

South Australia

Planning, Development and Infrastructure (General) (Land Division Design Standards) Amendment Regulations 2025

under the *Planning, Development and Infrastructure Act 2016*

Contents

Part 1—Preliminary

- 1 Short title
- 2 Commencement

Part 2—Amendment of *Planning, Development and Infrastructure (General) Regulations 2017*

- 3 Amendment of regulation 3A—Application of Act (section 8)
 - 4 Amendment of regulation 80—Prescribed requirements
 - 5 Insertion of regulations 84A and 84B
 - 84A Open space
 - 84B Street lighting and installation
-

Part 1—Preliminary

1—Short title

These regulations may be cited as the *Planning, Development and Infrastructure (General) (Land Division Design Standards) Amendment Regulations 2025*.

2—Commencement

These regulations come into operation on the day on which they are made.

Part 2—Amendment of *Planning, Development and Infrastructure (General) Regulations 2017*

3—Amendment of regulation 3A—Application of Act (section 8)

Regulation 3A—after subregulation (1) insert:

- (1a) In accordance with section 8(2) of the Act, section 102(1)(c)(iv) of the Act does not apply in respect of development that constitutes a proposed division of land in circumstances in which a design standard prepared for the purposes of section 102(1)(c)(ii) of the Act applies.

4—Amendment of regulation 80—Prescribed requirements

Regulation 80—after its present contents (now to be designated as subregulation (1)) insert:

- (2) If a design standard prepared for the purposes of section 102(1)(c)(ii) of the Act applies in respect of the relevant division of land—
 - (a) the requirements set out in the design standard that are relevant to the division of land are prescribed for the purposes of section 138(1); and
 - (b) the requirements set out in the design standard prevail over the requirements set out in this Division to the extent of any inconsistency.

5—Insertion of regulations 84A and 84B

After regulation 84 insert:

84A—Open space

The development of any land proposed to be held as open space within the relevant division must be approved by, and developed to the satisfaction of, the council for the area in which the proposed development is to be undertaken.

84B—Street lighting and installation

- (1) The installation and design of street lighting and any landscaping on or within a road reserve within the relevant division must be approved by, and developed to the satisfaction of, the council for the area in which the proposed development is to be undertaken.
- (2) In this regulation—

landscaping means the planting or installation of street trees, shrubs, grasses or other plants.

Editorial note—

As required by section 10AA(2) of the *Legislative Instruments Act 1978*, the Minister has certified that, in the Minister's opinion, it is necessary or appropriate that these regulations come into operation as set out in these regulations.

Made by the Governor

with the advice and consent of the Executive Council
on

No of 2026