



Agenda Report for Decision

Meeting Date: 12 December 2024

Item Name	Proposal to Initiate a Design Standard – Engineering Requirements for Land Division	
Presenters	Cassia Byrne, Ben Sieben and Adam Squires	
Purpose of Report	Decision	
Item Number	4.3	
Strategic Plan Reference	2. Enhancing our Planning System	
Work Plan Reference	2.3 Develop Design Standards that facilitate streamlined assessment	
Confidentiality	Not Confidential (Release Delayed) – to be released upon publication of the initiation documentation on the SA Planning Portal with the exception of the section of this Agenda Report headed 'Legislative status of design standards' and Appendix A which is designated as Confidential (Legal Advice).	
Related Decisions	Item 5.2 Design Standard for Residential Driveway Crossovers – approval of Engagement Report for Publication – 15 August 2024	
Conflicts Declared	Lisa Teburea	
Is the Report author aware of any potential undeclared conflict?		NO

Recommendation

It is recommended that the State Planning Commission resolves to:

1. Approve the designation of this item as Not Confidential (Release Delayed) – to be released upon publication of the initiation documentation on the SA Planning Portal with the exception of the section of this Agenda Report headed 'Legislative status of design standards' and **Appendix A** which is designated as Confidential (Legal Advice).
2. Agree to initiate the preparation of the Engineering Requirements for Land Division – Design Standard under the *Planning, Development and Infrastructure Act 2016*, pursuant to section 73(1)(a) of the Act.
3. Approve the scope and investigations of the proposed Design Standard outlined in the Proposal to Initiate document at **Attachment 1**.
4. Approve and authorise the Chair of the Commission to sign the letter at **Attachment 2** addressed to the following entities, advising them of the initiation:
 - Local Government Association (LGA) of South Australia

- Commissioner of Highways
 - Minister for Infrastructure and Transport
 - Minister for Local Government
 - Minister for Climate, Environment and Water
 - Mayors of all South Australian councils (note: Chief Executive Officers to receive a copy via cc)
 - Urban Development Institute of Australia (UDIA) – SA Division
 - Housing Industry Association (South Australia) (HIA)
 - Planning Institute of Australia (South Australia) (PIA)
 - Property Council of Australia (South Australia) (PCASA)
 - Australian Institute of Architects
 - Australian Institute of Landscape Architects
 - South Australian Freight Council (SAFC)
 - Master Builders Association of South Australia (MBASA)
 - Engineers Australia (EA)
 - Infrastructure SA (ISA)
 - Renewal SA
 - Department of Environment and Water/ Green Adelaide (DEW)
 - Institute of Public Works Engineers Australia SA (IPWEA)
5. Approve and authorise the Chair to sign the letter at **Attachment 3** to the Minister for Planning (the Minister), advising him of the initiation.
6. Authorise the Chair to make any minor amendments to **Attachment 1-3** as required to finalise.

Background

On the 25 June 2024, the Premier released the South Australian Government's Housing Roadmap (the Roadmap). The Roadmap seeks to address land supply, construction and housing affordability across the State to help tackle the current housing supply crisis.

It is recognised that land releases face extensive wait times before producing homes ready for occupancy as a result of processes related to code amendments, land division applications, engineering approvals, civil and landscape works and dwelling construction. The Roadmap identifies that standardised engineering requirements (particularly in greenfield areas) has the potential to reduce the assessment timeframes of land divisions if developers have standard requirements to incorporate into the design and construct against, noting that this infrastructure will eventually be vested to the local council. The related project in the Roadmap states:

Consistent engineering standards for local infrastructure

Currently, standards for infrastructure such as local roads, stormwater management and drainage, street lighting, gutters and footpaths vary across each metropolitan council. Standard requirements for local infrastructure will be developed and applied across greenfield areas in the first instance, addressing a key factor contributing to delays in approving residential land divisions.

The purpose of this report is to seek the Commission's approval to initiate the Engineering Requirements for Land Divisions Design Standard (Engineering Standards) in what could be the first design standard adopted under the *Planning, Development and Infrastructure Act 2016* (the Act).

