

PERFORMANCE
INDICATORS SCHEME

Annual Report 2024–25

Planning, Development and Infrastructure Act 2016



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Executive summary

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

South Australia's planning system is widely recognised as the best in the nation¹. Comprehensive real-time reporting on system performance keeps the system at the forefront of innovation and maintains its enviable level of service. The planning system cannot be improved if it cannot be measured, and the Performance Indicators Scheme (the Scheme) is the mandated public face of this important aspect of the South Australian planning system.

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

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

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

The Report identifies:

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

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

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

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

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

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

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

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

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

Introduction

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

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

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

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

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

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

The Act states the scheme *may* include:

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

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

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

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

Scope of data for the Report

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

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

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

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

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

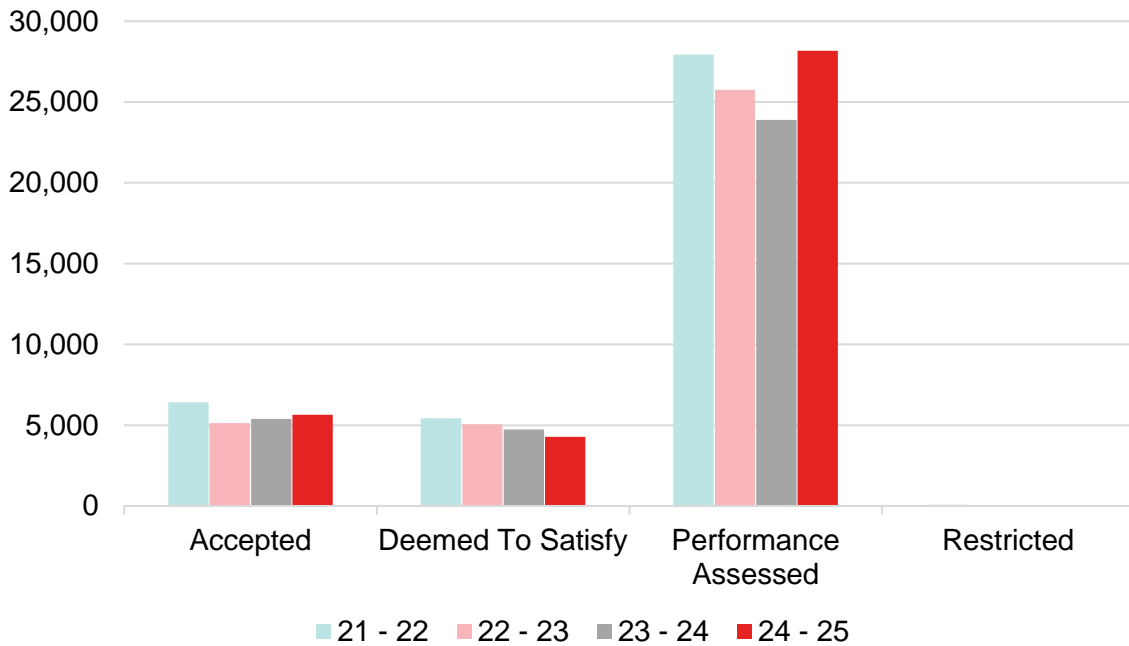
The Report, and associated indicators, has been structured to follow a typical process of development assessment from lodgement to decision making, as shown below:

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

1.0 Lodgement indicators

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

1.1 Number of development applications lodged



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

Comments

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

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

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

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

Note

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

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

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

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

Comments

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

Note

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

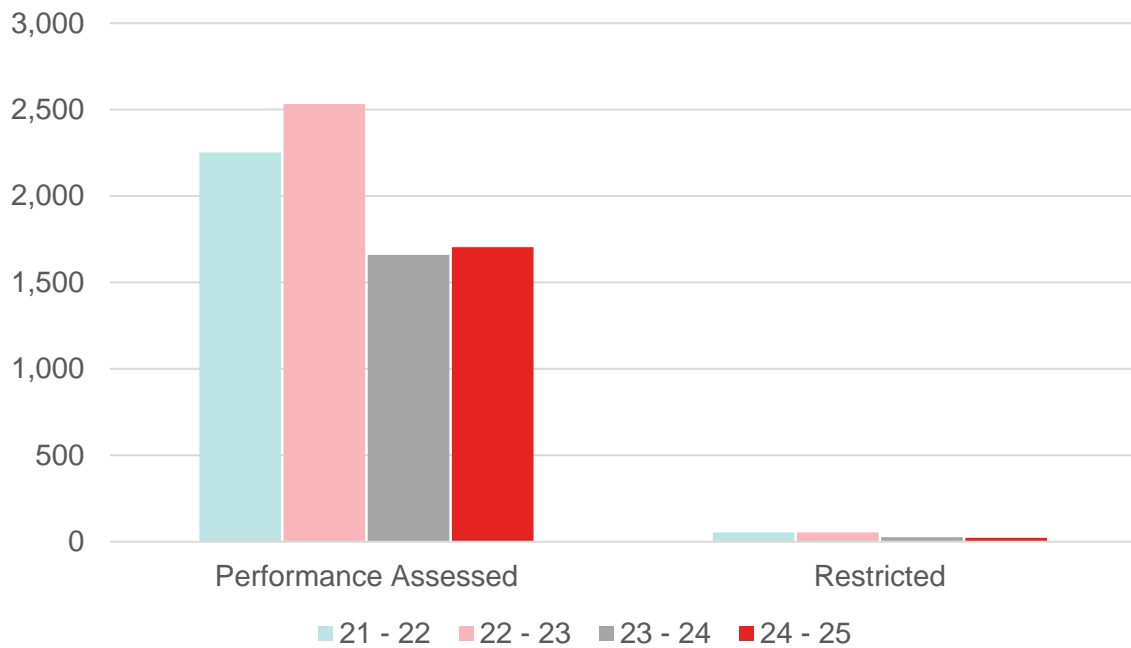
- reviewing the provided documents
- sending requests for required documentation to verify the application
- determining the planning assessment pathway
- invoicing and payment of associated fees to lodge the development application.

