. • In 2020-21, the Commission initiated the Open Space and Trees Project which will seek to achieve the following objectives: <ul style="list-style-type: none"> ○ Quantify an appropriate fee for removal of regulated and significant trees. ○ Identify an appropriate list of species to be included as regulated and significant trees, drawing on a range of data held by the Department and councils. • The Commission also provided advice to the Minister prior to the approval and implementation of the new Urban Trees Off-Set Scheme, which supports the operation of the Urban Trees Overlay in the Code. <p>h) Initiate a National Planning Forum with a focus on planning in a post COVID-19 world</p>
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		<ul style="list-style-type: none"> • In 2020-21, the Chair of the Commission attended the Inter-Jurisdictional Forum of Independent Planning Bodies led by the New South Wales Independent Planning Commission. The Forum was held in June 2021, with various Australian State and Territory representatives in attendance, as well as representatives from the United Kingdom and Ireland. • The Forum provided an opportunity for jurisdictions to share experiences and lessons around the operations of independent consent authorities.
Administering the Act	<p>a) Fulfil obligations under the act, including monitoring and reporting on the implementation and performance of the new planning system</p> <p>b) Ensure sound governance of the Commission</p> <p>c) Continually improve the operation of the Commission, the SCAP and the Building Technical Panel in line with Ministerial and community standards</p>	<p>a) Fulfil obligations under the Act, including monitoring and reporting on the implementation and performance of the new planning system</p> <ul style="list-style-type: none"> • The Commission's charter is to act in the best interests of all South Australians in promoting the objectives and principles outlined in the Act. • This includes encouraging and facilitating State-wide economic growth and investment as well as supporting urban renewal, high-quality design, activation, liveability, and sustainability. • In fulfilling its obligations under the Act, the Commission has complied with its Annual Reporting requirements, including the development of performance measures, by finalising the Performance Indicators Scheme. This Scheme first became operational on 1 July 2020, however since the full implementation of the Code on 19 March 2021 this Scheme was subject of a review and consequently revised to better reflect the final version and timing of implementation of the Code. This revised version was adopted by the Commission on 10 June 2021 and approved by the Minister on 28 June 2021. • In addition, in accordance with its obligations under the Act, in 2020-21 the Commission has: <ul style="list-style-type: none"> ○ finalised the Phase Three (Urban Areas) Planning and Design Code, including undertaking engagement as required under the Community Engagement Charter;

		<ul style="list-style-type: none"> ○ provided advice to the Minister on a number of proposals to initiate Code Amendments; ○ through delegation to the State Commission Assessment Panel, carried out development assessment functions where the Commission is the relevant authority under the Act; ○ commenced its 5-yearly review of the Environment and Food Production Areas; and ○ commenced its Regional Planning Program. <p>b) Ensure sound governance of the Commission</p> <ul style="list-style-type: none"> • In early 2021, the Commission undertook a thorough review of its delegations, including those to the State Commission Assessment Panel, the Building Technical Panel and the Department. This review was aimed at ensuring the Commission's delegations were fit for purpose and appropriate prior to the implementation of the new planning system under the Act. New instruments of delegation were approved by the Commission in March 2021, and will be reviewed on a 6-monthly basis. • The Commission finalised its annual Governance Audit in May 2021, which included review and update to the Commission's policies and procedures as required, including updates to the Commission's Governance Manual which provides a governance framework for the Commission's operations. • The Commission also undertakes a 6-monthly review and annual update of its Risk Register. The last review and update of the Risk Register was undertaken in May 2021. <p>c) Continually improve the operation of the Commission, the SCAP and the Building Technical Panel in line with Ministerial and community standards</p> <ul style="list-style-type: none"> • The Chair held one on one performance review meetings with each Member and the Ex-Officio member during 2020-21, as well as with the Presiding Member of the SCAP.
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		<ul style="list-style-type: none"> • The Chair also meets regularly with the Presiding Member of the SCAP, where the performance of the SCAP and its members is discussed as necessary. • The Commission also appointed a new Deputy Presiding Member to the SCAP in June 2021. • To assist with the management of absences and conflicts of interest, SCAP Occasional Members have also been appointed by the Commission and were utilised in the last half of 2020-21.
Engaging South Australians	<p>a) Engage the South Australian community</p> <p>b) Build on relationships and partnerships with Local Government</p> <p>c) Improve the transparency of the Commission</p>	<p>a) Engage the South Australian community</p> <ul style="list-style-type: none"> • In November 2020, an additional six-week period of public consultation was held on the draft Phase Three (Urban Areas) Planning and Design Code to provide South Australians a further opportunity to comment on the Code. This resulted in significant improvements with the addition of several new overlays and zones to better reflect local conditions and address topics raised during the initial five-month period of public consultation held from October 2019 to February 2020 (during which over 2,000 written submissions were received). • Consultation was delivered via a comprehensive Community Engagement Plan which considered and complied with the requirements of the Community Engagement Charter under the Act, and built on the experience from previous consultations on Phase One and Phase Two of the Code. In response to COVID-19, all engagement events and resources were conducted adhering to strict protocols with digital / virtual alternatives included to ensure everyone had the opportunity to be heard as well provide feedback. • In preparation for the new planning system's launch in March 2020, a comprehensive package of Business Readiness resources and Training Programs were made available to stakeholders (councils, industry and community) to ensure they were able to navigate and work within the new planning system.