Discussion

Land divisions are identified in the Roadmap as a key component in the delivery of residential land supply. While the State's planning system is already recognised as being the best in the Nation and delivering some of the fastest assessment timeframes, the Roadmap identifies additional enhancements to further enhance these assessment times, including:

- Preparation of Engineering Standards
- Establishment of a State Government Land Division Assessment Panel
- Faster land division assessment by expanding the role of accredited professionals to assess and grant approvals for land division for the creation of up to 20 allotments.

The Engineering Standards are integral in the delivery of other projects identified, being the State Government Land Division Assessment Panel (the Panel) and faster assessment timeframes for land division assessments.

Design Standards

Section 69 of the Act enables the preparation of design standards.

Design standards are a planning instrument that can be used to deliver well-coordinated design outcomes for infrastructure and integrate the design of development across the public and private realm. Consistent and high-quality design of local infrastructure is critical in being able to deliver housing faster. The Engineering Standards will also incorporate the work previously undertaken by the Commission in relation to Driveway Crossovers for Residential Development Design Standard.

Driveway Crossovers for Residential Development Design Standard

At its meeting of 15 August 2024, the State Planning Commission (the Commission) approved the engagement report following the consultation on the Design Standard for Residential Driveway Crossovers. The feedback identified that further work was required including:

- clarifying the legislative status of design standards
- considering whether design standards need to be linked to the Planning and Design Code or are better as a stand-alone planning instrument
- reviewing the structure of the draft design standard; and
- revising the geographic scope of the design standards

The Commission noted the feedback received through consultation and the intended work to be undertaken through the Roadmap, with the Chair writing to the Housing, Infrastructure, Planning and Development Unit [now the Growth and Infrastructure Coordination Unit (GICU)] and the Minister for Planning confirming that the design standard for driveway crossovers should not proceed and should be considered as part of the Engineering Standards. The further work required

previously identified is addressed within this report and the Proposal to Initiate the Engineering Standard.

Legislative status of design standards

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Role of the Commission, the Minister and Parliament

Section 2.3 of the Proposal to Initiate (**Attachment 1**) sets out the scope of design standards, where they can be applied and how they fit within the planning system. It is envisaged that design

standards will ultimately become a technical library that provides guidance to planning professionals, developers, engineers and the community as to best practice design for the public realm and infrastructure.

The process to prepare a design standard is outlined in section 73 of the Act related to the preparation and amendment of a designated instrument.

Engineering Requirements for Land Division - Design Standards

It is anticipated that the Engineering Design Standard will initially be spatially applied to Master Planned Zones to further support the residential growth targets anticipated in greenfield locations.

The following tools within South Australia's planning system are designed to support residential growth:

- Infrastructure frameworks and delivery mechanisms as prescribed in Part 13 of the Act;
- Specific zones within the Planning & Design Code to support master planned communities:
 - Master Planned Neighbourhood Zone
 - Master Planned Renewal Zone
 - Master Planned Township Zone

South Australia does not currently have an adopted state-wide set of Engineering Standards for use in growth area and greenfield land divisions. It is noted that many of the State's local councils have adopted the Institute of Public Works Engineers Australia (IPEWA) Standards, 'Infrastructure Guidelines SA', while other Councils operate under alternate standards or hybrid approaches which make use of different standards and/or guidelines which are available.

Engagement with representatives from the development industry identified a level of uncertainty regarding different standards in use between Local Government Areas (LGAs), particularly for the construction of roads and stormwater assets within greenfield and growth area land developments. This seen as creating variations in assessment timeframes for civil infrastructure design, and the time to obtain approval to start construction works.

Geographic Scope of the Engineering Design Standards

Master Planned type zones within the Planning and Design Code are typically associated with greenfield (Master Planned Township and Neighbourhood Zones) and brownfield (Master Planned Renewal Zone) development, often in the form of land division and creation of residential housing. These zones provide flexibility in allotment sizes and urban design outcomes to account for new and emerging communities and provide pathways for streamlined assessment for common forms of development.

Feedback received during the consultation on the Residential Driveway Crossover Design Standards identified the challenges of trying to apply a standard design across the State, where different councils have historically applied different design and setback requirements.

The introduction of Engineering Standards in this manner is intended to be an iterative process, and, in the first instance, should be applied to greenfield areas. This will be a more pragmatic approach by targeting newly developed growth areas where existing streetscape furniture and local infrastructure does not yet exist.