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

2.0 Assessment indicators

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

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



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

Comment

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

Note

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

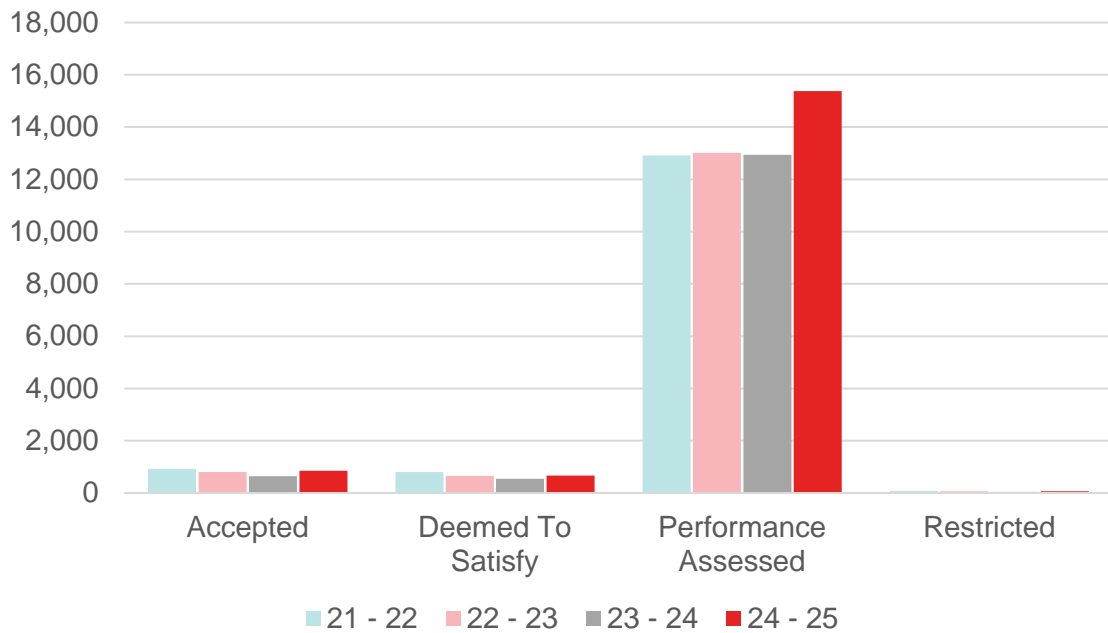
The planning system seeks to ensure notification on more complex development. Public notification typically occurs at the end of the assessment process, therefore applications currently under assessment may still require public notification.

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

[Public Notification - PlanSA](#)

