

→ OUR
NEW
SYSTEM



SOUTH AUSTRALIA'S NEW PLANNING SYSTEM PERFORMANCE INDICATORS DISCUSSION PAPER

August 2018

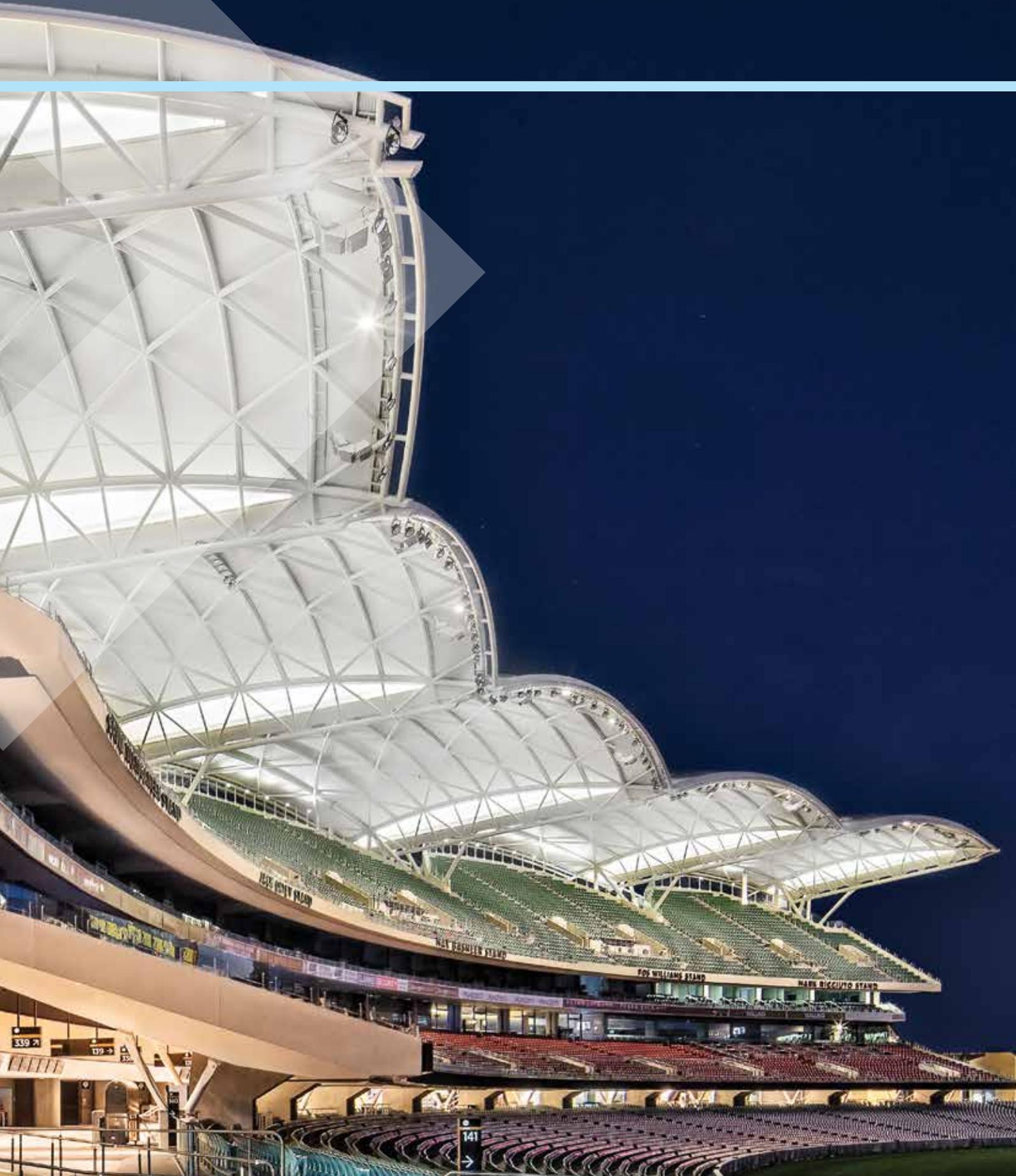






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INTRODUCTION

South Australia's planning system shapes land use and the physical development of the state. The legislation related to planning and development matters is contained in the *Development Act 1993* (the Act) and associated *Development Regulations 2008* (the Regulations). Following an extensive review process, this legislation is currently being phased out and replaced by the *Planning, Development and Infrastructure Act 2016* (the PDI Act).

The PDI Act sets out certain measures to establish a scheme in relation to the monitoring and evaluation of the new planning system. It is envisaged that such a scheme will replace the current 'System Indicators Program' and other related activities currently operating under the *Development Act, 1993*. Regular monitoring of performance and trends is essential to track emerging issues, identify where improvements are needed and evaluate outcomes.

A new ePlanning interface will be the vehicle for the monitoring and evaluation of the system. This online system will capture what types of applications are being lodged, where they are being lodged, trends in particular forms of development, timeframes for assessment and a range of other important information that supports continuous improvement.

This discussion paper provides a summarised history of activities that have been occurring under the *Development Act, 1993* in relation to system and performance monitoring, followed by interstate examples, and a discussion on potential options and recommendations.

What are the benefits of a new scheme to monitor the planning system?

- ✓ Better information to make informed decisions about what is and isn't working well
- ✓ Improved transparency around the effectiveness of the planning system to deliver community, industry and government expectations
- ✓ Promotes a culture of ongoing improvement by understanding what is and isn't working well, and facilitating improvements to make a more efficient and effective system
- ✓ Monitoring development trends to identify areas where policy can be improved in response to changes in development activity
- ✓ More efficient and accurate information collection through an ePlanning solution that offers an automated mechanism for collecting information instead of the current manual processes.

What are Performance Indicators?

Performance indicators can be separated into two components:

SYSTEM INDICATORS SCHEME

The system indicators scheme will enable the monitoring of development application activity across the State including numbers and types of applications being lodged, decisions being made, assessment timeframes and a range of other things. The scheme is to be overseen and reported on by the State Planning Commission (with approval of the Minister).

PERFORMANCE TARGETS

The Minister may, with the advice of the Commission, set performance targets for the measurement of outcomes delivered through State Planning Policies or Joint Planning Boards.

These targets will be considered in detail through separate projects and procedures at a later point in time. This paper however includes a brief discussion about the existing strategic targets within the 30 Year Plan for Greater Adelaide and how their monitoring could be enhanced in the new system.

HOW WILL THE SCHEME BE DEVELOPED?

Delivered in stages, the new system indicators scheme will be operational by early 2020.

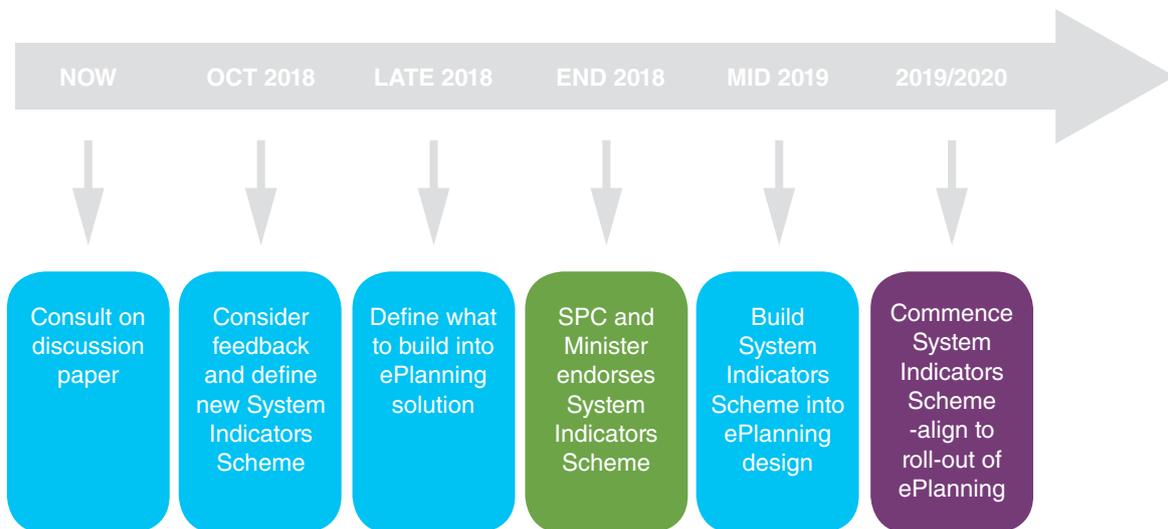
The discussion paper, which is open for public consultation, seeks to encourage feedback via discussion points or questions contained throughout the document.