Initiation of the preparation of a design standard

To satisfy section 73 of the Act, it is necessary that the Commission formally initiate preparation of a design standard. In accordance with the following provisions of the Act, it is considered appropriate that the Commission exercise the ability given to it by under Act to formally initiate preparation of this design standard:

- Section 69(1) of the Act identifies that the Commission may prepare design standards.
- Section 70(d) of the Act identifies design standards as a designated instrument.
- Section 73(1)(a) provides that the Commission may, of its own initiative, initiate preparation of designated instruments.

Consistent Engineering Standards for Land Divisions will:

- improve transparency and consistency of design standards and construction specifications.
- reduce approval times and streamline council administration for consideration of engineering details related to land divisions.
- provide higher level of transparency in decision making and confidence from the development industry to deliver works within budget and timeframe.
- enable the benchmarking of costs for infrastructure in the development of Infrastructure Schemes.
- provide consistent infrastructure costs for industry, LGAs and emerging communities; and
- enable more affordable and faster delivery of housing for South Australia.

Strategic assessment

Design standards are a designated instrument under the Act. They contribute towards the strategic goals and directions set out in our planning system and support the objects of the Act and principles of good planning by:

- Promoting high-quality design for development and public space.
- Promoting integrated delivery of infrastructure and public spaces as it intersects with the private realm.
- Promoting certainty as to the design outcomes sought by the planning system.
- Including minimum design requirements that comply with the intent of the *Disability Discrimination Act 1992*.
- Integrating with the SA Planning Portal established to support the delivery of the Act.
- Promoting integration and collaboration between State and Local Governments.

Interaction with the Planning and Design Code (the Code)

Section 69(2) of the Act provides that design standards supplement the Code. Design standards will be used in development assessment alongside the Code for the purposes of considering the public realm interactions of a proposed development during the land division consent.

Accordingly, an initial review of Code policy relevant to the Engineering Standard has been undertaken to ensure that the design requirements proposed do not seek conflicting outcomes to those in the Code. Further examination of consistency in policy approaches will be required prior to the release of the design standard for public engagement.

Background investigations

To progress the preparation of the Engineering Standards, GICU engaged a consulting engineer (Egis Group) to investigate relevant standards applying to infrastructure for land division requirements. Using a suite of contemporary Engineering Standards already available from Government Agencies and interstate, the scope of infrastructure to be covered by the Engineering Standard was developed and includes:

- pavement and paving
- kerb types
- drainage swales and channels
- pits and drainage structures
- road profiles
- shared paths and cycleways
- pedestrian access ramps and crossings
- Water Sensitive Urban Design (WSUD) Infrastructure
- driveways and crossovers
- retaining walls
- traffic management devices (signage, pavement bars, traffic calming measures).

Subsequently, an analysis was undertaken to identify areas of commonality across existing engineering standards and known council requirements of greenfield areas (where known).

Several workshops were undertaken with key stakeholders and subject matter experts from State Agencies, growth area councils and the development industry. Initially the workshops were used to identify current issues and opportunities in the drafting of Engineering Standards – with supplementary workshops focussed on the testing and refinement of the draft standards prepared.

Egis Group are currently finalising the draft Engineering Standards based on their investigations and feedback from the preliminary workshops.

Engagement already undertaken

As previously identified, a number of key stakeholders have been invited to participate in the preparation of the draft Engineering Standard.

An Engagement Plan will be prepared that sets out how, who and when the Commission will engage on the Engineering Standards in accordance with the Community Engagement Charter. The Engagement Plan will be presented to the Commission for approval, along with the draft Engineering Standard prior to the commencement of public engagement.

Next steps

The following steps will be required should the Commission support the initiation of the Engineering Standards:

- Notify the Minister of a resolution to formally initiate preparation of the Engineering Requirements for Land Division Design Standard.
- GICU to finalise preparation of the draft Design Standard.
- PLUS to furnish the draft Design Standard and both the Engagement Plan and relevant engagement documentation to the Commission for approval prior to community and industry engagement.
- Undertake the engagement process in accordance with the Engagement Plan.
- Review submissions received.
- Prepare an Engagement Report in accordance with section 73 of the Act.
- Present the Engagement Report and the finalised Design Standard to the Commission for approval.
- Present Design Standard and the Engagement Report to the Minister for adoption.
- Referral of the Design Standard to the Environment, Resources and Development Committee of Parliament in accordance with section 74 of the Act.