		<ul style="list-style-type: none"> The Commission has also held or initiated consultation and engagement activities on other important projects throughout the reporting period, such as the updated heritage guidelines for Colonel Light Gardens (in partnership with Heritage SA), the Urban Tree Canopy Off-set Scheme, and the inaugural five-yearly review of the Environment and Food Production Areas. <p>b) Build on relationships and partnerships with local government</p> <ul style="list-style-type: none"> The Community Engagement Charter requires the Commission to notify and consult the Local Government Association with respect to any proposals that will affect councils generally. Throughout 2020-21, the Commission has engaged or consulted local government on a range of matters, including on the following: <ul style="list-style-type: none"> the Phase Three (Urban Areas) Planning and Design Code Amendment; the rollout of training on the new planning system in the latter half of 2020 for Phase Three Councils and their planning staff; the Open Space and Trees Project; the State-wide Bushfire Hazards Overlay Code Amendment; and the statutory review of South Australia's Environment and Food Production Areas (EFPAs). The Commission also partnered with local councils, the University of South Australia and the Office of Aging on the Co-Housing of Aging Well Initiative that focuses on applying innovative, flexible and smart design to older houses to suit co-housing arrangements for older residents wishing to age in place. In May 2021, this program received a South Australian Local Government Award for Excellence in Leadership in the Community partnership category. <p>a) Improve the transparency of the Commission</p> <ul style="list-style-type: none"> In late 2020 and early 2021, the Commission undertook a detailed review of its meeting procedures with a view to increasing the
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		<p>transparency of the Commission through both its advisory and decision making functions.</p> <ul style="list-style-type: none"> • In June 2021, the Commission formally adopted its new policy on transparency and confidentiality. This policy provides for all Agendas, Minutes, Decisions and Agenda Reports (including attachments) to be made available to the public, except where there are sound reasons for not releasing or for delaying release of those items. The policy requires confidentiality to be established through a set of clear criteria, for each item considered by the Commission. • Changes to the Commission's website were undertaken in June 2021 to implement the policy and the new measures commenced from 1 July 2021. These measures will see all Agenda Reports considered by the Commission designated as: <ul style="list-style-type: none"> ○ <i>Not Confidential (Release Immediately)</i> – report and attachments will be published in full with the Minutes of the meeting; ○ <i>Not Confidential (Release Delayed)</i> – release of report and attachments will be delayed for a specified period to allow for advice to be considered and a decision to be made; or ○ <i>Confidential</i> – report and attachments will not be published. • Details of the new transparency measures are available in the Commission's Governance Manual on the Commission's website.
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Employment opportunity programs

The Commission does not employ staff. During 2020-21 those staff who undertook the work of the Commission were employed through the Department of Planning, Transport and Infrastructure and (after 29 July 2020) the Attorney-General's Department following machinery of government changes.

Commission performance management and development systems

Performance management and development system	Performance
State Planning Commission Review	Since the <i>Planning, Development and Infrastructure Act 2016</i> was introduced, elements of the new system have been delivered in a coordinated way and are now fully operational.
Commission Chair performance review meetings with Commission Members	The Chair held one on one performance review meetings with each Member and the Ex-Officio member during this reporting period.
The 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.
The Building Technical Panel	The Building Technical Panel did not receive any applications throughout the 2020-21 period and as such, did not meet.
Employees of the Attorney General's Department (AGD) supporting the Commission	Performance management and development of all AGD employees is undertaken through the AGD process.

Work health, safety and return to work programs

Program name	Performance
During 2020-21, the State Planning Commission came under the work health, safety and rehabilitation programs of Attorney-General's Department (AGD).	AGD reports on these programs in its annual report, which can be found at: www.agd.sa.gov.au/resources/reporting-and-disclosures/annual-reports

Workplace injury claims	2020-21	2019-20	% 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	2020-21	2019-20	% Change (+ / -)
Number of notifiable incidents (<i>Work Health and Safety Act 2012, Part 3</i>)	N/A	N/A	N/A
Number of provisional improvement, improvement and prohibition notices (<i>Work Health and Safety Act 2012 Sections 90, 191 and 195</i>)	N/A	N/A	N/A

Return to work costs**	2020-21	2019-20	% 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

Executive employment in the Commission

The Commission does not employ staff. During 2020-21 those staff who undertook the work of the Commission were employed through the Department of Planning, Transport and Infrastructure and (after 29 July 2021) the Attorney-General's Department following machinery of government changes.

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 2020-2021 are attached to this report.

Statement of Comprehensive Income	2020-21 Budget \$000s	2020-21 Actual \$000s	Variation \$000s	Past year 2019-20 Actual \$000s
Total Income	0	1333	0	1347
Total Expenses	0	1333	0	1347
Net Result	0	0	0	0
Total Comprehensive Result	0	0	0	0

Statement of Financial Position	2020-21 Budget \$000s	2020-21 Actual \$000s	Variation \$000s	Past year 2019-20 Actual \$000s
Current assets	0	26	0	35
Non-current assets	0	0	0	0
Total assets	0	26	0	35
Current liabilities	0	26	0	35
Non-current liabilities	0	0	0	0
Total liabilities	0	26	0	35
Net assets	0	0	0	0
Equity	0	0	0	0

Consultants disclosure

The State Planning Commission did not engage any consultants during 2020-21.

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

Consultancies	Purpose	\$ Actual payment
All consultancies below \$10,000 each - combined	Various	Nil

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

Consultancies	Purpose	\$ Actual payment
Business name	Purpose	Nil

Consultancies	Purpose	\$ Actual payment
	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	Various	Nil

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

Contractors	Purpose	\$ Actual payment
Business name	Purpose	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. [View the agency list of contracts.](#)

The website also provides details of [across government contracts.](#)

Other financial information

Nil to report.

Risk management

Fraud detected in the agency

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

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

Strategies implemented to control and prevent fraud

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

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

Officers of the Attorney-General's Department 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*.

Data for previous years is available at: www.dpti.sa.gov.au/annual_report

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: www.dpti.sa.gov.au/annual_report

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

Reporting required under any other act or regulation

Act or Regulation	Requirement
<i>Planning, Development and Infrastructure Act 2016 (Act)</i>	<p>32—Annual report</p> <p>(1) The Commission must, on or before 30 September in every year, forward to the Minister a report on the Commission's operations for the preceding financial year.</p> <p>(2) The report must contain any information required by the regulations.</p> <p>(3) The Minister must, within 6 sitting days after receiving a report under this section, cause copies of the report to be laid before both Houses of Parliament.</p> <p>Schedule 4 – Performance Targets and Monitoring</p> <p>2—Monitoring and evaluation of performance and trends</p> <p>(1) The Commission may, with the approval of the Minister, establish a scheme for the monitoring and evaluation of performance in the exercise of statutory functions under this Act.</p> <p>(2) A scheme under subclause (1) may include—</p> <ul style="list-style-type: none"> (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. <p>(3) The Commission may, from time to time, with the approval of the Minister, vary or substitute a scheme under subclause (1).</p> <p>(4) The Commission must include in its annual report information about its assessment of performance and trends under the scheme established under this clause.</p>

Act or Regulation	Requirement
<i>Planning, Development and Infrastructure (General) Regulations 2017 (PDI Regulations)</i>	<p>5—Annual report—Commission</p> <p>For the purposes of section 32(2) of the Act, an annual report of the Commission must also contain the following information:</p> <ul style="list-style-type: none"> (a) information about any strategic or other similar objective adopted by the Commission for the coming year or years; (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; (c) information about— <ul style="list-style-type: none"> (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; (d) information about any review under clause 3 of Schedule 4 of the Act concluded during the relevant financial year

Schedule 4 section 2(1) of the PDI Act

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

This Scheme first became operational on 1 July 2020, however since the full implementation of the Planning and Design Code on 19 March 2021 this Scheme was subject of a review and consequently revised to better reflect the final version and timing of implementation of the Code. This revised version was adopted by the Commission on 10 June 2021 and the Minister approved substitution of the updated Scheme on 28 June 2021. The substituted Scheme will apply for the purpose of reporting for the 2020-21 financial year.