Feedback on the proposed planning system performance indicators scheme can be submitted via the Have Your Say page on the SA Planning Portal (saplanningportal.sa.gov.au) and YourSAY website (yoursay.sa.gov.au) where you can complete a short online survey. You can also email DPTI.PlanningEngagement@sa.gov.au or post submissions to PO Box 1815, Adelaide SA 5001.

Council planners may choose to post comments or submissions on the paper via the 'Measuring the New Planning System' forum topic on Council Connect at: <https://councilconnect.saplanningportal.sa.gov.au/>

Following the close of consultation, we will release a 'What We Have Heard' report that details the valuable feedback received for inclusion in the scheme. The scheme will then be developed, approved by the Commission and Minister and made operational through the ePlanning solution.

The first report using the indicators will be included in the Commission's 2019-20 annual report and ePlanning will provide a reporting and monitoring tool by mid-2020.





1. WHAT DO WE DO NOW?

Current Legislative Requirements

The performance of the South Australian Planning System is currently governed mainly under Sections 21 and 22 in the *Development Act, 1993* and Regulation 115 of the *Development Regulations 2008*. These sections set out:

SECTION 21

Minister's annual report on the administration of the Act.

SECTION 22

Minister's annual report on the implementation of the Planning Strategy for South Australia

REGULATION 115

Minister may establish a scheme to monitor the planning system This process is known as 'System Indicators'



System Indicators

System Indicators is a program administered by the Department of Planning, Transport and Infrastructure (DPTI) on behalf of the Minister for Planning which involves the quarterly collection of statistics on development applications from Councils and other authorities in the planning system. It relates to 39 set questions containing multiple indicators (typically each question covers five separate indicators based on assessment pathways). The indicators are a measure of the number and timeliness of actions and decisions in areas such as development assessment, statutory referrals, appeals and compliance.

The purpose of the indicators is to identify where and how adjustments in policies, legislation and administration could lead to greater efficiencies in the planning system.

Summaries of the information collected is available within the 'development assessment performance' sections of the Minister's annual report on the administration of the *Development Act, 1993*. This information can be inconsistent and is time-consuming to extract from each individual council; our new system will modernise this process and enable reports to be generated and collated automatically.

See *ATTACHMENT 1* for further details on the relevant sections above.

2. WHAT DO WE CURRENTLY REPORT ON?

Annual Report on the Development Act, 1993 (SECTION 21)

Each year the Minister for Planning reports to the South Australian Parliament on the administration of the Act.

The report outlines summaries from activities from the previous financial year in relation to a number of key functions of the planning system.

Annual Report Card on the Planning Strategy for South Australia (SECTION 22)

The Annual Report Card on the Planning Strategy for South Australia documents the progress the state is making towards the objectives of the Planning Strategy. It includes a section on progress towards the six targets within The 30 Year Plan for Greater Adelaide, being:

T1.1 - 85% of all new housing in metropolitan Adelaide will be built in established urban areas by 2045

T1.2 - 90% of all new housing in the Outer Greater Adelaide will be built in established townships and designated urban development areas by 2045

T2 - 60% of all new housing in metropolitan Adelaide is built within close proximity to current and proposed fixed line (rail/tram/O-Bahn) and high frequency bus routes by 2045

T3 - Increase the share of work trips made by active transport modes by residents of Inner, Middle and Outer Adelaide by 30% by 2045

T4 - Increase the percentage of residents living in walkable neighbourhoods in Inner, Middle and Outer Metropolitan Adelaide by 25% by 2045

T5 - Urban green cover is increased by 20% in metropolitan Adelaide by 2045

T6 - Increase housing choice by 25% to meet changing household needs in Greater Adelaide by 2045.

Land Supply and Development Monitoring (not required by Development Act)

DPTI maintains the 'Land Supply and Development Monitoring' webpage which provides numerous reports and statistics in relation to residential land development activity and housing and employment land supply. Certain statistics and information can also be located by using Location SA Map Viewer.

See **ATTACHMENT 2** for further details on all the reporting activities discussed.

DISCUSSION POINTS

DP1 - Are the system indicators collected now useful? How could they be enhanced?

DP2 - Is the information in the annual report released by the Planning Minister useful? How could it be improved?



3. WHAT DO OTHER STATES DO?

DPTI has analysed the planning systems in several interstate jurisdictions and how each monitor and report on the performance of their respective systems. While there are some similarities, each state has implemented their own unique planning systems and accordingly, the methodology and processes used to monitor and report on information and statistics are diverse.

In addition to standard statutory reporting processes, many states provide publicly accessible websites where a range of statistics and information about the planning system are available. These usually

contain the ability to produce customisable reports and charts as defined by the user.

For the purposes of this paper, this section briefly outlines some case studies of activities in Victoria and New South Wales, both of which are seen as good examples of how data and statistics on planning systems can be collected and presented. More details as well as actual examples of reports and charts available at these websites can be viewed in *ATTACHMENT 3*.



CASE STUDY – VICTORIA'S PLANNING SYSTEM MONITORING

Know Your Council website

The Victorian Know Your Council website provides tools to compare the performance of similar councils in typical activities such as animal management, roads, waste collection, financial performance and statutory planning.

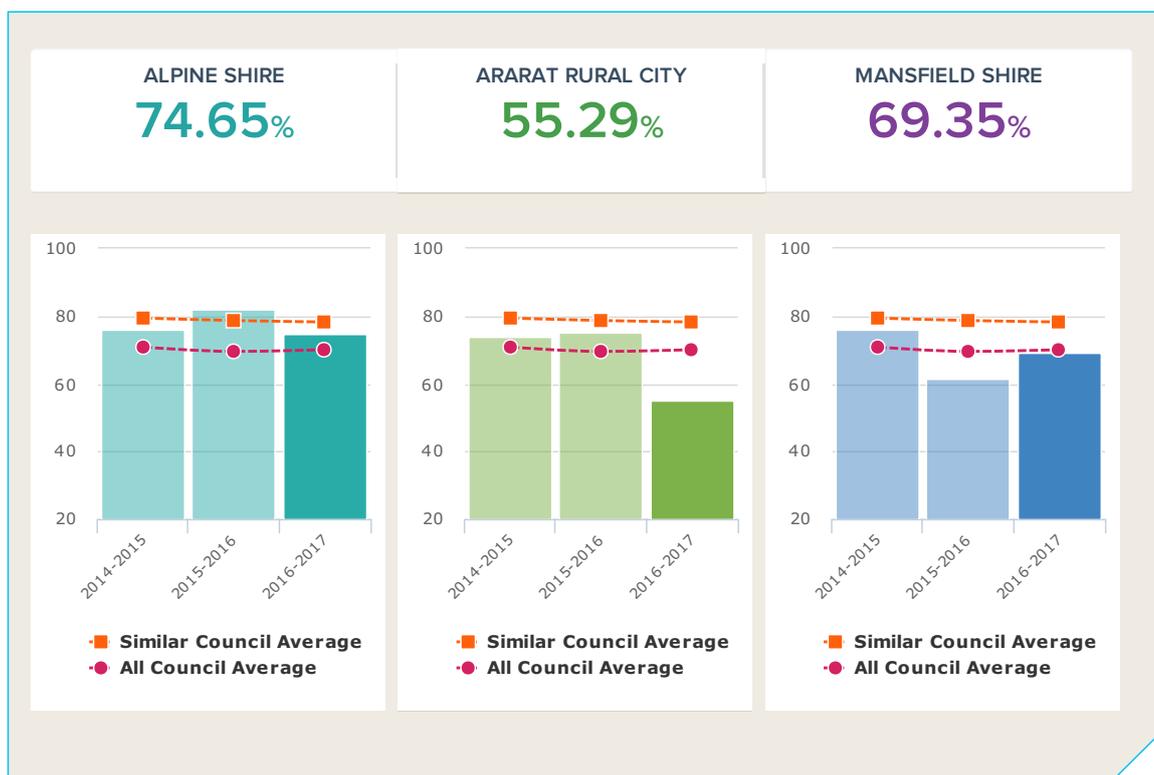
The website's planning section enables users to compare a particular council's development performance over a 3-year period against other similar councils, providing graphs and statistics on applications.

The site features annual performance summaries for each council.

More information at: www.knowyourcouncil.vic.gov.au

Planning applications decided within timeframes

Percentage of VicSmart planning application decisions made within 10 days and regular planning application decisions made within 160 days.





