Government of South Australia

STATE PLANNING COMMISSION

2025-26 Annual Report

STATE PLANNING COMMISSION
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STATE PLANNING COMMISSION

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To:

The Hon Nick Champion MP

Minister for Housing and Urban Development

Minister for Housing Infrastructure

Minister for Planning

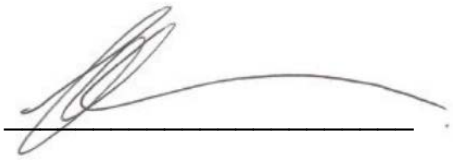
This annual report will be presented to Parliament to meet the statutory reporting requirements of the *Planning, Development and Infrastructure Act 2016* and the requirements of Premier and Cabinet Circular PC013 Annual Reporting.

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

Submitted on behalf of the STATE PLANNING COMMISSION by:

Craig Holden

Chief Commissioner

Date 29 September 2026 Signature 

From the Chair of the State Planning Commission

The State Planning Commission (the Commission) is South Australia's principal body that provides advice and leadership on planning and development. The Commission guides decision-making across government, industry and the community and continues to support the ongoing evolution of South Australia's planning system through the administration of the *Planning, Development and Infrastructure Act 2016*.

During 2025–26, the Commission continued to progress a broad program of planning reform, strategic planning and system improvement. Our work focused on supporting sustainable growth, delivering housing and infrastructure outcomes, strengthening planning policy and ensuring South Australia's planning system remains responsive to the needs of our communities, environment and economy.

This year marked an important milestone with the completion of South Australia's suite of seven regional plans. Following extensive engagement and consultation, the final six Country Regional Plans were delivered in January 2026, providing a coordinated framework to guide growth, housing, infrastructure and liveability across the state for decades to come. Together, these plans identify 238 actions that will support implementation of regional priorities and long-term strategic outcomes.

The Commission also continued to support planning reforms that improve housing diversity, affordability and choice. Key achievements included the Future Living Code Amendment, the Accommodation Diversity Code Amendment, and the Assessment Improvements Code Amendment. Together, these reforms support a broader range of housing options and additional opportunities for future growth.

Significant progress was also made in implementing recommendations from the Expert Panel's *Planning System Implementation Review Report* and advancing actions under the Government's *Housing Roadmap*. Work continued on Design Standard 1 – *Engineering Requirements for Land Division*, while infrastructure schemes for Concordia, Sellicks Beach and Murray Bridge progressed to support the coordinated delivery of infrastructure in key growth areas.

The Commission continued work on targeted policy improvements across housing, strategic infill, character and heritage protection, interface management, and building standards. We also progressed initiatives to support climate resilience and sustainable development, including work on the Statewide Flood Hazard Code Amendment and Statewide Bushfire Hazards Overlay Code Amendment.

Improving the performance, transparency and accessibility of the planning system remained a priority. PlanSA continued to evolve, with more than 1,300 system enhancements delivered since implementation and ongoing improvements to planning data, reporting and user experience. The Land Supply Dashboard also continued to provide important insights into development activity and future land supply across Greater Adelaide.

The Commission also strengthened performance monitoring through enhancements to the Performance Indicators Scheme, improving year-on-year analysis and providing greater visibility of planning system performance. These initiatives will help ensure decision-making remains informed by evidence, data and continuous improvement.

I would like to thank my fellow members for their dedication and expertise throughout the year. I also thank Marc Voortman, Ex Officio of the Commission and Executive Director Planning and Building, and the staff of the Department for Housing and Urban Development for their ongoing support and professionalism in delivering the Commission's priorities.

I acknowledge the Minister for Planning, the Hon Nick Champion MP, for his continued collaboration and commitment to strengthening South Australia's planning system. I also thank our partners across local government, state agencies, industry and the community for their ongoing contributions and engagement. Working together, we continue to build a planning system that supports sustainable growth, investment, liveability and prosperity for all South Australians.



Craig Holden

Chief Commissioner

STATE PLANNING COMMISSION

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Overview: about the State Planning Commission

Our strategic focus

Our Purpose	The Commission was established on 1 April 2017 as the state's principal planning body to undertake advisory and assessment functions specified in the *Planning, Development and Infrastructure Act 2016* (the Act). The Commission is accountable to the Minister responsible for the administration of the Act. The Commission is responsible for guiding the ongoing evolution of the planning system in South Australia and plays a role in furthering the objectives and principles of the Act (as provided in section 12 and 14 of the Act). This includes acting in the best interests of all South Australians, to encourage state-wide economic growth, to support liveability in ways that are ecologically sustainable, and to meet the needs and expectations, and reflect the diversity, of the State's communities by creating an effective, efficient, and enabling planning system. As a statutory authority, the Commission exists for a public purpose and is required to consider government policy and comply with existing legislation in the exercise of its powers and functions as provided in sections 22 and 23 of the Act.
Our Vision	A nation-leading planning system that: • Engages and serves the citizens of South Australia; • Enables the creation of prosperous, equitable and sustainable communities; • Safeguards South Australia's assets and resources; and • Provides fair, timely and robust decisions.
Our Values	The State Planning Commission will operate consistently with the following principles: • Acting lawfully and impartially; • Being ambitious, enterprising and aspirational; • Being reasoned and rational, and acting based on evidence and research; • Building the confidence of Government, the Parliament, First Nations People, communities and industry; and • Working across Government with business and community • Delivering results by being proactive, progressive and performance based.

Board Members during the 2025-26 Financial Year

Membership of the State Planning Commission during the 2025-26 financial year was as follows:

State Planning Commission		
Member	**Position**	**Dates**
Craig Holden	Chief Commissioner	01/07/2025 – 30/06/2026
Stephanie Johnston	Member	01/07/2025 – 30/06/2026
Lisa Teburea	Member	01/07/2025 – 30/06/2026
John Stimson	Member	01/07/2025 – 30/06/2026
David O'Loughlin	Member	01/07/2025 – 30/06/2026
Marc Voortman	Ex Officio	01/07/2025 – 06/07/2025 07/10/2025 – 30/06/2026
Brett Steiner	Ex Officio	07/07/2025 – 06/10/2025

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

State Planning Commission		
Member	**Position**	**Dates**
Anne Moroney	Additional Member	01/07/2025 – 30/06/2026
Nicholas Harvey	Additional Member	01/07/2025 – 30/06/2026
Josephine Barkla	Additional Member	01/07/2025 – 30/06/2026
Joseph Mazzone	Additional Member	01/07/2025 – 30/06/2026

Under section 29(1)(c) of the Act, the Commission may, with the approval of the Minister, establish other committees to advise the Commission on any aspect of its functions, or to assist the Commission or to act on behalf of the Commission in the performance of its functions or the exercise of its powers.

Under section 29(1)(a) of the Act, the Commission has established the **State Commission Assessment Panel** (SCAP) to carry out the Commission's planning assessment powers and functions under the Act.

A total of 22 SCAP meetings were held during the 2025-26 financial year.

State Commission Assessment Panel to 31 May 2026		
Member	**Position**	**Dates**
Rebecca Thomas	Presiding Member	01/07/2025 – 31/12/2025
Rebecca Rutschack	Presiding Member	01/01/2026 – 31/05/2026
Rebecca Rutschack	Deputy Presiding Member	01/07/2025 – 31/12/2025
David Altmann	Deputy Presiding Member	01/01/2026 – 31/05/2026
David Altmann	Ordinary Member	01/07/2025 – 31/12/2025
Don Donaldson	Ordinary Member	01/07/2025 – 31/05/2026
John Eckert	Ordinary Member	01/07/2025 – 31/12/2025
Paul Leadbeter	Ordinary Member	01/07/2025 – 31/05/2026
Jenny Newman	Ordinary Member	01/07/2025 – 31/05/2026
John Eckert	Occasional Member	01/01/2025 – 31/05/2026
Mark Adcock	Occasional Member	01/07/2025 – 31/05/2026
Jamie Botten	Occasional Member	01/07/2025 – 31/05/2026
James Hayter	Occasional Member	01/07/2025 – 31/05/2026
Chris Branford	Occasional Member	17/10/2025 – 31/05/2026

State Commission Assessment Panel to 30 June 2026		
Member	**Position**	**Dates**
Nathan Cunningham	Presiding Member	01/06/2026 – 30/06/2026
David Altmann	Deputy Presiding Member	01/06/2026 – 30/06/2026
Jenny Newman	Ordinary Member	01/06/2026 – 30/06/2026
Stuart Headland	Ordinary Member	01/06/2026 – 30/06/2026
Emily Nankivell	Ordinary Member	01/06/2026 – 30/06/2026
Mario Dreosti	Ordinary Member	01/06/2026 – 30/06/2026
Emma Barnes	Ordinary Member	01/06/2026 – 30/06/2026
Anita Allen	Occasional Member	01/06/2026 – 30/06/2026
Emma Herriman	Occasional Member	01/06/2026 – 30/06/2026
Julie Jansen	Occasional Member	01/06/2026 – 30/06/2026
Catherine Orford	Occasional Member	01/06/2026 – 30/06/2026
Michael Osborn	Occasional Member	01/06/2026 – 30/06/2026

Greg Vincent	Occasional Member	01/06/2026 – 30/06/2026
Mark Adcock	Occasional Member	01/06/2026 – 30/06/2026
John Eckert	Occasional Member	01/06/2026 – 30/06/2026

Under section 29(1)(a) of the Act, the Commission has established the **Land Division Assessment Panel** (LDAP) to carry out the Commission's Land Division assessment powers and functions under the Act. The LDAP held one meeting during the 2025-26 financial year.

Land Division Assessment Panel		
Member	**Position**	**Dates**
John Stimson	Presiding Member	01/07/2025 – 30/06/2026
Chris Branford	Ordinary Member	01/07/2025 – 30/06/2026
Cindy Oliver	Ordinary Member	01/07/2025 – 30/06/2026
David Kwong	Ordinary Member	01/07/2025 – 30/06/2026
Emma Herriman	Ordinary Member	01/07/2025 – 30/06/2026
Kate Vugts	Ordinary Member	01/07/2025 – 30/06/2026
Melissa Mellen	Occasional Member	01/07/2025 – 30/06/2026

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

Building Technical Panel		
Member	**Position**	**Dates**
Miranda Centofanti	Chair	01/07/2025 – 30/06/2026
Debbie Frisby	Ordinary Member	01/07/2025 – 30/06/2026
Jeff Shillabeer	Ordinary Member	01/07/2025 – 30/06/2026
Joanne Payne	Ordinary Member	01/07/2025 – 30/06/2026
Leah Bertholini	Occasional Member	01/07/2025 – 30/06/2026
James Cibich	Occasional Member	01/07/2025 – 30/06/2026
Brett Fennell	Occasional Member	01/07/2025 – 30/06/2026
Nick Ingerson	Occasional Member	01/07/2025 – 30/06/2026
Peter Murton	Occasional Member	01/07/2025 – 30/06/2026
Bernie Steer	Occasional Member	01/07/2025 – 30/06/2026
Vinh Tang	Occasional Member	01/07/2025 – 30/06/2026

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

Joint Building Fire Safety Committee		
Member	**Position**	**Dates**
Jodie Evans	Chair	01/07/2025 – 30/06/2026
Colin Paton	Ordinary Member	01/07/2025 – 30/06/2026
Mark Brown	Ordinary Member	01/07/2025 – 30/06/2026
Luke De Tuillio	Ordinary Member	18/09/2025 – 30/06/2026

Changes to the Commission

During 2025-26, there were no changes to the Commission's structure.

Our Minister



The Hon Nick Champion MP is the Minister for Planning.

Minister Nick Champion was elected to the South Australian Parliament as the Member for Taylor in 2022.

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

Legislation administered by the agency

Adelaide Park Lands Act 2005

Adelaide Show Grounds (Regulations and By-laws) Act 1929

Architectural Practice Act 2009

Bills of Sale Act 1886

Character Preservation (Barossa Valley) Act 2012

Character Preservation (McLaren Vale) Act 2012

City of Adelaide Act 1998

Electronic Conveyancing National Law (South Australia) Act 2013

Geographical Names Act 1991

Law of Property Act 1936

Linear Parks Act 2006

Northern Parklands Act 2025

Planning, Development and Infrastructure Act 2016

Private Parking Areas Act 1986

Real Property Act 1886

Real Property (Registration of Titles) Act 1945

Registration of Deeds Act 1935

Roads (Opening and Closing) Act 1991

Stock Mortgages and Wool Liens Act 1924

Survey Act 1992

Valuation of Land Act 1971

Worker's Liens Act 1893

Other related agencies (within the Minister's area of responsibility)

Hon Nick Champion MP,

Minister for Housing and Urban Development,

Minister for Housing Infrastructure,

Minister for Planning:

- Adelaide Cemeteries Authority
- *Northern Parklands Trust*
- Renewal SA
- SA Water
- South Australian Housing Trust
- West Beach Trust

The agency's performance

Performance at a glance

The Commission's 2025-26 Strategic Plan outlined four strategic areas:

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

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

The Commission held 17 meetings in the 2025-26 Financial Year, with the number of meetings attended by each member shown below.

State Planning Commission		
Members	**Attended**	**Total Meetings**
Craig Holden, Chair	16	17
Stephanie Johnston	16	17
Lisa Teburea	16	17
John Stimson	14	17
David O'Loughlin	16	17
Marc Voortman, Ex Officio 01/07/2025 – 06/07/2025 07/10/2025 – 30/06/2025	12	13
Brett Steiner, Ex Officio 07/07/2025 – 06/10/2025	3	4
Nicholas Harvey	1*	1*
Anne Moroney	4*	4*

*part meeting

Commission specific objectives and performance

Commission objectives	Indicators	Performance
1. Planning for Growth and Change	1.1 Lead the development of Regional Plans across South Australia.	1.1.1 Kangaroo Island In response to feedback received during the engagement period, minor amendments were endorsed by the Commission, with the final plan delivered on 29 January 2026. 1.1.2 Yorke Peninsula and Mid-North, Eyre and Western, Far North In response to feedback received during the engagement period, minor amendments were endorsed by the Commission, with the final plans delivered on 29 January 2026. 1.1.3 Limestone Coast and Murray Mallee In response to feedback received during the engagement period, minor amendments were endorsed by the Commission, with the final plans delivered on 29 January 2026.

