ENGAGEMENT REPORT

Section 73(7) of the *Planning, Development and Infrastructure Act 2016*

Concordia Code Amendment

By the Chief Executive, Department for Housing and Urban Development

Prepared by the Designated Entity:

_____ (Signature)

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Department for Housing and Urban Development

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1 Executive summary

1.1 Overview

Between 19 June and 31 July 2025 communities, councils, state agencies, industry, interest groups and other key stakeholders were invited to have their say on the Concordia Code Amendment (the Code Amendment).

This document provides an overview of the engagement activities undertaken, a short summary of the main themes of feedback received during the engagement process and responses and recommendations in relation to feedback received.

1.2 Who we heard from

Submissions and survey responses were received from a range of stakeholders including members of the public, landowners, industry, community groups and government.

A total of 193 submissions were received from 191 landholders, community members and stakeholders during the six-week engagement period from:

- Email submissions (58)
- YourSAy Survey – General Public (135)

1.3 What we heard

The feedback received from the YourSAy surveys and email submissions covered a diverse range of topics and viewpoints. Key themes that were raised most often were:

- Infrastructure (general and social)
- Traffic congestion
- Housing density
- Environment
- Development on agricultural land

An in-depth exploration of key themes from submissions is in Section 7 of this report.

1.4 Responses / Recommendations / Changes

In response to feedback and comments received during public engagement, the following key changes to the draft Code Amendment are proposed:

- reduce the size of the Employment Zone from 24 to 15 hectares, to better align with the Employment Land Assessment recommendations
- create a new ‘Infrastructure Coordination Overlay’ within Part 3 of the Planning and Design Code and spatially apply it over the entire Affected Area, to coordinate the strategic use of land with necessary services and infrastructure, including a referral to a Scheme Coordinator in relation to an infrastructure delivery scheme in operation in the area affected by the overlay

- create a new ‘Coordinated Development Overlay’ within Part 3 of the Planning and Design Code and spatially apply it over the entire Affected Area, to defer urban development until land is suitable for the intended land uses, taking into account infrastructure delivery mechanisms and other constraints to urban development
- amend Part 1 of the Code, under the heading ‘Spatial Information and Electronic Databases and Files, Ministerial Determinations’, to allow the Minister to spatially remove the Coordinated Development Overlay where the Minister is satisfied that an infrastructure delivery scheme has been adopted, or an agreement is in place for the provision of all necessary essential infrastructure to support development of the growth area, and there are no other relevant restrictions to urban development proceeding
- amend the proposed Emerging Main Street Subzone to:
    - allow a broader range of land uses fronting the main street, subject to meeting the design criteria for active interface and street framing
    - clarify that a main street does not need to be defined for local activity centres, which are generally of such a size (typical floor space less than 1500m^2) that they may only be located on one side of the road
    - clarify that a main street must be identified on a plan of division
    - general updates to improve terminology, create consistency and avoid duplication.
- amend the definition of ‘main street’ in Part 8 of the Code to refer to identification of a main street on an authorised plan of division, as well as a building envelope plan.
- amend *Concept Plan 160 – Concordia Growth Area: Basic Infrastructure to*:
    - amend the ‘Potential Link Road’ and associated intersections, bridges and culverts to illustrate its inset from the growth area boundaries, providing space for a landscaped buffer/mound to rural land and the Character Preservation District
    - show potential road upgrades outside of the Affected Area south of Calton Road
    - show a “Potential future road” extending in a southwest direction from the intersection of Cheek Avenue and Calton Road
- amend *Concept Plan 161 – Concordia Growth Area: Land Use* to*:*
    - change and increase the size and extent of the Neighbourhood Activity Centre, to better reflect the centre location anticipated through the Concordia Master Plan
    - change the label ‘Gateway Entrances’ to ‘Gateway building and landscaping’
    - amend the ‘Potential Link Road’ and associated intersections to illustrate its inset from the growth area boundaries, providing space for a buffer to rural land and the Character Preservation District
    - apply a landscape buffer on either side of the proposed Link Road to help reduce the impact of future urban development and minimise potential issues at the interface existing rural activities
    - extend the landscaped buffer along Barossa Valley Way to the east of Wheatsheaf Avenue
    - show the indicative location of possible future substations and existing electricity easements, consistent with the Concordia Master Plan

- extend the shared path networks to better illustrate the connection between the pathways and the proposed road network
- change references to “secondary school” to “state secondary school” and “primary schools” to “state primary schools”
- change the reference in the social infrastructure table from “4 primary schools (each with integrated pre-school)” to “4 state primary schools (each with long day care and integrated pre-school)”
- amend the social infrastructure table to increase the minimum amount of land for a state secondary school from 9.1 ha to 12.6 ha
- amend the social infrastructure table to increase the minimum amount of land for each state primary school from 3.45 ha to 5.45 ha
- change the reference in the social infrastructure table from “Fire Service” to “Combined Country Fire Service (CFS) and State Emergency Services (SES)” and increase the minimum amount of land from 0.3 ha to 1.66 ha
- add “Potential future health facility” in the social infrastructure table and specify a minimum 9.0 ha of land to be reserved, showing an indicative location to the north of the future railway station.
- show the indicative location of social infrastructure including the Combined Country Fire Service (CFS) and State Emergency Services (SES) in the south-eastern corner of the CGA, north of the existing CFS station.
- remove reference to “Ambulance” and the minimum land requirement from the social infrastructure table.
- add “Metropolitan Fire Service (MFS)” in the social infrastructure table and specify at least 0.7 ha of land to be reserved.

2 Purpose

This report has been prepared by the Chief Executive of the Department for Housing and Urban Development (the Designated Entity) under section 73(7) of the *Planning Development and Infrastructure Act 2016* (the Act) for consideration by the Minister for Planning in determining the Concordia Code Amendment (the Code Amendment).

The report details the engagement that has been undertaken, the outcomes of the engagement including a summary of the feedback made, the response to the feedback and the proposed changes to the Code Amendment. In addition, the report evaluates the effectiveness of the engagement and whether the principles of the Community Engagement Charter have been achieved. Any changes to the engagement plan during the process are also outlined.

3 Introduction

The Planning and Design Code (the Code) contains the planning rules and policies that guide what can be developed in South Australia. These planning rules are used by councils and other planning authorities to assess development proposals. A Code Amendment is a proposal to change the policies, rules or mapping within the Code, which can change the way that future developments are assessed.

The Chief Executive of the Department for Housing and Urban Development (DHUD), with the approval of the Minister for Planning, initiated the Concordia Code Amendment in accordance with section 73(2) (b) of the *Planning, Development and Infrastructure Act 2016* (the Act).

The Concordia Growth Area (CGA) has long been earmarked as a growth area and the rezoning of this land will help to address the need for further land supply and population growth within the Outer North region through the provision of appropriately zoned land that is well-serviced by existing transport, social infrastructure, and employment to meet the needs of the growing population.

The CGA is identified as a 'Future Greenfield Growth Area' in the *Greater Adelaide Regional Plan* (GARP) and was previously included in the 'Future urban growth areas - unzoned' and 'Planned Urban Lands to 2045 (Urban Boundary)' in both the 2010 and 2017 iterations of the former *30-Year Plan for Greater Adelaide* (30-Year Plan).

The Code Amendment investigations identified that there is an immediate need for further land supply throughout Greater Adelaide and the Outer North Region, to address future population growth and meet the demand for new and more diverse housing.

Once developed, Concordia will form a logical extension to the existing township of Gawler and the future residents will be provided with safe and convenient access to the services and facilities located within the town of Gawler and the broader regions of the Barossa, Mid North and Northern Adelaide Hills and will contribute to the economic strength and viability of businesses and services located within the Outer North Region.

The Code Amendment seeks to rezone approximately 995 hectares of land within the CGA to facilitate the development of a sustainable, resilient, innovative, vibrant, connected and inclusive master planned community with appropriate civil infrastructure and the social, education, recreation, commercial and retail services required to support a new community.

The proposed master planned residential community is expected to provide approximately 10,000-12,000 new homes for 25,000-30,000 residents and has the potential to double the existing population of Gawler and significantly increase the supply of housing within a region that is constrained by the availability of suitable land.