VICTORIA'S SYSTEM MONITORING

The Planning Permit Activity Reporting System (PPARS)

PPARS is an online tool which supports the automated collection of standardised permit activity data on a monthly basis from 80 authorities in Victoria. It plays a key role in improving the state's planning system.

PPARS produces publicly available reports on a monthly, quarterly and yearly basis.

Council officers can access detailed reports and design their own customised reports for automatic generation every month.

More information at: www.planning.vic.gov.au/publications/planning-permit-activity-in-victoria

Planning scheme information



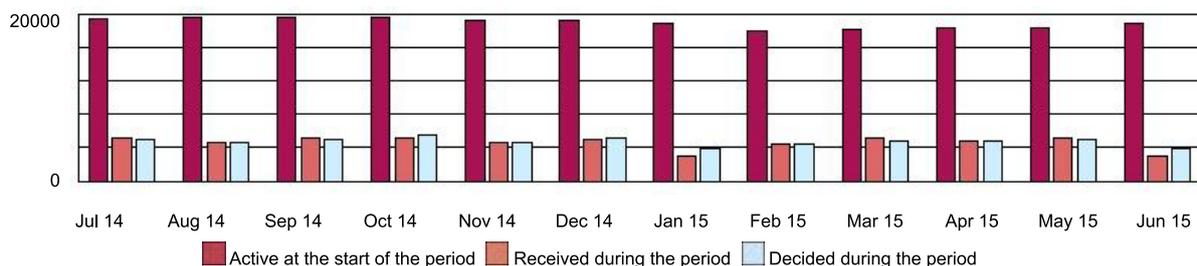
Planning scheme:	All planning schemes in Victoria
Location:	South-eastern Australia
Area:	227,590 sq. km
Population density:	22.5 persons per sq. km
Major centres:	Melbourne; Geelong; Ballarat; Bendigo

Victoria, the smallest state of mainland Australia, is the second most populous in the nation. The diverse economy ranges from primary industry and manufacturing to high order services, such as information technology and knowledge-based industries.

Application activity

	2013/2014	2014/2015	% Change
Total applications received	56,411	57,297	+2.0%
New permit applications	46,928 (83%)	46,691 (81%)	-1.0%
Amended permit applications	9,447 (17%)	10,566 (18%)	+12.0%
Combined applications	12 (0%)	22 (0%)	+83.0%
Total decisions	48,018	52,004	+8.0%
Permit/NOD (includes amended permits)	46,385 (97%)	49,720 (96%)	+7.0%
Refusal	1,633 (3%)	2,284 (4%)	+40.0%
Withdrawn, not required, lapsed	5,390	5,675	+5.0%
Amended permits issued	8,144	9,029	+11.0%
Decisions made under delegation	45,784 (95%)	49,965 (96%)	+9.0%
Review lodged at VCAT	1,626 (3%)	2,292 (4%)	+42.0%

Applications received and decided



NSW SYSTEM MONITORING

The NSW Government generates reports such as the Local Development Performance Monitor (LDPM) which provides an annual overview of the planning system. It provides comprehensive statistics on a broad range of indicators relevant to development applications and certificates of complying development.

The information is compiled from data provided by every NSW council and made available to users via the NSW Government ePlanning website.

The application enables users to create their own customised reports. More information at:

www.planningportal.nsw.gov.au/local-development-performance-monitoring

www.datareporting.planning.nsw.gov.au/ldpm-executive-summary

Local Development Performance Monitoring (LDPM)

This application uses data collected by the Department of Planning and Environment as part of the Local Development Performance Monitoring (LDPM) program. Data is provided in accordance with the [Data Quality Statement](#). If you suspect an issue or error, please contact datareporting@planning.nsw.gov.au.

This application allows the user to generate customised reports. The reports are available in three output formats: display chart, display table and pdf format. For an accessible version of the report, please select the table output option.

To generate a report, please follow the five steps below. Please select a location, a reporting period, a theme, the type of information and an output format.

1	Select a location:	Region: <input type="text" value="All Regions"/>	Council: <input type="text" value="Please select"/>	
2	Select a reporting period:	<input type="text" value="2013 - 14"/>		
3	Select a theme:	<input type="radio"/> Development	<input type="radio"/> Certificates	<input type="radio"/> Reviews
4	Plot chart by:	<input checked="" type="radio"/> Volume <input type="radio"/> Value		
5	Select output:	<input type="radio"/> Display Chart	<input type="radio"/> Display Table	<input type="radio"/> Save/Print PDF



Summary

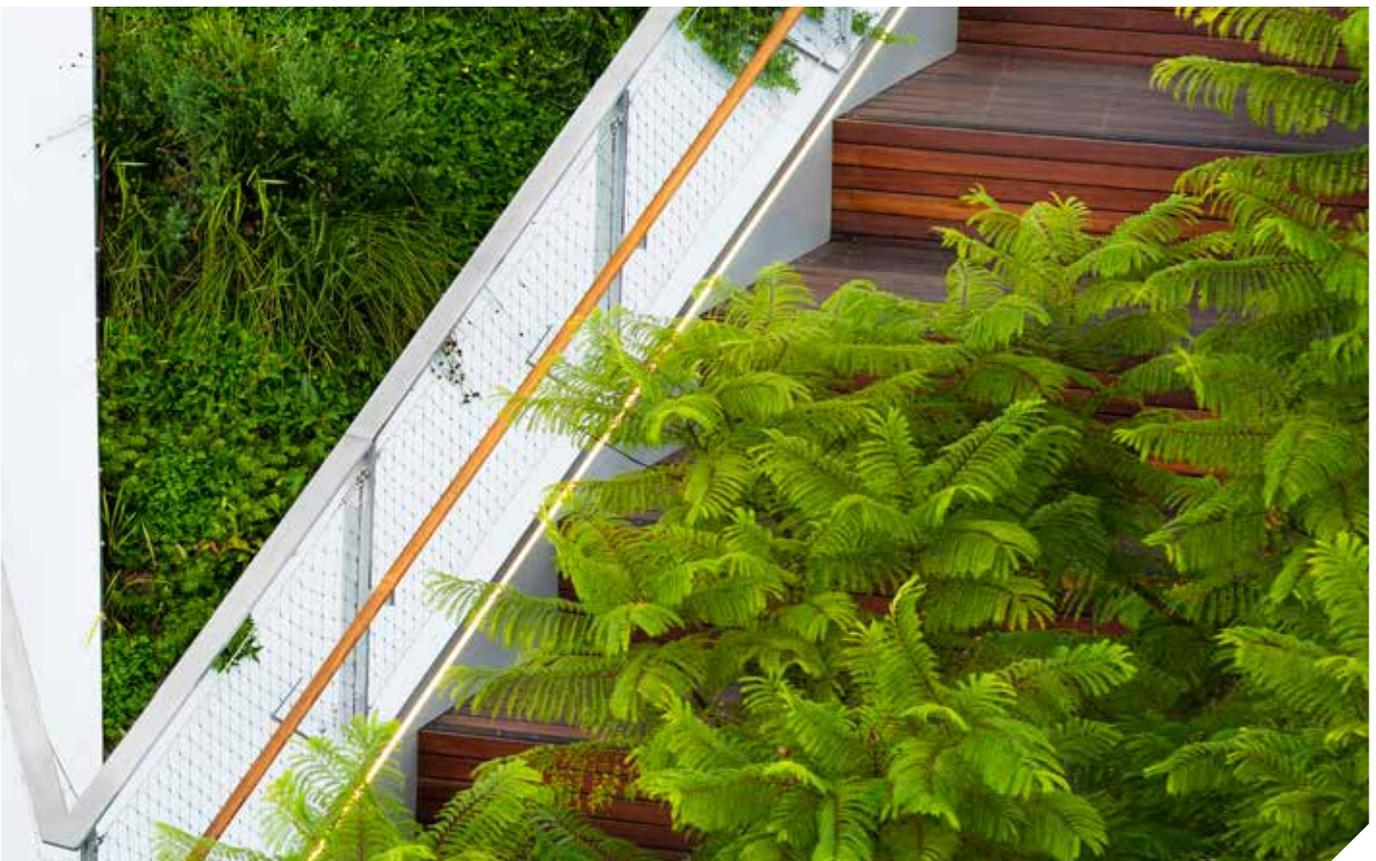
A key learning from interstate is that their systems enable users (whether industry professionals or the public) to create their own customisable reports on development assessment activities. There is also an added feature in data being presented online in maps, charts or useful spatial formats. Users can also compare the performance of different planning authorities of a similar size.

These approaches have merit in ease of use and accessibility. Further consideration is warranted, investigating the potential to introduce similar capabilities in South Australia's planning system.