	1.2 Monitor Land Supply and development activity to ensure adequate supply of zoned land.	1.2.1 Land Supply Dashboard The Land Supply Dashboard continues to be updated quarterly to support monitoring of land supply and development activity across Greater Adelaide. The Dashboard reports on 98 monitoring areas, including greenfield growth areas and major strategic infill projects. Work is progressing on a revised user experience to improve accessibility and usability of the Dashboard. 1.2.2 Employment Lands Work is progressing on the development of an Employment Lands Roadmap in partnership with the Coordinator-General's Office. The Roadmap will support ongoing monitoring of employment land supply and development activity, including the development of an Employment Land Supply Dashboard. The Dashboard will reflect updated land supply monitoring and classification methodologies informed by an independent review.

	1.3 Monitor the implementation of the Regional Plans.	The regional plans identify a total of 238 actions for implementation across South Australia's seven regional plans, noting that the total includes actions common to multiple planning regions. The department is responsible for 115 actions. To date, 11 actions have been completed, 97 actions are in progress, and 130 actions are planned. Implementation is ongoing across all regions, with 30 department-led actions due for delivery in 2026-27, including 10 actions within the Greater Adelaide Regional Plan (GARP), four actions within the Country Regional Plans (CRP), and the remaining six across all regions.
2. Enhancing our Planning and Building System	2.1 Implement the recommendations of the Expert Panel as supported by the South Australian Government.	The Expert Panel's *Planning System Implementation Review Report* and the Government Response were released on 28 March 2024. Of the 115 recommendations, 67 have been completed. The department is progressing 32 actions, with five planned and five on hold. Six recommendations are being led by other agencies. Implementation of the Panel's recommendations continues, with regular updates on completed and ongoing actions available here under the **Documents** heading.

	2.2 Deliver projects associated with the Government's Housing Roadmap.	The Government of South Australia's *Housing Roadmap* was released in June 2024. Of the 26 actions, 16 have been completed. The department is progressing eight actions, with two on hold. Implementation of the Roadmap continues, with seven of the remaining actions scheduled for delivery in 2026-27.
	2.3 Prepare Design Standards for public realm or infrastructure to support coordinated and efficient delivery of development.	**Design Standard 1 – Engineering Requirements for Land Division** was initiated on 8 January 2025. Stakeholder feedback received through two rounds of consultation informed revisions to the suite of documents, with further consultation undertaken between April and May 2026. The final package is being finalised for consideration and approval.

	2.4 Ensure Planning and Building instruments respond to emerging issues.	During 2025-26, **Practice Guideline 4 – Communal Recreation Spaces and Shared Facilities**, **Practice Direction 12 – Conditions**, **Practice Direction 15 – Building Envelope Plans**, **Practice Direction 7 – Out of Council Areas Inspection Policy** and **Practice Direction 10 – Temporary Occupation of Multi-Storey Buildings** were published to support the effective operation of the planning and building system. These publications support implementation of Code amendments and provide updated guidance across a range of planning and building functions. Work is also progressing on updated to **Practice Directions 8** and **9** to support implementation of recommendations arising from the *Building Confidence Report*.
	2.5 Support infrastructure schemes to coordinate and deliver infrastructure for the State's key growth fronts.	Infrastructure schemes for Concordia, Sellicks Beach and Murray Bridge progressed to support the coordinated planning, funding and delivery of infrastructure in key growth areas. The Concordia Infrastructure Scheme reached a significant milestone with the appointment of the state's first Scheme Coordinator, supporting finalisation of the scheme and providing greater certainty for future infrastructure delivery. Work also continued on the Sellicks Beach and Murray Bridge infrastructure schemes, with the Commission advising on draft scheme outlines to support their ongoing development.

3. Leading on Planning and Building Policy	3.1 Improve pathways for housing diversity and affordability.	3.1.1 Affordable Housing Overlay The Code amendment initiated on 17 October 2024 will be withdrawn once the **Housing and Neighbourhoods Code Amendment** is initiated by the Commission in Q3 2026. This action is proposed to be progressed through a scope change to the **Housing and Neighbourhoods Code Amendment** to expand the Affordable Housing Overlay to additional areas, subject to further discussions. 3.1.2 Housing and Neighbourhoods Investigations into housing preferences and economic feasibility have been undertaken to inform development of the draft policy framework. Work to improve housing diversity and affordability is progressing through development of the **Housing and Neighbourhoods Code Amendment** and the **Strategic Infill Code Amendment**, with initiation of the **Housing and Neighbourhoods Code Amendment** anticipated in Q3 2026.

	3.2 Support strategic infill improvements.	3.2.1 Strategic Infill Improvements Work to support strategic infill improvements is progressing through development of the **Strategic Infill Improvements Code Amendment** and the **Housing and Neighbourhoods Code Amendment**, with initiation of the Strategic Infill Improvements Code Amendment anticipated in Q3 2026. Supporting work is also underway, including development of a Growth Area Prioritisation framework and externally commissioned investigations into housing preferences and economic feasibility, which will help inform future planning and infrastructure decisions.
	3.3 Ensure our policies respond to our changing climate.	3.3.1 State-Wide Bushfire Hazards Code Amendment The Code Amendment was initiated in February 2021, with consultation undertaken between Q4 2023 and Q1 2024. 3.3.2 State-Wide Flood Hazards Code Amendment The **Statewide Flood Hazard Code Amendment**, the third stage of the broader *Flood Hazard Mapping and Assessment Project* commenced in 2021, was initiated on 12 December 2023. Work on the Code Amendment is progressing to enhance flood hazard mapping and policy and improve the efficiency of future mapping updates. Public consultation commenced on 21 May 2026 and ended on 13 August 2026.

	3.4 Undertake targeted policy improvements to realise system efficiencies.	3.4.1 Interface Management Work is progressing to strengthen interface management policies within the Planning and Design Code, with a focus on protecting the ongoing operation of existing industries while supporting appropriate development. The Environment Protection Authority is leading this work in collaboration with the department, including development of guidance materials to support the consistent application of interface management overlays. 3.4.2 Tourism Development The Code amendment was initiated on 29 October 2024. Work is progressing, with the policy framework currently being finalised following engagement with six key wine region councils. Public engagement is anticipated following Commission endorsement. 3.4.3 Character and Heritage **Practice Guideline 3 – Historic Areas Overlay** was published on 18 August 2025. Work is progressing on the preparation of design guidelines for character and historic areas, alongside Commission-led investigations to strengthen heritage protections and inform future reforms. This work includes a review of relevant practice guidelines, analysis of demolition approval trends, and stakeholder engagement, and aligns with

		multiple Expert Panel Recommendations. 3.4.4 Tree Protection and Planting The **Tree Protection and Planting Code Amendment** was initiated by the Commission on 13 August 2024. Work is progressing on the Code Amendment following delays associated with implementation of the Biodiversity Act. A draft amendment is currently being prepared for consultation approval, with consultation intended to occur alongside the associated Practice Guideline being developed by the department. 3.4.5 Character Preservation Districts This Code amendment has been identified as a priority project. Work is progressing in collaboration with local councils, with investigations being led by council partners and supported through ongoing engagement with the department. The Code amendment seeks to update character and local area policy, including character statements, localised policy linked to overlays, and guidance on local variation. Supporting design guidelines will also be developed alongside the Code.

	3.5 Develop State-Wide construction policies and standards to address emerging issues.	3.5.1 Low-rise, multi-occupancy Missing Middle housing Investigations have been completed and inform the scope of the **Housing and Neighbourhoods Code Amendment**. Two externally commissioned projects are supporting this work. A housing preference investigation being undertaken by the University of Adelaide, and an economic feasibility analysis which is expected to commence in Q3 2026. 3.5.2 Alterations and additions to existing buildings (EV's, 7-star and bushfire provisions in public buildings) A new Ministerial Building Standard for additions and alterations to existing Class 1 buildings has been developed, with implementation deferred until 1 May 2030. In addition, **MBS 013 – Installation of Electric Vehicle Charging Stations** has been introduced to establish minimum requirements for electric vehicle charging stations in covered and underground areas, supporting recent regulatory changes. Updates to **MBS 008 – Designated Bushfire Prone Areas: Additional Requirements** have been completed, and associated regulatory amendments and guidance materials relating to private bushfire shelters are progressing.

4. Delivering a Nation-Leading Planning and Building System	4.1 Establish, service and manage the activities of the Commission and its Committees.	During 2025-26 in addition to holding 40 meetings of the Commission and its Committees, the Commission undertook recruitment for and appointed 7 Ordinary and 8 Occasional Members to the State Commission Assessment Panel.
	4.2 Monitor the performance of the planning system through the Performance Indicator Scheme and other relevant indicators.	The Performance Indicators Scheme Annual Report 2025-26 is provided as Appendix A to this Annual Report. During 2025-26, the Performance Indicators Scheme was updated to track requests for mandatory documentation and improve year-on-year performance comparisons. The report will be published in a new digital format on the SA planning portal, accompanied by analysis of key trends and performance outcomes.
	4.3 Seek and respond to feedback to continuously improve the Planning and Building system.	During 2025-26 the Chair of Commission reported on his internal and external stakeholder engagement through his Chair's Report. Through these engagement activities including stakeholder meetings and events the Chair and Commission Members seek and respond to feedback.

2025–2026 Corporate performance summary

The 2025–26 financial year was marked by continued progress across regional planning, planning policy reform, infrastructure coordination and improvements to South Australia's planning and building system. The Commission advanced key initiatives to support sustainable growth, housing diversity and a more efficient planning framework, while continuing to monitor land supply and implement long-term strategic planning priorities.

Strategic focus

A major milestone was achieved with the delivery of the final regional plans for Kangaroo Island, Yorke Peninsula and Mid-North, Eyre and Western, Far North, Limestone Coast and Murray Mallee. Together, South Australia's seven regional plans identify 238 actions to guide future growth and development. By the end of the reporting period, 11 actions had been completed, 97 were in progress and 130 were planned, with implementation continuing across all regions.

The Commission continued to monitor land supply and development activity through quarterly updates to the Land Supply Dashboard, which reports on 98 monitoring areas across Greater Adelaide. Work also progressed on an Employment Lands Roadmap and the development of an Employment Land Supply Dashboard to support future land-use planning.

Planning system enhancements

Progress was made on recommendations arising from the *Planning System Implementation Review Report*, with 67 of 115 recommendations completed. The Commission also continued to support delivery of the Government's *Housing Roadmap*, with 16 of 26 actions completed and a further eight in progress.

Work advanced on Design Standard 1, *Engineering Requirements for Land Division*, following multiple rounds of stakeholder consultation. The Commission also progressed infrastructure schemes for Concordia, Sellicks Beach and Murray Bridge, including the appointment of South Australia's first Scheme Coordinator for the Concordia Infrastructure Scheme.

Several new practice guidelines and directions were published to support the effective operation of the planning and building system, including guidance relating to communal recreation spaces, conditions, building envelope plans and temporary occupation of multi-storey buildings.

Leading on planning and building policy

The Commission continued to progress policy reforms aimed at improving housing diversity, affordability and strategic infill outcomes. Investigations into housing preferences and economic feasibility informed development of the proposed Housing and Neighbourhoods Code Amendment and Strategic Infill Improvements Code Amendment.

Targeted work also continued across tourism development, interface management, character and heritage protection, tree protection and planting, and character preservation districts. Practice Guideline 3 – *Historic Areas Overlay* was published, while further investigations and stakeholder engagement supported the development of future policy reforms.

The Commission also advanced state-wide construction policy initiatives, including the introduction of Ministerial Building Standard 013 for electric vehicle charging stations and updates to Ministerial Building Standard 008 relating to designated bushfire-prone areas.

Climate and environmental initiatives

Work continued on policy responses to natural hazards and environmental challenges. The Statewide Flood Hazard Code Amendment progressed through public consultation and work also continued on the Tree Protection and Planting Code Amendment, with consultation planned to occur alongside an associated Practice Guideline to strengthen planning responses to environmental risk.

System performance monitoring

The Commission continued to monitor and report on planning system performance through the Performance Indicators Scheme. During 2025–26, the Scheme was updated to improve year-on-year comparisons and track requests for mandatory documentation. Future reporting will be published in a new digital format on the SA Planning Portal, providing greater visibility of key performance trends and outcomes.

The Commission's work in 2025–26 reflects its ongoing commitment to a responsive, coordinated and forward-looking planning and building system. Through regional planning, policy reform, infrastructure coordination and system monitoring, the Commission continues to support sustainable growth and improved planning outcomes across South Australia.

Employment opportunity programs

The Commission does not employ staff. During 2025–26 those staff who undertook the work of the Commission were employed through the Department for Housing and Urban Development.

Commission performance management and development systems

Performance management and development system	Performance
Transparency Measures	The Commission's Governance Manual includes transparency measures to be used when determining whether a Commission Report should be released. These procedures are focussed on providing (as far as is practical) an open and transparent approach to publication of the Commission's papers. The Commission also has a Deputation, External Meeting and Event Policy to manage deputations, external meetings and events consistently and transparently. The Commission's Governance Manual and deputation, External Meeting and Event Policy are both reviewed as part of the Commission's governance audit.
Risk Register	In accordance with the procedures established in its Governance Manual, the Commission maintains a Risk Register, which outlines the key risks arising through the Commission's work, as well as measures to treat or control those risks. The Risk Register is reviewed and updated on an annual basis by the Commission. The Commission's Risk Register is also updated on an as-needs basis through the year, if the risks associated with a particular project warrant such an update.
Employees supporting the Commission	Performance management and development of Department for Housing and Urban Development (DHUD) employees is undertaken through DHUD processes.