The Code Amendment will allow for a greater mix of housing options to meet the needs of the community by providing opportunities for higher density housing where it is located close to activity centres, transport corridors or areas of public open space.

The proposed master planned development will be staged over a 30-year period. Staging the proposed development will enable the cost-effective and timely delivery of infrastructure and help to achieve a coordinated pattern of development that results in a vibrant, sustainable, connected and contemporary master planned community.

The draft of the Code Amendment released for public consultation proposed the following key changes to the Code:

- rezone approximately 971 hectares of land from Rural Zone to Master Planned Neighbourhood Zone to facilitate the development of a master planned community with a variety of housing types and the diverse range of community, education, recreation, commercial and retail services that are required to meet the needs of a new master planned community
- introduce a new Emerging Main Street Subzone module within the existing Master Planned Neighbourhood Zone Code module in Part 2 – Zones and Sub Zones to call for activity centres to include a main street, which is designed to provide a focal point for the surrounding residential areas and create an intimate public realm with active streets that include an integrated mix of land uses and activities
- spatially apply the New Emerging Main Street Subzone to the proposed Master Planned Neighbourhood Zone
- rezone approximately 24 hectares of land from Rural Zone to Employment Zone to allow for a range of low-impact employment-generating light industrial, service trade, motor repair and other compatible businesses, which can accommodate the needs of the future community
- introduce *Concept Plan 160 – Concordia Growth Area: Basic Infrastructure* and *Concept Plan 161 – Concordia Growth Area: Land Use* into the Code to guide the provision of necessary infrastructure and the size and location of prominent land uses and facilities
- spatially apply the Regulated and Significant Tree Overlay over the entire Affected Area
- spatially apply the Affordable Housing Overlay, Urban Tree Canopy Overlay and Noise and Air Emissions Overlay over all the proposed Master Planned Neighbourhood Zone
- remove the minimum site area and minimum dwelling allotment size Technical and Numerical Variations (TNV) from the entire Area Affected.

The draft Code Amendment also proposed a new way of reserving land for social infrastructure (schools, community facilities, emergency services, etc.) by using its proposed land use concept plan to identify the key essential facilities which are required to support the anticipated population, identify the area of land needed for these and identify their preferred location within the CGA.

The Minister for Planning approved a draft outline for the Concordia Basic Infrastructure Scheme (Scheme), prior to the draft Code Amendment being released for consultation. The Scheme is to be used to ensure essential infrastructure such as roads, bridges, stormwater management, water, sewerage, electricity and communications networks is planned, funded and delivered in step with new residential developments across fragmented land ownership by multiple developers.

4 Engagement approach

The process for amending a designated instrument (including the process to amend the Code) is set out in the Act. The Act requires consultation in relation to the Code Amendment to comply with the Community Engagement Charter.

The Designated Entity prepared an engagement plan to apply the principles of the Community Engagement Charter. The purpose of this engagement was to ensure key stakeholders and interested community are aware of the draft Concordia Code Amendment and the opportunity to provide feedback, gather informed feedback that contributes to the final code amendment, inform stakeholders and engagement participants of the outcomes and meet mandatory engagement requirements under the Community Engagement Charter.

Engagement on the draft Code Amendment sought to:

- raise stakeholder and community awareness of the draft code amendment, the consultation and outcomes of the code amendment process
- provide equitable access to the information regarding the Code Amendment
- raise awareness of work already undertaken to strategically plan for future infrastructure needs in the CGA
- allow sufficient time to hear of the consultation, understand what is proposed and provide their feedback on the draft Code Amendment
- provide the opportunity for stakeholders and the community to provide feedback on the draft Code Amendment
- ensure stakeholders and community have appropriate opportunities to provide informed feedback on the draft code amendment
- gather relevant and meaningful feedback from stakeholders and interested communities for consideration in finalising the Code Amendment prior to it being submitted to the Minister for Planning for a decision
- close the loop with stakeholders and community to inform them of the engagement outcomes, the final version of the Code Amendment and the final decision
- meet statutory engagement requirements for code amendments, including meeting the Community Engagement Charter requirements.

4.1 Engagement activities

The following engagement activities were delivered as part of consultation on the draft Code Amendment:

Engagement or promotion activity	**Description**	**Stakeholders**
Pre-consultation: Concordia Working Group briefing prior to launch	Presentation of draft Code Amendment to Concordia Working Group on 5 June for final feedback ahead of consultation.	Barossa Council, Town of Gawler, large landowners, DIT, SA Water

Engagement or promotion activity	Description	Stakeholders
	See Attachment 1 to see presentation cover slide.	
Pre-consultation: Traditional Owners	Discussions were held with SANTS ahead of public consultation to provide information about the draft Code Amendment and determine the best approach for engaging with Kaurna, Ngadjuri and Peramangk representative bodies. *See Attachment 1 to see presentation cover slide and agenda.*	SANTS, Kaurna Yerta Aboriginal Corporation, Ngadjuri Nation Aboriginal Corporation, Peramangk Aboriginal Corporation
Direct letter to affected and adjacent landowners and occupiers	A letter from the DHUD Chief Executive was sent via email to affected landowners and another letter to adjacent landowners and affected and adjacent occupiers, providing details of the draft Code Amendment and where to find more information, links to join information sessions, notifying them of the consultation and directly inviting their feedback. *View a copy of the letters in Attachment 1.*	Landowners and occupiers within and adjacent to the affected area
Direct letters to key stakeholders	A letter from the DHUD Chief Executive was sent via email to the key stakeholders identified in the engagement plan, providing details of the draft Code Amendment and where to find more information, notifying them of the consultation and information sessions, and directly inviting their feedback. *View a copy of the letter to affected councils, state agencies and key stakeholders and examples of stakeholders sharing information in Attachment 1.*	Minister for Planning, state and Federal MPs, state agencies, LGA, councils, utilities, Kaurna Yerta Aboriginal Corporation, Ngadjuri Nation Aboriginal Corporation, Peramangk Aboriginal Corporation, SANTS, planning and development peak bodies, RDAs

Engagement or promotion activity	Description	Stakeholders
Emails to stakeholders	Email from Code Amendment team was sent early on 20 June, providing an overview of the draft Code Amendment, details of where to find more information, including public information sessions, and inviting feedback. *Email was sent to 8 local business and community organisations.* *See Attachment 1 to see email.*	Gawler Business Development Group, Southern Barossa Business Group, Gawler and Districts Community Services Forum, Ucare Gawler, Church Hill Heritage Area Residents Group, Gawler and Barossa Jockey Club, Gawler Environment and Heritage Association, Barossa Region Residents' Association
In-person briefing with Traditional Owners	A meeting was held with Kaurna Yerta Aboriginal Corporation and Ngadjuri Nations Aboriginal Corporation board members on 15 July in Gawler to share their interests and any concerns relating to the Code Amendment and the broader planning framework. The meeting was coordinated and facilitated by SA Native Title Services, at the request of DHUD. The meeting involved a light lunch, presentation by DHUD staff, site visit and discussion/feedback session. *See Attachment 1 to view DHUD presentation agenda slide.*	Kaurna Yerta Aboriginal Corporation and Ngadjuri Nation Aboriginal Corporation board members, SA Native Title Services
Planning Policy Forum	Awareness of the Code Amendment being prepared and opportunity for feedback in early June was raised during the bi-monthly Policy Forum on 30 May. Information about the draft Code Amendment and consultation was presented at the 8 August Policy Forum, shortly after consultation closed.	Industry, council, LGA and agency practitioners, professionals working in the planning and development industry

Engagement or promotion activity	Description	Stakeholders
	90 people attended the May forum, 66 people attended the August forum *View Attachment 1 to see Policy Forum slides*	
HIA presentation	A presentation to HIA members provided information about the draft Code Amendment and how to provide feedback, as well as an opportunity to ask questions.	HIA members – housing and construction industry
Briefing for the Town of Gawler elected members	A briefing was held on Tuesday, 8 July to provide information to the council's elected members about the draft Code Amendment, answer questions and invite feedback. *Note: The Barossa Council planning staff provided a briefing for their elected members.*	Town of Gawler elected members
Online government and industry information session	An email invitation sent on 27 June invited planning practitioners and industry representatives to an online information session on Monday, 7 July, 2 pm to 3 pm. Presentations by DHUD staff provided details of the draft code amendment and how to provide feedback, and gave an opportunity to ask questions. *Invitation emailed to 62 planning and industry professionals, 29 people attended.* *See Attachment 1 to see email invitation.*	Councils, LGA, state agencies, planning and development industry peak bodies, utilities
Email reminder of landowner information session	A reminder email was sent on 27 June to landowners who had provided an email address inviting them to the drop-in	Affected landowners