Schedule 4 section 2(4) of the PDI Act

The Performance Indicators Scheme Report for 2020-21 is included at **Appendix A**.

While the original Scheme commenced on 1 July 2020, the revised version was approved by the Minister in June 2021. Noting this, the first annual report under the Scheme has been provided for the 2020-21 financial year, and will apply the performance indicators in the revised Scheme as approved by the Minister in June 2021.

Given the staggered implementation of the new planning system, the Performance Indicators Scheme Report does not capture a full financial years' worth of data and should be read in this context. In particular the data in the Performance Indicators Scheme Report includes the following:

- Phase One Area – 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; and
- Phase Three Areas – includes data for a portion of the reporting period from 19 March 2021 to 30 June 2021.

Regulation 5(a) of the PDI Regulations:

During the 2020-21 financial year, the Commission conducted a number of strategic planning workshops to inform development of its Strategic Plan for 2021-22. The Strategic Plan 2021-22 was approved in August 2021 and published on the [Commission's website](#). The Strategic Plan outlines the priorities for the next phase of the Commission's operations.

Regulation 5(b) of the PDI Regulations:*Long-term focus principles*

The 'Principles of Good Planning' set out in section 14 of the Act are referenced in the State Planning Policies which are available on the PlanSA Portal. These State Planning Policies are the highest order policy document in South Australia's planning system. They outline matters of importance to the state in land use planning and development and provide a policy environment aimed at enhancing our liveability, sustainability and prosperity.

Special Legislative Schemes for the State Planning Policies also became operational on 27 May 2019. These Schemes address laws that have a direct link to the planning system and are of significant importance to the state. The Schemes will operate in addition to the suite of 16 State Planning Policies which came into operation 27 May 2019 to collectively set out a state-wide vision for South Australia's planning and development system.

In addition to this, the Regional Plans will provide an extra level of detail on the long-term (15-30 year) vision for a specific region within South Australia, and must be consistent with the State Planning Policies outlined above. These Regional Plans will

include provisions about the integration of land use, transport infrastructure and the public realm. The Commission has commenced its Regional Planning Program, and either the Commission, or Joint Planning Boards (as relevant) are required to deliver Regional Plans across the State by early 2023.

Urban renewal principles

During 2020-21, the Commission finalised advice to the Minister on a number of Development Plan Amendments, which provide strong examples of urban consolidation through logical consolidation and redevelopment of existing urban areas. This included Aldinga Suburban Neighbourhood Development Plan Amendment and Oaklands Park Renewal Development Plan Amendment.

In addition to this, the Commission also finalised advice to the Minister recommending the initiation of the following amendments to the Planning and Design Code:

- 1 Walkerville Terrace, Gilberton
- Thaxted Park Golf Club Code Amendment
- Riverbank Precinct Code Amendment
- 197 Randell Road, Hindmarsh Island Code Amendment
- Flemington Street, Glenside Code Amendment
- Port Bonython Code Amendment
- Buckland Park Suburban Activity Centre Zone Code Amendment
- Lockleys Code Amendment
- 15-17 and 19-29 Glynburn Rd, Glynde Code Amendment
- Loveshack Route Code Amendment
- 65-73 Mooringe Avenue, Plympton Code Amendment
- Scotty's Corner Code Amendment
- Albert Park Mixed Use Code Amendment

The Environment and Food Production Area (EFPA) continues to operate as a statutory mechanism for avoiding encroachment of urban areas on areas of rural, landscape or environmental significance, as contemplated in section 14(b) of the Act. The Commission has commenced its review of the EFPA, which is expected to be completed in November 2021 with any subsequent variations to the EFPA boundaries implemented in early 2022.

High-quality design principles

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

The Act enables South Australia's new planning system to place greater emphasis on high-quality design. One of the ways it will do this is by creating more opportunities to participate in Design Review under a new Local Design Review Scheme (the Scheme). The Scheme was approved by the Minister for Planning and Local Government in March 2021, following consultation with the Commission, local councils, peak industry bodies and the community.

To facilitate the Scheme becoming operational, in May 2021 the Commission initiated an amendment to the Planning and Design Code which proposes to specify which development types will be eligible for Local Design Review.

Activation and liveability principles

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

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

The policy intends to deliver multiple benefits for activation and liveability, including:

- increasing tree planting, urban green cover and space for gardens;
- ensuring adequate on-site parking and reducing the loss of on-street parking;
- increasing street amenity by incorporating design features to enhance building façades; and
- more effective management of stormwater associated with residential infill developments.

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

Sustainability principles

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

In particular, in formulating the policy improvements in the Phase Three Code, feedback from the community and industry highlighted tree canopy, stormwater management and rainwater tanks as areas of particular concern.

In response, the Commission contracted BDO EconSearch and Tonkin Engineering to produce two Options Analysis reports, addressing the costs and benefits of Stormwater Management and Tree Canopy Cover. This evidence-based research addressed and informed the key decisions made in the Code policy, including changes to the Code which provides minimum tree planting and soft landscaping requirements as well as requirements for rain water tanks for new dwellings.

Investment facilitation principles

From March 2021, all development applications in South Australia have been lodged on-line through the PlanSA Portal instead of being submitted to individual councils. The roll-out of the Planning and Design Code and the e-planning System has revolutionised the way that planning is undertaken in South Australia by:

- replacing the 72 development plans with one universal document;
- ensuring that the development application process is faster, simpler, fairer and more transparent; and
- standardising planning frameworks across the state, improving objectivity and reducing subjectivity while retaining flexibility to accommodate local circumstances.

The Commission will continue to monitor and report on the performance and efficiency of the planning system as required under the Act, and through the Performance Indicators Scheme. Reporting in future years will allow the Commission to track the ongoing efficiency of the system over a number of years, and between various assessing bodies operating within the planning system.

Integrated delivery principles

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

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

The Land Supply Reports for Greater Adelaide will provide an evidence and data-driven foundation for the Commission's regional and strategic planning work, including the review and update of the 30-Year-Plan for Greater Adelaide.