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

2.2 Number of requests for additional information by assessment pathway



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

Comment

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

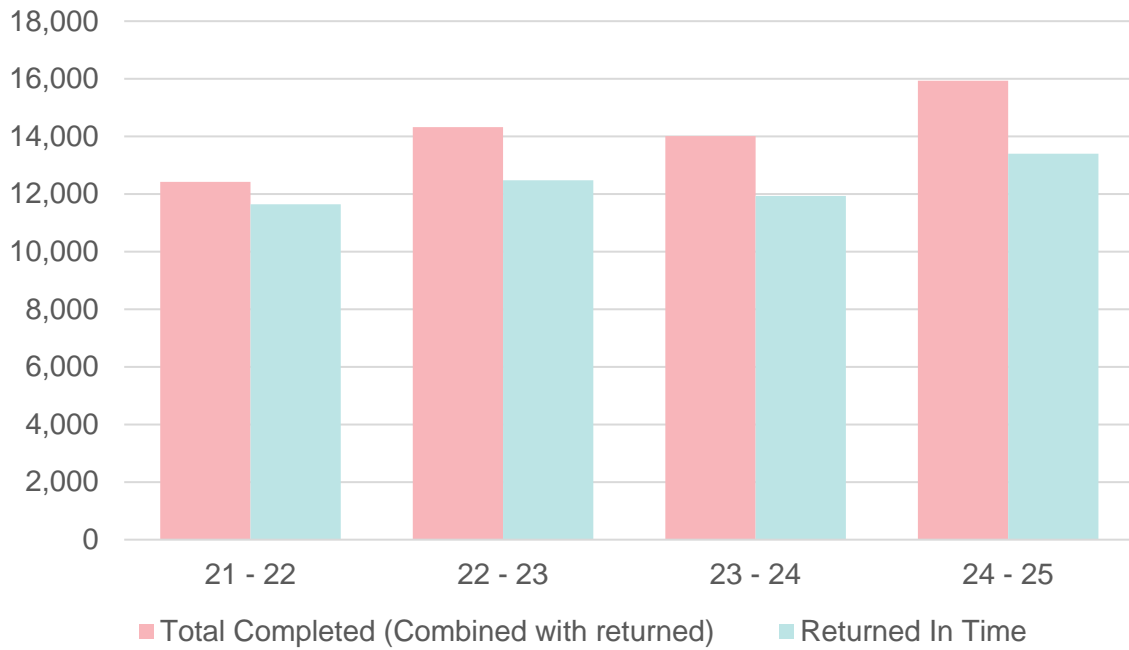
Note

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

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

This excludes requests for information made by referral agencies.

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



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

Comment

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

Note

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

2.4 Number of referrals made under Schedule 9 of the Regulations by 'development' type
a) percentage of referrals returned within the relevant timeframe
b) percentage of referrals returned with direction to refuse relevant application

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

Comment

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

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

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

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

The highest number of referrals were to:

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

Note

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

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

3.0 Decision indicators

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

3.1 Percentage of planning consent decisions (granted or refused) made within the statutory assessment timeframe, by relevant authority type and assessment pathway

Relevant authority (RA)	Deemed To Satisfy	Performance Assessed	Restricted	Average
Accredited Professional	92%			92%
Assessment Manager	92%	90%		90%
Assessment Panel		86%		86%
State Planning Commission	100%	91%	86%	91%
Average	92%	90%	86%	90%

Comment

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

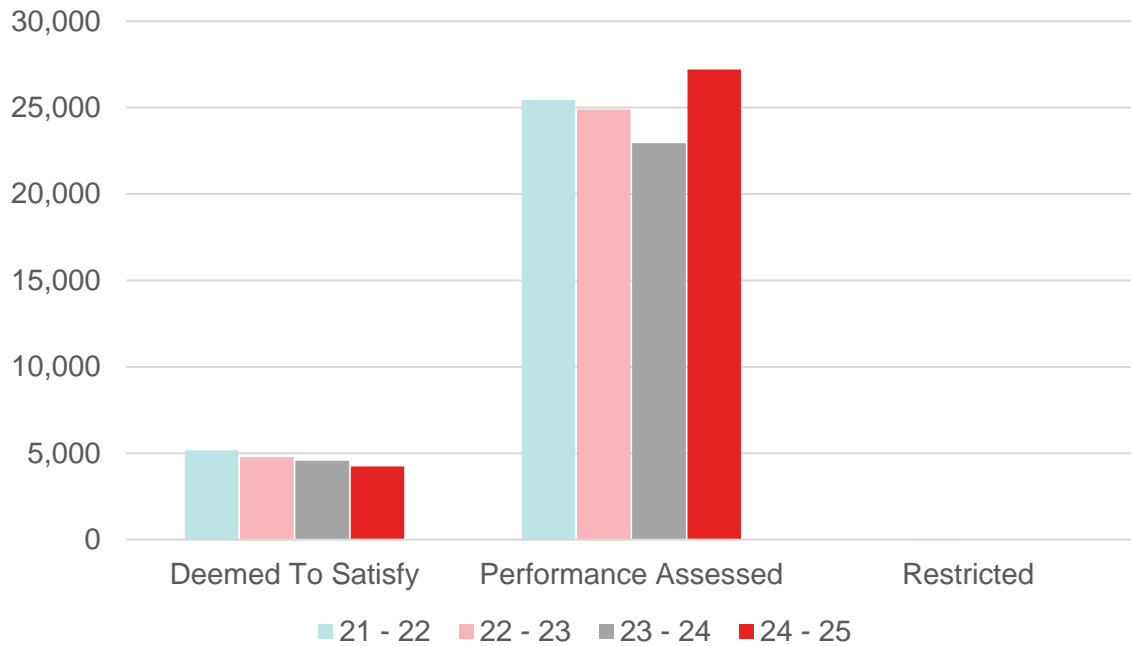
While not shown in the above table, accredited professionals determined fewer deemed to satisfy planning consents in 2024–25 (around 1,550 applications or 41.6% of all DTS applications). Council's share increased to 56.9% of all DTS applications, up from 54.2% but the actual number decreased noting an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