State Commission Assessment Panel (SCAP)	The Commission meets with the Presiding Member of the SCAP, which provides a direct opportunity for Commission members to discuss with the Presiding Member the performance of the SCAP and its members. The Commission determines the SCAP Practice and Operating Directions outlining the SCAP's role as the Commission's delegated authority for development assessment in the state. The SCAP's Practice and Operating Directions are reviewed regularly as part of the Commission's governance audit.
Land Division Assessment Panel (LDAP)	The LDAP was established in December 2024 by the Commission under section 29 (1)(a) of the *Planning, Development and Infrastructure Act 2016* (the Act). LDAP is responsible for exercising the Commission's powers as a relevant authority body for assessing land division applications where Councils do not meet their statutory timeframes in assessing the applications. The Terms of Reference and other supporting governance policies and procedures for the LDAP are reviewed regularly as part of the Commission's governance audit.
Building Technical Panel (BTP)	The BTP did not meet during the 2025-26 financial year. The BTP's Terms of Reference and other supporting governance policies and procedures for are reviewed regularly as part of the Commission's governance audit.
Joint Building Fire Safety Committee (JBFSC)	The JBFSC is an appropriate authority for the purposes of section 157(17) of the Act to review and monitor building fire safety across the State. The JBFSC Terms of Reference and other supporting governance policies and procedures for are reviewed regularly as part of the Commission's governance audit.

Work health, safety and return to work programs

During 2025-26, the State Planning Commission came under the work health, safety and rehabilitation programs of the Department for Housing and Urban Development (DHUD).

DHUD reports on these programs in its annual report, which can be found at:

Annual reports | Department for Housing and Urban Development

Executive employment in the agency

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

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

Financial performance

Financial performance at a glance

The following is a brief summary of the overall financial position of the agency. The information is unaudited. Full audited financial statements are attached to this report.

Statement of Comprehensive Income	2025-26 Budget $000s	2025-26 Actual $000s	Variation $000s	Past year 2024-25 Actual $000s
Total Income	0	1,453	1,453	1,392
Total Expenses	0	1,453	(1,453)	1,392
Net Result	**0**	**0**	**0**	**0**
Total Comprehensive Result	**0**	**0**	**0**	**0**

Statement of Financial Position	2025-26 Budget $000s	2025-26 Actual $000s	Variation $000s	Past year 2024-25 Actual $000s
Current assets	0	12	12	18
Non-current assets	0	0	0	0
Total assets	**0**	**12**	**12**	**18**
Current liabilities	0	12	(12)	18
Non-current liabilities	0	0	0	0
Total liabilities	**0**	**12**	**(12)**	**18**
Net assets	**0**	**0**	**0**	**0**
Equity	**0**	**0**	**0**	**0**

Consultants disclosure

The State Planning Commission did not engage any consultants during 2025-26.

Consultancies with a contract value below $10,000 each

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

Consultancies with a contract value above $10,000 each

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

Data for previous years is available at: insert hyperlink to specific data.sa page and ensure data sources are referenced.

See also the Consolidated Financial Report of the Department of Treasury and Finance published at the end of each calendar year for the 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 agency, the nature of work undertaken, and the actual payments made for work undertaken during the financial year.

Contractors with a contract value below $10,000

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

Contractors with a contract value above $10,000 each

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

Data for previous years is available at: insert hyperlink to specific data.sa page and ensure data sources are referenced.

The SA Tenders and Contracts website displays details of Government of South Australia-awarded contracts for goods, services and works and across government contracts.

Other financial information

Nil to report.

Other information

Nil to report.

Risk management

Risk and audit at a glance

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

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

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

Fraud detected in the agency

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

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

Strategies implemented to control and prevent fraud

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

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

Officers of the Department for Housing and Urban Development providing support to the Commission are required to be familiar, and must comply with, the Code of Conduct for the South Australian Public Sector and obligations arising from the *Public Sector Act 2009* and the *Public Sector (Honesty & Accountability) Act 1991*, as well as other obligations, including under the *Independent Commissioner Against Corruption Act 2012* and the *Ombudsman Act 1972*.

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

Public interest disclosure

Number of occasions on which public interest information has been disclosed to a responsible officer of the agency under the *Public Interest Disclosure Act 2018:*

0

Data for previous years is available at: Department for Housing and Urban Development - Organisations - data.sa.gov.au

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

Reporting required under any other act or regulation

Act or Regulation	Requirement
Planning, Development and Infrastructure Act 2016 (Act)	**32—Annual report** (1) The Commission must, on or before 30 September in every year, forward to the Minister a report on the Commission's operations for the preceding financial year.

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

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

The following information is provided in accordance with section 32(2) of the Act and Regulation 5 of the *Planning, Development and Infrastructure (General) Regulations 2017*.

Act or Regulation	Requirement
Planning, Development and Infrastructure Act 2016 (Act)	**32—Annual report** (3) The Minister must, within 6 sitting days after receiving a report under this section, cause copies of the report to be laid before both Houses of Parliament.

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

Act or Regulation	Requirement
Planning, Development and Infrastructure Act 2016 (Act)	**Schedule 4 – Performance Targets and Monitoring** **2—Monitoring and evaluation of performance and trends** (1) The Commission may, with the approval of the Minister, establish a scheme for the monitoring and evaluation of performance in the exercise of statutory functions under this Act.

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

This Scheme became operational on 1 July 2020, and the first report of the Scheme occurred for the 2020-21 Financial Year. The Scheme was amended in 2026 to add a new indicator and improve existing indicators.

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).

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

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

The Scheme was amended in 2026 to add a new indicator and improve existing indicators.

This Scheme facilitates collection and retention of data from the ePlanning system. The data is then used to undertake detailed analysis and provide information to relevant authorities and agencies.

The Scheme also forms the basis for the annual Performance Indicators Scheme Report, which is presented to the State Planning Commission at the end of each financial year. This report highlights the performance of the planning system against several set indicators and allows comparison, over time, against previous financial years to assist in identifying key trends and issues.

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

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

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

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

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

Act or Regulation	Requirement
	(a) information about any strategic or other similar objective adopted by the Commission for the coming year or years;

The Commission conducted a strategic planning workshop in June 2025 to inform development of its Strategic Plan for 2025-26. The Strategic Plan 2025-26 was approved at the following meeting in June 2025 and published on the Commission's website. The Strategic Plan outlines key priorities for the Commission.

Act or Regulation	Requirement
Planning, Development and Infrastructure (General) Regulations 2017 (PDI Regulations)	**5—Annual report—Commission** For the purposes of section 32(2) of the Act, an annual report of the Commission must also contain the following information: (b) information about the extent to which the principles referred to in section 14 of the Act are being reflected in the planning system established under the Act;

Long-term focus principles

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

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

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

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

The seven regional plans provide a coordinated framework to guide growth, housing, infrastructure and liveability across South Australia. These plans are consistent with the SPPs and include provisions about the integration of land use, transport infrastructure and the public realm. The Commission has delivered all seven regional plans following extensive engagement activities across the state.

Code Amendment Initiations

During 2025-26, the Commission finalised initiation advice to the Minister for Planning for 24 Code amendments.

Initiation of a Code amendment enables further investigation of proposed changes to the Planning and Design Code to inform future consultation and decision-making.

The following Code amendments were initiated during the reporting period:

- Southwark Grounds
- 27 Dequetteville Terrace, Kent Town
- Kudla Growth Area and Northern Park Lands Joint Amendment
- Beachport Local Heritage
- Ceduna Waters
- Prospect Lifestyle Precinct
- Surrey Farm Drive, Golden Grove
- Sellicks Beach Growth Area Joint Amendment
- Combined Employment Lands
- City Building Heights
- Fisherman's Wharf
- Lot 18 Pyap Street
- Rose Terrace
- Romalo House Complex – Heritage
- Gifford Hill (North-East)
- Two Wells Town Centre
- Waterloo Corner Employment and Strategic Employment
- Playford Alive East
- Seaton
- 23 North, Angle Vale
- Waikerie Park Master Plan
- Old Port Wakefield Road Virginia
- Waste Management
- Character Area Overlay (Charles Sturt)

Following consultation, the Designated Entity prepares an Engagement Report summarising the engagement undertaken, key issues raised by stakeholders, and any resulting amendments to the proposal.

Consultation concluded for the following Code amendments during the reporting period:

- Southwark Grounds
- Prospect Lifestyle Precinct
- Sellicks Beach Growth Area Joint Amendment
- Romalo House Complex – Heritage
- Waterloo Corner Employment and Strategic Employment
- Playford Alive East
- Seaton
- Smithfield Regeneration
- Mumford Road
- New Landing Way
- Goolwa Township Neighbourhood
- 28-58 Mumford Road, Waterloo Corner
- West Torrens Historic Area and Character Area
- Whyalla Local Heritage
- Felixstow (Aldersgate) Intergenerational Community
- Lot 501 Bedford Park
- General Wattle Range
- Freeling West
- St Clair
- Yankalilla District Local Heritage – Stage 1 (Delamere, Normanville, Yankalilla)
- Port Wakefield
- Silo Road Paringa
- King William Road North
- Goolwa Wharf
- 12-22 Richmond Road, Keswick
- Concordia

High-quality design principles

High-quality design principles are embedded throughout the Commission's work to support liveable communities, housing diversity and sustainable growth.

During 2025-26, a number of key planning initiatives were progressed to improve housing choice, support well-designed neighbourhoods and unlock land supply for up to 15,000 homes.

The Future Living Code Amendment (Part 1) was adopted in April 2025 to enhance housing diversity and support ageing in place though a broader range of housing options. Work on the Future Living Code Amendment (Part 2) was adopted in August 2025 to expand these policies to additional Established Neighbourhood Zones.

The Accommodation Diversity Code Amendment (Part 1) was adopted in October 2025, providing greater flexibility for apartment-style housing and retirement living across the state.

The Concordia Code Amendment and Sellicks Beach Growth Area Joint Code Amendment were adopted in September and December 2025 respectively, incorporated the Emerging Main Street Subzone to support the development of

walkable neighbourhoods, vibrant activity centres and a diverse range of housing opportunities.

The Southwark Grounds Code Amendment was adopted in May 2026, enabling increased building heights to support the site's development as a mixed-use community in close proximity to the Adelaide city centre.

Activation and liveability principles

The Greater Adelaide Regional Plan and the six Country Regional Plans have now been published, providing a coordinated framework to guide growth, housing, infrastructure and liveability across South Australia.

Outcome 1 across all seven plans recognises that access to safe, secure and affordable housing is one of the most fundamental human needs, providing the basis for stability and security in many social, cultural and economic aspects of individual and family life.

The Greater Adelaide Regional Plan also includes Outcome 2: Liveable, accessible and inclusive communities, which seeks to ensure communities are resilient, healthy, attractive and safe, while fostering a strong sense of place, belonging and inclusion for all residents.'

The plans identify a range of actions that support housing, liveability and community outcomes, including:

- Investigations into housing diversity and Missing Middle housing opportunities
- Improvements to infill design quality
- Increased housing and accommodation diversity
- Co-located housing initiatives
- Strategic site incentives
- Structure planning for growth areas to support the coordinated delivery of housing, infrastructure and community facilities, including schools and health services.

Implementation of the plans is underway through a range of policy, planning and infrastructure initiatives led by the Department and its partners.

Sustainability principles

The Commission is progressing a range of initiatives to support urban greening, tree canopy coverage and sustainable neighbourhood design.

Following completion of the Open Space and Trees Project, work is underway to:

- develop a design standard to establish minimum urban tree planting and maintenance requirements for public areas in greenfield developments;
- strengthen planning policies to support retention of established trees and recognise the contribution of urban canopy cover;

- investigate alternative assessment pathways for trees removal in specific circumstances;
- extend urban tree canopy requirements to greenfield developments within Master Planned Neighbourhood Zones and townships; and
- extend regulated and significant tree protections to urban areas beyond metropolitan Adelaide.

To support these outcomes, the Tree Protection and Planting Code Amendment was initiated by the Commission in August 2024. Work on the Code Amendment is progressing alongside broader biodiversity reform being undertaken through implementation of the Biodiversity Act.

Investment facilitation principles

Since 19 March 2021, 208,599 applications have been lodged through the PlanSA ePlanning portal, with 177,586 applications granted Development Approval.

Since implementation of the ePlanning system, 1,358 enhancements have been delivered to improve system functionality and the user experience. Further enhancements are currently being planned or assessed, with updates published quarterly through the PlanSA system enhancements program.

The Commission continues to monitor and report on the performance and efficiency of the planning system in accordance with the Act. During 2025-26, the Performance Indicators Scheme was updated to enable monitoring of requests for documentation and improve year-on-year performance analysis.

PlanSA also continues to enhance access to planning data and information through a range of interactive platforms, supporting more timely access to development activity and performance reporting. The following platforms were delivered, updated or progressed during the reporting period:

Delivered

- Code amendment reporting
- Housing numbers data
- Increased file upload size
- Concurrence to Commission / council
- State agencies referral improvements
- Certificate of Occupancy improvements
- National Construction Code Dashboard
- Land Division Assessment Panel
- Resignation and reassignment of accredited professionals from building consent
- Simplified application form
- Outline Consent public register
- Lapse of Development Authorisations

In progress

- Automated (AI) decision making
- Impact assessed application project
- Enhanced validation of builders' license and building indemnity insurance
- Performance solutions
- Additional payment option
- Line of Enquiry approval wizard
- Variations
- Combined planning verification and assessment for Deemed-to-Satisfy

Integrated delivery principles

The Land Supply Dashboard provides an integrated platform to monitor land supply and development activity in Greater Adelaide. Updated quarterly, the Dashboard reports on 98 monitoring areas, including greenfield growth areas and major strategic infill projects.

