



What We Heard

Engineering requirements for land division – stage 2 consultation

About the draft engineering design standard

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 [State Planning Commission](#) prepared the final draft engineering design standard for land division, which provides technical guidance and builds on existing planning rules to deliver more transparent and consistent design standards, construction specifications and infrastructure costs for land division.

The draft Design Standard 1 – Engineering Requirements for Land Division applies to land division for large residential developments in Master Planned Zones, including constructing a public road or infrastructure that will become council property.

It specifies requirements for road and pavement design, stormwater design and quality, earthworks, service infrastructure and street landscaping, including trees.

Updates following the first stage of engagement

This was the second stage of consultation, following a comprehensive review of the initial draft engineering design standard and associated documents originally released for [consultation in May 2025](#).

As a result of feedback received during the initial consultation, substantial changes were proposed, including:

- streamlining the draft engineering design standard to only specify requirements for matters assessed during land division consent and removing references to the technical manual to make it clear whether design requirements have been met
- updating Practice Direction 12 – Conditions to introduce mandatory conditions for land division consents (where the design standard applies), to reduce the need for detailed information up-front and enable negotiation with councils at the detailed design phase

- introducing draft PDI (General) (Land Division Design Standard) Amendment Regulations to make the design standard's role in land division assessment clearer, as well as amending land division requirements
- revising the draft technical manual and standard drawings, limiting their role in the assessment process to one of the ways to satisfy mandatory conditions and to provide best-practice guidance for land division design and construction.

Aspects such as climate resilient design and active transport have also been moved from the design standard and included in the technical manual to ensure updates can be made easily, in-line with contemporary best practice.

What we heard

South Australian community and stakeholders were invited to provide their feedback from 9 April to 21 May 2026 on the final draft engineering design standard, as well as the technical manual, standard drawings and associated changes to the regulations and Practice Direction 12 – Conditions.

A total of 51 submissions were received from local and state government, community, special interest groups, industry bodies, planning professionals and an MP.

The key areas of feedback included:

- support for the clearer requirements that enable local flexibility and place-based design responses
- opportunities to further strengthen stormwater and climate resilience requirements within the design standard
- the role of the technical manual in supporting best-practice land division design and construction, including through encouraging walkable and cycle-friendly neighbourhoods
- opportunities to improve certainty around vesting of assets to council
- the need to for clear guidance and transitional arrangements to support implementation of the new land division rules.

A range of other individual topics were also raised and will be carefully considered in finalising the draft engineering requirements for land division.

Engagement activities

A broad range of community and stakeholders made more than 90 submissions during the first stage of consultation and significant changes were made to the draft engineering requirements for land division.

While this second stage of consultation provided all interested community and stakeholders with an opportunity to provide feedback, engagement activities focussed on gaining feedback from key stakeholders on the updates made in response to initial feedback.

Letters providing information about the updated draft engineering requirements for land division and inviting feedback were sent at the launch of consultation to councils, the LGA, building and planning industry, utilities/service providers, Traditional Owners, special interest groups and MPs.

Notifications were sent to more than 300 PlanSA Eventbrite followers, and the consultation was promoted more broadly through PlanSA and DHUD Facebook, and the State Planning Commission and DHUD LinkedIn social media channels.

The YourSAy website provided information targeted at the broader community and stakeholders and included an online survey. The PlanSA website provided detailed information targeting key stakeholders and included an online form to submit feedback. A spreadsheet was also available on both websites to download and submit detailed feedback.

A series of online information sessions and presentations were held to share further details, including:

- 2 April: Planning User Forum presentation for planning practitioners to raise awareness of the upcoming public consultation and provide information about the updated draft engineering requirements for land division
- 14 April: Stakeholder information session for government, industry and utilities to provide detailed, technical information to stakeholders and answer questions
- 24 April: Planning Policy Forum presentation for council and industry planners to provide information and answer questions
- 29 April: Public information session, open to all interested community and stakeholders to learn more and ask questions.

Next steps

All feedback is now being collated and considered in greater detail in finalising the engineering design standard and associated documents.

An engagement report is being prepared, which will include a summary of written submissions and feedback received during both stages of consultation, how these were considered, and final proposed updates in response to all feedback received.

The engagement report will be provided to the State Planning Commission and 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 not be published.

More information

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