Note

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

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

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



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

Comment

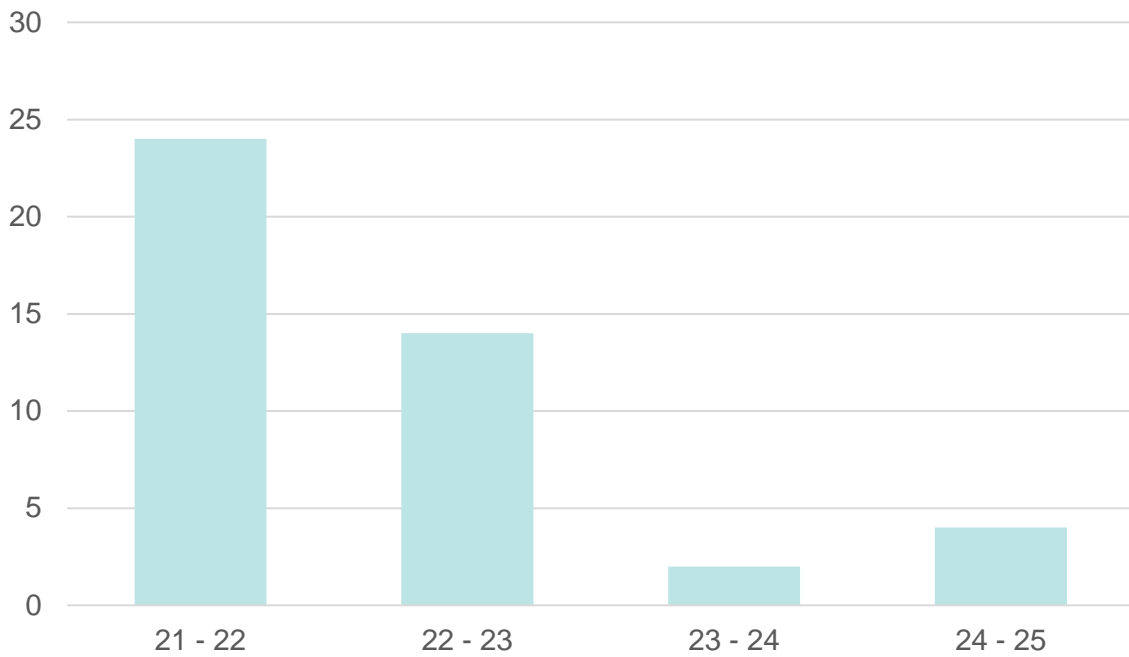
More planning consents were granted in 2024–25 than each of the past 3 years (a 13.3% increase compared with 2023–24).

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

Note

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

3.3 Number of deemed consents



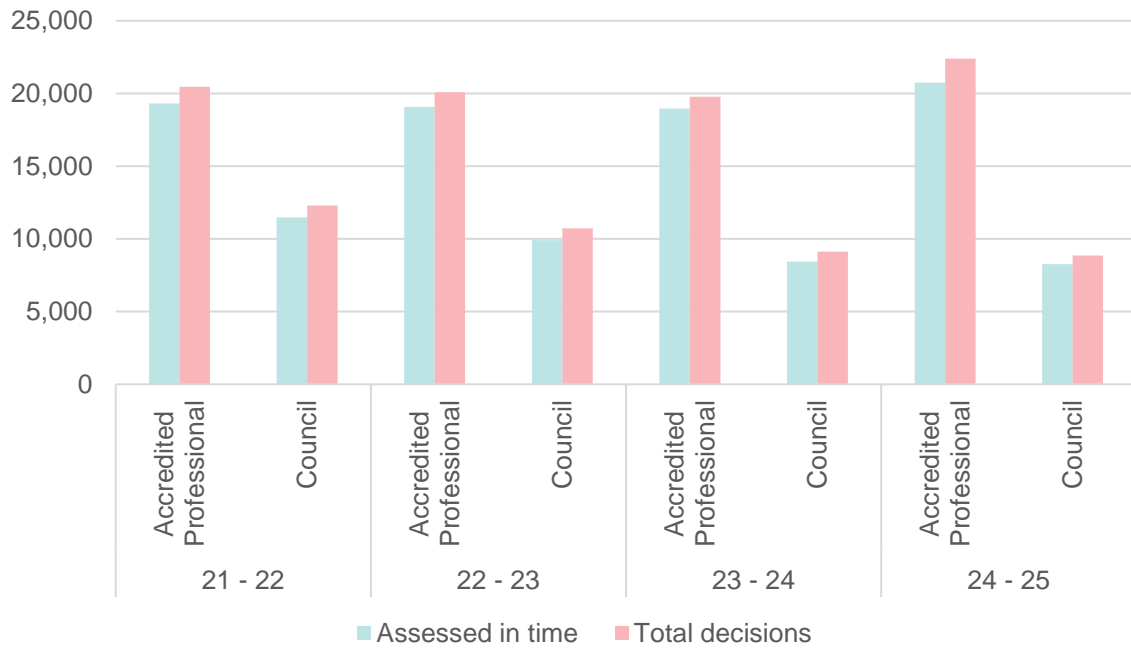
Deemed consents	2021–22	2022–23	2023–24	2024–25
Total	24	14	2	4

