

Design Standard 1 – Engineering Requirements for Land Division

About the engineering design standard

The State Planning Commission has prepared draft engineering requirements for land division that 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 design
- road design
- road corridor design
- service infrastructure
- water sensitive urban design
- street landscaping including trees.

A draft technical manual has also been prepared, underpinning the design standard and providing detailed, best-practice engineering specifications for these types of infrastructure, which is also available for feedback.

The draft engineering design standard applies to land division for large residential developments in Master Planned Zones, which includes constructing 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, which is set to be the first design standard adopted under the new South Australian planning system.

Design standards are a new planning instrument that supports the Planning and Design Code by promoting good design in our streets, parks and other public places, helps manage the interface between public and private realms and contributes to delivering high-quality infrastructure as part of new developments.

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

Have your say

The State Planning Commission is seeking feedback on the draft engineering design standard, technical manual and standard drawings to help shape the final engineering requirements for land division for new residential developments.

Consultation is open from 20 May to 15 July 2025.

Have your say by:

- completing an [online survey](#) on the YourSAy website
- [downloading the table](#) on the PlanSA website, entering your detailed feedback and emailing it to: PlanSASubmissions@sa.gov.au
- emailing your written submission to: PlanSASubmissions@sa.gov.au (subject: Submission – Engineering Requirements for Land Division)
- posting your submission to:
Attention: State Planning Commission, GPO Box 1815, Adelaide SA 5001.

Hard copies of the draft design standard, technical manual and standard drawings are available for viewing during standard business hours at level 9, 83 Pirie Street, Adelaide.

Next steps

All feedback will be considered in finalising Design Standard 1 – Engineering Requirements for Land Division, technical manual and standard drawings.

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 [PlanSA](#) and [YourSAy](#) websites. Names and organisations will be included with published submissions but personal addresses, email addresses and phone numbers will be redacted.

More information

For more information on the draft Design Standard 1 – Engineering Requirements for Land Division and how to share your feedback:

- visit the YourSAy website: yoursay.sa.gov.au/engineering-design-standard
- visit the PlanSA website: plan.sa.gov.au/engineering-design-standard
- email: PlanSA@sa.gov.au
- phone: 1800 752 664