

**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*.**

# Contents

<b>1.</b>	<b>INTRODUCTION</b>	<b>3</b>
1.1.	Designated Entity for implementing the design standard	3
1.2.	Rationale for introducing design standards	4
<b>2.</b>	<b>SCOPE OF DESIGN STANDARDS</b>	<b>6</b>
2.1.	Spatial application of design standards	6
2.2.	Content of design standards	6
2.3.	Scope of the design standard for engineering requirements for land division	6
<b>3.</b>	<b>STRATEGIC PLANNING OUTCOMES</b>	<b>7</b>
3.1.	Alignment with State Planning Policies	7
3.2.	Alignment with Regional Plans	8
3.3.	Alignment with other relevant documents	8
<b>4.</b>	<b>INVESTIGATIONS</b>	<b>8</b>
4.1.	Investigations already undertaken	8
4.2.	Further investigations proposed	9
<b>5.</b>	<b>ENGAGEMENT</b>	<b>9</b>
5.1.	Engagement already undertaken	9
5.2.	Further engagement proposed	10
5.3.	Engagement Plan	11
5.4.	Engagement Report	11
5.5.	Design Standard Implementation Timetable	11

## 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
<p><b>SPP1: Integrated Planning</b></p> <p>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.</p>	<p>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.</p>
<p><b>SPP2: Design Quality</b></p> <p>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.</p>	<p>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.</p>
<p><b>SPP6: Housing Supply and Diversity</b></p> <p>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.</p>	<p>The Proposal will support the delivery of standard requirements for local infrastructure addressing a key factor contributing to delays in approving residential land division.</p>

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

### 3.3. Alignment with other relevant documents

The Proposal aligns with other relevant documents as outlined below:

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

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



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

## 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.

<b>Further Engagement Proposed</b>	<b>Explanation of how the further engagement propose to address an identified issue or question</b>
Continued meetings with State Agencies, councils and development industry	<ul style="list-style-type: none"> <li>• Refine the design standard for residential driveway crossovers</li> <li>• Provide advice on engaging with Councils and engineering practitioners</li> <li>• Review of final version following engagement</li> </ul>
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
<b>Approval of the Proposal to Initiate</b>		
Consideration and approval of <b>Proposal to Initiate</b>	Commission	December 2024
<b>Preparation of the design standard</b>		
<b>Engagement Plan</b> prepared Investigations conducted; <b>Design standard Report</b> 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
<b>Engagement on the design standard</b>		
<b>Design standard Report</b> released for public consultation in accordance with the Community Engagement Charter and the prepared <b>Community Engagement Plan</b>	PLUS on behalf of the Commission	Informed by the Engagement Plan
<b>Consideration of engagement outcomes and finalisation of design standard</b>		
Submissions summarised; Amended drafting instructions provided, <b>Engagement Report</b> prepared	PLUS on behalf of the Commission	4 weeks
Prepare report to the Commission	PLUS	4 weeks
Consideration of Advice	Commission	5 weeks
<b>Decision Process</b>		
Minister considers the <b>Design standard Report</b> and the <b>Engagement Report</b> and makes decision	Minister	3 weeks
<b>Implementing the design standard</b>		
Go-Live - Publish on the PlanSA Portal	PLUS	3 <sup>rd</sup> quarter 2025
<b>Parliamentary Scrutiny</b>		
Referral of approved <b>design standard</b> to ERDC	PLUS	8 weeks