DISCUSSION POINTS

DP3 - What examples of interstate planning system performance indicators do you think could effectively be used in South Australia?

DP4 - Do you have suggestions for other things that are done well interstate in collecting and evaluating information about the planning system that could be introduced to the South Australian system?



4. PDI ACT 2016 LEGISLATIVE REQUIREMENTS

The following outlines the legislative requirements of the PDI Act which are of relevance in relation to the setting of performance targets and monitoring and reporting on the planning system.

Schedule 4 - Performance targets and monitoring

1 - TARGETS

1. The Minister may, on the recommendation of the Commission, set performance targets in relation to -
 - (a) any goal, policy or objective under a state planning policy; or
 - (b) any objectives, priorities or targets included in a planning agreement.
2. A target must -
 - (a) set a clear and measurable goal; and
 - (b) specify a performance measure to enable the monitoring of progress towards achieving the goal and the extent to which the goal is achieved.
3. The Minister may, from time to time, on the recommendation of the Commission -
 - (a) vary a target; or
 - (b) withdraw a target.
4. The Commission -
 - (a) must monitor the extent to which a target is being achieved; and
 - (b) may publish periodic updates; and
 - (c) unless the target is achieved within an earlier time-frame, adjusted or withdrawn, review each target at least once in every 5 years.

2 - MONITORING AND EVALUATION OF PERFORMANCE AND TRENDS

1. The Commission may, with the approval of the Minister, establish a scheme for the monitoring and evaluation of performance in the exercise of statutory functions under this Act.
2. A scheme under subclause (1) may include -
 - (a) the collection, retention, analysis and provision of information; and
 - (b) the provision of returns, reports and information to the Commission; and
 - (c) requirements as to the undertaking of audits and self-assessments, or requirements to arrange, or submit to, audits by persons who hold specified qualifications; and
 - (d) the evaluation of performance and the preparation of reports by the Commission; and
 - (e) other matters as the Commission thinks appropriate.
3. The Commission may, from time to time, with the approval of the Minister, vary or substitute a scheme under subclause (1).
4. The Commission must include in its annual report information about its assessment of performance and trends under the scheme established under this clause.

Section 32 of the Act also states that the Commission must (on or before 30 September every year) forward a report to the Minister for Planning on the Commission's operations for the preceding financial year. Schedule 4, 2 (4) states that the Commission must include assessment of performance and planning trends in its annual report.



5. RECOMMENDATIONS FOR NEW SYSTEM MONITORING AND REPORTING

A new System Indicators Scheme will be supported by an ePlanning system. It is important that the scheme is defined in time to enable the necessary data collection fields to be built into the ePlanning system. Ability to monitor targets is a less time-critical goal, but will be investigated. If seen as desirable it will be implemented in a staged approach when introducing the new system.

In relation to six existing targets in the *30 Year Plan for Greater Adelaide*, it is envisaged the plan will be transitioned across as a 'Regional Plan' into the new planning system. It is expected that monitoring of these six targets would also be carried over and continue to be reported on. There may be opportunities to enhance ways in which targets are monitored and measured, with significant opportunities presented by a centralised ePlanning system.

Intended approach for a new System Indicators Scheme

The intended approach is to establish an entirely new System Indicators Scheme. This should open up significant opportunities for better methods of data capture and ability to utilise technology to its full extent.

There is a myriad of different combinations of development application data which could be analysed. It is appropriate to determine which combinations could be most useful and may assist in determining trends or systemic issues requiring redress. Any important data collected under the existing System Indicators Scheme could still be carried over into the new scheme, unless there is particular data which is no longer relevant under the new system.



Likely inclusions in the new scheme

Examples of annual standard statistics to be included in the new scheme are:

- number of applications lodged*
- proportion of applications approved/refused planning consent*
- number of approvals by development type*
- proportions of applications processed by different relevant authorities*
- proportions of applications processed via the various assessment pathways*
- proportions of applications processed within legislated timeframes
- proportions of applications processed within legislated timeframes by assessment pathways*
- timeframes taken by state agencies to respond to referrals*
- proportion of overall applications subject to public notification processes*
- proportion of performance assessed applications subject to public notification
- number/proportion of relevant applications approved/refused building rules consent*
- number of land division applications approved*
- number of essential infrastructure and crown development applications lodged
- numbers of deemed consents issued
- numbers of deemed consents appealed by relevant authority
- number of applicant appeals*
- number of third party appeals*
- proportions of decisions subject to appeal overturned via the court*
- total value of applications approved*
- total value of applications approved by development type
- proportions of planning applications determined by Council employed accredited professionals or privately employed accredited professionals
- number of building inspections undertaken in accordance with practice direction requirements*
- number of enforcement notices issued*
- number of enforcement notices issued by different types*

** Already collected (or equivalent) by existing System Indicators Program*

In addition to the standard types of statistics, feedback is also sought on other potential 'non-standard' statistics that the existing System Indicators Program does not cover.

Any additional statistics would however need to be carefully considered to ensure there is a clear purpose and outcome in collecting them and that they do not create unrealistic resourcing and maintenance requirements.

DISCUSSION POINTS

DP5 - What parts of the existing System Indicators Program should be carried over into the new scheme?

DP6 - What are some important types of data or statistics that you think should be collected in the new planning system?

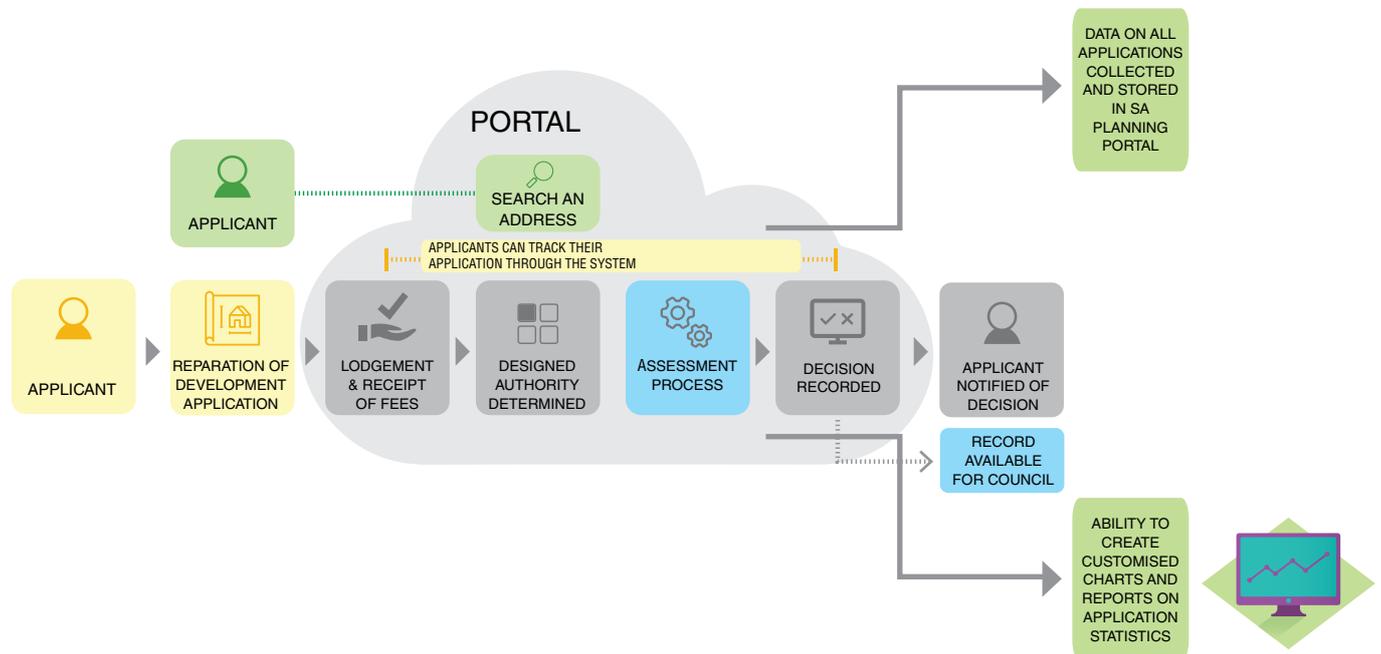


Collecting, reporting and presenting Information

It is envisaged that a single ePlanning solution which is a central element of the 'SA Planning Portal' (as depicted below) will cover the vast majority of the data collection requirements from councils, private practitioners and other government bodies where it relates to development assessment processes. There are numerous options on how to present the information in pre-defined ways, such as:

- written summaries, visual charts, tables and/or heat maps within the Commission's annual report
- online presentation of information such as tables, charts and heat maps located on the SA Planning Portal, or other online locations such as the Commission or State Government websites.