Engagement or promotion activity	Description	Stakeholders
	information session in Lyndoch on 10 July, 4 pm to 6 pm. The email included an invitation to the public information sessions in case they could not make the session for affected landowners and links to further information about the Code Amendment. *Email sent to 41 landowners.* *See Attachment 1 to see email invitation.*	
In-person information session for affected landowners	Drop-in information session for affected landowners held on Thursday 10 July, 4 pm to 6 pm at Lyndoch Library. Hosted by DHUD, staff were available to share information about the draft Code Amendment and associated infrastructure scheme, answer questions, discuss ideas and concerns, and gather feedback. The Code Amendment team attended to provide information about the Code Amendment and GICU staff attended to provide information about the infrastructure scheme. Barossa Council staff also attended to help answer relevant questions. Display boards and A1 copies of the concept plans and master plan were used as tools to help explain the proposed changes, and printed copies of the fact sheets, concept plans, FAQs, brochure, survey and draft Code Amendment were available at the event. *11 people registered and 8 attended.* *See Attachment 1 to view display boards.*	Affected landowners
Public in-person information sessions	Drop-in information sessions held on:	Affected landowners and occupiers, local community and businesses, Town of

Engagement or promotion activity	Description	Stakeholders
	• Tuesday 15 July, 4 pm to 6 pm at Gawler Sport and Community Centre, Gawler • Monday 21 July, 4 pm to 6 pm at Barossa Park, Lyndoch. Hosted by DHUD, staff were available to share information about the draft Code Amendment, answer questions, discuss ideas and concerns, and gather feedback. The Code Amendment team attended to provide information about the Code Amendment and GICU staff attended to provide information about the infrastructure scheme. Barossa Council staff also attended to help answer relevant questions. Display boards and A1 copies of the concept plans and master plan were used as tools to help explain the proposed changes, and printed copies of the fact sheets, concept plans, FAQs, brochure, survey and draft Code Amendment were available at the event. *15 July: 35 people attended the event* *21 July: 31 people attended the event* *See Attachment 1 to view display boards*	Gawler and Barossa Council representatives, Southern Barossa Alliance, Gawler Environment and Heritage Association, MPs and their staff, local real estate agents, community group: Food Forest
Public online information session	An online information session was held on Thursday, 17 July 2025, 11:30 am to 12:30 pm. DHUD staff presented information about key features of the draft Code Amendment and how to share feedback, followed by an opportunity for the public to ask questions. The presentation included information about the infrastructure scheme that will support the Code Amendment. The session was hosted on Zoom and registrations made were via Eventbrite.	Broader SA community and all stakeholders. Attended by local and broader community members, Barossa, Playford and Salisbury councils, affected landowners, local media, planning and development industry, HIA, National Growth Areas Alliance, ESO

Engagement or promotion activity	Description	Stakeholders
	28 people registered and 21 attended *View Attachment 1 see presentation slides*	
PlanSA website	The Code Amendment consultation page provided detailed information about the draft Code Amendment and how to provide feedback, along with all consultation documents and contact details for further information. It also included details of online and in-person information sessions. The consultation was promoted on the homepage via a banner throughout the consultation period and a news story. *Code amendment page: 694 views* *News story: 760 views* *Concordia Growth Area Infrastructure Scheme (private page): 23 views* *Information for landowners in Concordia growth area (private page): 22 views* *Residential land release and rezoning page: 787 views* *Infrastructure schemes page: 331 views* *See Attachment 1 to view PlanSA website content*	Planning practitioners, state agencies, local government, key industry stakeholders
PlanSA subscriber notification email	An email notification was sent to everyone that subscribed to PlanSA updates on the Concordia and relevant Code Amendment categories, notifying them of the consultation and directing them to the PlanSA page for more information. *Automated email sent to more than 100 subscribers.*	Planning practitioners, industry, state agencies, local government, community with an interest in the Concordia and related Code Amendments

Engagement or promotion activity	Description	Stakeholders
YourSAy website consultation page and survey	The consultation page provided easy to understand information about the draft Code Amendment, with frequently asked questions, fact sheets, draft Code Amendment and concept plans available for further details, as well as contact details for further information. Details of public online and in-person information sessions were available. Website content could be translated into more than 200 languages to ensure information was accessible to culturally and linguistically diverse communities. The online survey provided a simple and accessible way to make a submission and guided feedback on areas of the draft Code Amendment that could be influenced by the community, and could also be translated. The 'questions' tool was available for community to directly contact the project team with questions through the website. *4 questions received and responded to* *Visited 6,010 times by 5,285 people* *1,486 people downloaded documents, including 627 people downloading the draft Code Amendment 757 times.* *Key dates page viewed 369 times by 295 people* *428 people visited the online survey and 136 people submitted 133 surveys.* *See Attachment 1 to view YourSAy website content and metrics, and a copy of the survey.*	Broader SA community, community interest groups, housing providers and organisations, planning practitioners

Engagement or promotion activity	Description	Stakeholders
Eventbrite website and email	Website content promoted the consultation and online events, sharing information about the draft Code Amendment and directing people to the YourSAy website for more information. It included a tool to register for online and in-person information sessions. Email notification was sent to page followers at consultation launch. *About 300 people received the email notification of the consultation and events.* *View Attachment 1 to view content.*	All stakeholders and community interested in attending an online information session, subscribers to the PLUS Eventbrite page
Fact sheets	Two fact sheets were developed to provide additional information about: • Reserving land for key community facilities an services in Concordia • Infrastructure schemes for growth areas. They were written in plain-English and available online, at council offices and at in-person events to provide accessible information and address potential community concerns/questions. *145 downloads and 275 downloads respectively from YourSAy website.* *View Attachment 1 to see fact sheets.*	Primary audience: community, local businesses and affected landowners Secondary audience: all stakeholders
Frequently asked questions (FAQs)	Providing further information about key areas of interest to the community and stakeholders, including regarding potential questions and concerns. FAQs were available via a document published on PlanSA and YourSAy website, and FAQs embedded in YourSAy webpage, as well as hard copies available at events and council offices.	Primary audience: community, local businesses and affected landowners Secondary audience: all stakeholders

Engagement or promotion activity	Description	Stakeholders
	Embedded FAQs: 276 views on YourSAy *FAQ document: 24 views on YourSAy* *See Attachment 1 to view the FAQs.*	
Brochure	Provided high-level information about the draft Code Amendment, including the land use concept plan, and provided website and contact details for further information and how to give feedback. *300 brochures printed and made available at Gawler and Barossa council offices, Gawler Civic Centre/library, displayed at Gawler IGA during consultation and available at in-person events.* *See Attachment 1 to view the brochure.*	Local community and businesses, affected landowners
Planning Ahead e-news	Information about the draft Code Amendment and consultation were published in the July edition of the Planning Ahead e-news. The e-newsletter was emailed directly to subscribers and published on the PlanSA website. *July edition: email delivered to 2,855 people, opened 3,838 times by 1,558 people, 94 article link clicks.* *See Attachment 1 to view July article.*	Planning practitioners, building and housing industry stakeholders, state agencies, local government
YourSAy e-news	Promoted the draft Code Amendment consultation in the monthly e-news in July, directing people to the YourSAy website for more information and to provide feedback. *Emailed to 34,941 people, opened 14,327 times and link clicked 116 times.*	Broader SA community, community interest groups, building and housing industry, planning practitioners

