



24 September 2026

Ben Sieben
Manager, Governance and Legislation
Reform and Accreditation
Department for Housing and Urban Development
By email: PlanSASubmissions@sa.gov.au

Dear Mr Sieben,

The Australian Institute of Architects welcomes the opportunity to provide feedback on the draft *Planning, Development and Infrastructure (General) (Miscellaneous) Amendment Regulations 2026*.

The Institute supports reforms that improve assessment efficiency, provide greater certainty for applicants and facilitate the delivery of well-designed housing and community outcomes. While many amendments are administrative in nature, several warrant further consideration due to their potential implications for development assessment processes, documentation requirements, housing delivery and long-term built environment outcomes.

Regulation 31 – Verification and requests for further information

The Institute generally supports the amendments proposed in Regulation 31, which seek to improve verification processes by limiting requests for further information and reducing unnecessary delays.

Member feedback indicates that repeated and fragmented requests for information can add considerable cost, administrative burden and project delays. Several members expressed support for limiting verification requests to a single comprehensive request and noted that the current process can result in multiple rounds of requests for information, often extending assessment timeframes unnecessarily.

The Institute supports measures that encourage complete, coordinated and proportionate requests during verification. In particular, clarification of the distinction between verification requirements and assessment-stage information requests would assist both applicants and assessment authorities.

The Institute also considers six months to be a generally reasonable period before an inactive unverified application may lapse. However, consideration should be given to circumstances where delays arise from third-party inputs outside an applicant's control.



Schedule 8, Clause 17 – Development in areas subject to heritage or historic area controls

The Institute supports the amendments contained in Schedule 8, Clause 17 for development in Historic Area, Local Heritage Place, State Heritage Place and State Heritage Area overlays.

Feedback received from heritage practitioners indicates these provisions are likely to improve the quality of information submitted with development applications and reduce requests for further information. Better documentation at lodgement supports improved assessment outcomes and more informed decision-making.

The Institute particularly supports the requirement for plans identifying demolition works, roof and fencing details, and schedules of materials and colours. These matters are often critical to understanding the heritage impact of a proposal and assessing its compatibility with the significance and character of a heritage place or area.

The Institute therefore supports retention of these provisions and encourages monitoring following implementation to ensure they deliver the intended improvements.

Regulation 20A – Concept plans and complying changes

The Institute notes the introduction of Regulation 20A relating to concept plans and complying changes.

Limited member feedback was received regarding this provision. However, the Institute considers that any streamlined pathway should continue to provide sufficient transparency and confidence that affected communities and stakeholders have been appropriately consulted.

The Institute considers it important that concept plans incorporated through streamlined processes are supported by sufficient mapping, urban design information and strategic justification to allow meaningful consideration of long-term planning outcomes.



Regulation 28A – Application of planning and building rules

The Institute supports the objective of Regulation 28A to provide greater certainty regarding the planning and building rules applicable to a development proposal.

However, member feedback identified uncertainty regarding the practical operation of the provision, particularly in relation to:

- staged developments
- variations
- extensions of time
- transitions between editions of the National Construction Code

Several respondents noted that two years may already be a relatively short timeframe for complex projects and expressed concern regarding regulatory uncertainty if the provision is not supported by clear guidance.

The Institute recommends that detailed guidance, worked examples and clear transitional arrangements accompany implementation of Regulation 28A.

Regulation 30A – Co-located housing developments

The Institute supports proposed Regulation 30A requiring planning consent and land division consent applications to be lodged simultaneously for co-located housing developments.

The Institute considers the proposal represents a positive step towards a more integrated assessment process by ensuring dwelling design, site planning and land division outcomes are considered together. The accompanying documentation requirements in Schedule 8 support this objective by ensuring sufficient information is provided regarding the proposed community scheme, shared facilities and dwelling arrangements as part of the assessment process.

The Institute considers this reform has the potential to improve development quality, provide greater certainty for applicants and support housing diversity within established urban areas.

While members noted that simultaneous lodgement may increase upfront documentation requirements and project costs, these impacts are likely to be outweighed by the benefits of coordinated assessment and improved housing outcomes.



Schedule 8 – Plans, drawings, specifications and supporting information

The Institute supports the intent of the revised Schedule 8 and its effort to provide a more structured and consistent approach to documentation requirements.