Regulation 5(c) of the PDI Regulations:

The Performance Indicators Scheme will provide information about the overall health of the planning system. The Scheme was operational from 1 July 2020, but was subsequently revised by the Commission and approved by the Minister in June 2021, to address the staged implementation of the Planning and Design Code.

The first reporting under the Scheme will occur for the 2020-21 financial year, and is included in **Appendix A**. As noted above, this Performance Indicators Scheme Report includes data from portions of the reporting period, as the Code and the e-planning system was implemented across the State. This Report also adopts and measures against the updated Scheme approved by the Minister in June 2021.

Regulation 5(d) of the PDI Regulations:

The Minister did not exercise a power of review in 2020-21.

Public complaints

Number of public complaints reported

Complaints against Commission Members are received by the Minister for Planning and Local Government 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 2020-21.

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 did not receive any complaints against members of the SCAP, but it did receive 3 complaints under Regulation 11 against members of council assessment panels. As these complaints are not considered complaints against staff of the Commission or the Department, they have not been included in the table below.

The Commission was also referred an additional 2 complaints by the Independent Commissioner Against Corruption during the reporting period. However, as these complaints were not received in the form required under Regulation 11, these were managed outside of the Commission's formal complaints handling procedures and have not been included in the table below.

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

www.saplanningcommission.sa.gov.au/about_the_commission.

Complaint categories	Sub-categories	Example	Number of Complaints 2020-21
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

Complaint categories	Sub-categories	Example	Number of Complaints 2020-21
Communication	Communication quality	Inadequate, delayed or absent communication with customer	0
Communication	Confidentiality	Customer's confidentiality or privacy not respected; information shared incorrectly	0
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	0

Complaint categories	Sub-categories	Example	Number of Complaints 2020-21
		service/ premises; poor cleanliness	
Service quality	Service responsiveness	Service design doesn't meet customer needs; poor service fit with customer expectations	0
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 resulting from complaints or consumer suggestions over 2020-21

The Commission received three complaints against council assessment panel members in 2020-21. The Commission investigated all of these complaints and found breaches of the Minister's Code of Conduct for Assessment Panel Members in two cases. As a result, the Commission recommended that relevant councils undertake further training with the relevant council assessment panel member, and other panel members as appropriate.

The Commission did not proceed to investigation of two complaints referred by the Independent Commissioner Against Corruption as they were not received in the prescribed form under Regulation 11(3) of the PDI Regulations. In both situations, the subsequent steps taken by the Commission to receive the complaint in the prescribed form were unsuccessful.

Performance Review Measures

The Commission did not receive any complaints against members of the SCAP in 2020-21. However, it has nonetheless prioritised to continually review and improve the operations of the Commission and the SCAP through the following mechanisms:

- The Chair of the Commission regularly meets with the Presiding Member of the SCAP, which provides an opportunity to discuss the performance of the SCAP and its members.
- The Chair held one on one performance review meetings with each Member and the Ex-Officio member during this reporting period.

Where a breach of the Code of Conduct by a member of an assessment panel has been substantiated following an investigation by the Commission, the Commission has recommended appropriate remedies to the respondent and the relevant Council. In each case where this occurred during 2020-21, the Commission has received subsequent correspondence from the relevant Council advising that the Commission's recommendations had been implemented, or other appropriate course of action taken by the Council in response.

Appendix A: Performance Indicators Scheme Report 2020-21

Appendix B: Audited financial statements 2020-21

PERFORMANCE INDICATORS SCHEME

Annual Report 2020-21

Planning, Development and Infrastructure Act, 2016

PlanSA



Government of South Australia
Attorney-General's Department

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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.

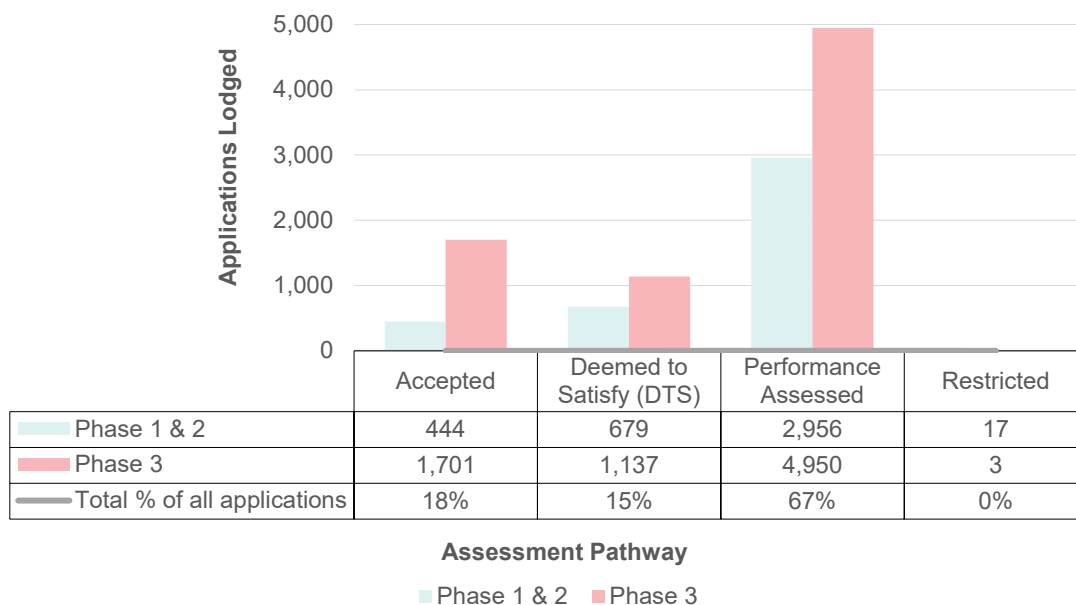
Table 2: Majors Development Activity 2020-21