Comment

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

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

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



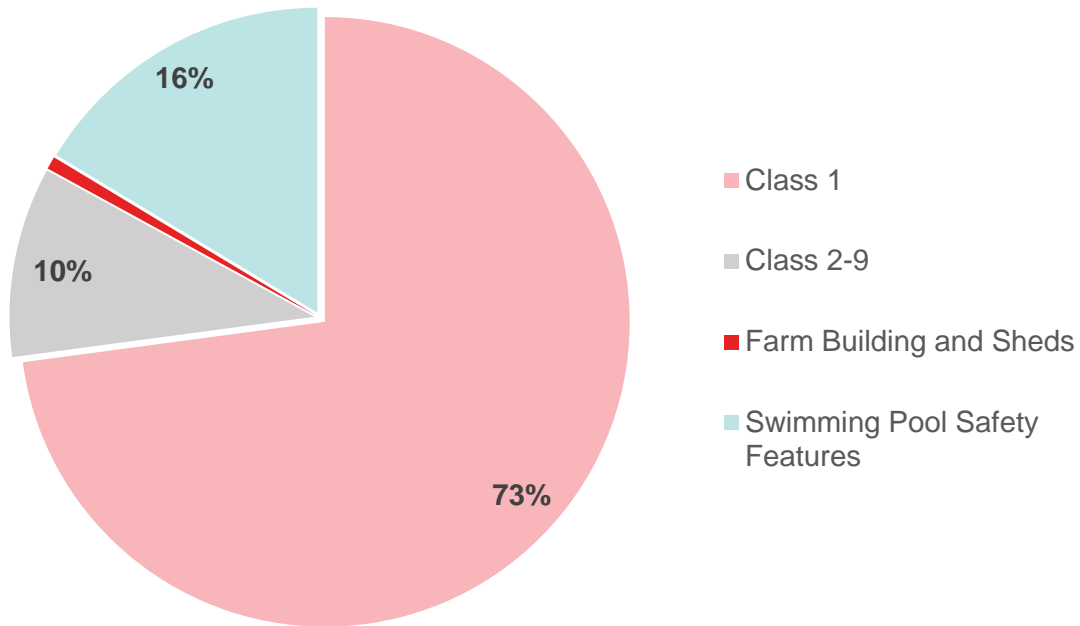
Relevant authority	Building consent decisions	Total assessed in time	% Building decisions within statutory timeframe
Accredited Professional	22,408	20,741	93%
Council	8,853	8,270	93%
Total	31,261	29,011	93%

Comment

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

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

3.5 Number of building inspections undertaken as required by practice direction



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

Comment

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

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

Note

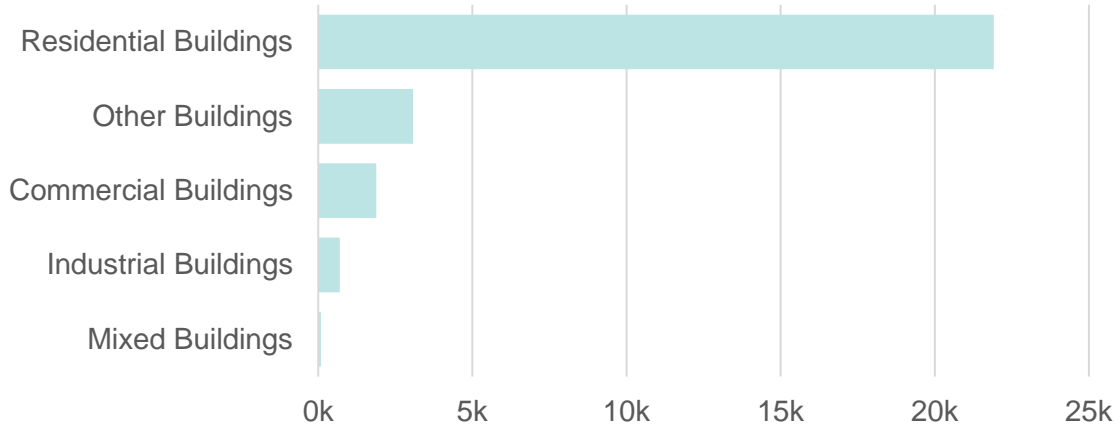
[National Building Classifications](#) assign a class of building based on their use.