The Dashboard continues to support land supply monitoring and the timely release of land through rezoning processes. Work is also progressing on improvements to the Dashboard's user experience to enhance accessibility and useability.

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

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

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

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

Reporting required under the *Carers Recognition Act 2005*

The State Planning Commission did not have obligations under section 6 of the *Carers Recognition Act 2005* in 2025-26.

Reporting required under the *Climate Change and Greenhouse Emissions Reduction Act 2007*

The State Planning Commission, working closely with the department, has completed or currently progressing a range of initiatives related to adaption or mitigation of the impacts of climate change. More details can be viewed on the Climate Change initiatives page on the State Planning Commission's website.

Public complaints

Number of public complaints reported

Complaints against Commission Members are received by the Minister for Planning under Regulation 9 of the *Planning, Development and Infrastructure (General) Regulations 2017* (PDI Regulations). The Commission received no notice from the Minister of any complaints against the Commission in 2025-26.

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 received no complaints regarding Assessment Panel Members in 2025-26.

To provide guidance to the public and to support clear and consistent management of complaints received by the Commission, the Commission has endorsed a Complaints

Handling Procedure for Assessment Panels and Codes of Conduct Guidance Material which are available at:

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

Complaint categories	Sub-categories	Example	Number of complaints 2025-26
Professional behaviour	Staff attitude	Failure to demonstrate values such as empathy, respect, fairness, courtesy, extra mile; cultural competency	0
Professional behaviour	Staff competency	Failure to action service request; poorly informed decisions; incorrect or incomplete service provided	0
Professional behaviour	Staff knowledge	Lack of service specific knowledge; incomplete or out-of-date knowledge	0
Communication	Communication quality	Inadequate, delayed or absent communication with customer	0
Communication	Confidentiality	Customer's confidentiality or privacy not respected; 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

Complaint categories	Sub-categories	Example	Number of complaints 2025-26
Policy	Policy application	Incorrect policy interpretation; incorrect policy applied; conflicting policy advice given	0
Policy	Policy content	Policy content difficult to understand; policy unreasonable or disadvantages customer	0
Service quality	Information	Incorrect, incomplete, out-dated or inadequate information; not fit for purpose	0
Service quality	Access to information	Information difficult to understand, hard to find or difficult to use; not plain English	0
Service quality	Timeliness	Lack of staff punctuality; excessive waiting times (outside of service standard); timelines not met	0
Service quality	Safety	Maintenance; personal or family safety; duty of care not shown; poor security service/premises; poor cleanliness	0
Service quality	Service responsiveness	Service design doesn't meet customer needs; poor service fit with customer expectations	0
No case to answer	No case to answer	Third party; customer misunderstanding; redirected to another agency; insufficient information to investigate	0
		Total	0

Additional metrics	Total
Number of positive feedback comments	0
Number of negative feedback comments	0
Total number of feedback comments	0
% complaints resolved within policy timeframes	Not applicable

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

Service improvements

The Commission did not receive any valid complaints regarding conduct of members of the SCAP in 2025-26. No feedback or consumer suggestions about service improvements have been received.

Complaints received by the Commission are monitored, including tracking complaint handling timeframes and outcomes, to ensure efficient performance of the complaint management system. Additionally, a debriefing occurs following each finalised complaint to ascertain whether any learnings and improvements can be applied to improve the complaints management system.

Compliance statement

The State Planning Commission is compliant with Premier and Cabinet Circular 039 (PC039) Complaint Management in the South Australian Public Sector	Yes
The State Planning Commission has communicated the content of PC039 and the agency's related complaints policies and procedures to employees	Yes

Appendix A: Performance Indicators Scheme Report 2025-26

PERFORMANCE INDICATORS 2025–26 OVERVIEW

PlanSA

Government of South Australia
Department for Housing and Urban Development

PERFORMANCE INDICATORS 2025–26



Insights into South Australia's planning system

The Performance Indicators Scheme supports transparent, accountable and evidence-based monitoring of South Australia's planning system.

This overview highlights key trends, outcomes and opportunities identified through the 2025–26 Performance Indicators Scheme Annual Report, now available through a new digital reporting platform. The platform provides greater visibility of planning system performance and enables comparisons across reporting years.

A NEW DIGITAL REPORTING EXPERIENCE



Better access to planning system insights

The Performance Indicators Scheme Annual Report is now supported by a new digital reporting platform, making performance data more accessible and easier to explore. The online format allows users to compare results across reporting years and gain deeper insights into how South Australia's planning system is performing over time.

The digital platform is part of the Department for Housing and Urban Development's digital-first approach to planning and builds on the capabilities of Australia's first integrated ePlanning system, PlanSA.

NEW INSIGHTS TO SUPPORT CONTINUOUS IMPROVEMENT

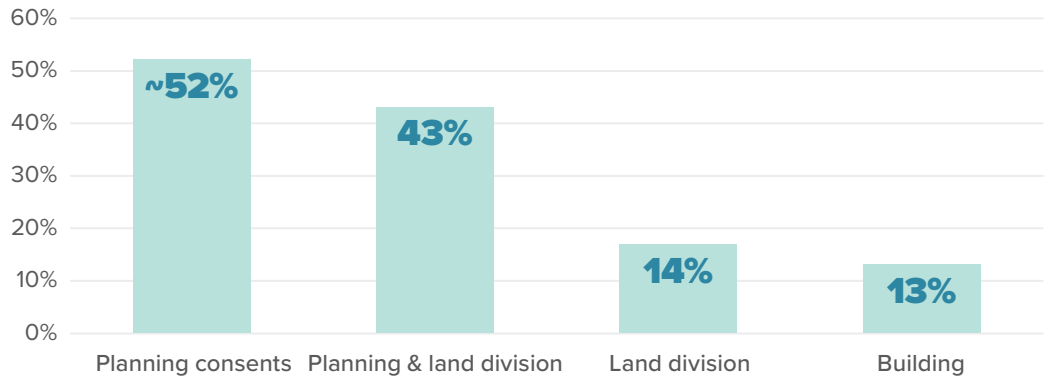
Understanding requests for mandatory documentation

A new performance indicator was introduced in 2025–26 to provide greater visibility of requests for mandatory documentation during the verification process. This information helps identify where applicants may be experiencing challenges and where improvements can be made to support a more efficient assessment process.

The data shows requests for mandatory documentation are significantly more common for planning consents than other consent types. During 2025–26, around 52% of planning consents received at least one request for mandatory documentation, compared with 43% of planning and land division consents, 14% of land division consents and 13% of building consents.

By introducing new indicators and improving reporting capability, the Performance Indicators Scheme continues to strengthen transparency, support informed decision-making and identify opportunities for ongoing improvement across South Australia's planning system.

Mandatory documentation requests, 2025–26



HIGHLIGHTS



Increased development activity across South Australia

Development activity remained strong throughout 2025–26, with more applications lodged and more planning consents determined compared with the previous financial year. Planning consents determined increased by 3.3% to 32,294, reflecting continued development activity across South Australia's residential, commercial and industrial sectors. Development value also increased significantly, rising from $7.9 billion to $9.1 billion during the year.

32,264 **planning consents determined** **UP 3.3%**



A more targeted assessment process

Despite an increase in development activity, the number of referrals for planning consents decreased during 2025–26. There were 2,499 referrals compared with 2,617 in the previous year, despite 844 additional planning consents being determined. Fewer referrals were required despite increased development activity, indicating that specialist assessment resources continued to be focused on applications that required additional expert input.

2,499 referrals **despite 844 additional planning consents being determined.**

HIGHLIGHTS (CONTINUED)



More building activity and oversight

Building activity continued to grow across South Australia, with 16,609 building inspections undertaken during 2025–26, an increase from 15,353 in the previous year. The number of building consents determined also increased, alongside a substantial rise in Certificates of Occupancy following the introduction of new requirements for Class 1A buildings. These outcomes highlight continued building activity across South Australia and increased oversight through inspection and occupancy certification processes.

16,609 inspections

UP 1,256 more inspections than the previous year

+8.2% increase in building inspection



Supporting future housing supply

Land division activity increased during the year, with 3,243 land division certificates issued and 10,460 additional allotments identified through those certificates. This growth supports future housing supply and development opportunities across metropolitan and regional South Australia.

3,243 Land division certificates issued

10,460 Additional allotments identified



Identifying opportunities for improvement

New performance measures introduced in 2025–26 provide greater visibility of requests for mandatory documentation and requests for further information during the assessment process. These insights help identify opportunities for improvement and inform ongoing work to streamline processes, improve application quality and support more efficient assessment pathways across the planning system.

DRIVING FUTURE IMPROVEMENTS



Using data to strengthen the planning system

The Performance Indicators Scheme is designed to support continuous improvement by providing greater visibility of how South Australia's planning system is performing. The 2025–26 report introduces new measures and enhanced reporting capability that help identify opportunities to improve processes, support decision-making and strengthen the user experience.

Insights from the 2025–26 report are helping to focus improvement efforts across the planning system, particularly in areas relating to application quality, information requirements and assessment efficiency.

The report also identified requests for further information associated with performance assessed applications, providing additional insight into where applicants may require greater support and where assessment processes can be refined.

These insights are helping to inform ongoing work being led by the Department for Housing and Urban Development, including proposed improvements to verification and information requirements and Assessment Improvements Code Amendment 2. Together, these initiatives aim to simplify processes, improve application quality and support more efficient planning outcomes.



Looking ahead

By expanding the range of performance measures and improving access to data through the new digital reporting platform, the Performance Indicators Scheme provides a stronger evidence base to support future planning system improvements. As reporting capabilities continue to evolve, the scheme will help identify emerging trends, monitor performance and support informed decision-making across South Australia's planning system.

For more information visit
plan.sa.gov.au

PlanSA

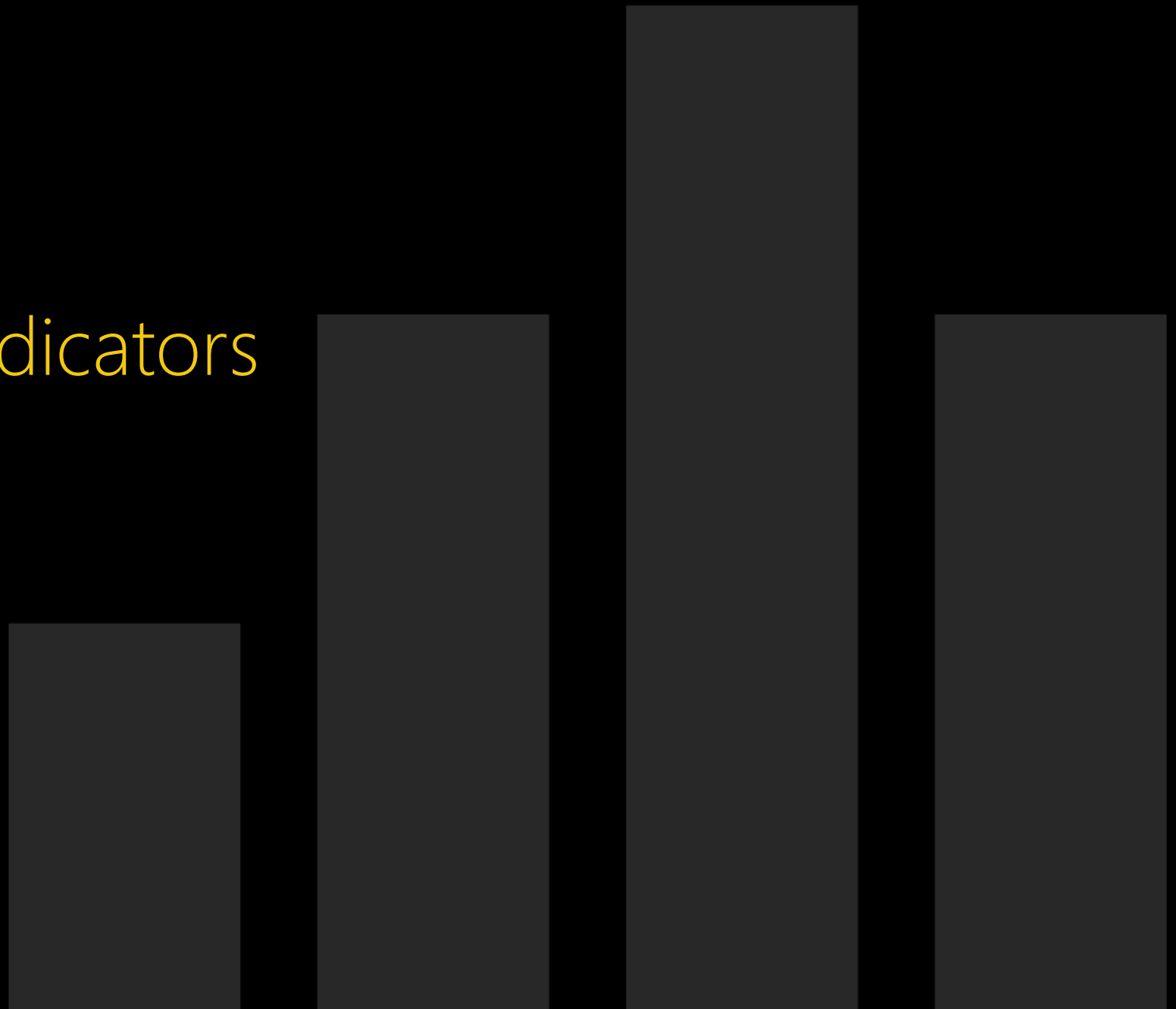
Government of South Australia
Department for Housing
and Urban Development

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Performance Indicators 25_26

View in Power BI



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PlanSA

Government of South Australia
Department for Housing and Urban Development

2025-26

Performance Indicators Scheme





> *"The Performance Indicators Scheme details the performance of South Australia's planning system and is based on data sourced from PlanSA (the electronic development application processing system), which enables the monitoring of the planning system's performance over time"*







Introduction

The Department for Housing and Urban Development (DHUD) monitors and oversees South Australia's planning and land use system. This system supports economic growth and helps create liveable and sustainable communities for current and future generations.