Engagement or promotion activity	Description	Stakeholders
	View Attachment 1 to see article and analytics.	
Media release and coverage	A media release was issued by the Minister for Planning on 19 June promoting the opportunity to provide feedback on the draft Code Amendment. The release was published on the Premier of South Australia website. *Media coverage on radio, print and online channels at launch, including statewide publications eg* The Advertiser *and* Glam Adelaide *and local media eg ABC North and West SA,* The Bunyip *and* The Barossa Leader*.* *14 print and online media articles were published during the consultation period. An additional 4 articles were published following consultation to 17 September.* *Stories were also shared on media outlet social media platforms and websites.* *More than 260 YourSAy website visits were directly via media websites – We are SA (130), Adelaide Now (66), InDaily (42), Premier's news page with media release (24)* *View Attachment 1 to see list of media coverage.*	Broader SA community and all stakeholders
Social media	Social media posts raised awareness of the draft Code Amendment, public online and in-person information sessions and opportunities to provide feedback. *3 PlanSA Facebook posts total: 11,318 views, 113 clicks, 20 reactions, 11 comments, 8 shares, 3 saves, including 7 July post promoting events boosted $100 to increase reach: 10,692 views, 111 link clicks.*	YourSAy: broader community, community organisations, all stakeholders PlanSA, DHUD and SPC channels: planning practitioners, state agencies, local government, planning

Engagement or promotion activity	Description	Stakeholders
	1 YourSAy Facebook post: reached 191 people with 258 views, 3 interactions, 1 comment, 1 click. *1 YourSAy Twitter post: 36 views.* *3 DHUD LinkedIn posts total: 2,218 impressions, 67 clicks, 24 reactions, 4 reposts* *2 SPC LinkedIn posts total: 1,052 impressions, 54 engagements, 44 clicks, 9 reactions, 1 repost.* *Facebook links were the most popular way for people to reach the YourSAy website, with 2,448 visits directly from Facebook during the consultation.* *See Attachment 1 to view social media posts and metrics.*	and development industry peak bodies and practitioners, other key stakeholders, community with strong interest in planning
PlanSA Customer Service Desk (phone and email)	PlanSA Customer Service Desk contact details were published in communication materials, inviting stakeholders and community to contact the desk if they had questions or required further information. *6 emails and 6 phone enquiries from the public were received and responded to.*	Community with limited internet access Community and stakeholders who prefer to speak directly with a member of staff
Hard copy documents	Hard copies of the draft Code Amendment, fact sheets and FAQ were available to view at the PLUS office in Adelaide CBD, Light Regional Council, The Barossa Council and The Town of Gawler offices.	Community with limited internet access or who prefer to view information in hard copy
Digital communications tool kit	Links to the following communication materials were included in the email with attached letter to key stakeholders to share across their networks: • YourSAy and PlanSA websites	State government agencies, councils, planning and development industry bodies, local community groups and business

Engagement or promotion activity	Description	Stakeholders
	• Facebook and LinkedIn posts • News story • Frequently asked questions • Fact sheet: Reserving land for key community facilities and services in Concordia • Fact sheet: Infrastructure schemes for growth areas *34 people visited the YourSAy website via a direct link from the Barossa Council website and 23 from The Town of Gawler website.* *View Attachment 1 to view examples of stakeholders sharing information.*	associations, Community Alliance SA, RDA Barossa, Gawler, Light, Adelaide Plains
'What we heard' summary	A high-level summary of what we heard during consultation, key themes raised and next steps was emailed to engagement participants. It was also published on the PlanSA and YourSAy websites. *Emailed to 357 people.* *View Attachment 1 to view the summary*.	Engagement participants who submitted feedback, registered to attend an information session, provided contact details at an in-person event and were invited to the government and industry stakeholder session
Engagement evaluation survey	The engagement evaluation survey was emailed to all engagement participants, along with the 'what we heard' summary, to help evaluate the engagement process against the Community Engagement Charter principles. Hard copies were also available at events. *Emailed to 357 people, 28 responses received.* *View Attachment 2 to see evaluation survey results.*	Engagement participants who submitted feedback, registered to attend an information session, provided contact details at an in-person event and were invited to the government and industry stakeholder session

Note: closing-the-loop communication activities will be delivered as per the engagement plan following the Minister's consideration and decision regarding the Code Amendment.

4.2 Mandatory requirements

The following mandatory engagement requirements have been met:

4.2.1 Notice and consultation with councils

The Charter requires that a council or councils must be directly notified and consulted on a proposed Code Amendment, where the proposed Code Amendment is specifically relevant to a particular council or councils (and where the council did not initiate the proposed Code Amendment).

While the affected area is located within The Barossa Council area, Gawler Town Council services and community will also be impacted by the proposed Code Amendment. Gawler Town Council also requested a boundary change that would include the affected area within their council region and a decision on this had not been made during the engagement period.

These two councils are part of the Concordia Working group, which was briefed on the draft Concordia Code Amendment on 5 June, ahead of public engagement. This provided an opportunity for the councils to provide final feedback before consultation began.

An advanced copy of the draft Code Amendment released for consultation was also provided to these councils, and other members of the working group, on 17 June.

A briefing was provided to Town of Gawler elected members during the consultation period to ensure they had the information they needed to provide informed feedback on the draft Code Amendment (The Barossa Council staff had briefed their elected members).

The Code Amendment and associated infrastructure may also impact Light Regional Council residents through changes to transport networks, community services and employment opportunities.

At the launch of public engagement, a letter was emailed directly to the Mayor of each of the three councils, providing information about the draft Code Amendment and inviting the councils to provide feedback.

Key staff from the three councils were also directly emailed with links to the YourSAy and PlanSA web content and key communication materials at launch for their own information and to share with their communities.

Submissions were received from Barossa Council, Town of Gawler and Light Regional Council.

4.2.2 Notice and consultation with the Local Government Association

The Charter requires that the LGA be notified in writing and consulted, where the proposed Code Amendment is generally relevant to councils.

While this Code Amendment was specifically relevant to The Barossa Council, The Town of Gawler and Light Regional Council, a letter was emailed directly to the LGA informing them of the draft Code Amendment and inviting them to provide feedback.

The LGA was also provided with a digital communications pack to share information about the draft Code Amendment and how to get involved in the consultation across their networks.

4.2.3 Notice and consultation with owners and occupiers of land

Under section 73(6)(d) of the Act, where a Code Amendment will have a specific impact on one or more pieces of land in a particular zone or subzone (rather than more generally), the Designated Entity must take reasonable steps to provide a notice to owners or occupiers of the land (and each piece of adjacent land) as prescribed by the regulations.

A total of 395 letters were emailed and posted to landowners and occupiers within and adjacent to the affected area:

- 39 letters were emailed to owners of 34 properties in the affected area
- 20 letters were posted to affected landowners
- 3 letters were emailed to developers or lawyers representing landowners
- 336 letters were posted to landowners adjacent to the affected area and occupiers of property adjacent to and within the affected area.

Tens of letters posted to ‘The Occupier’ were returned to sender. It is believed this is because the parcel of land is not ‘occupied’ by a resident but is used for agricultural purposes.

4.3 Compliance with the engagement plan

Engagement was carried out in accordance with the engagement plan, with the following exceptions:

- a final copy of the draft Code Amendment was provided to members of the working group on 17 June, prior to public release for consultation
- an additional briefing session was provided to Town of Gawler elected members early in the consultation period to ensure they had the information needed to provide informed feedback on the draft Code Amendment (Barossa Council planning staff had already briefed their elected members)
- a presentation was given to HIA members on request, providing information about the draft Code Amendment and inviting feedback
- due to a low number of registrations for the landowner information session, a reminder email was sent with details of the session and a request to register attendance ahead of the event
- an additional email was sent to government, industry and utility key stakeholders inviting them to attend the online information session for government and industry stakeholders
- initially the landowner information session was planned to be held in Gawler but was held in Lyndoch, working with The Barossa Council and providing more convenient access for landowners
- a single public information session was planned to be held in Gawler due to the large population adjacent to the affected area, but it was decided to hold an additional public information session in Lyndoch to better engage with the community in The Barossa Council area and provide additional opportunities for local community to discuss the draft Code Amendment with DHUD staff and ask questions
- the PlanSA online submission form was included in the engagement plan as a way to provide feedback but was not available during the consultation due to technical issues;

however, alternative online options for providing feedback were available via the PlanSA website, such as the online survey on the YourSAy website and submitting feedback via email.