Attachments:

1. Proposal to Initiate the Engineering for Land Division Design Standard (#22328611)
2. Suggested letter to key stakeholders (#22486714)
3. Suggested letter to the Minister for Planning (#22486746)

Appendices:

- A. Crown Solicitor's Advice – Design Standards (#21937865)

Prepared by: Cassia Byrne, Ben Sieben and Adam Squires

Endorsed by: Jane Trotter

Date: 29 November 2024

PROPOSAL TO INITIATE A DESIGN STANDARD

Engineering Requirements for Land Division Design Standard

By the State Planning Commission (*the Designated Entity*)



_____(Signature Required)

CHAIR, STATE PLANNING COMMISSION

Date: 08 January 2025

This document forms the basis for the preparation of a designated instrument pursuant to section 73(1)(a) of the *Planning, Development and Infrastructure Act 2016*.

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1. INTRODUCTION

The State Planning Commission (the Commission) is an independent body providing advice and leadership on all aspects of planning and development in South Australia. The Commission is integral to the delivery of South Australia's planning system and management of its instruments, to make our state more liveable, affordable, sustainable and prosperous. The Commission's role is to promote the principles outlined in the *Planning, Development, and Infrastructure Act 2016* (the Act) to encourage state-wide economic growth and support liveability.

Section 69 of the Act outlines that Commission may prepare design standards that relate to the public realm or infrastructure. Design standards form part of the Planning Rules and may supplement the Planning and Design Code by:

- specifying design principles; and
- specifying design standards for the public realm or infrastructure; and
- providing design guidance with respect to any relevant matter.

A design standard may:

- be linked to any spatial layer in the Planning and Design Code; and
- apply to any location specified in the Planning and Design Code, an infrastructure delivery scheme under Part 13 Division 1, or a scheme established under Part 15 Division 2.

The Commission is proposing to:

- Initiate the preparation of *Design Standard – Engineering Requirements for Land Division* (Engineering Standards) pursuant to section 73(1)(a) of the Act. This design standard will apply to the Master Planned Zones as outlined in the Planning and Design Code.

The Engineering Standards have the potential to be the first design standard to be adopted and may set the policy architecture to be adopted by future design standards and define the procedural matters associated with their use.

1.1. Designated Entity for implementing the design standard

In accordance with section 73(1)(a) of the Act, the Commission will be the Designated Entity responsible for undertaking the preparation of design standards. As a result:

- 1.1.1. The Commission acknowledges that it will be responsible for implementing the design standard in accordance with the requirements of the Act.
- 1.1.2. The Commission will undertake consultation in accordance with the Community Engagement Charter
- 1.1.3. The Commission will make final recommendations to the Minister for Planning (the Minister) prior to the Minister's consideration of whether to implement the proposed design standard.
- 1.1.4. The Commission intends to utilise the professional expertise of employees of the Department including:
 - Planning officers
 - Communications staff
 - mapping and spatial data expert staff

- Technical and Information Technology staff responsible for the management and operation of the online planning system

1.2. Rationale for introducing design standards

Section 69 of the Act enables the Commission to prepare design standards relating to the public realm and/or infrastructure. Design standards are supplementary tools aligned with the Planning and Design Code (the Code) that can be linked to any spatial layer, including zones, subzones, or overlays. They support the Code by providing design guidance for the public realm and/or infrastructure and how the public and private realm intersect.

Over time design standards will become a technical library that provides design guidance to planning professionals, developers and the community as to best practice design for the public realm and streamlines infrastructure approvals.

Section 102 of the Act outlines that in relation to a proposed design standards be considered in the assessment of planning consent and land division consent. The matters in which development is assessed for Land Division Consent is outlined in section 102(1)(c) including:

- Requirements set out in the Planning and Design Code
- Any relevant requirements set out in a design standard
- The requirements of a water industry entity relating to the provision of water supply and sewerage services are satisfied
- Where land is to be vested in a council or other authority – the council or authority consents to the vesting; and
- Requirements as set out in the regulations are satisfied.

The prescribed requirements outlined in the Regulations include:

- Width of roads and thoroughfares
- Road Widening
- Requirements as to the forming of roads
- Construction of roads, bridges, drains and services

The design standards will supplement the existing Code policy in the assessment of relevant applications to provide a streamlined assessment mechanism for those prescribed requirements of land division consent.