The department manages PlanSA, Australia's first integrated ePlanning system. The ePlanning platform is a key pillar in DHUD's digital-first approach to strategic, land use and statutory planning.

The Planning, Development and Infrastructure Act 2016 permits the State Planning Commission, with the approval of the Minister for Planning, 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 Performance Indicators Scheme is embedded within the ePlanning system and supports monitoring and evaluation of South Australia's land use planning system. It helps support the principles of transparency and accountability that are articulated in the Act. The reporting will be presented in a digital format allowing comparisons to previous years and supported by this companion report.

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 was varied for the 2025-26 financial year. A new lodgement indicator was introduced to monitor requests for documentation through the verification process. Minor changes were also made to the assessment indicators to support more consistent year-on-year comparisons.

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

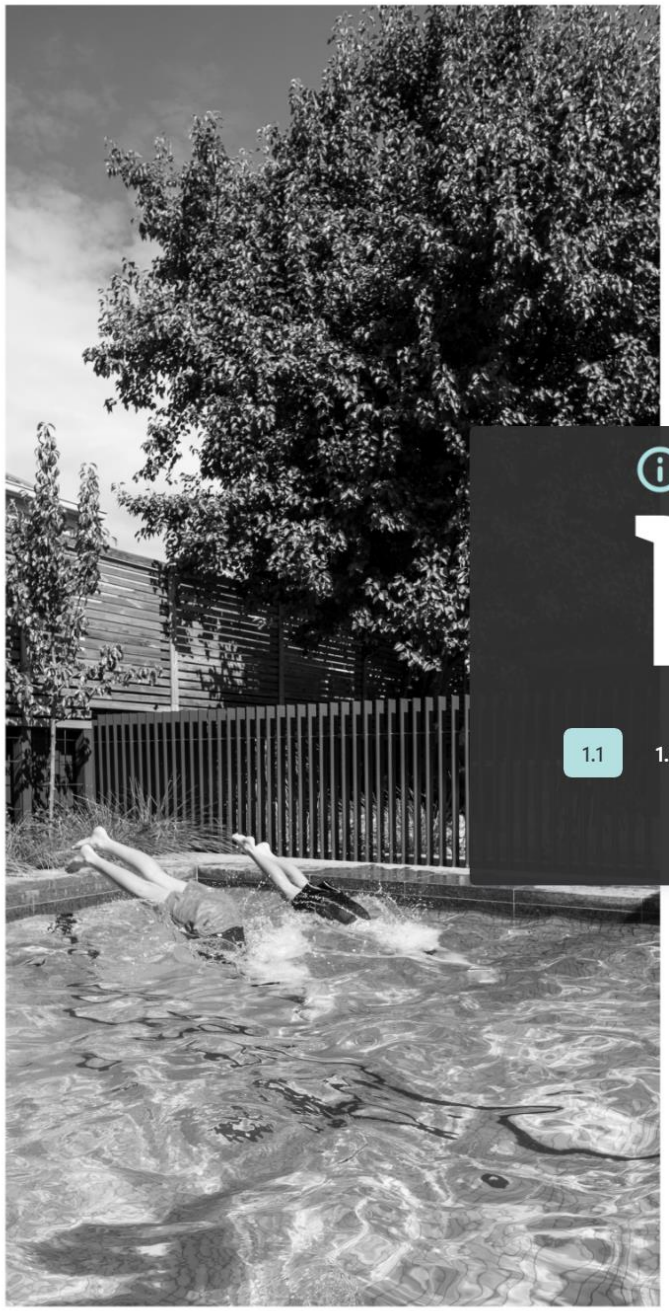
Data in this report is sourced primarily from the Development Application Processing (DAP) system. This system is used to lodge, process and manage development applications in South Australia.

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

- The online version of this report allows filtering through previous reporting years. Figures in the online report may differ from previously published reports due to updated calculation methodologies and report definitions
- Transitional applications are not included (i.e. applications lodged under the previous planning system)
- Applications and decisions made between 1 July 2025 and 30 June 2026
- 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 2026-27
- 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
Impact Assessed – Restricted	Assessed by the State Planning Commission
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
Accepted	Only building consent is required, no planning consent is required

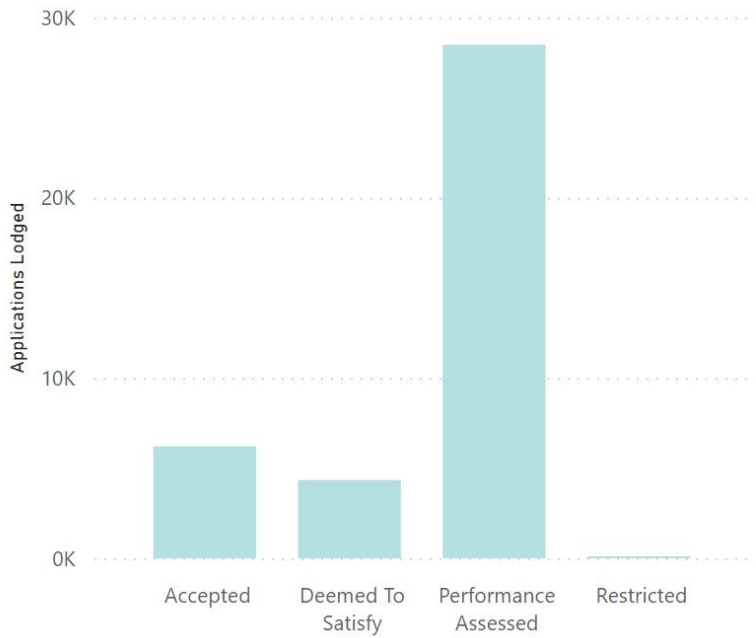


1.1 1.2 1.3

Lodgement Indicators

Indicators in this section relate to the lodgement of development applications

1.1 Number of development applications lodged



Comment

A total of **39,075** development applications were lodged in the **2025-26** financial year. In the previous financial year a total of **38,130** development applications were lodged.

During the **2025-26** financial year, **16%** of the applications did not require planning consent (i.e. Accepted development) and **11%** were Deemed to Satisfy applications. These assessment pathways provide a faster approval process for straight-forward developments and certainty for development that is anticipated in a Zone.

Category of Development	Applications Lodged	Total % of all Applications
Accepted	6,211	16%
Deemed To Satisfy	4,340	11%
Performance Assessed	28,485	73%
Restricted	39	0%
Total	**39,075**	**100%**

(Percentages may not sum to 100% due to rounding adjustments)

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1.1 1.2 1.3

Lodgement Indicators

Indicators in this section relate to the lodgement of development applications

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

Consent Type	Total Consents Verified	Total Consents Verified Within Statutory Timeframe	% Consents Verified Within Statutory Timeframe
Planning Consent	30,100	26,540	88%
Planning and Land Division Consent	3,785	3,313	88%
Land Division Consent	70	60	86%
Building Consent	33,639	27,993	83%
Total	**67,594**	**57,906**	**86%**

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

Comment

A total of **67,594** consents were verified in the **2025-26** financial year. Of these a total of **86%** were verified within the statutory timeframe of five (5) business days. This compares to a total of **66,330** consents verified in the **2024-25** financial year, of which **83%** were verified within the statutory timeframe of five (5) business days.

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1.1 1.2 1.3

Lodgement Indicators

Indicators in this section relate to the lodgement of development applications

1.3 Number and percentage of requests for mandatory documentation by consent type

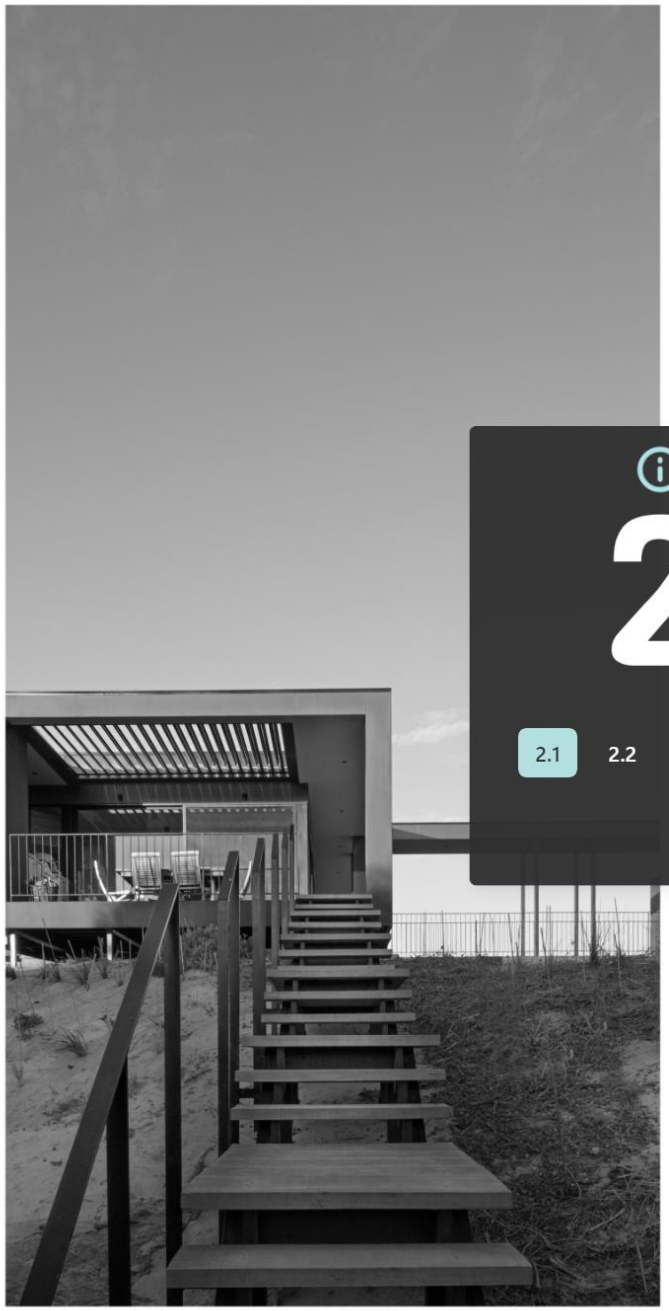
Consent Type	Total Consents Verified	Total Requests for Mandatory Documentation	% Requests for Mandatory Documentation
Planning Consent	30,100	15,751	52%
Planning and Land Division Consent	3,785	1,617	43%
Land Division Consent	70	10	14%
Building Consent	33,639	4,312	13%
Total	**67,594**	**21,690**	**32%**

Note: Section 31(2) of the PDI Act states this process must occur within 5 business days after receiving the application. The percentage figure is calculated as the total requests for mandatory documentation divided by the total number of consents verified. A consent may have multiple requests for mandatory documentation.

Comment

A total of **21,690** requests for mandatory documentation were made during the **2025-26** financial year. This equates to **32%** of all consents verified compared to **34%** of all consents verified in the **2024-25** financial year.

This represents a decrease of **2** percentage points in requests for documentation from the previous financial year.



2

2.1 2.2 2.3 2.4

Assessment Indicators

Indicators in this section relate to the assessment of development applications

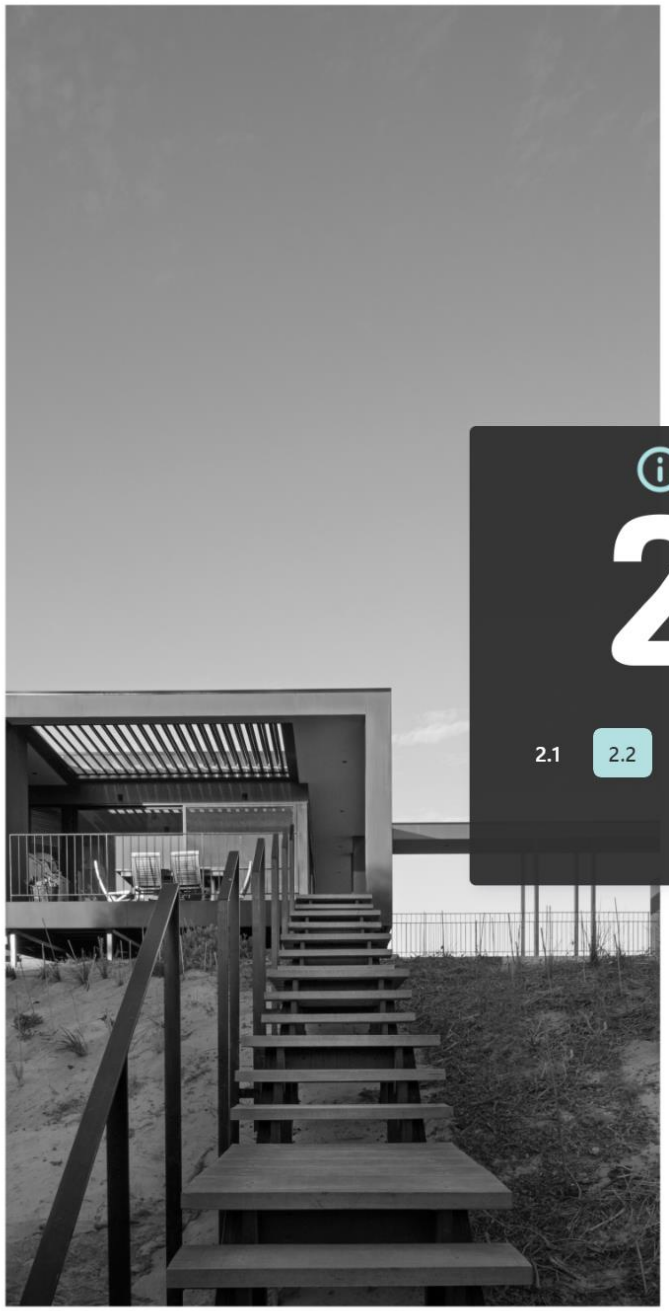
2.1 Number of public notification periods commenced for planning consents determined within the timeframe, by assessment pathway

Category of Development	Planning Consents Determined	Public Notifications	Public Notification per Consent
Performance Assessed	27,820	1,628	6%
Restricted	33	28	85%
Total	**27,853**	**1,656**	**6%**

Note: The percentage figure is calculated as the total public notification event divided by the total number of consents determined. A planning consent may have multiple public notification events.