5 Evaluation of engagement

To ensure the principles of the Community Engagement Charter are met, the engagement process for the Code Amendment has been evaluated.

5.1 Performance indicators for evaluation

The minimum mandatory performance indicators have been used to evaluate engagement on the Code Amendment. These measures help to gauge how successful the engagement has been in meeting the Charter's principles for good engagement.

The minimum mandatory performance indicators required an evaluation of responses from members of the community on the engagement. This includes an evaluation of whether (or to what extent) community members felt:

1. that the engagement genuinely sought their input to help shape the proposed Code Amendment
2. confident their views were heard during the engagement
3. they were given an adequate opportunity to be heard
4. they were given sufficient information so that they could take an informed view
5. informed about why they were being asked for their view, and the way it would be considered.

A further evaluation of the engagement process is required to be undertaken by (or on behalf of) the Designated Entity. The minimum performance indicators require an evaluation by the Designated Entity of whether (or to what extent) the engagement:

1. occurred early enough for feedback to genuinely influence the planning policy, strategy or scheme
2. contributed to the substance of the final draft Code Amendment
3. reached those identified as communities or stakeholders of interest
4. provided feedback to community about outcomes of engagement
5. was reviewed throughout the process and improvements put in place or recommended for future engagement.

5.2 Evaluation against the Charter principles

The following is a summary of the evaluation of the engagement against the five principles of the Charter. This was determined through community evaluation of the engagement process as well as evaluation undertaken by the Department for Housing and Urban Development's Communications and Engagement team on behalf of the Designated Entity. The full results of the evaluation can be found in Attachment 2 to this engagement report.

Community evaluation was undertaken through an engagement evaluation survey. The survey was sent to 357 people who participated in the engagement by providing feedback on the draft Code Amendment, registering to attend an information session, provided their contact details at an in-person drop-in session or were invited to attend the government and industry stakeholder information session.

A total of 28 responses were received and contributed to evaluating the engagement process against the Charter principles. Responses were from landowners within the affected area (7), members of the local community (17), members of the public (3) and a gas pipeline operator.

(1) Engagement is genuine

People had faith and confidence in the engagement process

Public consultation ran for 6 weeks, providing sufficient time for affected and interested stakeholders and community to learn of the opportunity to have their say, learn about the proposed changes and provide informed feedback.

Stakeholder mapping during the engagement planning process identified a wide range of affected and interested stakeholders, and engagement methods were tailored to ensure each audience was able to easily access information and provide feedback.

Key state and local govenrment agencies, industry bodies, Traditional Owners, advocacy organisations, local community and buisiness groups and affected/adjacent landowners and occupiers were directly informed of the draft Code Amendment and invited to provide feedback.

A wide variety of tactics were used to provide information and proactively seek participation of communities and stakeholders, including stakeholder briefings and presentations, targeted e-newsletters, in-person information sessions for affected landowners and local community and online public information sessions for interested community. Stakeholder networks were also utilised to raise broader awareness of the Code Amendment and encourage feedback.

Broad communication methods to raise awareness of the consultation across the broader community were also used to ensure all affected and interested people were aware of, and able to participate in, the engagement, including print and radio media coverage and social media posts (including boosted Facebook post to increase reach).

193 submissions were received from a broad range of stakeholders and community, representing the majority of the identified stakeholder groups in the engagement plan. This indicates endeavours to encourage participation in the engagement process were successful.

Participants in the engagement provided well informed, honenst feedback covering a wide range of views, topics and technical aspects, which were all acknowledged and were all considered. As a result of feedback received, changes have been recommended in finalising the draft Code Amendment for the Minister’s consideration.

The majority of engagement evaluation survey respondents indicated they felt they were given sufficient information and opportunity to provide feedback, informed about why they were asked for their view and how their feedback would be considered and felt confident their views were heard.

Half of the respondents felt engagement genuinely sought their input to help shape the proposal, with only 6 respondents not feeling the engagement was genuine.

In response to whether engagement participants had any further comments to share on the engagement process, four people indicated they felt heard but were not confident that the feedback would influence the outcome, and two comments indicated they felt the decision had already been made - one of these comments suggested the public engagement should have occurred earlier in the process.

There were also comments highlighting the the engagement process was appropriate.

Overall, all parties were genuine and honest in their participation and people generally had faith and confidence in the engagement process.

Evaluation statement	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
I feel the engagement genuinely sought my input to help shape the proposal	7.14% (2)	42.86% (12)	32.14% (9)	14.29% (4)	3.57% (1)

(2) Engagement is inclusive and respectful

Affected and interested people had the opportunity to participate and be heard

Detailed stakeholder mapping as part of engagement planning identified a wide range of stakeholders that may be impacted or interested in the draft code amendment, and the most appropriate channels for communication and engagement to meet their needs. All key stakeholders were directly contacted and invited to participate in the consultation, as per the engagement plan.

A range of in-person, hard copy/print and digital methods were used to share information and gather feedback, to meet the different preferences and abilities to access information across the impacted and interested community.

To ensure easy access to information at a convenient time for all interested stakeholders and community, a range of digital communciation methods were used, as well as hosting online information sessions for stakeholders and the public.

The YourSAy website was used as the primary community consultation website, focussing on easy-to-understand information, with more technical information available for people wanting further details. People were also able to view the website content in more than 200 languages, making information available to South Australia’s culturally and linguistically diverse communities.

In-person information sessions were also held to ensure people preferring to speak directly with staff were able to participate in a way that met their needs. This included an information session for landowners and public information sessions in Gawler and Lyndoch, held at times that allowed people attend during and after working hours. People could also directly email or phone staff if they preferred to discuss their queries and concerns in person.

Information was displayed in council offices and shared online by the three affected councils, and The Barossa Council staff participated in the two in-person information sessions at Lyndoch and one in Gawler. Key stakeholders were encouraged to share information across their networks to increase reach and engagement. Hard copy documents were also available at the DHUD Pirie Street office in Adelaide.

Engagement with Traditional Owners was guided by SANTS and involved pre-public engagement notification of the draft Code Amendment, formal letters inviting feedback at consultation launch and a workshop and site visit during the consultation period.

Local business groups and organisations, Tourism Industry Council of South Australia and South Australian Tourism Commission, and Regional Development Australia - Barossa, Gawler, Light and Adelaide Plains, Adelaide Hills, Fleurieu and Kangaroo Island, Yorke and Mid North and Adelaide were also directly provided with information about the draft Code Amendment and invited to provide feedback to ensure the local and regional business community was engaged.

The Office for Early childhood Development and Department for Education were directly engaged to ensure the educational needs of young people were met in the social infrastructure concept planning.

Through the engagement process, feedback was received from the Department of Human Services and advocacy organisation, Purple Orange, regarding and the needs of people with disabilities and integration of disability access.

Submissions were received via the YourSAy online survey, at events, via email and in the post. Although there were technical issues with the PlanSA online form, which could not be used during the consultation, this did not impact the opportunity to provide feedback online.

All submissions were acknowledged and considered.

The majority of engagement evaluation survey participants felt they had adequate opportunity to be heard and were confident that their views were heard during the engagement.

In response to whether engagement survey participants had any further comments to share on the engagement process, one person suggested there should have been more information sessions, and another suggested feedback should have taken place earlier in the process. It was also suggested more time for the public consulation and evaluation survey would have been valuable. However, there were several comments highlighting that participants felt they had the opportunity to participate and felt they were heard.

The large number of responses received from almost all stakeholder groups identified in the engagement plan, with a large proportion of responses from affected landowners and community members, demonstrates that affected and interested people had the opportunity to participate and be heard.

Evaluation statement	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
I was given an adequate opportunity to be heard	21.43% (6)	46.43% (13)	17.86% (5)	10.71% (3)	3.57% (1)
I am confident my views were heard during the engagement	3.57% (1)	53.57% (15)	25.00% (7)	10.71% (3)	7.14% (2)

(3) Engagement is fit for purpose

People were effectively engaged and satisfied with the process

People were clear about the proposed change and how it would affect them

The information available, including website content, social media posts, direct mail/email, e-newsletter articles, FAQs, fact sheets and concept plans, clearly outlined the changes to the planning rules proposed by the draft Code Amendment. Information was also targeted to the audience.