It is however also possible that, as the below figure demonstrates, a new ePlanning system could provide for an online interface to be able to access a range of data and statistics and undertake specific information searches. This could be in the form of an interactive webpage which enables the user to produce their own customisable charts and reports using a detailed database that DPTI oversees. Careful consideration would need to be given to ongoing practical resourcing and maintenance requirements for such a facility.



DISCUSSION POINTS

DP7 - Do you have ideas about other ways in which data on activities in the planning system could be collected and evaluated?

DP8 - Do you have a preference for how the State Government reports on and presents data and statistics about the planning system?

DP9 - What are some alternative ways to present data and statistics?

6. SUMMARY AND NEXT STEPS

This paper summarises current activities in relation to the South Australian planning system's monitoring and reporting and outlines the key sections of the new PDI Act. It also provides examples of similar activities occurring interstate and presents ideas and opportunities that could be implemented in SA.

Some recommendations include:

- 1 Assessment authorities and processes will be proportionate to the level of complexity and impact of a proposed development.
- 2 There will be an overall reduction in the assessment task with an increase in exempt, accepted and deemed-to-satisfy forms of development.
- 3 Assessment authorities will have the required level of accreditation to undertake the assessment task required.
- 4 The system will be cost effective and provide progressive certainty.
- 5 People will be notified of development that directly impacts them and which exceeds the scope/scale of development anticipated by the Planning and Design Code.
- 6 Simple development will follow a streamlined approval process.
- 7 In most circumstances, the relevant authority will be determined at the time of application lodgement.
- 8 Decisions will be transparent.

Feedback is now sought from government agencies, councils, industry professionals and community members on the discussion points raised in this paper as well as any other ideas or comments on monitoring development application data. Feedback received will be considered during the next phase of the project, during which a new System Indicators Scheme will be prepared.



ATTACHMENT 1 – CURRENT RELEVANT DEVELOPMENT ACT/ REGULATIONS PROVISIONS

Development Act, 1993

21 - Annual report

- The Minister must, on or before 31 October in each year, prepare a report on the administration of this Act during the preceding financial year.
- The Minister must, within six sitting days after completing the report, cause copies to be laid before both Houses of Parliament.

22 - The Planning Strategy

- The appropriate Minister must, on or before 31 October of each year in respect of a preceding financial year, prepare a report on -
 - (a) the implementation of the Planning Strategy;
 - (b) any alteration to the Planning Strategy (including the general effect or implications of any such alteration);
 - (c) community consultation on the content, implementation, revision or alteration of the Planning Strategy;
 - (d) such other matters as the Minister thinks fit.
- The appropriate Minister must, within six sitting days after completing the report, cause copies to be laid before both Houses of Parliament.
 - (a) The report required under subsection (6) may be incorporated into (and presented as part of) the annual report of the Minister under section 21.

Development Regulations, 2008

115 - System indicators

- The Minister may, by notice in the Gazette, publish a document requiring the keeping, collation and provision of information relating to 1 or more of the following planning and development matters (the system indicators document):
 - (a) strategy development;
 - (b) Development Plan policies;
 - (c) development applications;
 - (d) referrals of applications;
 - (e) development authorisations;
 - (f) building rules consent and private certification;
 - (g) appeals and review processes;
 - (h) Development Assessment Panels.
- A body specified in the system indicators document must -
 - (a) keep and collate the information specified in that document on a quarterly basis; and
 - (b) provide the information for each quarter to the Minister, in a manner and form determined by the Minister, within 21 days after the end of the quarter.
- The Minister may, by written notice to the relevant body, on application by that body, exempt a body from a requirement in the system indicators document if the Minister is satisfied that the body would experience significant administrative difficulties if required to comply with the relevant requirement and that, in all the circumstances of the particular case, an exemption is reasonable.
- An exemption under subregulation (2) -
 - (a) may operate for a period determined by the Minister; and
 - (b) may be granted subject to such conditions as the Minister thinks fit; and
 - (c) may be varied or revoked by the Minister by subsequent notice to the relevant body.

ATTACHMENT 2 – DETAILS OF CURRENT STATE GOVERNMENT MONITORING AND REPORTING ACTIVITIES

System Indicators

In relation to Regulation 115, the Minister published a notice in the Government Gazette on 9 June 2011. The gazette notice states, there is a list of 'system indicators questions' published on the relevant webpage.

The system indicators are comprehensive, comprising 39 questions per return with each question containing multiple indicators (typically each question covers five separate indicators based on assessment pathways). An effective lodgment system is in place and returns are submitted quarterly online via a DPTI - controlled web interface. Examples of some of these questions have been included below.

Examples of Current System Indicator Questions

Question	Council	Private Certifier	Referral Agent	DAC	ERD Court
Section 1	✓			✓	
Development Applications (Local Government & DAC Response Required. Do NOT include land division applications)	✓			✓	
1. The number of applications lodged, approved and refused according to the following categories:	✓			✓	
a) Schedule 1A Building Rules Consent only	✓			✓	
Lodged	✓			✓	
Approved	✓			✓	
Refused	✓			✓	
b) Schedule 4 Complying	✓			✓	
Lodged	✓			✓	
Approved	✓			✓	
Refused	✓			✓	
c) Schedule 4 Res Code Complying	✓			✓	
Lodged	✓			✓	
Approved	✓			✓	
Refused	✓			✓	
d) Merit	✓			✓	
Lodged	✓			✓	
Approved	✓			✓	
Refused	✓			✓	
e) Non-complying	✓			✓	
Lodged	✓			✓	
Approved	✓			✓	
Refused	✓			✓	
2. The aggregated estimated cost of the development applications lodged, approved and refused in the following categories:	✓			✓	
a) Schedule 1A Building Rules Consent only	✓			✓	
Lodged (\$)	✓			✓	
Approved (\$)	✓			✓	
Refused(\$)	✓			✓	
b) Schedule 4 Complying	✓			✓	
Lodged (\$)	✓			✓	
Approved (\$)	✓			✓	
Refused (\$)	✓			✓	
c) Schedule 4 Res Code Complying	✓			✓	
Lodged (\$)	✓			✓	
Approved (\$)	✓			✓	
Refused (\$)	✓			✓	
d) Merit	✓			✓	
Lodged (\$)	✓			✓	
Approved (\$)	✓			✓	
Refused (\$)	✓			✓	



The resulting indicators are a measure of the number and timeliness of actions and decisions in areas such as development assessment, statutory referrals, appeals and compliance.

The program is administered by DPTI, as required under regulation 115 of the Regulations. The data is supplied quarterly by:

- councils (including their development assessment panels),
- State Government Agencies involved in consultation and referrals,
- the State Commission Assessment Panel, private building certifiers and
- the Environment, Resources and Development (ERD) Court.

The purpose of the indicators is to identify where and how adjustments in policies, legislation and administration could lead to greater efficiencies in the planning system.

Summaries of the information collected from the planning system indicators is available from within the 'development assessment performance' sections of the Minister's annual report on the administration of the *Development Act, 1993*.

DPTI also collects land division data and statistics obtained directly from the electronic development application lodgment and assessment system (EDALA). As this is a State Government controlled system, information does not need to be forwarded from Councils and other bodies quarterly unlike the System Indicators.

Annual Report on the Administration of the Development Act, 1993

Each year the Minister for Planning reports to the South Australian Parliament on the administration of the *Development Act, 1993*.

The report outlines summaries from activities from the previous financial year in relation to a number of matters such as:

- amendments to the Act and Regulations
- amendments to the South Australian Planning Strategy
- amendments to development plans
- council reviews of development plans
- changes to building rules
- development assessment performance and statistics from development applications and appeal processes
- Planning and Development Fund summaries and statistics, and
- status of council strategic directions reports.

The most recent example of this report can be viewed at the following webpage:

[www.sa.gov.au/ data/assets/pdf_file/0011/411311/Annual-Report-on-the-Administration-of-the-Development-Act-1993-2016-17.pdf](http://www.sa.gov.au/data/assets/pdf_file/0011/411311/Annual-Report-on-the-Administration-of-the-Development-Act-1993-2016-17.pdf)

Annual Report Card on the Planning Strategy for South Australia

The Annual Report Card on the Planning Strategy for South Australia, accompanies the above Annual Report on the Administration of the Act. The annual report card documents the progress the state is making towards the objectives of the Planning Strategy (including all regional volumes) and highlights the major demographic, economic and environmental changes that may require a review of government land use policies or targets.