Rationale for introducing a design standard for engineering requirements for land division

South Australia does not have an adopted state-wide set of Engineering Standards. The development industry has identified a level of uncertainty regarding the application of different standards between Local Government Areas (LGAs) particularly for the construction of roads and stormwater assets within greenfield and brown area land developments. This has been seen as creating variations in assessment timeframes for civil infrastructure design, and the time to obtain approval to start construction works.

Engineering Requirements for Land Division Design Standard will provide technical guidance in the assessment of land divisions. The design standard will provide certainty, clarity and consistency regarding the design, assessment and construction of civil infrastructure within the State's greenfield and growth areas.

More particularly, the design standard for engineering requirements for land divisions will:

- improved transparency and consistency of design standards and construction specifications
- reduced approval times, and streamlined council administration for consideration of engineering details related to land divisions
- higher level of transparency in decision making and confidence from the development industry to deliver works within budget and timeframe
- enable the benchmarking of costs for infrastructure in the development of Infrastructure Schemes
- provide consistent infrastructure costs for industry, LGAs and emerging communities
- enable more affordable and faster delivery of housing for South Australia.

The Standards will provide a tool to support the planning, design, review, approval and delivery of public realm infrastructure. Further, they will provide pathways to allow for consideration of climate resilient design and a suite of standard drawings for use in construction and design to significantly reduce the assessment timeframes for land division consents.

2. SCOPE OF DESIGN STANDARDS

2.1. Spatial application of design standards

Design standards can be applied in relation to:

- off-setting contributions schemes: applying to development contributions for public realm works;
- infrastructure delivery schemes: applying to the provision of basic infrastructure in designated growth areas;
- specific spatial layers or locations: applying to strategic and priority areas as specified by the Planning and Design Code, such as Master Planned zones and urban renewal precincts; and
- The whole of the State.

Design standards can be particularly useful when targeted towards new growth areas of medium to high density, including urban renewal precincts, transit-oriented developments, and urban corridor locations to improve the amenity and liveability of the public realm and enable developers and councils to leverage economies of scale. New growth areas should be planned for in advance, with design standards for the infrastructure requirements and public realm elements being prepared in consultation with the community.

2.2. Content of design standards

Design standards are technical documents that incorporate assessment provisions, diagrams, figures and specifications. The assessment provisions contained in design standards can be outlined in Design Principles (DP), Design Requirements (DR) and Technical Drawings (TD).

Design standards can also be accompanied by advisory material in the form of design manuals or guidelines.

2.3. Scope of the design standard for engineering requirements for land division

The Design Standard will initially be sought to apply to land divisions within Master Planned zones applying to the State. A maximum threshold of dwellings that can be included in an application that is to be assessed using the design standard will be defined following further investigation and consultation.

The design standard will specify:

- width of roads and thoroughfares
- road construction including profiles and kerb types
- traffic management devices
- pedestrian access ramps and crossing
- retaining walls
- drainage swales and channels

- appropriate locations and separation distances for driveway crossovers; and
- street landscaping including trees.

3. STRATEGIC PLANNING OUTCOMES

Design standards should be informed by, integrate with and further the objectives of the other planning instruments that make up our planning system. The Engineering Standards will contribute to the ongoing development of a high-quality public realm in South Australia and align with State Planning Policies, Regional Plans and the Planning and Design Code.

3.1. Alignment with State Planning Policies

The State Planning Policies (SPPs) set out the State's overarching goals and requirements for the planning system. The strategic planning outcomes sought to be achieved through the Design Standard aligns with or seeks to implement the following SPPs:

State Planning Policy (SPP)	Alignment with SPPs
SPP1: Integrated Planning Integrated planning coordinates the strategic use of land with the necessary services and infrastructure. It can influence how a city or region grows and evolves, which if done well, creates liveable and sustainable places that contribute to our prosperity.	The Proposal seeks to integrate planning for the public realm and private realm. The proposal will also enhance planning for infrastructure delivery and maximise the quality of infrastructure.
SPP2: Design Quality Good design improved the way our buildings, streets and places function, making them more sustainable, more accessible, safer and healthier. The integration of design within the planning system encourages creative solutions to complex social, economic and environmental challenges including those arising from our changing settlement patterns.	The Proposal seeks to improve the way the streets and places function, making them more sustainable, accessible, safer and healthier by introducing integrated and creative design solutions for the public realm and infrastructure.
SPP6: Housing Supply and Diversity Housing is an essential part of people's health and wellbeing. Our planning system must enable the sufficient and timely supply of land and a variety of housing choices at appropriate locations. With the changing composition of our community and our desire to live more sustainably, our housing supply needs to become more diverse in both metropolitan Adelaide and regional township locations.	The Proposal will support the delivery of standard requirements for local infrastructure addressing a key factor contributing to delays in approving residential land division.