Communication and engagement activities focussed on technology-based engagement to ensure all stakeholders and interested community could access information and participate in the engagement, and to deliver flexibility for community participation and value for money. This included online access to all information, tools for providing feedback and information sessions held via Zoom, hosted by DHUD, for stakeholders and the public.

In-person engagement activities were hosted by DHUD Code Amendment and GICU teams, supported by staff from The Barossa Council, providing opportunities for people most affected to speak directly with staff to learn more about the draft Code Amendment and supporting infrastructure and share ideas if that was their preference. These included a drop-in information session for affected landowners at Lyndoch and public drop-in information sessions at Lyndoch and Gawler.

The Government and industry stakeholder online information session and landowner drop-in session were held early in the engagement period, with public in-person and online sessions following over the next two weeks, on different days of the week. In-person sessions were held during the afternoon through to early evening so people could attend at a time that suited them and the public online information session was held late morning/lunchtime to provide opportunities for as many people as possible to attend.

Stakeholders were directly provided with information and invited to attend information sessions to find out more and to participate in the engagement via online survey, email or writing. They were also invited to contact the PlanSA Customer Service Desk for further information, and several stakeholder briefings were delivered.

DHUD worked with SANTS to ensure engagement with Traditional Owners was appropriate, including early discussions, and a briefing/meeting and site visit with Traditional Owners, providing an opportunity for discussion ahead of a formal submission.

The considered and detailed feedback received shows that people were clear about the proposed change and how it would affect them.

The majority of engagement evaluation survey respondents felt they were given an adequate opportunity to be heard and felt heard during the engagement, which was highlighted in additional comments included in the survey responses. The majority also felt they were given sufficient information to take an informed view. This demonstrates that generally people were satisfied with the engagement process.

While there were some concerns about whether feedback would influence the outcome, the large number of well thought out and constructive responses received from a range of

stakeholders and community, as well as the evaluation survey results, indicate people were effectively engaged and engagement was fit for purpose.

Evaluation statement	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
I was given an adequate opportunity to be heard	21.43% (6)	46.43% (13)	17.86% (5)	10.71% (3)	3.57% (1)
I was given sufficient information so that I could take an informed view	10.71 (3)	60.71% (17)	14.29% (4)	10.71% (3)	3.57% (1)

(4) Engagement is informed and transparent

All relevant information was made available and people could access it

People understood how their views were considered, the reasons for the outcomes and the final decision that was made

A range of tactics were identified through detailed stakeholder mapping and delivered to ensure information was available at a level of detail and in a way that was tailored to the needs of affected and interested stakeholders and community.

Plain-English communication materials were developed to provide information that was easy to understand for interested community, including YourSAy website content, fact sheets and frequently asked questions. This information clearly outlined what the proposed changes were and how community could influence the final draft Code Amendment.

Information was available online and in hard copies, in written form, in person and though online presentations, to ensure all interested and affected people could access information and understand the draft Code Amendment and participate in the engagement. People could also directly call or email PlanSA Customer Service Desk if that was their preferred method of gaining information and providing feedback.

Detailed and technical information was also available for stakeholders and people with an in-depth interest in the draft Code Amendment.

Survey respondents indicated they heard about the draft Code Amendment and consultation via a wide range of methods, with direct letter/email, media, social media, in-person information sessions, YourSAy e-newsletter/website and via their local council being the most popular.

Communication materials and the online survey guided community to understand what the draft Code Amendment aimed to achieve and how, and what their feedback could influence.

All submissions were acknowledged and all engagement participants received a ‘what we heard’ document providing a high-level summary of feedback and the next steps, along with the

engagement evaluation survey. Participants were advised that their feedback would be summarised and published at the conclusion of the engagement period.

The majority of survey respondents felt they were given sufficient information to take an informed view and understood why they were asked for their view and how it would be considered, indicating the engagement was informed and transparent.

Note: 'closing-the-loop' engagement activities are still to be actioned, following a final decision regarding the Code Amendment, including publishing the engagement report and providing it to all engagement participants.

Evaluation statement	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
I was given sufficient information so that I could take an informed view	10.71 (3)	60.71% (17)	14.29% (4)	10.71% (3)	3.57% (1)
I felt informed about why I was being asked for my view, and the way it would be considered	10.71% (3)	46.43% (13)	28.57% (8)	7.14% (2)	7.14% (2)

(5) Engagement processes are reviewed and improved

The engagement was reviewed and improvements recommended

Engagement was reviewed throughout the consultation and additional tactics were delivered as a result of opportunities that arose and based on feedback/requests from stakeholders. These included several stakeholder presentations/briefings.

Following discussions with The Barossa Council ahead of launching consultation, an additional in-person public information session was delivered in Lyndoch to ensure more residents in the council area could easily attend an information session, as well as the public event held in Gawler for impacted community in that area. Both events were well attended.

Improvements were also made to the layout for the public event at Lyndoch, after reviewing the Gawler event, to facilitate better access to information and discussions with the planners and council staff for attendees.

Due to low registration numbers ahead of the in-person landowner information session, a reminder email was sent directly to all landowners who had provided an email address to encourage attendance and registration. As a result, several registrations were received ahead of the event.

See Section 5.3 for details of improvements to the planned engagement activities that occurred as a result of reviewing the engagement process throughout the consultation.

A number of improvements for future engagement have also been identified as a result of reviewing the engagement process.

Engagement with Traditional Owners was guided by SANTS and the process followed for engagement on the Concordia Code Amendment provides a framework for future engagement with Traditional Owners on Code Amendments.

With a number of people indicating that they heard about the consultation through word-of-mouth in the engagement evaluation survey, this will be added as an option in future surveys.

Feedback from some residents along Sunnydale Avenue and Cheek Avenue, beyond the area identified as ‘adjacent’ to the affected area, felt they should have been directly notified of the consultation due to the traffic impacts on their property. Future engagement processes will be improved to ensure landowners and occupiers beyond a set distance from the affected area are identified and directly notified of the consultation if they are likely to be impacted.

5.3 Outcome of evaluation against the Charter

Detailed evaluation against the Charter principles demonstrates the engagement process met each of the Community Engagement Charter principles and successfully engaged stakeholders and interested community. This was shown through the high number of submissions received from a broad range of stakeholders and community, as well as their level of engagement with staff throughout the consultation period.

As a result of this feedback, a number of amendments have been made to the draft Code Amendment, demonstrating the engagement process influenced the outcome. See Section 8 to view a summary of recommended changes.

6 Engagement feedback

A total of 193 submissions were received from 191 individuals and organisations during the engagement period via:

- email submissions (58)
- YourSAy surveys (135).

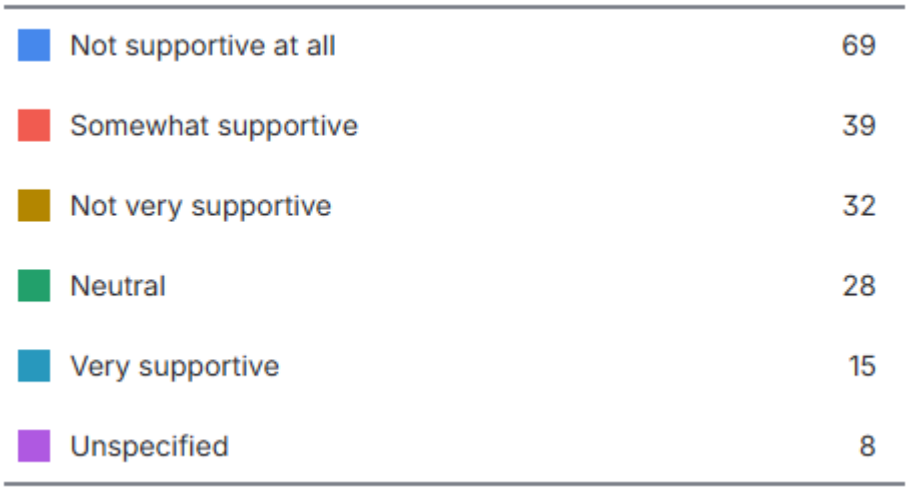
The majority of the feedback was submitted by members of the community and affected landowners, with submissions received from a wide range of stakeholders across local and state government, building and planning industries, advocacy organisations, MPs and community groups.