It includes a section on progress against *The 30 Year Plan for Greater Adelaide* (30YPGA) targets. The themes and measurable targets are:

1. Containing our urban footprint and protecting our resources

T1.1 - 85% of all new housing in metropolitan Adelaide will be built in established urban areas by 2045

T1.2 - 90% of all new housing in the Outer Greater Adelaide will be built in established townships and designated urban development areas by 2045

2. More ways to get around

T2 - 60% of all new housing in metropolitan Adelaide is built within close proximity to current and proposed fixed line (rail/tram/O-Bahn) and high frequency bus routes by 2045

3. Getting Active

T3 - Increase the share of work trips made by active transport modes by residents of Inner, Middle and Outer Adelaide by 30% by 2045

4. Walkable Neighbourhoods

T4 - Increase the percentage of residents living in walkable neighbourhoods in Inner, Middle and Outer Metropolitan Adelaide by 25% by 2045

5. A green liveable city

T5 - Urban green cover is increased by 20% in metropolitan Adelaide by 2045

6. Greater Housing Choice

T6 - Increase housing choice by 25% to meet changing household needs in Greater Adelaide by 2045

The Plan sets out detailed methodology for each of the targets in relation to how they can be measured. Refer to www.livingadelaide.sa.gov.au for further detail about the target methodologies. As an example, the methodology for the last target above is:

“This target will be measured using annual DPTI dwelling count data to track the number of dwellings built by type. It will use a rolling five-year average to calculate the ratio of detached to non-detached dwellings. Investigation will be undertaken to determine other ways to measure diversity of housing types. Currently data is extracted in the following five categories only: detached, semi-detached, flats/apartments, home unit/townhouses and retirement village units”.



Land Supply and Development Monitoring

In addition to the above Minister's Annual Reports, DPTI currently maintains the 'Land Supply and Development Monitoring' webpage at the following address:

http://www.saplanningportal.sa.gov.au/land_supply_monitoring

This webpage provides numerous reports and statistics in relation to:

- Residential land development activity including information at local and state government levels on:
 - proposed allotments in land divisions
 - approved allotments in land divisions
 - completed allotments in land divisions
 - building approvals
 - other summary information including; median lot size, share of infill versus greenfield development.
- Residential broadhectare land supply monitoring on:
 - the level of supply
 - location and ownership of available broadhectare land in the Greater Adelaide region and selected rural townships
 - current land division applications
 - State Government land for release
 - annual broadhectare consumption.
- Residential demolition and resubdivision activity (minor infill). Minor infill refers to sites less than 4,000m² involving the permanent removal of a dwelling (demolition), or resubdivision of a parcel to create an additional allotment/s with the original dwelling retained (resubdivision). It is estimated that minor infill represents around one-third of the total dwelling stock growth in metropolitan Adelaide each year.
- Housing and employment land supply program which:
 - monitors the implementation of the 30-Year Plan for Greater Adelaide
 - identifies the total amount of land needed and sets annual rolling targets to reflect changes in the market and changes to the rate of population growth
 - serves to ensure there is land capacity to meet annual housing and employment targets and the capacity is spread equitably across the region
 - helps infrastructure agencies with planning to ensure that infrastructure and urban development is effectively and efficiently coordinated
 - provides a spatial guide to local government to help align regional implementation strategies.
 - The report also identifies actions that state and local governments can take over a five-year period to implement planning policies and ensure that land supply meets demand and the necessary infrastructure can be provided.
- Certain statistics and information can also be located by using Location SA Map Viewer or downloaded as a spatial layer from Data SA.



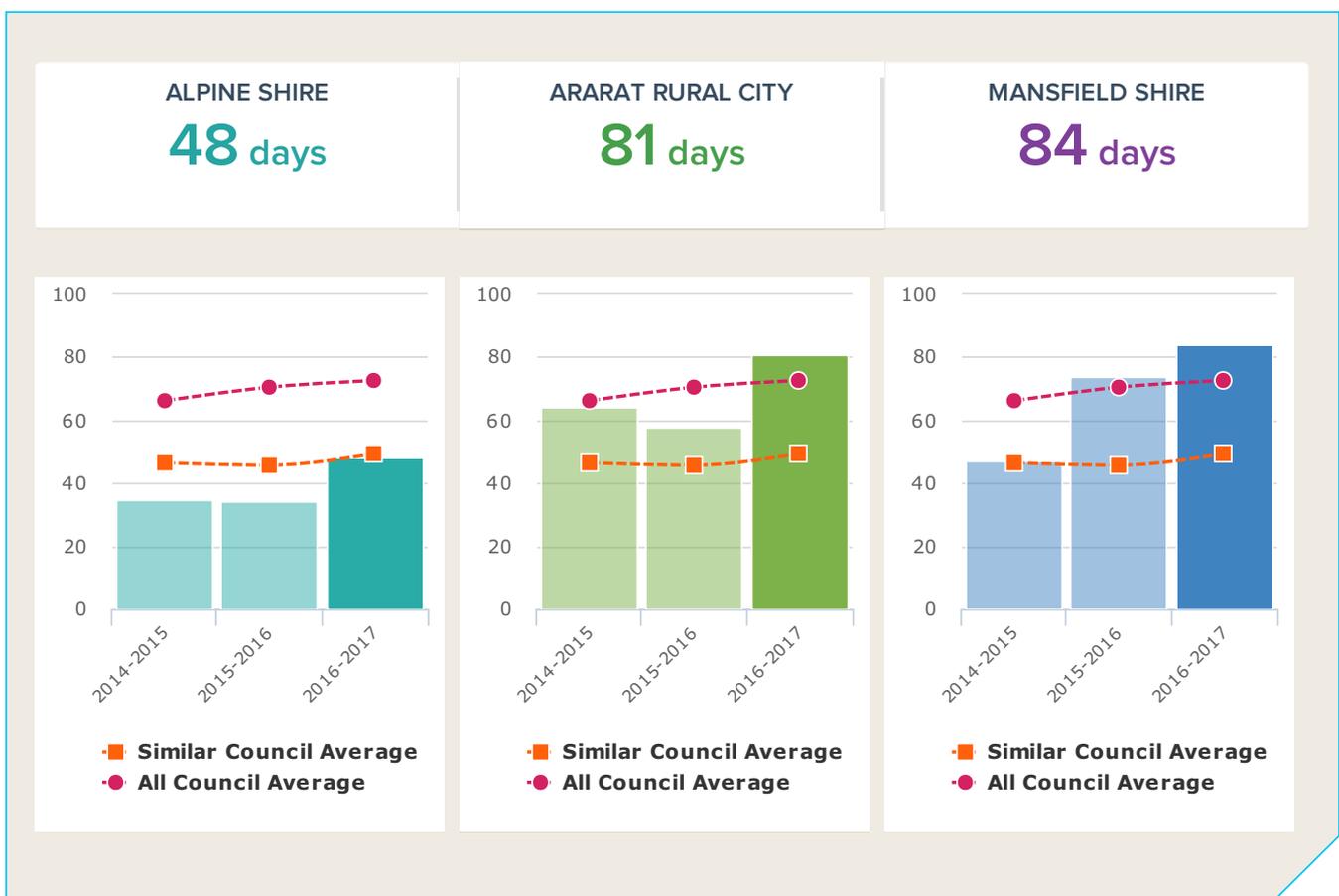


ATTACHMENT 3 – VICTORIA AND NSW EXAMPLES OF SYSTEM MONITORING AND ONLINE REPORTING TOOLS

Victoria – Know your council website examples

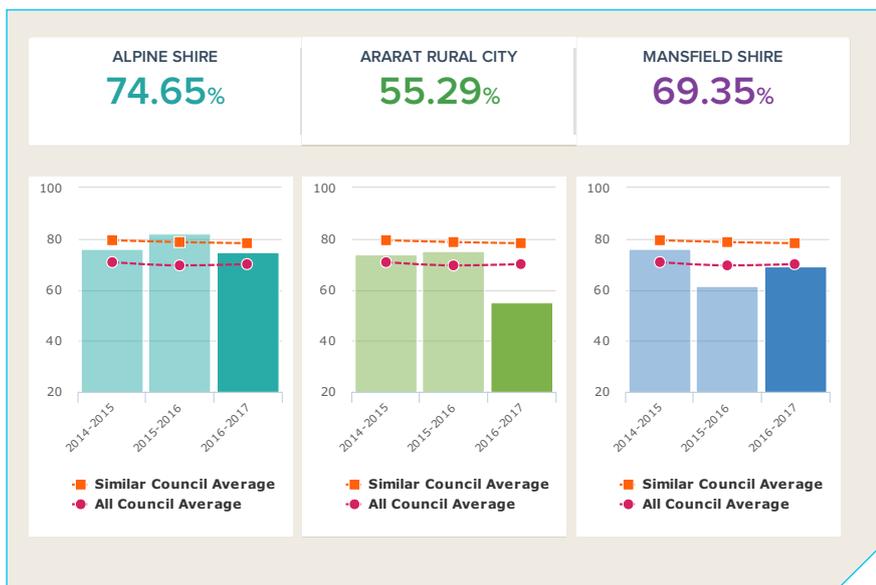
Time taken to decide planning applications

Median number of days taken between receipt of a planning application and a decision on application.