Comment

A total of **1,656** public notification periods commenced for planning consents determined within the **2025-26** financial year. This compares to **1,607** during the **2024-25** financial year.



2

2.1 2.2 2.3 2.4

Assessment Indicators

Indicators in this section relate to the assessment of development applications

2.2 Number of requests for additional information for consents determined within the timeframe, by assessment pathway and consent type



Note: The percentage figure is calculated as the total requests for information divided by the total number of consents determined for each pathway. An individual consent may have multiple requests for information.

Comment

A total of **15,212** requests for additional information were made during the **2025-26** financial year. This compares to a total of **15,252** made during the **2024-25** financial year.

Consent Type	Assessment Pathway	Consents Determined	Requests for Information	RFI per Consent
Planning Consent	Deemed To Satisfy	4,411	71	2%
	Performance Assessed	27,820	11,125	40%
	Restricted	33	47	142%
Land Division Consent		80	12	15%
Building Consent		32,369	3,955	12%
Total		**64,713**	**15,210**	**24%**

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2

2.1 2.2 2.3 2.4

Assessment Indicators

Indicators in this section relate to the assessment of development applications

2.3 Number and percentage of responses to requests for additional information within statutory period for those consents determined within the timeframe

Consent Type	Completed Requests for Further Information	Requests Returned Within Statutory Timeframe	% Received Within Statutory Timeframe
Planning Consent	11,231	9,629	86%
Land Division Consent	12	9	75%
Building Consent	3,943	3,389	86%
Total	**15,186**	**13,027**	**86%**

Comment

86% of the requests for additional information were complied with and subsequently responded to, by the applicant, within the allocated timeframe during the **2025-26** financial year. This compares to **87%** during the **2024-25** financial year.

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2

2.1 2.2 2.3 2.4

Assessment Indicators

Indicators in this section relate to the assessment of development applications

2.4 Number of referrals made under Schedule 9 of the PDI Regulations (2017) for consents determined within the timeframe:

- by 'development' type
- percentage of referrals returned within the relevant timeframe
- percentage of referrals returned with direction to refuse relevant application

Schedule 9 PDI Regulations 2017	Number of Completed Referrals	% Assessed Within Statutory Timeframe	% Issued Direction to Refuse
Part A (1) - Airports	58	83%	
Part A (2) - High bushfire risk areas	510	96%	0%
Part A (3) – Development near the coast	104	95%	3%
Part A (4) – Future Road Widening	62	79%	3%
Part A (5) – Historic Shipwrecks (State)	4	100%	
Part A (6) – Historic Shipwrecks (Commonwealth)			
Part A (7) – Development affecting transport routes and corridors	521	69%	1%
Part A (8) – Tunnel Protection Overlay	1	100%	
Part A (9) – Activities of Environmental Significance	125	95%	
Part A (9A) – Site contamination	106	98%	
Part A (9B) – Gas and Liquid Petroleum Pipelines Overlay and Facilities Overlay	11	100%	
Total	**2,499**	**89%**	**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)

Comment

A total of **2,499** referrals were made under Schedule 9 of the PDI Regulations during the **2025-26** financial year. This compares to **2,617** referrals made in the **2024-25** financial year.

Of these referrals **89%** were returned within the relevant timeframe, compared to **90%** the previous financial year.

1% of the referrals were returned with a direction to refuse the relevant application. This compares to **1%** returned with a direction to refuse in the **2024-25** financial year.

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2

2.1 2.2 2.3 2.4

Assessment Indicators

Indicators in this section relate to the assessment of development applications

2.4 Number of referrals made under Schedule 9 of the PDI Regulations (2017) for consents determined within the timeframe:

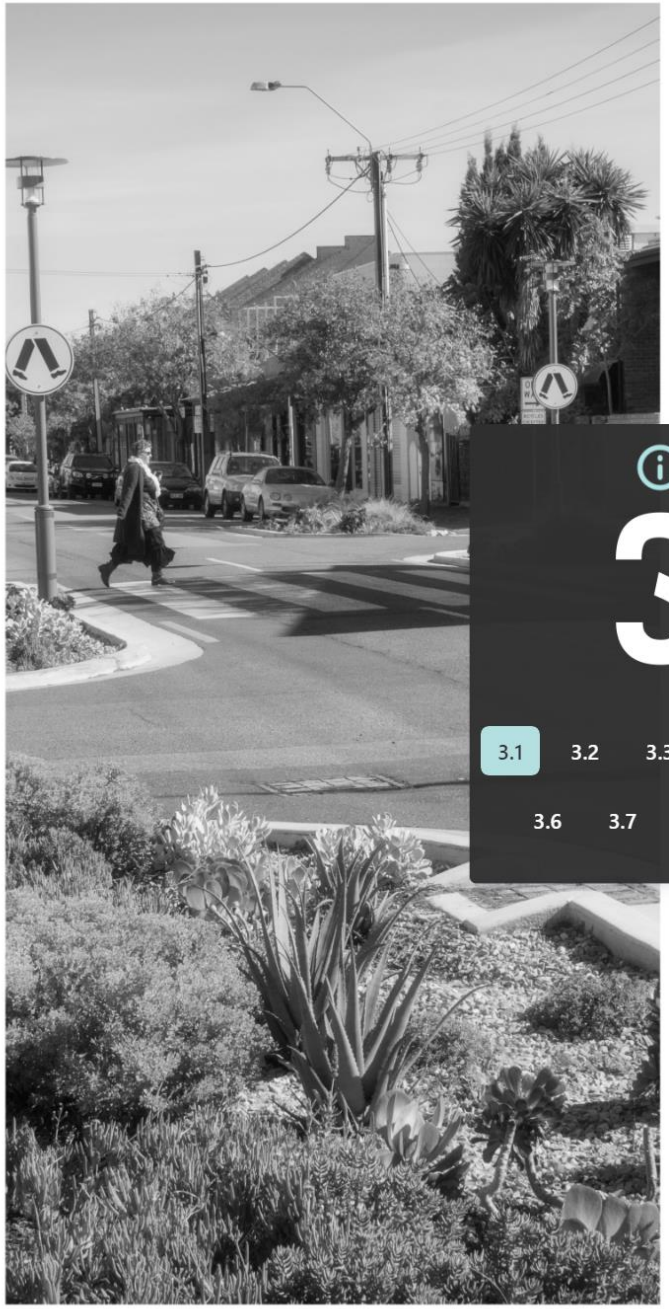
- by 'development' type
- percentage of referrals returned within the relevant timeframe
- percentage of referrals returned with direction to refuse relevant application

Schedule 9 PDI Regulations 2017	Number of Completed Referrals	% Assessed Within Statutory Timeframe	% Issued Direction to Refuse
Part A (10) – Certain activities in Murray Darling Basin Area	3	100%	
Part A (11) – Native Vegetation	87	86%	3%
Part A (12) – Activities that would otherwise require a permit under Landscape SA Act 2019 that may impact on water resources	19	84%	5%
Part A (13) – Activities that may rise to water allocation issues under Landscape South Australia Act 2019 that involve the taking of water	2	100%	
Part A (14) – Mining	5	100%	20%
Part A (15) – Development in River Murray Flood Plain Protection Area	179	99%	
Part A (16) – Development in River Murray Tributaries Protection Area	14	93%	
Part A (17) – State heritage places	451	98%	0%
Part A (18) – Electricity infrastructure	9	100%	
Part A (19) – Aquaculture development	1	100%	
Part A (20) – Affordable housing	106	95%	
Part B (21) – Advertisements near signalised intersections	70	84%	
Part B (22) – Design	49	100%	
Part B (23) – Land division near waste depots	2	50%	
Total	**2,499**	**89%**	**1%**

A total of **2,499** referrals were made under Schedule 9 of the PDI Regulations during the **2025-26** financial year. This compares to **2,617** referrals made in the **2024-25** financial year.

Of these referrals **89%** were returned within the relevant timeframe, compared to **90%** the previous financial year.

1% of the referrals were returned with a direction to refuse the relevant application. This compares to **1%** returned with a direction to refuse in the **2024-25** financial year.



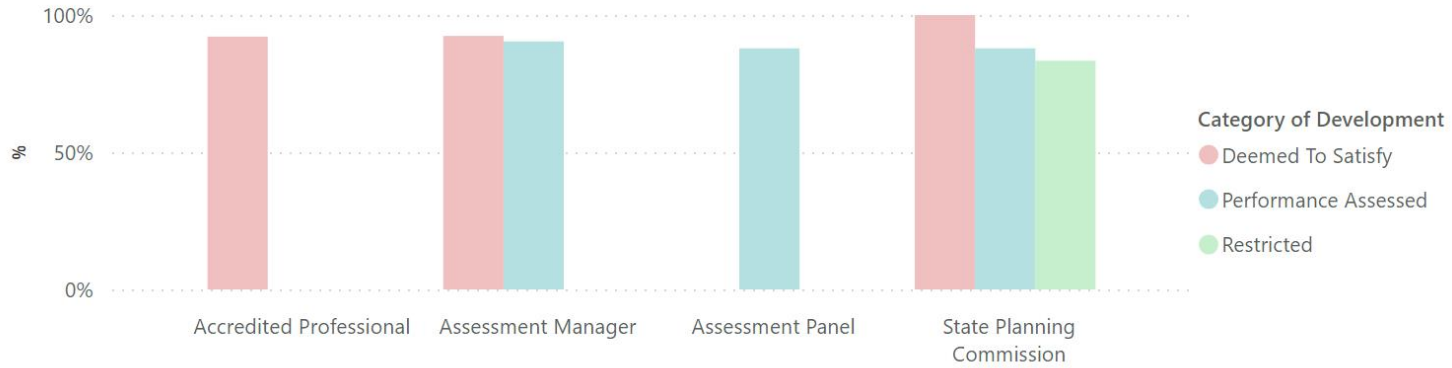
3

3.1 3.2 3.3 3.4 3.5
3.6 3.7 3.8 3.9

Decision Indicators

Indicators in this section relate to decisions made on development applications lodged

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	Panel Type	Deemed To Satisfy	Performance Assessed	Restricted	Total
Accredited Professional		92%			**92%**
Assessment Manager		92%	90%		**91%**
Assessment Panel	Council Assessment Panel		86%		**86%**
	Regional Assessment Panel		88%		**88%**
State Planning Commission		100%	88%	83%	**88%**
Total		**92%**	**90%**	**83%**	**90%**

Note: Includes applications for Planning Consent and Planning and Land Division Consent only

Comment

A total of **90%** of the planning consent decisions (granted or refused) were made within the statutory assessment timeframe during the **2025-26** financial year.

This compares to **90%** of the planning consent decisions made within the statutory assessment timeframe in the **2024-25** financial year.



3

3.1 3.2 3.3 3.4 3.5
3.6 3.7 3.8 3.9

Decision Indicators

Indicators in this section relate to decisions made on development applications lodged

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

Category Of Development	Planning Consent Decisions
Deemed To Satisfy	4,411
Performance Assessed	27,820
Restricted	33
Total	**32,264**

Note: Includes applications for Planning Consent and Planning and Land Division Consent only

Comment

A total of **32,264** planning consent decisions (granted or refused) were issued during the **2025-26** financial year. This compares to a total of **31,221** issued during the **2024-25** financial year.



3

3.1 3.2 3.3 3.4 3.5
3.6 3.7 3.8 3.9

Decision Indicators

Indicators in this section relate to decisions made on development applications lodged

3.3 Number of deemed consents granted

12

Comment

A total of **12** deemed consents were granted during the **2025-26** financial year. This compares to a total of **4** granted during the **2024-25** financial year.



3

3.1 3.2 3.3 3.4 3.5
3.6 3.7 3.8 3.9

Decision Indicators

Indicators in this section relate to decisions made on development applications lodged

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	Building Consent Decisions within Statutory Assessment Timeframe	% Building Decisions Within Statutory Timeframe
Accredited Professional	24,700	23,100	94%
Council	7,669	7,085	92%
Total	**32,369**	**30,185**	**93%**

Note: Relevant Authority 'Council' includes Regional Assessment Panel

Comment

A total of **93%** of the building consent decisions (granted or refused) were made within the statutory assessment timeframe during the **2025-26** financial year.

This compares to **93%** of the building consent decisions made within the statutory assessment timeframe in the **2024-25** financial year.