The number of individuals and organisations from each key stakeholder group that made a submission was:

Member of the local community	80
Member of the public	47
Landowner within the Concordia growth area	32
State agency	12
Development industry	8
Advocacy organisation	5
Council	3
Community group	2
Member of Parliament	2

Overall, slightly more than half of the individuals and organisations that made submissions were not supportive of the draft Code Amendment, 28% were very or somewhat supportive and 19% were either neutral or did not specify their level of support.

The level of support from individuals and organisations that made a submission was:



The feedback received through submissions highlighted a wide range of issues and considerations for the Code Amendment.

Due to the high number of submissions, and to best analyse the results, feedback has been categorised into themes.

Roads and traffic congestion, infrastructure and housing density were the most frequent themes, reflecting community concern about how growth will be supported and managed. Other themes included the protection of productive agricultural land, environmental considerations, the need for open space and access to health services.

These themes provide a clear indication of the priorities and concerns that stakeholders consider critical to the successful planning and delivery of the Code Amendment.

These themes are further explained in Section 7 of this report, along with responses and recommendations to address the feedback received. Many respondents raised more than one theme, and all have been considered.

A copy of all public submissions can be viewed in Attachment 3.

6.1 State agencies / bodies submissions

Office for Recreation, Sport and Racing

The Office for Recreation, Sport and Racing (ORSR) expresses full support for the draft Concordia Code Amendment, acknowledging the concept plan's identification of land reserved for social infrastructure, including recreation and sport facilities, intended to meet future community needs.

- ORSR notes the Department for Housing and Urban Development (DHUD) will need to collaborate closely with the Town of Gawler and The Barossa Council to determine specific sport and recreation facility requirements based on each council's planning processes
- ORSR recommends DHUD consider establishing multi-use community sporting hubs designed to deliver diverse community outcomes

- community sporting hubs could integrate sport and recreation infrastructure with other community services such as childcare, allied health, and youth programs to maximise utility and community benefit
- the submission encourages the development of community-level sporting facilities on school sites to optimise asset use
- facilities would serve students during school hours and the general community after hours, supporting local clubs with accessible, well-maintained infrastructure
- ORSR stresses the importance of co-designing sporting facilities with relevant state recreation and sporting organisations at an early stage to ensure facilities meet required standards for intended uses and competition levels through appropriate design of grounds, safety run-off areas, change rooms, and other amenities.

Department for Environment and Water

The Department for Environment and Water (DEW) supports the intention of the Code Amendment to rezone land to enable a new master planned community. To take advantage of the scale of this site to provide an integrated planning approach, DEW considers that there are several key matters that should be addressed as part of the Code Amendment and/or master planning process. These matters include:

- undertaking additional investigations into stormwater and flood hazard risk associated with current and future development to ensure the best available information underpins detailed design work and can provide better information about downstream impacts
- ensuring that consideration of flood hazard risk has appropriately considered climate change projections that better reflect the lifespan on the project
- that the Northern and Yorke Landscape Board's Water Affecting Activity Control Policy, which seeks for storage basins to be located off stream wherever possible, is given appropriate consideration as it may impact the final location of detention areas
- ensuring that future development, from land division layout to dwelling construction, is designed to mitigate emissions or to adapt to climate change impacts
- DEW highlights the significant areas downstream of the Gawler township that are known to be subject to flooding stating that any additional runoff generated by the Concordia development has the potential to worsen existing flood inundation
- DEW is currently investigating climate scenarios (and planning horizons) to recommend for planning for future flood risks associated with future higher rainfall intensities (due to global warming) with modelling suggesting that dwellings constructed closer to 2070 may not be protected from flood risks
- DEW highlights that the proposed development will generate large amounts of additional runoff that needs to be managed and requests to review and/or provide input into the proposed Stormwater Management Plan once drafted and any future modelling that will be undertaken
- DEW suggests that there are potential groundwater impacts associated with the proposed development, including short-term impacts resulting from construction dewatering and long-term impacts resulting from post-development water balance changes

- DEW supports the Regulated and Significant Tree Overlay and the Urban Tree Canopy Overlay applying to the entirety of the area
- notes that EPBC Act listed vulnerable species are located in the area
- requests that future development be designed to mitigate emissions or to adapt to climate change impacts with suggestions to support better climate change-related outcomes provided
- DEW suggests there are opportunities to establish performance measures under Code policies for new communities, including environmental sustainability standards, as is noted within the GARP.

Northern and Yorke Landscape Board

- highlights the conservation importance of the Iron-grass Natural Temperate Grassland of South Australia (INTG) and surrounding Austrostipa grassland near Gawler
- notes that the INTG is listed as Critically Endangered under the EPBC Act and is scarce locally and recommends efforts to minimise impacts such as increased runoff and weed invasion in gullies containing these vegetation communities
- suggests gullies be used and restored as reference conservation sites similar to existing Bushcare sites, noting that surrounding cropland currently provides some protection from pest invasion
- to reduce risks from land use changes and expanding riparian zones, recommends establishing restored buffers of at least 30 metres (greater than the currently proposed 20m minimum) around key remnant vegetation areas
- if buffers are not yet implemented, requests that sufficient Master Planned Neighbourhood Zone land be rezoned as Open Space to protect native grassland gullies
- regarding stormwater management, notes the proposal includes embankment storages to temporarily detain peak flows and that construction of these storages would qualify as water affecting activities under the *Landscape South Australia Act 2019*, requiring permits or referrals to the board
- similarly, proposed culverts and a pedestrian bridge in watercourses or floodplains also require permits under the *Landscape South Australia Act 2019*
- stresses early engagement to review such proposals to ensure compliance with their Water Affecting Activity Control Policy, which favours locating storages off-stream where possible.

Environment Protection Authority SA

The Environment Protection Authority SA (EPA) reviewed the Code Amendment to ensure that all environmental issues within the scope of the objects of the *Environment Protection Act 1993* and the State Planning Policies (pursuant to the *Planning, Development, and Infrastructure Act 2016*) are identified and considered. Key issues raised include:

- no EPA-licensed sites currently exist within the Concordia Growth Area that would pose noise or air quality impacts on future residential uses
- rural interface matters such as noise from bird scaring devices and chemical spraying are regulated primarily under the *Local Nuisance and Litter Control Act 2016* and by the

Department of Primary Industries and Regions, respectively, correcting inaccuracies in the Rural Interface Assessment

- emphasises management of potential nuisances through applicable legislation at the development stage
- preliminary site investigation identifies several potentially contaminating activities (PCAs) including fire station, agricultural activities, motor vehicle maintenance, fire training and railway operations
- data gaps exist concerning historical land usage and lack of intrusive investigations, leading to uncertainties in contamination risk assessments
- considers site contamination likely in discrete areas requiring possible remediation to safeguard human and ecological receptors aligned with the *Environment Protection Act 1993*
- advises that future sensitive land use changes must comply with the Site Contamination Development Assessment Scheme and relevant planning instruments
- proposed stormwater management includes Water Sensitive Urban Design (WSUD) devices such as raingardens, swales, and retention basins, with consideration needed for steep terrain challenges
- does not support direct stormwater treatment through natural watercourses; treatment prior to discharge is required to mitigate environmental harm
- the natural watercourses are degraded and require riparian restoration with vegetation to reduce erosion and enhance amenity
- modelling indicates post-development flow rates could significantly exceed pre-development levels, increasing flood risk; additional mitigation measures and detailed design are required to address this
- maintenance arrangements for WSUD assets need to be established, with Barossa Council responsible for ongoing costs to ensure system efficacy
- the Concordia area lacks existing SA Water sewerage infrastructure; large-scale development necessitates significant wastewater solutions
- EPA preference is for centralised or community wastewater management systems over individual onsite disposal to minimise environmental and health risks
- reuse of treated wastewater is encouraged to support sustainability and resource efficiency
- supports the early development of wastewater infrastructure within the Concordia Infrastructure Delivery Scheme and welcomes involvement in its preparation
- overall, supports the rezoning in principle, conditional on addressing identified environmental and health risks through ongoing detailed assessment, design refinement, regulatory compliance, and infrastructure delivery planning at development application stages.