[Practice Direction 7](#) relates to out of council areas inspection policy.

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

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

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



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

Comment

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

The land use mix is similar to previous years.

Note

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

- Residential
- Commercial
- Industrial
- Other

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

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

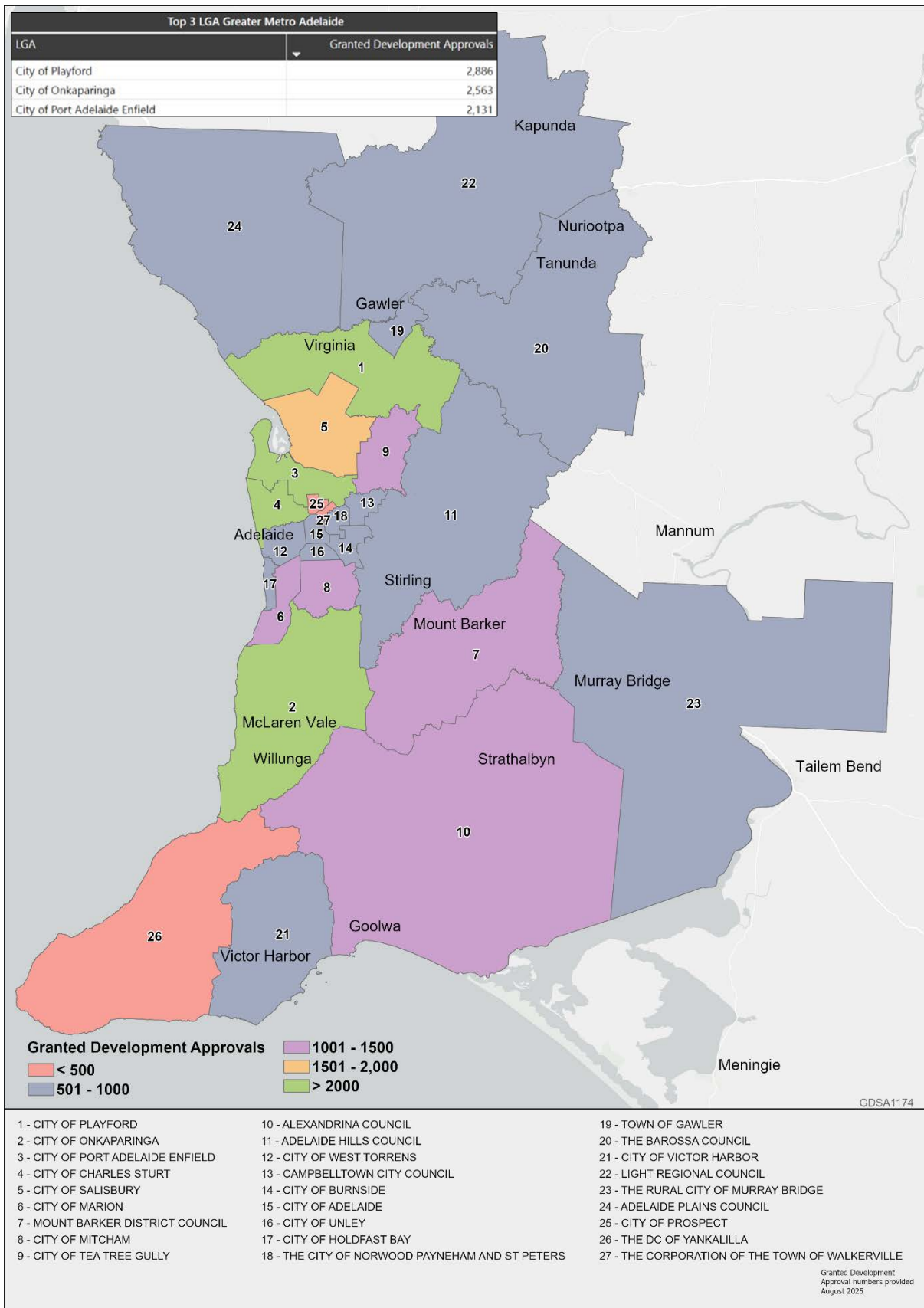
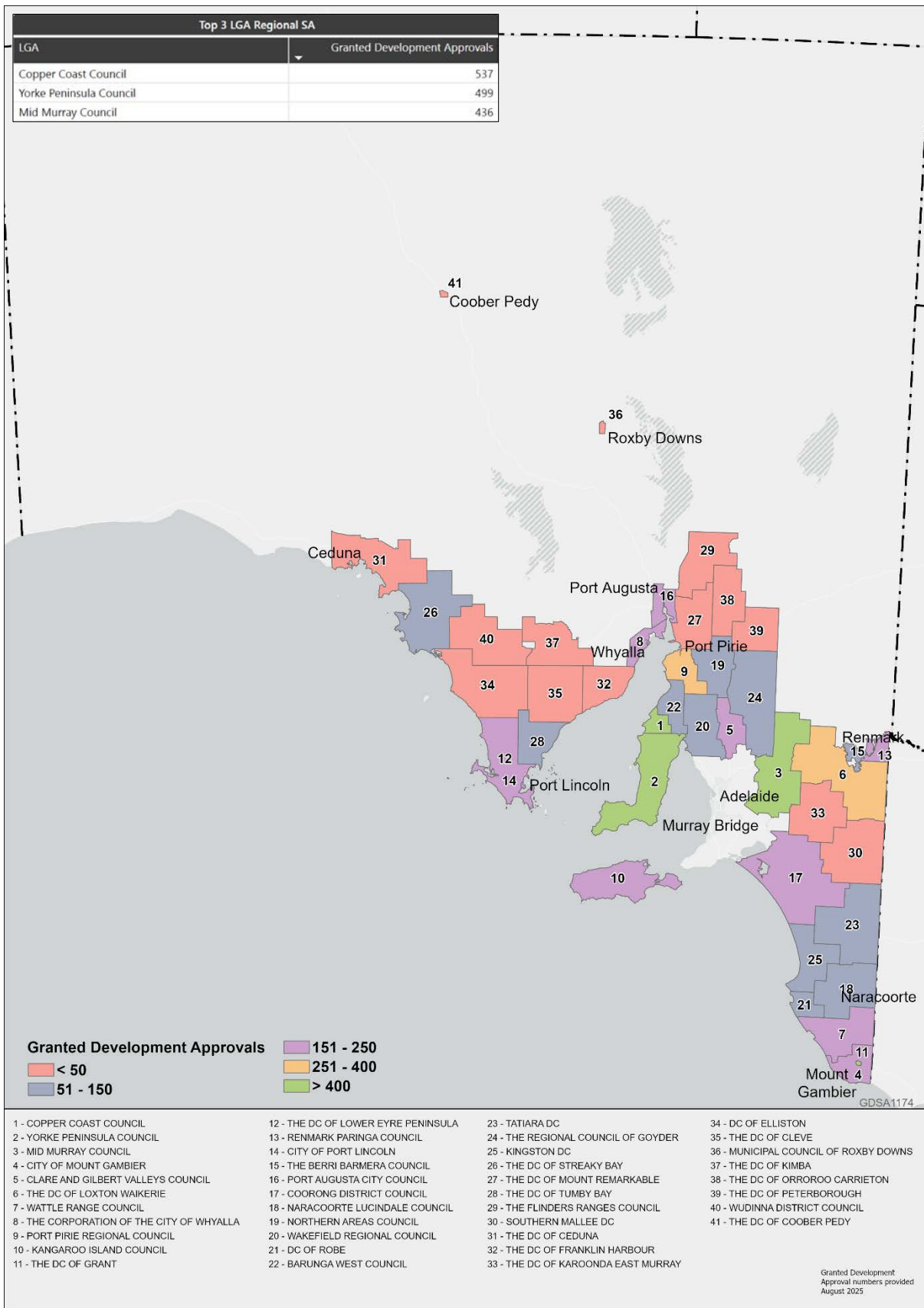