Members generally considered the revised structure clearer than previous arrangements. The reorganisation of requirements by application type and development category should assist both applicants and assessment authorities in identifying the information relevant to a proposal.

However, feedback highlighted the importance of ensuring requirements remain sufficiently explicit and function effectively where multiple overlays or assessment considerations apply to a single project, including heritage, bushfire, design, tree and residential development requirements.

The Institute encourages the Government to ensure that documentation requirements are:

- proportionate to the scale and complexity of development
- sufficiently detailed to support informed assessment
- clear where multiple categories of requirements apply simultaneously
- supported by practical guidance and examples

The Institute also encourages ongoing testing of the revised requirements with practitioners to ensure documentation reductions do not inadvertently weaken assessment of design quality, site context or broader planning outcomes.

Regulation 111A – Land management agreements

The Institute considers the proposed exclusions contained in Regulation 111A warrant further examination.

The Institute acknowledges the intent of Regulation 111A to reduce duplication and ensure development matters are assessed primarily through the Planning and Design Code. While some practitioners noted that land management agreements can duplicate matters already addressed through development assessment, members also identified circumstances where land management agreements provide an important mechanism for securing long-term environmental, landscape and site management outcomes that extend beyond the initial development approval process. In these circumstances, land management agreements can provide greater certainty that commitments made at the time of approval continue to be delivered and maintained over time.

Particular concern was raised regarding the exclusion of matters relating to environmental performance, water-sensitive urban design, landscaping and site interface, and tree protection



zones. These elements can make an important contribution to amenity, urban greening, heat mitigation, biodiversity outcomes and climate resilience, particularly in established urban areas.

Before these matters are excluded from the scope of land management agreements, the Government should demonstrate how equivalent long-term environmental, landscape and urban greening outcomes will continue to be secured through alternative statutory mechanisms. Without clear replacement mechanisms, some site-specific outcomes may be more difficult to secure and maintain over time.

Recommendations

The Institute recommends that the Government:

- **Regulation 31** – Proceed with the verification reforms while providing clear guidance on the distinction between verification and assessment-stage information requests.
- **Schedule 8, Clause 17** – Retain the strengthened heritage documentation requirements and monitor implementation to ensure they improve application quality and assessment outcomes.
- **Regulation 20A** – Ensure any streamlined concept plan pathway maintains appropriate transparency, consultation and supporting information requirements.
- **Regulation 28A** – Provide comprehensive guidance and worked examples, particularly for staged developments, variation applications and transitions between NCC editions.
- **Regulation 30A** – Proceed with Regulation 30A to support integrated assessment of co-located housing developments and monitor implementation to ensure the intended housing, planning and land division outcomes are achieved.
- **Schedule 8** – Continue refinement of documentation requirements to ensure they remain clear, proportionate and capable of supporting high-quality assessment outcomes.
- **Regulation 111A** – Further examine the implications of the proposed exclusions and demonstrate how long-term environmental, landscape and tree canopy outcomes will continue to be secured through alternative mechanisms.

The Institute appreciates the opportunity to contribute to this consultation. The proposed amendments include several positive reforms that have the potential to improve assessment efficiency, support housing delivery and strengthen the operation of the planning system. The Institute's recommendations are intended to ensure these benefits are realised while maintaining high-quality design, heritage, amenity and environmental outcomes.



**Australian
Institute of
Architects**

ABN 72 000 023 012

The Royal Australian Institute of Architects
trading as Australian Institute of Architects

SA Chapter
L2/ 15 Leigh Street
Adelaide, SA, 5000

P: 8402 5900

sa@architecture.com.au
architecture.com.au

Given the breadth of the proposed amendments and their interaction with existing planning processes, the Institute would welcome a post-consultation briefing on the final regulations and any implementation guidance to support consistent understanding and application across the profession.

We look forward to continued engagement with the Department as the regulations are finalised and implemented.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Kirstie Coultas'.

Kirstie Coultas
SA Chapter President
Australian Institute of Architects – South Australian Chapter

A handwritten signature in black ink, appearing to read 'Sally Bolton'.

Sally Bolton
Executive Leader
Australian Institute of Architects – South Australian Chapter