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



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

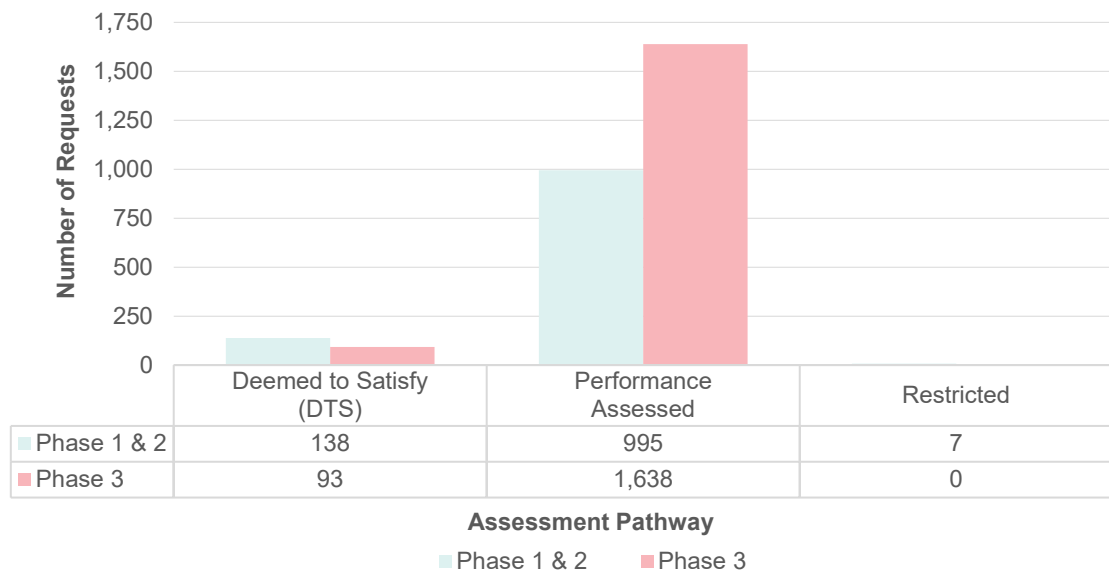
ASSESSMENT PATHWAY	Phase 1 & 2	Phase 3	TOTAL
Performance Assessed	195	180	375
Restricted	8	0	8
TOTAL	203	180	383

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 <i>Landscape SA Act 2019</i> that may impact on water resources.	1	100%	-
Part A (13) – Activities that may rise to water allocation issues under <i>Landscape South Australia Act 2019</i> 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

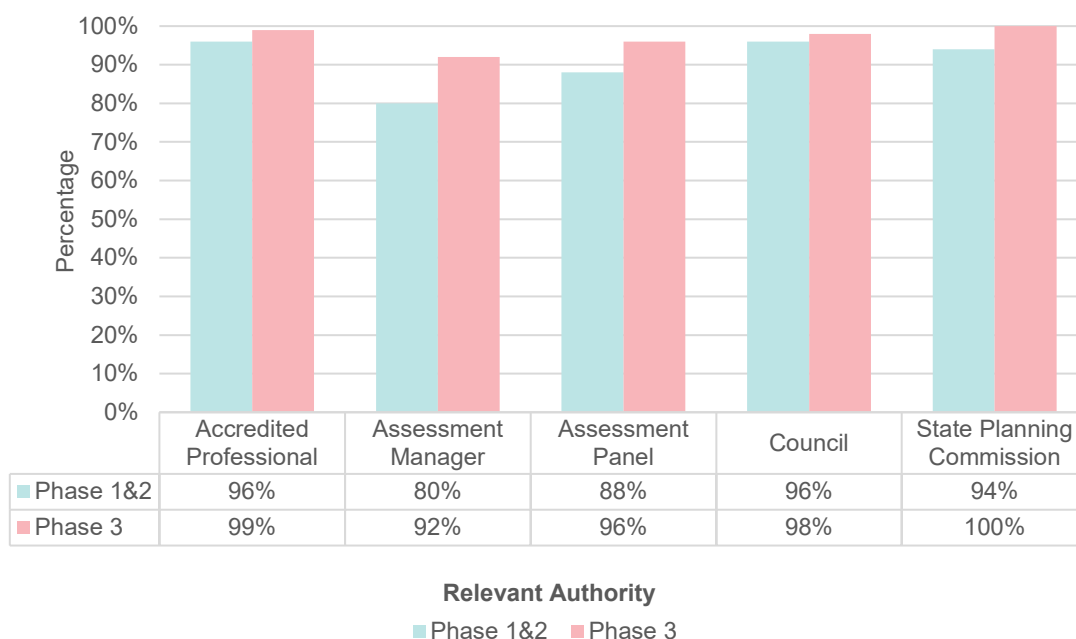
Comment

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



*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).

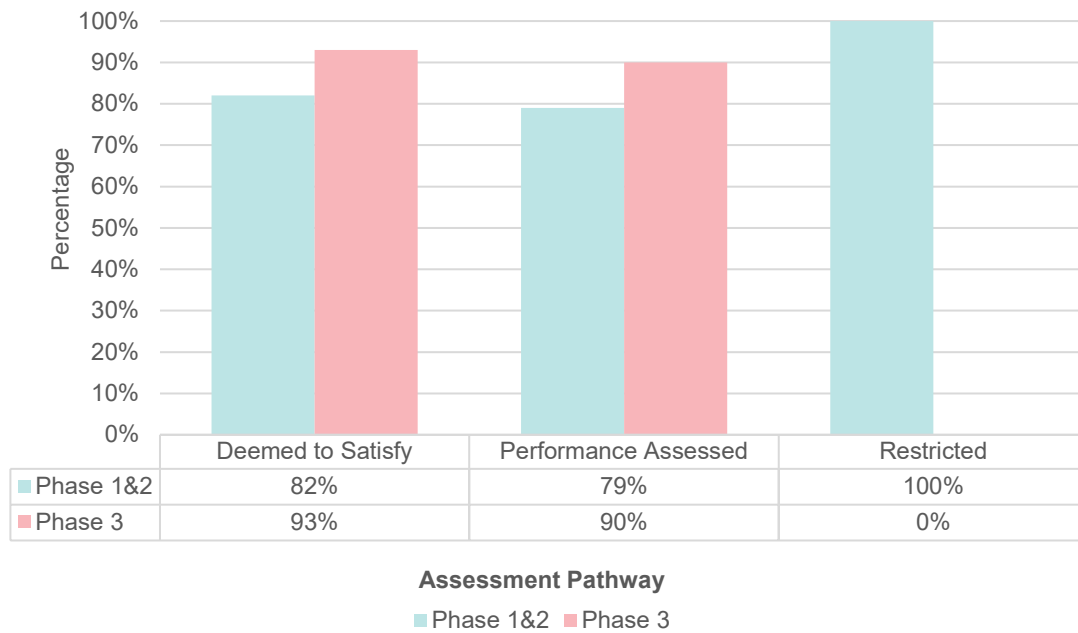
Source: AGD – PLUS Development Application Processing (DAP) System