3.2. Alignment with Regional Plans

As with the SPPs, the directions set out in Regional Plans provide a long-term vision. as well as setting the spatial patterns for future development in a region. This includes consideration of land use integration, transport infrastructure and the public realm.

Regional Plan / Policy	Alignment with Regional Plan
30 Year Plan for Greater Adelaide Health, wellbeing and inclusion A29. State and local government to develop design standards for public realm and infrastructure to support well-designed, liveable neighbourhoods. “new development contributes positively to existing neighbourhoods”	The Proposal seeks to put in place the architecture for design standards and initiate the preparation of Engineering Standards. The proposed Design Standard will provide design guidance that seeks to ensure improved transparency and consistency of design standards and construction specifications

3.3. Alignment with other relevant documents

The Proposal aligns with other relevant documents as outlined below:

Other document/s	Alignment(s)
Planning and Design Code (the Code)	Policies in the proposed design standard complement policies in the Code and do not seek conflicting outcomes
Australian and New Zealand Standards	The design standard utilises appropriate Australian and New Zealand Standards to underpin minimum design requirements to promote safety within the public realm.

4. INVESTIGATIONS

4.1. Investigations already undertaken

The table below identifies what investigations have already been undertaken to support the formulation and implementation of the Design Standard.

Investigation Undertaken	Summary of Scope of Investigations	Summary of Outcome of Recommendations
Scoping study and initial proposal prepared by Growth and Infrastructure Coordination Unit (GICU) of the	<ul style="list-style-type: none">• Collation and comparison of existing engineering standards• Correlation of common elements and minimum technical measurements	<ul style="list-style-type: none">• Preparation of draft design standard• Advised on recommended scope

Department for Housing and Urban Development.	<ul style="list-style-type: none"> Obtained advice from professional consulting, construction engineers (Egis Group) 	<ul style="list-style-type: none"> Informs suggested technical drawings
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4.2. Further investigations proposed

In addition to the investigations already undertaken and identified above, the table below outlines what additional investigations that will be undertaken to support the formulation and implementation of the Design Standard.

Further Investigations Proposed	Explanation of how the further investigations propose to address an identified issue or question
Review of design standard to ensure alignment between the Code and the Engineering Requirements for Land Division Design Standard to achieve alignment.	Desktop investigation

5. ENGAGEMENT

5.1. Engagement already undertaken

The preparation of the Draft Design Standard has been overseen by GICU. The following preliminary engagement has occurred on the content of the draft Design Standard:

- GICU have engaged Egis Group to assist with the preparation of the draft Design Standard. GICU along with Egis have hosted three workshops with representative from State Agencies, planners and engineers from within councils and the development industry. These workshops were targeted at those responsible for the delivery of new housing in identified growth areas.
- Supplementary workshops have also been held focussed on the testing and refinement on a set of draft standards to inform the final draft.

The working groups identified the following matters when considering the use of the Engineering Standard:

- Design standards are likely to be more relevant and appropriate in greenfield areas.
- Standard requirements have the potential to provide consistency and certainty for the development industry when working across different council areas.
- Recognition that some infrastructure will be more straightforward to achieve agreement on a relevant standard e.g. pedestrian access ramps/crossings and kerb types.

- Design standards need to adequately balance the cost of development and the life cycle of the asset as each has an impact on the development industry and councils respectively.

5.2. Further engagement proposed

In addition to the engagement already undertaken and identified above, the table below outlines what additional engagement will be undertaken to support the introduction and implementation of the Design Standard.