Figure 2: Total number of granted development approvals by LGA, rest of state (excluding GAPR), 2024-25



3.7 Number of Certificates of Occupancy issued by primary building class

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

Comment

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

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

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

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

Note

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

The 2023–24 figures are higher than 2022–23, as anticipated in last year's report, because of the time taken from approval to the completion of construction.

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

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

Comment

There were 7,995 new allotments issued certificate of approval in 2024–25 compared with 4,347 in 2023–24 (a near 100% increase). There were 5,671 allotments deposited (new titles being created), which is a significant increase from 3,271 allotments deposited in 2023–24, and corresponds with an increase in the number of applications for new housing. It is important to note, this figure does **not** include land divisions lodged or approved under the previous planning system, with many of these historical applications accounting for greenfield development fronts such as Riverlea and Mount Barker.

Note

Division 7, section 86 of the [Regulations](#) identifies 2 exclusions from the requirement to obtain a certificate:

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

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

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

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

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

Comment

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

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

NOTE

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

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

4.0 Court appeal indicators

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

4.1 Number of appeals lodged to the ERD Court by appeal type				
Appeal Type	2021–22	2022–23	2023–24	2024–25
Applicant appeal against decision	32	56	51	47
Applicant appeal against process		2		
Applicant appeal against condition of consent	2	1	2	2
Third party appeal against a decision		2	1	1
Third party appeal against process	1	4		2
Relevant Authority appeal against decision	4		1	
Other	1	1	1	
Total	40	66	56	52

Comment

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

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

Note

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

5.0 Monetary indicators

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

5.1 Value of development approvals granted by ABS functional classification code

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

Comment

The value of development approvals has increased substantially against the 2023–24 financial year.