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

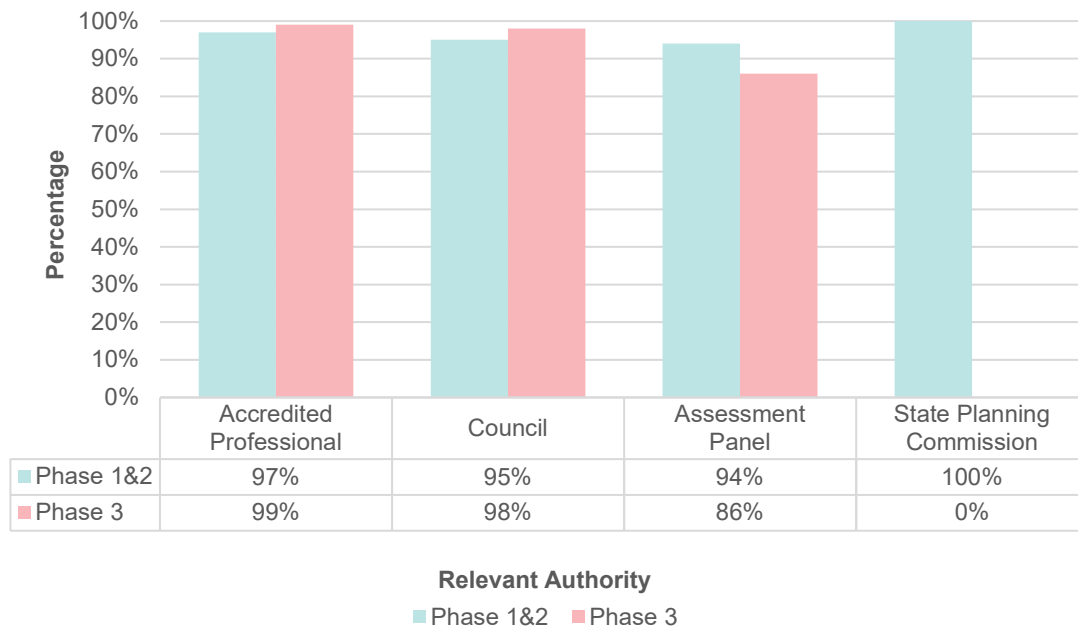
*NOTE: Applications for building rules consent only.

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

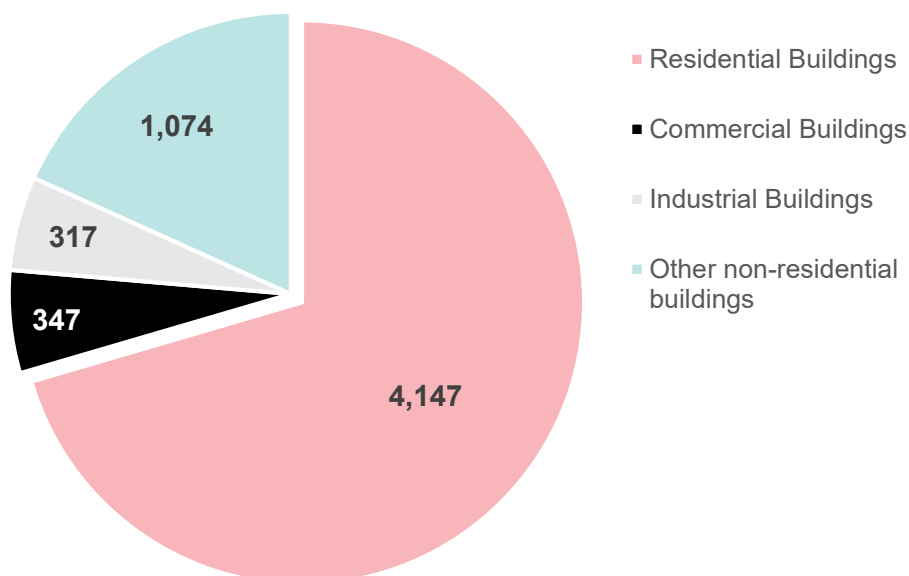
Source: AGD – PLUS Development Application Processing (DAP) System

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 <ul style="list-style-type: none"> - 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

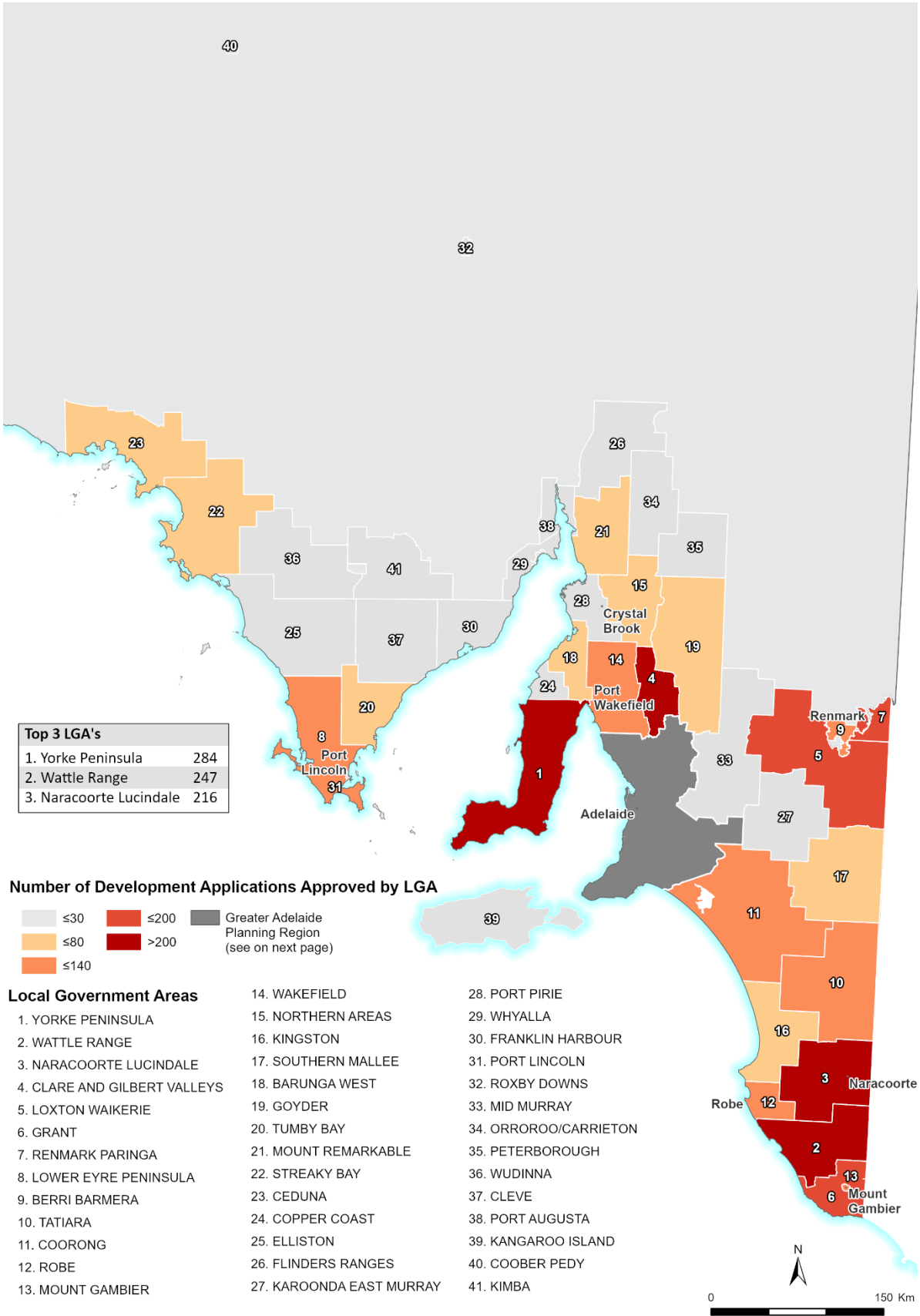
*NOTE: Includes applications for land division only, and applications for planning consent and land division.