Further Engagement Proposed	Explanation of how the further engagement propose to address an identified issue or question
Continued meetings with State Agencies, councils and development industry	<ul style="list-style-type: none"> • Refine the design standard for residential driveway crossovers • Provide advice on engaging with Councils and engineering practitioners • Review of final version following engagement
Meeting with the Local Government Association (LGA)	The design standard will provide design guidance on public infrastructure, which will be vested to councils following completion. Given that councils will be responsible for the ongoing maintenance they are a key stakeholder in this work and the LGA, as their peak body, should be consulted directly.
Meeting with the Commissioner of Highways (or their delegate)	The design standard will provide design guidance on local roads and driveways, which could be located on land that is owned by the Commissioner of Highways. The Commissioner of Highways is therefore a key stakeholder in the design standard.
Community consultation	Community consultation will be undertaken to provide an opportunity for any interested community members to comment on the proposed outcomes of the design standard.
Consultation with any person or body specified by the Commission under section 73(6)(e) of the Act.	The Engagement Plan will outline the specific method and nature of consultation.

5.3. Engagement Plan

This process will occur in accordance with the Community Engagement Charter and *Practice Direction 2 – Consultation on the Preparation or Amendment of a Designated Instrument* (Practice Direction 2).

The Designated Entity will prepare an Engagement Plan prior to the commencement of engagement on the proposed Design Standard. The Engagement Plan will include the following consultation requirements:

- Given the proposal is generally relevant to growth area councils, the Local Government Association must be notified in writing and consulted on the proposed Design Standard;
- Given the proposal interacts with arterial roads the Commissioner of Highways must be notified in writing and consulted on the proposed Design Standard;
- Consultation must also occur with any person or body specified by the State Planning Commission under section 73(6)(e) of the Act.

5.4. Engagement Report

Once engagement on the Design Standard is complete, the Designated Entity will prepare an Engagement Report under section 73(7) of the Act.

The Designated Entity must ensure that a copy of the Engagement Report is furnished on the Minister and also published on the SA Planning Portal. This will occur in accordance with Practice Direction 2.

The Engagement Plan and the Engagement Report will also be considered by the State Planning Commission during the final stages of the design standard implementation process. The Commission will provide a report to the Environment, Resources and Development Committee of Parliament under section 74(3) of the Act. The Commission's report will provide information about the reason for the implementation of the design standard, the consultation undertaken on the design standard and any other information considered relevant by the Commission.

5.5. Design Standard Implementation Timetable

The design standard is intended to be implemented in line with the timeframe outlined below:

ATTACHMENT A

Timetable for implementation of this design standard by the State Planning Commission

Step	Responsibility	Timeframe
Approval of the Proposal to Initiate		
Consideration and approval of Proposal to Initiate	Commission	December 2024
Preparation of the design standard		
Engagement Plan prepared Investigations conducted; Design standard Report prepared Drafting instructions and draft mapping prepared	PLUS on behalf of the Commission	8 weeks
Preparation of Materials for Consultation	PLUS on behalf of the Commission	Informed by the Engagement Plan
Engagement on the design standard		
Design standard Report released for public consultation in accordance with the Community Engagement Charter and the prepared Community Engagement Plan	PLUS on behalf of the Commission	Informed by the Engagement Plan
Consideration of engagement outcomes and finalisation of design standard		
Submissions summarised; Amended drafting instructions provided, Engagement Report prepared	PLUS on behalf of the Commission	4 weeks
Prepare report to the Commission	PLUS	4 weeks
Consideration of Advice	Commission	5 weeks
Decision Process		
Minister considers the Design standard Report and the Engagement Report and makes decision	Minister	3 weeks
Implementing the design standard		
Go-Live - Publish on the PlanSA Portal	PLUS	3 rd quarter 2025
Parliamentary Scrutiny		
Referral of approved design standard to ERDC	PLUS	8 weeks

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08 January 2025

Hon Nick Champion MP
Minister for Planning

By email: [REDACTED]

Dear Minister

Engineering Requirements for Land Division Design Standard

Design standards are a new planning instrument that will complement the Planning and Design Code, with a focus on the public realm and infrastructure. Design standards promote good design in our streets, parks and other public places, and assist to manage the interface between the public and private realm and contribute to efficiencies in the delivery of high-quality infrastructure in conjunction with development.

I am pleased to advise you that the State Planning Commission (the Commission) has initiated the preparation of a design standard for engineering requirements for land division (Engineering Standards) pursuant to sections 69(1) and 73(1)(a) of the *Planning, Development and Infrastructure Act 2016*. The Commission will be the Designated Entity responsible for preparing the design standard.

