



## What We Heard

# Engineering requirements for land division

### About the proposed changes

Proposed engineering requirements for land division aim to streamline assessment processes and enable more homes to be built faster across South Australia's growth areas.

The draft [Design Standard 1 – Engineering Requirements for Land Division](#) provides technical guidance, building on existing planning rules to deliver more transparent and consistent design standards, construction specifications and infrastructure costs for land divisions.

The draft engineering design standard specifies requirements for:

- pavement design
- stormwater and water sensitive urban design
- road and road corridor design
- service infrastructure
- street landscaping, including trees.

A draft [technical manual](#) was also prepared, underpinning the design standard and providing detailed, best-practice engineering specifications for these types of infrastructure.

The draft engineering design standard also provides pathways for considering water sensitive urban design and a suite of [standard drawings](#) for use in design and construction to significantly reduce assessment timeframes.

The draft engineering design standard applies to land division for large residential developments in Master Planned Zones that include construction of a public road or infrastructure that will become council property.

The State Planning Commission worked closely with South Australian government agencies, councils and industry to prepare the draft engineering design standard.

This work is part of the South Australian Government's [Housing Roadmap](#) to deliver more homes for South Australians.

## What we heard

From 20 May to 15 July 2025, the South Australian community and stakeholders were invited to have their say and provide feedback on the draft design standard.

More than 90 submissions were received from councils, industry, state government agencies, planning professionals and the community.

Design standards are a new instrument introduced under the *Planning, Development and Infrastructure Act 2016*, and the engineering design standard is set to be the first in South Australia. Consultation with stakeholders and community has proven invaluable, as several matters have been raised regarding the design standard's operation and technical detail that will need further work.

Submissions provided a range of feedback on the draft design standard, technical manual and standard drawings, and included comments on a wide range of topics.

The main topics of feedback included identifying opportunities to clarify the role of the design standard, technical manual and standard drawings in the land division assessment process and to:

- provide clearer definitions
- use consistent terminology
- better align with the *Planning, Development and Infrastructure (General) Regulations 2017* (and its proposed amendments).

Submissions identified that the design standard's operation could be improved through revising the document structure and to also clarify processes relating to council asset handover and maintenance requirements.

There was also strong support for:

- more practical, enforceable and less prescriptive design requirements
- flexibility to accommodate local council policies/infrastructure requirements and site-specific conditions
- greater consideration to be given to the impacts of the design standard's requirements on the long-term financial and asset management planning for councils.

The main areas of feedback on the design standard's technical requirements and the technical manual related to the following areas:

- stormwater management and water sensitive urban design, and the need for robust and context sensitive designs
- road design, hierarchy and safety standards including road design life
- prioritisation should be given to active travel, accessibility and public transport integration early in the planning process
- street trees, green infrastructure and biodiversity, including local native plant species should be favoured, protection of native vegetation and alignment of canopy cover targets with other state strategies.

## Engagement activities

The following engagement opportunities during the consultation period provided information and gathered feedback from the community and stakeholders:

- PlanSA Planning User Forum presentation on 23 May and Planning Policy Forum presentation on 30 May for councils, state agency and other planning and building professionals, attended by more than 100 people
- online technical information sessions for engineers on 11 June, attended by 31 people
- online government and industry information session on 12 June, attended by 94 people
- online public information session on 17 June, attended by 49 people
- YourSAy consultation [website and survey](#), with almost 2,300 website visits and 26 survey responses submitted, mostly from the community and also building and development industry, councils and a state government agency
- PlanSA website, with almost 1,400 visits to the [Design standards](#) page and 1,510 visits to the [Other consultations](#) page
- PlanSA email address, with 65 emails providing feedback from councils, industry stakeholders, state government agencies, community organisations and interested individuals.

The consultation was promoted through the media, social media, State Planning Commission website, notifications to PlanSA Code Amendments and PLUS Eventbrite subscribers, and Planning Ahead, The Building Standard and YourSAy e-newsletters.

Letters were sent directly to councils, state government agencies, MPs, industry, service providers, Traditional Owners and special interest groups to share information and invite feedback.

Links to information about the proposed changes and how to share feedback, as well as an image, were also provided to councils, state agencies, industry bodies and special interest groups to share across their networks and raise awareness of the consultation.

## Next steps

All feedback on the draft Design Standard 1 – Engineering Requirements for Land Division, the technical manual and standard drawings is now being collated and carefully considered.

Further work will be undertaken in response to feedback regarding aspects of operation and technical details in the documents.

All feedback will be captured in an engagement report that will be provided to the State Planning Commission and the Minister for Planning to assist with final decision-making.

Once a decision has been made, the engagement report, including all feedback received during consultation, will be published on the [YourSAy](#) and [PlanSA](#) websites. Names and organisation details will be included with published submissions but personal addresses, email addresses and phone numbers will be redacted.

## For more information

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Visit YourSAy: [yoursay.sa.gov.au/engineering-design-standard](https://yoursay.sa.gov.au/engineering-design-standard)

Visit PlanSA: [plan.sa.gov.au](https://plan.sa.gov.au)