The value of 'residential' development increased by almost \$1.2b with lesser increases experienced by 'commercial', 'industrial' and 'institutional' functional classification codes. The values of 'mixed' and 'other' reduced, however, reductions in these categories may be picked up by other classification types.

Note

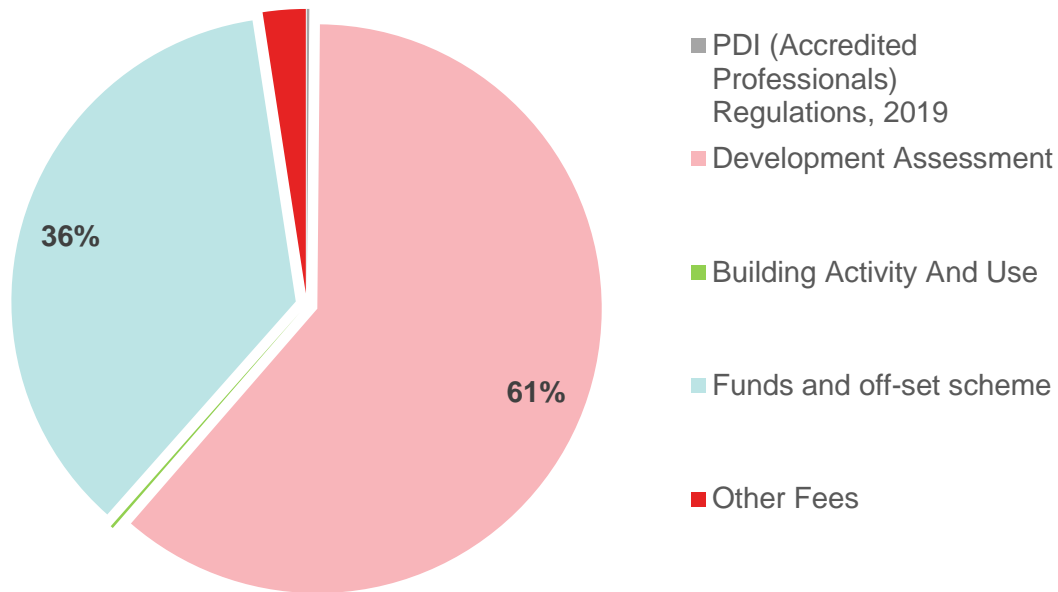
The ABS has created a [functional classification of buildings](#) to align with its predominant function or purpose. The divisions/classifications include:

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

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

The 2022–23 figures have been adjusted to correct a difference in the classification type between the 2021–22 and 2022–23 financial years. This difference resulted in a higher 'mixed' land use value and lower values elsewhere. The 2023–24 calculation uses the same calculation as the 2021–22 financial year.

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



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

Comment

In the 2024–25 financial year, almost \$78 million dollars in fees were collected under the Act's Fees Notice. There were no significant changes to fee structures in the financial year, but it is the first full year capturing the scaled lodgement fee and offsets for tree damaging activities and the urban tree canopy.

In practical terms, the big increases were in 'Fees relating to development assessment' and 'Funds and offset schemes'. The increase in fees collected likely relates to an increase in new land division deposits (and the payment of associated open space fees) and the increase in development applications lodged where lodgement and assessment fees were subsequently greater.

Crown and impact assessed development activity

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

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

Comment
<p>The number of Crown development applications lodged in 2024–25 increased marginally with the cost of development increasing by more than 15%.</p> <p>More applications were determined within the statutory timeframe than the 2023-24 financial year and fewer applications required public notification. This is due to the number applications with a cost of development greater than \$10 million.</p>
<p>Note</p> <p>Statutory assessment timeframes for Crown development applications are 60 days from lodgement to the time the Commission provides its report to the Minister (section 17 of the Act and regulation 107(9) of the Regulations).</p> <p>Crown development applications were transitioned from the older Land Use Dynamic Simulator (LUDAS) system to the DAP in November 2023, and the data is extracted from both systems.</p>

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

Comment
<p>There were 2 new impact assessed developments declared during the 2023–24 financial year:</p> <ul style="list-style-type: none"> ▪ Olympic Dam Smelter Refinery Expansion Project ▪ Southern Barossa Winery and Tourist Accommodation Project <p>Other impact assessed developments under assessment include:</p> <ul style="list-style-type: none"> ▪ Northern Water project ▪ Nuclear Powered Submarine Construction Yard Project ▪ Stirling – Mount Lofty Golf Estate and Resort ▪ Myponie Point – Hawsons Iron Project ▪ Leigh Creek – Urea Production Plant

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