3

3.1 3.2 3.3 3.4 3.5
3.6 3.7 3.8 3.9

Decision Indicators

Indicators in this section relate to decisions made on development applications lodged

3.5 Number of building inspections undertaken as required by practice direction

Building Inspection Type	Inspections Completed
Class 1	11,945
Class 2-9	1,699
Farm Building and Sheds	113
Swimming Pool Safety Features	2,852
Total	**16,609**

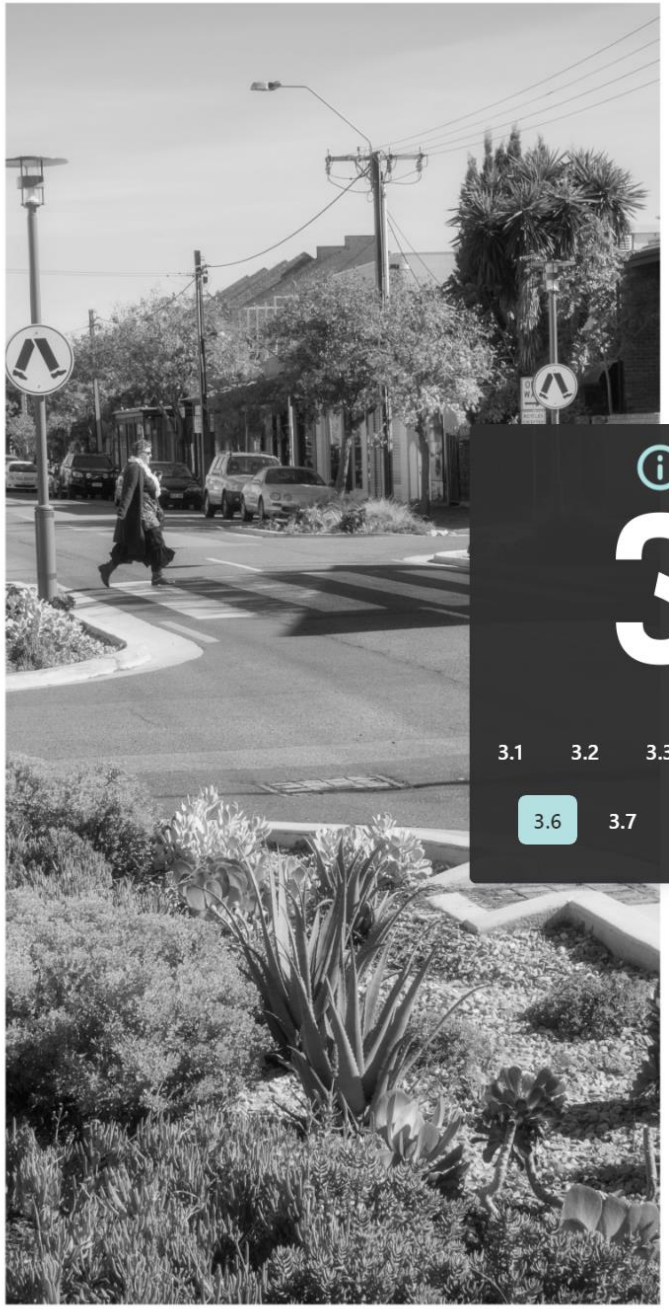
Comment

A total of **16,609** building inspections were undertaken during the **2025-26** financial year, as required by relevant practice direction(s).

This compares to **15,353** building inspections undertaken in the **2024-25** financial year, as required by the relevant practice direction(s).

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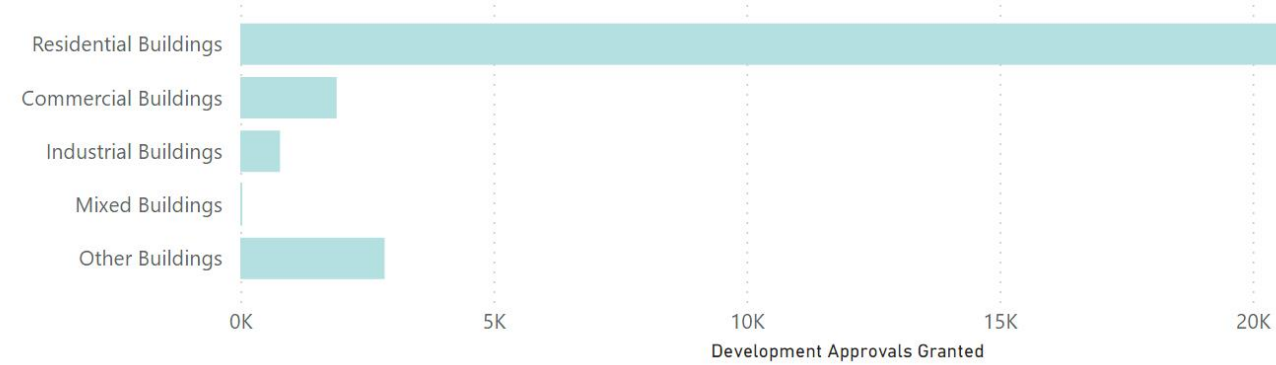
3.1 3.2 3.3 3.4 3.5

3.6 3.7 3.8 3.9

Decision Indicators

Indicators in this section relate to decisions made on development applications lodged

3.6 Number of development approvals granted for buildings by ABS Functional Classification Code



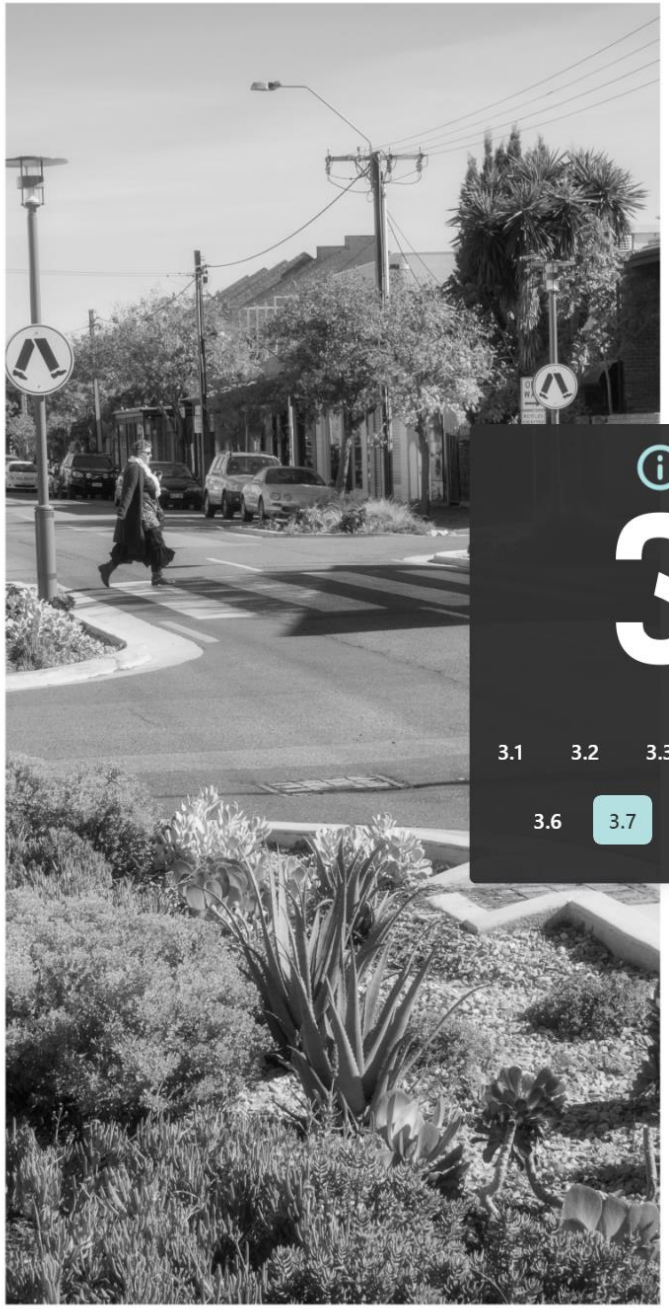
ABS Functional Classification Code	Development Approvals Granted
Residential Buildings	22,955
Commercial Buildings	1,904
Industrial Buildings	785
Mixed Buildings	3
Other Buildings	2,851
Total	**28,498**

Note: Figures relate to the primary building class indicated on the Building Statistics

Comment

A total of **22,955** development approvals for residential buildings were granted during the **2025-26** financial year.

This compares to **21,827** during the **2024-25** financial year.



3
3.1 3.2 3.3 3.4 3.5
3.6 3.7 3.8 3.9

Decision Indicators

Indicators in this section relate to decisions made on development applications lodged

3.7 Number of Certificates of Occupancy (CoO) issued by primary building class

Building Classification	Granted	% ACP	% Council
1A	4,168	63%	37%
1B	242	76%	24%
2	29	97%	3%
3	67	94%	6%
4	5	20%	80%
5	252	82%	18%
6	344	71%	29%
7A	36	89%	11%
7B	340	67%	33%
8	127	76%	24%
9A	3	100%	
9B	217	79%	21%
9C	6	100%	
Total	**5,836**	**67%**	**33%**

Comment

A total of **5,836** Certificates of Occupancy (CoO) were issued during the **2025-26** financial year. This compares to a total of **1,630** during the previous financial year.

Class **1A** buildings accounted for the majority of CoO issued during the **2025-26** financial year, with **4168** certificates issued. This compares to a total of **110** CoO issued during the **2024-25** financial year.

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3

3.1 3.2 3.3 3.4 3.5

3.6 3.7 3.8 3.9

Decision Indicators

Indicators in this section relate to decisions made on development applications lodged

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

Note:

Of the **3,243** land division certificates issued in the **2025-26** financial year, **954** are now issued and **1,991** are deposited and **28** are in transition.

Development Type	Additional Allotments Issued	Current Status		
		Deposited	Issued	Pending Reissue
Residential	8,555	6,595	1,689	46
Commercial & Retail	1,300	884	404	
Other	605	332	181	50
Total	**10,460**	**7,811**	**2,274**	**96**

Comment

Of the **10,460** additional allotments issued a land division certificate, **2,274** are now issued and **7,811** are deposited and **96** are in transition.

This compares to **8,019** additional allotments granted a land division certificate during the **2024-25** financial year.



3

3.1 3.2 3.3 3.4 3.5
3.6 3.7 3.8 3.9

Decision Indicators

Indicators in this section relate to decisions made on development applications lodged

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
- SCAP concurrence requests

124	123	5	22	79	13
Lodgements	Approvals	Refusals	Additional Lots Created (Deposited)	Boundary Realignments	State Commission Assessment Panel (SCAP) Concurrence Requests

Comment

A total of **124** land division applications were lodged within the EFPA or CPD Overlay (or both) during the **2025-26** financial year.

This compares to a total of **119** land division applications were lodged during the **2024-25** financial year.

Note:

It should be noted that additional lots created within the EFPA and CPD Overlays are typically associated with one of the following:
-Part of a parcel being affected by the EFPA or CPD overlay
-Land division not associated with residential development (i.e. employment land)



4

4.1

Court Appeals Indicators

Indicators in this section relates to the appeals made to the Environment, Resources and Development (ERD) Court

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

Appeal Type	Appeals
Applicant appeal against decision	57
Applicant appeal against condition of consent	2
Third party appeal against process	2
Other	1
Total	**62**

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

Comment

A total of **62** appeals were lodged with the ERD Court during the **2025-26** financial year.

This compares to a total of **59** appeals lodged during the **2024-25** financial year.



5

5.1 5.2

Monetary Indicators

Indicators in this section relate to monetary components under the Act

5.1 Value of developments approvals granted by ABS Functional Classification Code

ABS Functional Classification Code	Development Cost
Residential	$6,452,531,904
Commercial	$961,399,825
Industrial	$1,124,720,864
Mixed	$197,000
Institution	$384,243,288
Other	$185,082,675
Total	**$9,108,175,556**

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

Includes applications with planning consent, planning and land division consent, land division consent and building rules consent.

Comment

The total value of development approvals granted during the **2025-26** financial year was **$9.1B**.

This compares to a total value of **$7.8B** during the **2024-25** financial year.

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5

5.1 5.2

Monetary Indicators

Indicators in this section relate to monetary components under the Act

5.2 Total fees collected (PDI Act Fees Notice)

- Part 1: Fees under Planning, Development and Infrastructure (Accredited Professionals) Regulations 2019
- Part 2: Fees relating to development assessment
- Part 3: Fees relating to building activity and use
- Part 4: Funds and off-set schemes
- Part 5: Other

Fee Collection Description	Fees Collected
PDI (Accredited Professionals) Regulations, 2019	$112,828
Development Assessment	$50,500,181
Building Activity And Use	$200,924
Funds and off-set scheme	$40,775,640
Other Fees	$2,909,924
Total	**$94,499,496**

Comment

A total of **$94.5M** fees were collected during the **2025-26** financial year.

This compares to a total of **$77.7M** fees that were collected during the **2024-25** financial year.



Crown And Majors Development Activity

Table 1: Crown Development Activity 2025-26

Metric	Metric
Crown applications lodged	188
Crown applications granted	203
Development cost of applications lodged	$7.0B
Applications determined within the statutory timeframe	96%
Number of applications subject to public notification	8

Crown Development

During the **2025-26** financial year a total of **188** land use and land division crown applications were lodged. This compares to a total of **213** land use and land division crown applications lodged during the previous financial year.

Table 2: Major Development Activity 2025-26

Metric	Metric
New Impact Assessed developments declared	2
Impact Assessed Developments under assessment (not including variations)	5
Variation to previously approved Impact Assessed Developments determined	9
Variation to previously approved Impact Assessed Development under assessment	3
Total value of Impact Assessed (under assessment)	$11.7B

Major Development

The estimated development cost of major development applications lodged over the **2025-26** financial year was **$11.7B**. This compares to an estimated development cost of **$4.9B** in the previous financial year.