The initiation of the Engineering Standards supports the South Australian Government's Housing Roadmap (the Roadmap) that seeks to address land supply, housing diversity and housing affordability across the State to help tackle the current housing supply crisis. The Roadmap identifies that standardised engineering requirements (particularly in greenfield areas) has the potential to reduce the assessment timeframes of land divisions if developers have standard requirements to design and construct against, noting that this infrastructure will eventually be vested to the local council.

The Engineering Standards will apply to greenfield areas within Master Planned Zones and aims to improve transparency and consistency of Local Government requirements and construction specifications. The previous work undertaken by the Commission in relation to Residential Driveway Crossovers will also be incorporated into this work.

The Commission, together with Planning and Land Use Services (PLUS) and the Growth and Infrastructure Coordination Unit (GICU), has convened a reference group to provide advice on the Engineering Standards, which has members drawn from across the development industry, State and Local Government. The Commission also intends to undertake pre-engagement with the Local Government Association of South Australia as the peak advocacy body for councils. Thereafter, public engagement will be undertaken in accordance with the Community Engagement Charter.

The Proposal to Initiate the Engineering Requirements for Land Division Design Standard is available on the PlanSA Portal via the following link: [Engineering Requirements for Land Division](#). I have also enclosed a copy for your convenience.

The Commission is committed to working collaboratively with key stakeholders and Local Government throughout the implementation of design standards to refine the details, drafting of policy (where appropriate), and instructions to ensure the successful implementation of design standards.

The Commission also notes that further work and investigations are required in relation to open space vested to local councils through the land division process. The development of high-quality open space through the provision of parks, playgrounds, reserves and facilities is important in contributing to a community's 'sense of place'. Negotiations between councils and developers on the design of open space can contribute to delays in bringing allotments to the housing market faster. The Commission considers that it would be appropriate for PLUS and GICU to further investigate options to reduce delays, which may include a separate design standard or regulatory amendment.

Should you require further information, please contact Cassia Byrne, Team Leader Strategic Projects, Planning and Land Use Services, on [REDACTED] or via email at: [REDACTED].

Yours sincerely

A handwritten signature in dark ink, consisting of a stylized 'C' followed by a long horizontal stroke that curves upwards at the end.

Craig Holden
Chair

Enc Signed Proposal to Initiate the Engineering Requirements for Land Division Design Standard

Level 10
83 Pirie Street
Adelaide SA 5000

GPO Box 1815
Adelaide SA 5001

1800 752 664
saplanningcommission@sa.gov.au

08 January 2025

[REDACTED]
[REDACTED]
[REDACTED]

By email: [REDACTED]

Dear [REDACTED]

Engineering Requirements for Land Division Design Standard

Design standards are a new planning instrument that will complement the Planning and Design Code, with a focus on the public realm and infrastructure. Design standards will promote good design in our streets, parks and other public places, and assist to manage the interface between the public and private realm and contribute to efficiencies in the delivery of high-quality infrastructure in conjunction with development.

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The initiation of the Engineering Standards supports the South Australian Government's Housing Roadmap (the Roadmap) that seeks to address land supply, housing diversity and housing affordability across the State to help tackle the current housing supply crisis. The Roadmap identifies that standardised engineering requirements (particularly in greenfield areas) has the potential to reduce the assessment timeframes of land divisions if developers have standard requirements to design and construct against, noting that this infrastructure will eventually be vested to the local council.

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The Commission also intends to undertake pre-engagement with the Local Government Association of South Australia as the peak advocacy body for growth area councils. Thereafter, public engagement will be undertaken in accordance with the Community Engagement Charter.

The Proposal to Initiate the Engineering Requirements for Land Division Design Standard is available on the SA Planning Portal via the following link: [Engineering Requirements for Land Division - Design Standard](#).

The Commission is committed to working collaboratively with key stakeholders and Local Government throughout the implementation of design standards to refine the details, drafting of policy (where appropriate), and instructions for implementation of design standards.

Should you require further information, please contact Cassia Byrne, Team Leader Strategic Projects, Planning and Land Use Services, on [REDACTED] or via email at: [REDACTED].

Yours sincerely

A handwritten signature in dark ink, consisting of a stylized 'C' followed by a long, sweeping horizontal line that ends in a small dot.

Craig Holden
Chair