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

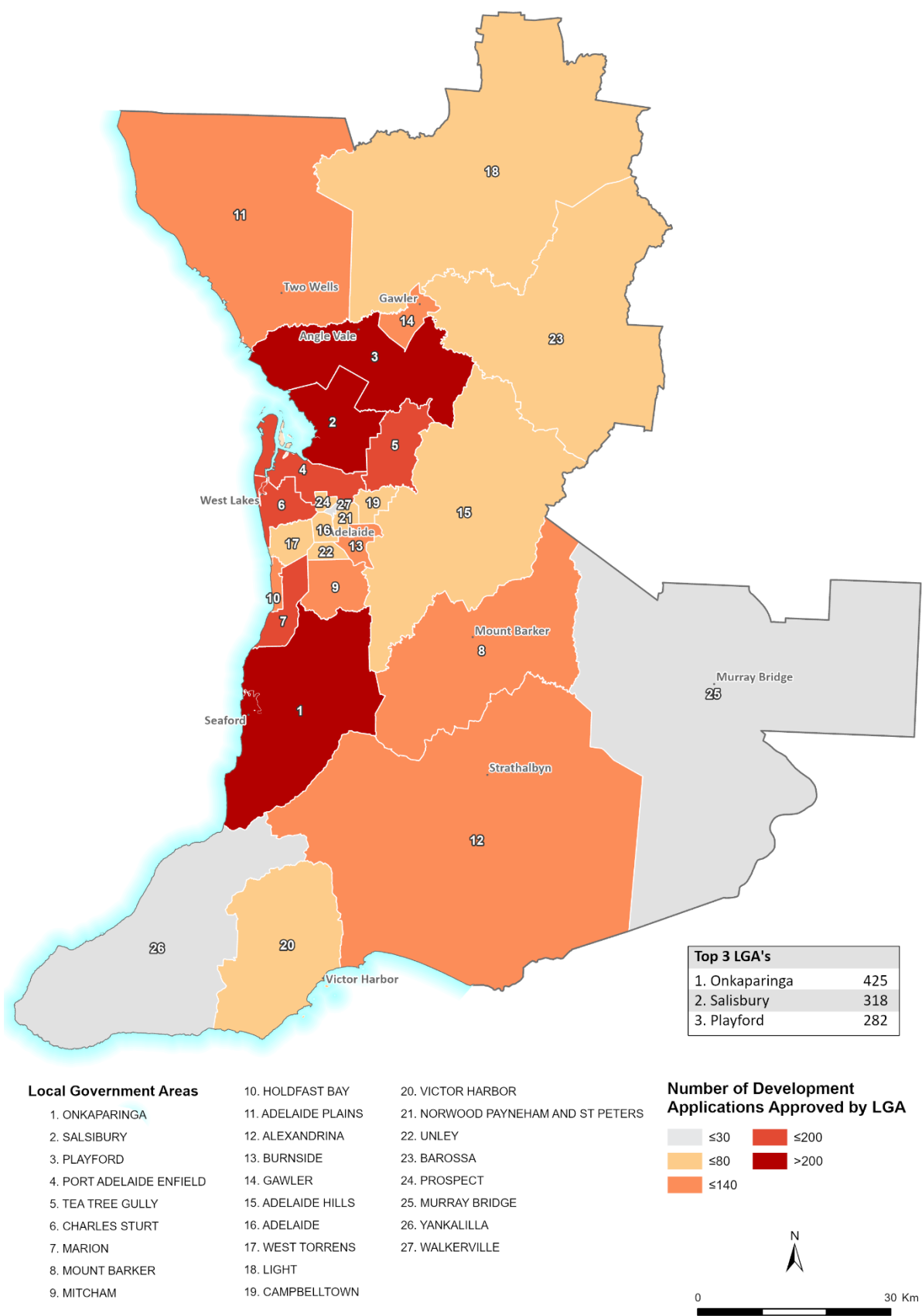
Comment

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 MONETARY 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.

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INDEPENDENT AUDITOR'S REPORT



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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 2021.

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 2021 and 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.

The financial report comprises:

- a Statement of Comprehensive Income for the year ended 30 June 2021
- a Statement of Financial Position as at 30 June 2021
- a Statement of Changes in Equity for the year ended 30 June 2021
- notes, comprising significant accounting policies and other explanatory information
- a Certificate from the Chair, State Planning Commission and the Executive Director, Planning and Land Use Services, Attorney-General's Department.

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 State Planning Commission for the financial report

The State Planning Commission 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, 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 State Planning Commission 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 State Planning Commission 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 2021.

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 State Planning Commission

- conclude on the appropriateness of the State Planning Commission'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 State Planning Commission 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.



Andrew Richardson

Auditor-General

30 September 2021

State Planning Commission

Financial Statements

for the year ended 30 June 2021

State Planning Commission 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 State Planning Commission; and
 - comply with relevant Treasurer's Instructions; and
 - comply with relevant accounting standards; and
 - present a true and fair view of the financial position of the State Planning Commission at the end of the financial year and the result of its operations for the financial year.
- Internal controls employed by the State Planning Commission over its financial reporting and its preparation of the financial statements have been effective throughout the financial year.