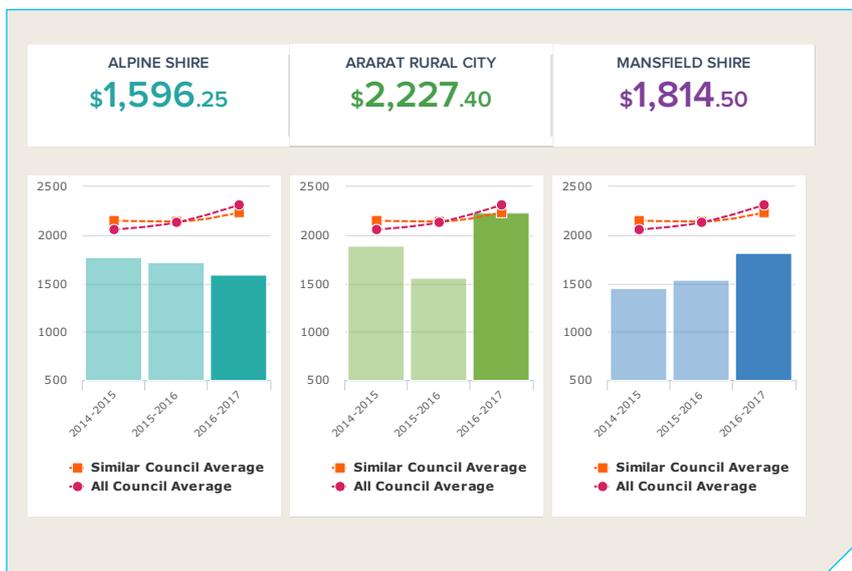
Planning applications decided within required time frames

Percentage of VicSmart planning application decisions made within 10 days and regular planning application decisions made within 60 days.



Cost of statutory planning service per planning application

Direct cost to council of the statutory planning service per planning application received.





Victoria - 'PPARS' website - examples

Planning Permit Activity in Victoria 2014/2015 (example Annual Report)

Planning scheme information



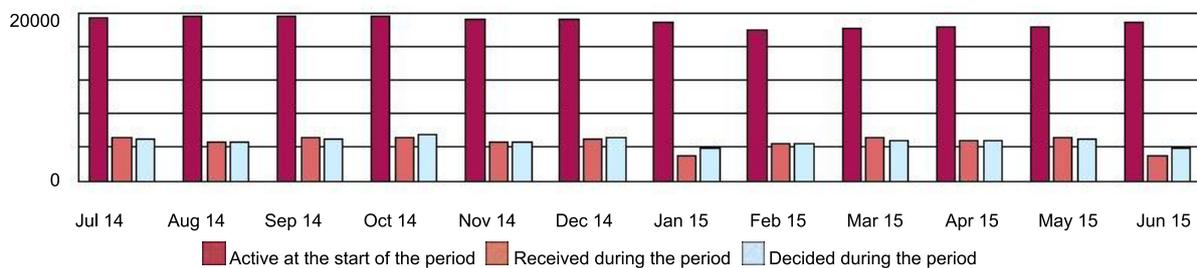
Planning scheme:	All planning schemes in Victoria
Location:	South-eastern Australia
Area:	227,590 sq. km
Population density:	22.5 persons per sq. km
Major centres:	Melbourne; Geelong; Ballarat; Bendigo

Victoria, the smallest state of mainland Australia, is the second most populous in the nation. The diverse economy ranges from primary industry and manufacturing to high order services, such as information technology and knowledge-based industries.

Application activity

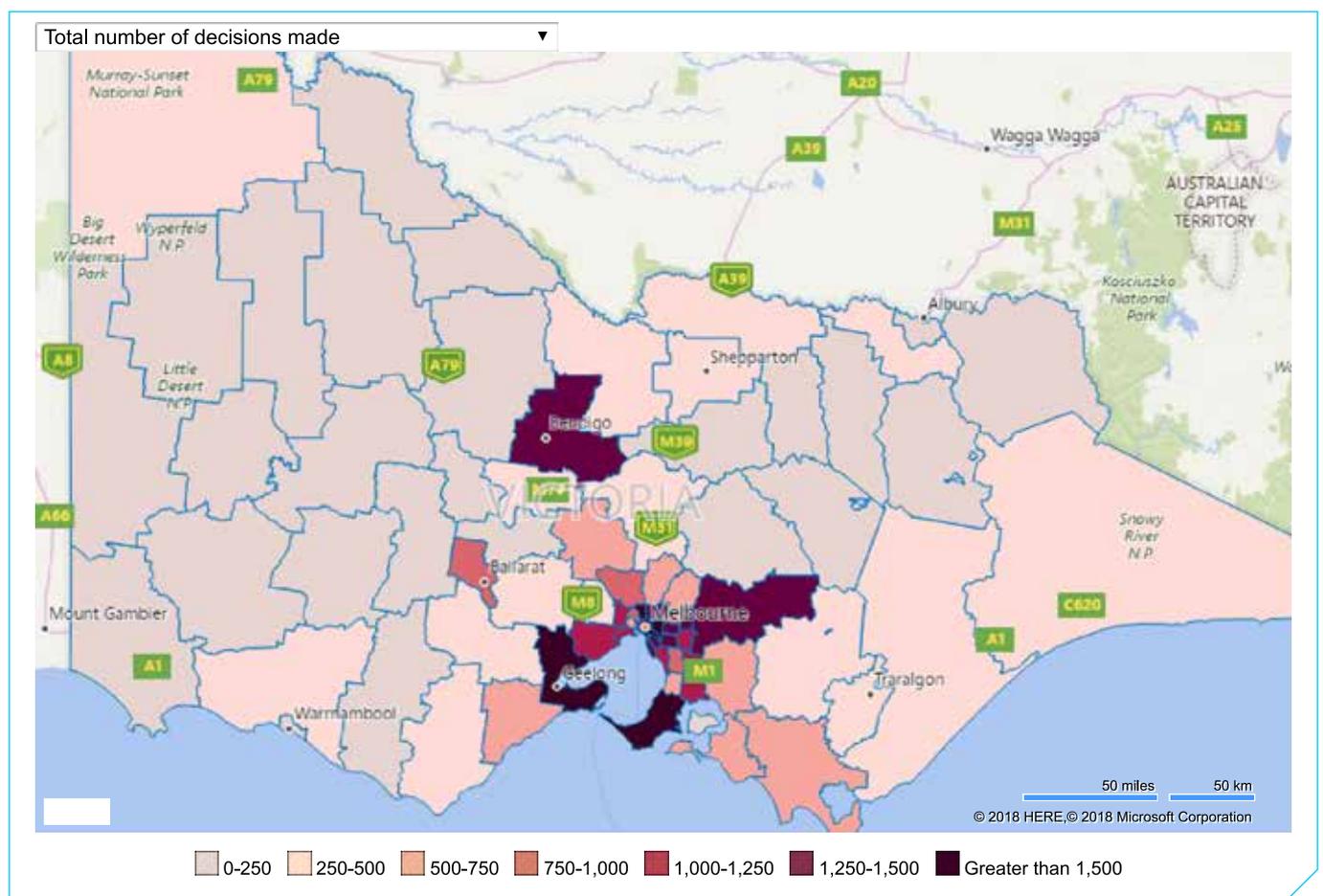
	2013/2014	2014/2015	% Change
Total applications received	56,411	57,297	+2.0%
New permit applications	46,928 (83%)	46,691 (81%)	-1.0%
Amended permit applications	9,447 (17%)	10,566 (18%)	+12.0%
Combined applications	12 (0%)	22 (0%)	+83.0%
Total decisions	48,018	52,004	+8.0%
Permit/NOD (includes amended permits)	46,385 (97%)	49,720 (96%)	+7.0%
Refusal	1,633 (3%)	2,284 (4%)	+40.0%
Withdrawn, not required, lapsed	5,390	5,675	+5.0%
Amended permits issued	8,144	9,029	+11.0%
Decisions made under delegation	45,784 (95%)	49,965 (96%)	+9.0%
Review lodged at VCAT	1,626 (3%)	2,292 (4%)	+42.0%

Applications received and decided



Significant Application Decisions (example - Annual Report Mapping)

The following are significant applications decided by the Responsible Authorities for the region.