PlanSA Government of South Australia Department for Housing and Urban Development

25 - 26

Granted Development Approvals

Top 3 LGA Regional SA	
LGA	Granted Development Approvals
Copper Coast Council	594
Mid Murray Council	469
City of Mt Gambier	441
Total	**1,504**

Top 3 LGA Greater Metro Adelaide	
LGA	Granted Development Approvals
City of Playford	3,332
City of Onkaparinga	3,196
City of Charles Sturt	2,460
Total	**8,988**

Granted Development Approvals by LGA	
LGA	Granted Development Approvals
Greater Metropolitan Adelaide	**31,594**
Adelaide Hills Council	902
Adelaide Plains Council	484
Alexandrina Council	1,252
City of Adelaide	705
City of Burnside	866
City of Campbelltown	819
City of Charles Sturt	2,460
City of Holdfast Bay	702
City of Marion	1,585
City of Mitcham	1,240
City of Norwood, Payneham and St. Peters	795
City of Onkaparinga	3,196
City of Playford	3,332
City of Port Adelaide Enfield	2,439
Total	**37,597**

Filters

Greater Metropolitan Adelaide | Regional South Australia

≤ 500 | ≤ 1000 | ≤ 1500 | ≤ 2000 | > 2000

Legend

≤ 500 | ≤ 1000 | ≤ 1500 | ≤ 2000 | > 2000

This visual does not support exporting.

Report Definitions

Indicator Group	Indicator Section	Indicator	Definition	Information	Calculation Rule
Crown and Major Development Activity	Crown Development Activity	Crown applications lodged	An application lodged under Section 131 of the PDI Act		
		Crown applications granted	An application granted approval under Section 131 of the PDI Act		
		Development cost of applications lodged	Development cost is a required field to be completed on the relevant Development Application form which identifies estimated cost of works (excluding fit out).		
		Applications determined within the statutory timeframe	Percentage of development applications where a report has been prepared for the consideration of the Minister for Planning (or delegate) within 60 BDs under s.131(17) of the PDI Act. For the purpose of this report, the percentage is of the 'granted' applications.		
		Number of applications subject to public notification	Number of development applications that exceed $10m in development cost, or significant variations to such previously approved developments, that require public notification under s.131(13) of the PDI Act.		
	Majors Development Activity	Impact Assessed Developments under assessment (not including variations)	Also referred to as impact assessed, major developments are declared by the Minister for Planning if it is considered to be of economic, social or environmental importance to South Australia.		
		Variation to previously approved Impact Assessed Developments determined	Also referred to as impact assessed, major developments are declared by the Minister for Planning if it is considered to be of economic, social or environmental importance to South Australia.		
		Variation to previously approved Impact Assessed Development under assessment	Also referred to as impact assessed, major developments are declared by the Minister for Planning if it is considered to be of economic, social or environmental importance to South Australia.		
		New Impact Assessed Developments determined	Also referred to as impact assessed, major developments are declared by the Minister for Planning if it is considered to be of economic, social or environmental importance to South Australia.		
		Total value of Impact Assessed (under assessment)	Also referred to as impact assessed, major developments are declared by the Minister for Planning if it is considered to be of economic, social or environmental importance to South Australia.		
		Total value of New Impact Assessed (decision made)	Also referred to as impact assessed, major developments are declared by the Minister for Planning if it is considered to be of economic, social or environmental importance to South Australia.		
Lodgement Indicators	Number of development applications lodged	Number of development applications lodged	The PDI Act 2016 outlines the following category of development for applications lodged: - Accepted (only building consent required) - Deemed to Satisfy (DTS) - Performance Assessed - Restricted		Total applications lodged with a lodgement date within the selected date range excluding applications with a 'Cancelled' application status. Where an application has a 'Withdrawn' status and has a Planning Consent (PC) or Planning and Land Division Consent (PLDC) that was 'Granted' and later 'Withdrawn' these applications are to be included in the calculation. If however the application has a 'Withdrawn' status

Report last refreshed on **27/08/2026 @ 7:01:01 AM**

OFFICIAL

Source: DHUD - PLUS Development Application Processing (DAP) System

Appendix B: SPC Audited financial statements 2025-26

Government of South Australia
Audit Office of South Australia

Our ref: A26/141

Level 9
State Administration Centre
200 Victoria Square
Adelaide SA 5000
Tel +618 8226 9640
ABN 53 327 061 410
enquiries@audit.sa.gov.au
www.audit.sa.gov.au

Mr C Holden
Chair
State Planning Commission
email: saplanningcommission@sa.gov.au

Dear Mr Holden

Audit of the State Planning Commission for the year to 30 June 2026

We have completed the audit of your accounts for the year ended 30 June 2026. Two key outcomes from the audit are the:

1 Independent Auditor's Report on your agency's financial report
2 audit management letters.

1 Independent Auditor's Report

We are returning the financial report for the State Planning Commission, with the Independent Auditor's Report. This report is unmodified.

The *Public Finance and Audit Act 1987* allows me to publish documents on the Audit Office of South Australia website. The enclosed Independent Auditor's Report and accompanying financial report will be published on that website on Tuesday 13 October 2026.

2 Audit management letters

As the audit did not identify any significant matters requiring management attention, we will not issue any audit management letters.

What the audit covered

Our audits meet statutory audit responsibilities under the *Public Finance and Audit Act 1987* and the Australian Auditing Standards.

Our audit covered the principal areas of the agency's financial operations and included test reviews of systems, processes, internal controls and financial transactions.

Thank you for the assistance provided by your management and staff during this year's audit.

Yours sincerely

Daniel O'Donohue
Deputy Auditor-General

29 September 2026

enc

INDEPENDENT AUDITOR'S REPORT

Government of South Australia
Audit Office of South Australia

Level 9
State Administration Centre
200 Victoria Square
Adelaide SA 5000
Tel +618 8226 9640
ABN 53 327 061 410
enquiries@audit.sa.gov.au
www.audit.sa.gov.au

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 2026.

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 2026 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 – Simplified Disclosures.

The financial report comprises:

- a Statement of Comprehensive Income for the year ended 30 June 2026
- a Statement of Financial Position as at 30 June 2026
- a Statement of Changes in Equity for the year ended 30 June 2026
- notes, comprising material accounting policy information and other explanatory information
- a Certificate from the Chair, State Planning Commission and the Chief Operating Officer, Department for Housing and Urban development.

Basis for opinion

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

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

Responsibilities of the Chair for the financial report

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

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

Auditor's responsibilities for the audit of the financial report

As required by section 31(1)(b) of the *Public Finance and Audit Act 1987*, I have audited the financial report of the State Planning Commission for the financial year ended 30 June 2026.

My objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

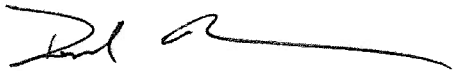
As part of an audit in accordance with Australian Auditing Standards, I exercise professional judgement and maintain professional scepticism throughout the audit. I also:

- identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the State Planning Commission's internal control
- evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Chair

- conclude on the appropriateness of the Chair's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the entity's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify the opinion. My conclusion is based on the audit evidence obtained up to the date of the auditor's report. However, future events or conditions may cause an entity to cease to continue as a going concern
- evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

My report refers only to the financial report described above and does not provide assurance over the integrity of electronic publication by the entity on any website nor does it provide an opinion on other information which may have been hyperlinked to/from the report.

I communicate with the Chair about, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during the audit.



Daniel O'Donohue
Deputy Auditor-General

29 September 2026

State Planning Commission

Financial Statements

for the year ended 30 June 2026

State Planning Commission
for the year ended 30 June 2026

Certification of the Financial Statements

We certify that the:

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

- internal controls employed by the Commission for the financial year over its financial reporting and its preparation of financial statements have been effective.

Craig Holden
Chair
State Planning Commission

28 September 2026

Debbie Sterrey
Chief Operating Officer
Department for Housing and Urban Development

29 September 2026

State Planning Commission
Statement of Comprehensive Income
for the year ended 30 June 2026

	Note	2026 $'000	2025 $'000
Income			
Resources received free of charge	3.1	1 453	1 392
Total Income		**1 453**	**1 392**
Expenses			
Board fees and remuneration	2.2	880	846
Supplies and services	4.1	573	546
Total Expenses		**1 453**	**1 392**
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 2026

	Note	2026 $'000	2025 $'000
Current assets			
Receivables		12	18
Total Current Assets		12	18
Total Assets		12	18
Current liabilities			
Payables	5.1	12	12
Contract liabilities		-	6
Total Current Liabilities		12	18
Total Liabilities		12	18
Net assets		-	-
Equity			
Retained earnings		-	-
Total Equity		-	-

Total equity is attributable to the SA Government as owner.

The accompanying notes form part of these financial statements.

State Planning Commission
Statement of Changes in Equity
for the year ended 30 June 2026

	Retained Earnings $'000	Total Equity $'000
Balance at 1 July 2024	-	-
Net result for 2024-25	-	-
Total Comprehensive Result for 2024-25	-	-
Balance at 30 June 2025	-	-
Net result for 2025-26	-	-
Total Comprehensive Result for 2025-26	-	-
Balance at 30 June 2026	-	-

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

Notes to the Financial Statements

1. About the State Planning Commission

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

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

1.1. Basis of preparation

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

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

Assets and liabilities that will be sold, consumed, or realised as part of the normal operating cycle are classified as current assets or current liabilities, all other assets and liabilities are classified as non-current.

1.2. Objectives of the State Planning Commission

The Commission is responsible for making recommendations to the Minister for Planning on the administration of the *Planning, Development and Infrastructure Act 2016*. The Commission guides decision making of State and Local Government and community and business organisations with respect to planning, development and infrastructure provisions in South Australia.

1.3. Financial Arrangements

The financial activities of the Commission are supported by the Department for Housing and Urban Development (the Department). The Commission is accountable to the Minister for Planning for the administration of the Act and to further the Act's objects and principles. The Department provides advice on the preparation of new planning instruments, strategic planning and undertaking the assessment of complex land use proposals.

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

1.4. Statement of compliance

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

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

The Commission has applied Australian Accounting Standards that are applicable to not-for-profit entities, as the Commission is a not-for-profit entity. Australian Accounting Standards and Interpretations that have recently been issued or amended but are not yet effective, have not been adopted by the Commission for the period ending 30 June 2026.

1.5. Taxation

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

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

2. Board and Committees

2.1. Key management personnel

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

Total compensation for key management personnel was $0.477 million (2025: $0.442 million).

The compensation disclosed in this note excludes salaries and other benefits the Minister receives. The Minister's remuneration and allowances are set by the *Parliamentary Remuneration Act 1990* and the Remuneration Tribunal of SA respectively and are payable from the Consolidated Account (via the Department of Treasury and Finance) under section 6 the *Parliamentary Remuneration Act 1990*.

Transactions with Key Management Personnel and other related parties

The Commission did not enter into any transactions with key management personnel or their close family members during the reporting period.

2.2. Board and committee members

Members during the 2026 financial year were:

State Planning Commission

C Holden (Chair)
S Johnston
D O'Loughlin
J Stimson
L Teburea
M Voortman *
B Steiner* (expired October 2025)
A Moroney
N Harvey
J Barkla
J Mazzone

Land Division Assessment Panel

J Stimson (Chair)
C Oliver
D Kwong
E Herriman
K Vugts
M Mellen
C Branford

2.2. Board and committee members (continued)

State Commission Assessment Panel

N Cunningham (Chair) (appointed June 2026)
M Adcock
D Altmann
J Eckert
J Newman
S Headland (appointed June 2026)
E Nankivell (appointed June 2026)
M Dreosti (appointed June 2026)
E Barnes (appointed June 2026)
A Allen (appointed June 2026)
E Herriman (appointed June 2026)
J Jansen (appointed June 2026)
C Orford (appointed June 2026)
M Osborn (appointed June 2026)
G Vincent (appointed June 2026)
R Thomas (Chair) (expired December 2025)
J Botten (expired May 2026)
D Donaldson (expired May 2026)
J Hayter (expired May 2026)
P Leadbeter (expired May 2026)
R Rutschack (expired May 2026)
C Branford (expired May 2026)

Building Fire and Safety Committee

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

Building Technical Panel

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

* 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.

2.2. Board and committee members (continued)

	2026 $'000	2025 $'000
Board Fees and Remuneration		
Board fees and remuneration	836	804
On-costs – taxes	44	42
Total Board Fees and Remuneration	**880**	**846**

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

	2026	2025
$0 - $19 999	35	38
$20 000 - $39 999	1	-
$40 000 - $59 999	6	6
$60 000 - $79 999	4	5
$100 000 - $119 999	-	-
$170 000 - $179 999	-	1
$200 000 - $210 000	1	-
Total Number of Members	**47**	**50**

Remuneration of members reflects all costs of performing Commission member duties including sitting fees, superannuation contributions and any salary sacrifice arrangements. The total remuneration received or receivable by members was $0.880 million (2025: $0.846 million).

3. Income

3.1. Resources received free of charge

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

	2026 $'000	2025 $'000
Department for Housing and Urban Development	1 445	1 385
Audit Fees	8	7
Resources received free of charge	**1 453**	**1 392**

4. Expense

4.1. Supplies and Services

	2026 $'000	2025 $'000
Governance and Administrative Services	502	473
Audit Fees*	8	8
Other	63	65
Total Supplies and Services	**573**	**546**

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

5. Liabilities

5.1. Payables

	2026 $'000	2025 $'000
Accrued expenses	1	3
Accrued board fees and remuneration	9	8
Employment on-costs	2	1
Total Payables	**12**	**12**

Payables and accrued expenses are recognised for all amounts owing but unpaid. Contractual payables are normally settled within 30 days from the date the invoice is received. All payables are non-interest bearing. The carrying amount of payables represents fair value due to their short-term nature.

Statutory payables do not arise from contracts.

Employment on-costs include payroll tax, ReturnToWorkSA levies and superannuation contributions and are settled when the respective employee benefits that they relate to are discharged.

6. Outlook

6.1. Contingent assets and liabilities

The Commission is not aware of any contingent assets and contingent liabilities as at 30 June 2026.

6.2. Events after the reporting period

No events after the reporting date to report.