Helen Dyer
Chair
State Planning Commission
South Australia



Sally Smith
Executive Director
Planning and Land Use Services
Attorney-General's Department

30 September 2021

30 September 2021

State Planning Commission
Statement of Comprehensive Income
for the year ended 30 June 2021

	Note	2021	2020
	No	\$'000	\$'000
Income			
Resources received free of charge	1.2	1 333	1 347
Total Income		1 333	1 347
Expenses			
Board fees and remuneration	3	740	758
Supplies and services	5	593	589
Total Expenses		1 333	1 347
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 2021

	2021 \$'000	2020 \$'000
Current assets		
Receivables	26	35
Total Current Assets	26	35
Total Assets	26	35
Current liabilities		
Payables	26	35
Total Current Liabilities	26	35
Total Liabilities	26	35
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 2021

	Retained Earnings \$'000	Total Equity \$'000
Balance at 1 July 2019	-	-
Net result for 2019-20	-	-
Total Comprehensive Result for 2019-20	-	-
Balance at 30 June 2020	-	-
Net result for 2020-21	-	-
Total Comprehensive Result for 2020-21	-	-
Balance at 30 June 2021	-	-

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

State Planning Commission
Notes to and forming part of the financial statements
for the year ended 30 June 2021

Note 1: Basis of Financial Statements

1.1. Reporting Entity

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

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

1.2. Financial Arrangements

The financial activities of the Commission are supported by the Attorney-General's Department (the Department). The Commission is accountable to the Minister for Planning and Local Government for the administration of the Act and to further the Act's objects and principles. The Department administers the South Australian Planning and Development System, leading and presenting South Australia's strategic land use and development planning and assessing applications for land use and development.

In 2019-20 a service level agreement was entered into with the Department for Infrastructure and Transport for the provision of governance and administrative services. As a result of administrative arrangements outlined in the Government Gazette on 29 July 2020, the ministerial responsibilities of the Minister for Planning and Local Government transferred to the Attorney-General. As a result the services were provided by the Attorney-General's Department in 2020-21 with a new agreement to be formalised in 2021-22.

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

1.3. Statement of compliance

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

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

The Commission has applied Australian Accounting Standards that are applicable to not-for-profit entities, as the Commission is a not-for-profit entity. Australian Accounting Standards and Interpretations that have recently been issued or amended but are not yet effective, have not been adopted by the Commission for the period ending 30 June 2021.

1.4. Basis of preparation

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

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

State Planning Commission
Notes to and forming part of the financial statements
for the year ended 30 June 2021

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.

Treasurer's Instructions (Accounting Policy Statements) issued on 1 June 2020 removed the previous requirement for financial statements to be prepared using the net cost of services format.

The presentation of the Statement of Comprehensive Income on an 'income and expense' basis allows financial information to be presented in such a way that eliminates potential confusion as to the source of funding for the Commission.

1.5. Taxation

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

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

Note 2: Objectives of the State Planning Commission

The Commission is responsible for making recommendations to the Minister for Planning and Local Government 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.

State Planning Commission
Notes to and forming part of the financial statements
for the year ended 30 June 2021

Note 3: Board Fees and Remuneration

	2021	2020
	\$'000	\$'000
Board Fees and Remuneration		
Board fees and remuneration	705	722
On-costs – payroll tax	35	36
Total Board Fees and Remuneration	740	758

Members during the 2021 financial year were:

State Planning Commission

DYER H L (appointed as Chair on 22/03/2021)
HOLMES A N
HOLDEN C A
LENNON M A (resigned as Chair on 19/03/2021)
SMITH S J*

State Commission Assessment Panel

MUTTON D R
THOMAS R
ECKERT J
HERRIMAN E
LEADBETER P
PEMBER G
ADCOCK M (occasional member appointed 15/10/2020)
JENSEN P (occasional member appointed 15/10/2020)
DYER H L
HOLDEN C A

Building Technical Panel

FRISBY D
SHILLABEER J
PAYNE J
CENTOFANTI M
BERTHOLINI L*
CIBICH J
FENNELL B
INGERSON N
MURTON P
STEER B

Heritage Sub Committee

HARRY D (appointed 02/04/2020)
LINDSAY D (appointed 02/04/2020)
LITTLE E (appointed 02/04/2020)
NEWMAN J (appointed 02/04/2020)

* 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.

State Planning Commission
Notes to and forming part of the financial statements
for the year ended 30 June 2021

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

	2021	2020
\$0 - \$19 999	17	20
\$40 000 - \$59 999	5	5
\$60 000 - \$79 999	2	4
\$80 000 - \$99 999	2	-
\$140 000 - \$159 999	1	-
\$160 000 - \$199 999	-	1
Total Number of Members	27	30

Remuneration of members reflects all costs of performing commission member duties including sitting fees, superannuation contributions, fringe benefits tax and any other salary sacrifice arrangements. The total remuneration received or receivable by members was \$0.705m (\$0.722m).

Key Management Personnel

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

Total compensation for key management personnel was \$0.387m (\$0.421m).

The compensation disclosed in this note excludes salaries and other benefits the Minister for Planning 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*.

Note 4: Related Party Transactions

The Commission is a statutory authority established pursuant to the *Planning, Development and Infrastructure Act 2016* and is an instrumentality of the Crown.

Related parties of the Commission include all key management personnel and their close family members; all Cabinet Ministers and their close family members; and all public authorities that are controlled and consolidated into the whole of government financial statements and other interests of the Government.

Transactions with Key Management Personnel and other related parties

There were no transactions with key management personnel and other related parties during the year.

State Planning Commission
Notes to and forming part of the financial statements
for the year ended 30 June 2021

Note 5: Supplies and Services

	2021 \$'000	2020 \$'000
Service level agreement	520	529
Auditor's remuneration	7	7
Other	66	53
Total Supplies and Services	593	589

Note 6: Payables

	2021 \$'000	2020 \$'000
Accrued expenses	7	22
Accrued board fees and remuneration	16	11
Employment on-costs	3	2
Total Payables	26	35

Note 7: Contingent Assets and Contingent Liabilities

The Commission is not aware of any contingent assets and contingent liabilities as at 30 June 2021.

Note 8: After Balance Date Events

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

Note 9: Impact of COVID-19 pandemic

The COVID-19 pandemic has had no material impact on the operations of the Commission in 2020-21. Currently, there is insufficient information to determine whether the COVID-19 pandemic will have a material impact on the operations of the Commission in 2021-22.

The Commission will continue to assess the impact of COVID-19 on their operations in 2021-22.