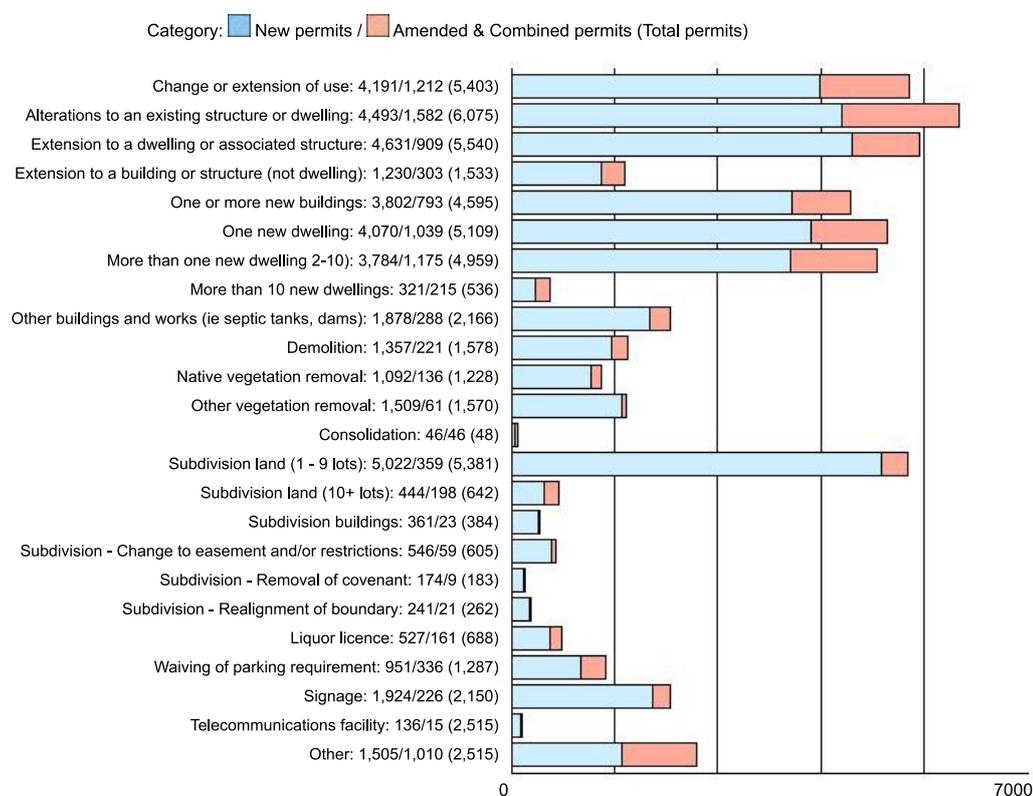


Performance figures

	2013/2014	2014/2015	% Change
Applications with:			
Public notice	20,944 (39%)	22,767 (39%)	+8.7%
Further information	22,023 (41%)	24,744 (43%)	+12.4%
Referrals	16,009 (30%)	16,028 (28%)	+0.1%
Submissions	7,583 (14%)	8,296 (14%)	+9.4%
Financial			
Total value of fees for applications received	\$28,276,202	\$34,278,610	+21.2%
Average fee per application received	\$501	\$598	+19.3%
Total estimated cost of works for permits issued	\$19,829,960,450	\$24,000,137,555	+21.0%
Average cost of works per permit issued	\$427,508	\$482,716	+12.9%
Processing times			
Average gross days to Responsible Authority determination	122	115	-5.9%
Median processing days to Responsible Authority determination	76	76	0.0%
Completed within sixty days	67%	64%	-3.0%

Application categories for permits issued

Note that permits may have more than one category.



Dwellings

Number of additional dwellings approved was 72,700.

Subdivisions

The estimated number of lots created from subdivision approval 10,182.

Permits for change of land use

Of the 49,720 permits issued in Victoria, 8,643 included a change of land use.

Current land use	Proposed land use
6%	Agriculture 1%
1%	Food and drink premises 5%
5%	Industry and warehouse 9%
1%	Leisure and recreation 3%
3%	Office 3%
1%	Place of Assembly 2%
6%	Residence 58%
5%	Retail 4%
68%	Vacant 1%
0%	Child care 1%
0%	Education centre 1%
0%	Mineral extraction 0%



NSW Examples

Report functions - local development performance monitoring website

This application uses data collected by the Department of Planning and Environment as part of the Local Development Performance Monitoring (LDPM) program. Data is provided in accordance with the [Data Quality Statement](#). If you suspect an issue or error, please contact datareporting@planning.nsw.gov.au.

This application allows the user to generate customised reports. The reports are available in three output formats: display chart, display table and pdf format. For an accessible version of the report, please select the table output option.

To generate a report, please follow the five steps below. Please select a location, a reporting period, a theme, the type of information and an output format.

- Select a location:**
Region: Council:
- Select a reporting period:**
- Select a theme:**
- Plot chart by:**
 Volume Value
- Select output:**

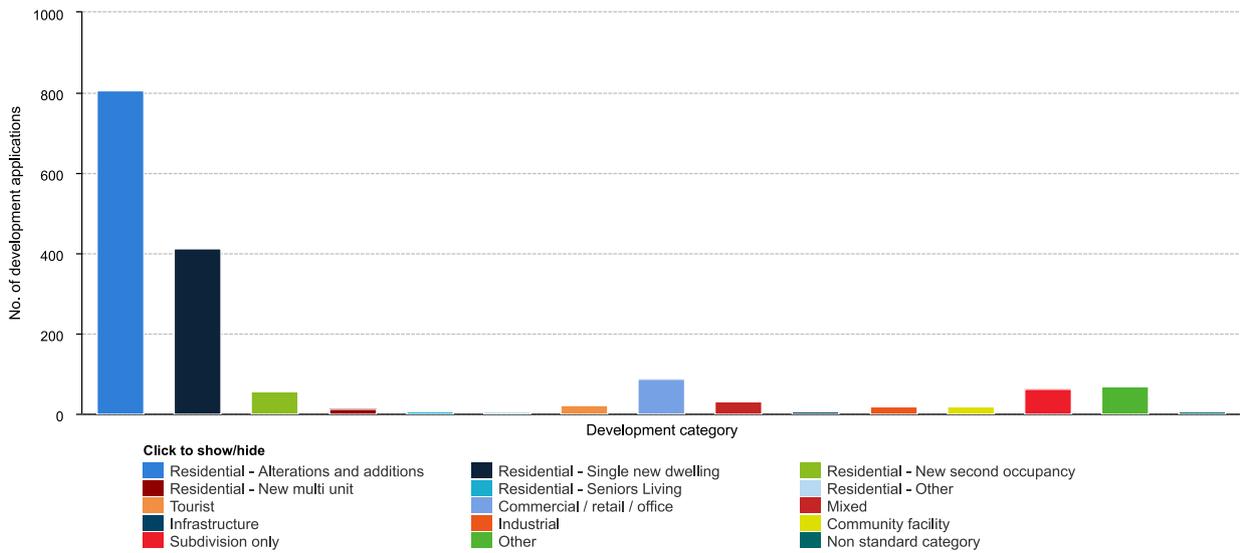


Local Development Performance Monitoring (LDPM)

Region: Council: Period: [Update Report](#)
 Theme: Sub-theme: Plot by: [Reset selections](#)

Development: Development applications, Period: 2014 - 15, Region: Southern, Council: Shoalhaven City Council

This chart shows the total number of Development Applications determined (approved or refused) for each category of development for the reported period and the selected area.







HAVE YOUR SAY

The Department of Planning Transport and Infrastructure is committed to genuine collaboration with the community in the development of South Australia's new planning system.

Interested parties are invited to provide feedback on the technical discussion paper Performance Indicators

Submissions can be lodged via:

- SA Planning Portal: www.saplanningportal.sa.gov.au/have_your_say
- YourSAy website: www.yoursay.sa.gov.au
- Email: DPTI.PlanningEngagement@sa.gov.au
- Post: **PO Box 1815, Adelaide SA 5001**

For details about engagement activities and how to get involved, visit www.saplanningportal.sa.gov.au