SA Water

- SA Water notes the provision of infrastructure to supply Concordia (water and wastewater services) is dependent upon securing adequate funding and it is anticipated that the augmentation required to service the area will be considerable

- wherever possible, SA Water recommends planning for a road/street layout that allows a grid of water mains to be built within a pressure zone noting that main sizes can be revised when a final layout is defined
- SA Water highlights that Concordia presents complexities for wastewater servicing due to its geographic scale, lack of existing network capacity and its distance from existing wastewater infrastructure, particularly the Bolivar Wastewater Treatment Plant (WWTP)
- the development will place a substantial new demand for wastewater treatment facilities, prompting SA Water to explore the development of multiple wastewater servicing options
- SA Water has commented that development/s will be required to have no deleterious effects on the quality or quantity of source water, or the natural environments that rely on this water with the following conditions applying:
    - landfill shall be outside of Water Protection Zones
    - landfill area to include leachate collection facilities
    - effluent disposal systems (including leach drains) to be designed and located to prevent contamination of groundwater
    - industry to be in appropriate areas, with safeguards to ensure wastewater can be satisfactorily treated or removed from the site
    - development should avoid or minimise erosion.

Native Vegetation Council

- The Native Vegetation Council (the Council) welcomes the Code Amendment's support of the Gawler Climate Emergency Action Plan's tree canopy targets and encourages developers to prioritise native species when greening public spaces unless there are non-trivial reasons for the use of introduced species
- the Council notes the Code Amendment adeptly reflects the regulatory requirements encompassed by the mitigation hierarchy (avoid, minimise, rehabilitate/restore, offset) when discussing development and its potential impact.\
- the Council appreciates the Code Amendment's inclusion of conservation areas, significant trees, sacred trees and vegetation corridors
- the Council suggests that a 40m buffer area surrounding the proposed connected and diverse network of green infrastructure systems be increased by 10m, ensuring a 50m buffer area from the creek line
- the Council recommends designating the above buffer zones as green spaces, wherein all remnant native vegetation is retained and restored with this extending to Whitelaw Creek and the drainage line that connects it to Ironbark Road, neither of which are explicitly identified as Drainage / Riparian Corridors currently
- multiple native vegetation species are listed for inclusion (preservation and protection) within associations within adjacent drainage/riparian corridor reserves
- the Council encourages developers to maintain a minimum 50 m buffer area when designing around existing Eucalyptus camaldulensis Woodland, Lomandra spp. Tussock Grassland, Eucalyptus odorata Woodland, and Austrostipa spp. Grassland

- the Council strongly urges the Code Amendment to advise developers about the need to avoid and/or minimise clearance of any remnant eucalyptus and red gum trees that contain hollows
- the Council highlights that preservation of native vegetation from development should be prioritised, regardless of its perceived value
- native vegetation of perceived “low” value should still be preserved as it may provide critical habitats for numerous species
- the Council expresses concern that it is currently unclear as to whether areas of ‘high value’ are determined by the likelihood of nationally or state endangered/threatened species, or the presence of native vegetation with high biodiversity scores.

Department for Human Services

The Department of Human Services notes the proposed rezoning presents a significant opportunity to shape inclusive and accessible urban growth. Comments and recommendations include:

- suggests further detail and stronger commitments to inclusive design, transport accessibility, and disability housing are required to ensure the development meets the needs of all future residents
- strongly support the inclusion of land for social infrastructure, particularly the proposed community centre due to current limited availability in the Barossa region
- encourages prioritisation of transport infrastructure within the region and connectivity to Adelaide as reliable and accessible transport is considered essential for community connectivity, access to services and economic participation
- seeks the following in relation to universal design and inclusive built form:
    - clear commitments to disability access in transport infrastructure and pedestrian pathways
    - consideration of market opportunities for disability housing
    - measures to support people with disability in accessing community facilities, public spaces, and economic opportunities
- encourages further integration of disability access and inclusion outcomes through the Barossa Council and City of Gawler Disability Access and Inclusion Plans.

SA Power Networks

SA Power Networks (SAPN) identify the following servicing requirements to meet future demand to this area (refer to marked up concept plan):

- land for the construction of two new substations, noting these areas will need to be zoned appropriately
- east/west 66kV overhead line (option 1 or 2) to connect the existing distribution network to a north/south 66kV overhead line that will connect the two new substations, parallel to ElectraNet’s existing 275kV line and easement
- 11kV cable crossings under the out of service railway line between the existing Evanston substation and the two new substations, including near Concordia Rd

- all new overhead and underground infrastructure will require appropriate easements in accordance with the final line routes
- suggests that prospective developers and those approving any development should consider the minimal existing network capacity and that consideration should be given to long lead times in meeting any increased load demand
- further suggests that there should be requirement for developers to contribute towards augmentation of the upstream electricity network along with funding direct costs associated with extension/connection of electrical infrastructure specifically for their development.

Department for Education

The Department for Education (DfE) provided a submission to clarify previously provided advice on the concept plan proposed land size requirements.

It is requested that the following revised land areas be considered for incorporation in the Concordia Code Amendment:

- Secondary School: 12.6 ha (in lieu of 9.1ha) to enable a school for 1800 students rather than 1300
- Primary schools with integrated pre-school: 5.45ha (in lieu of 3.54ha) to enable an R-6 primary school for 600 enrolments rather than 450 and provide a preschool with integrated long day care capacity.

Department of Primary Industries and Regions

The Department of Primary Industries and Regions (PIRSA) highlights the importance of developing a suitable buffer as the primary mitigation to impacts of surrounding primary production on development envisaged in the CGA. It:

- highlights the importance of roads as a buffer
- suggests staging of development to supply surrounding landholders with time to adjust their farming practices and ensure future planning decisions do not create expectation that the onus is on the primary producer to bear costs of mitigating impacts rather than the developer
- suggests the creation of a simple publication with targeted information about the management of the rural interface and continuity of existing farming practices could be appropriate to clearly draw out the relevant points for primary industry stakeholders.

6.2 Members of Parliament submissions

Member for Frome

Penny Pratt MP, Member for Frome, highlights that Concordia presents an opportunity to increase housing supply, which is much needed.

- There are concerns that the infrastructure needs to be built as the housing is, both physical infrastructure (water, sewerage, transport) and social infrastructure (schools, healthcare, emergency services) to ensure pressure is not applied to the infrastructure in Gawler.

- An example is given of Roseworthy, where sewerage needs to be trucked out as there is not appropriate infrastructure.
- Welcomes the announcement that an independent Scheme Coordinator will be appointed.
- Highlights that well planned open space, recreational areas and employment zones are critical.

Member for Schubert

Ashton Hurn MP, Member for Schubert, emphasises the importance of logical, well-planned, and consultative development given Concordia's potential for significant housing growth adjacent to the Barossa Valley region. The submission covers a range of issues brought forward by the MP’s constituents.

- Acknowledges plans for 10,000 to 12,000 new homes housing between 25,000 and 30,000 residents and underlines the need for development to be supported by comprehensive infrastructure planning from the outset.
- Highlights critical infrastructure requirements including sewerage, water supply, integrated public transport, and social infrastructure (schools, health care, emergency services, community facilities).
- Stresses the importance of incorporating employment zones, retail centres, open space, and recreational areas to ensure a liveable and sustainable community.
- Advocates for planning that extends beyond the immediate decade to avoid poor decision-making and underinvestment repercussions for future generations.
- References concerns raised by local residents at the Lyndoch public consultation, notably the absence of explicit health infrastructure in planning maps.
- Emphasises the current strain on regional health services due to growth in Roseworthy, the Barossa, and northern areas.
- Calls for clear articulation of development staging, sequencing of essential service rollout, and transparent delivery mechanisms for supporting infrastructure.
- Expresses interest in the extent of engagement with the Town of Gawler, especially in the context of ongoing council boundary reviews, ensuring alignment with local governance frameworks.
- Notes community concern over vehicular movements, particularly heavy vehicle traffic in initial development phases.
- Recommends prioritising early construction of a connection road to the Sturt Highway to manage traffic growth safely and efficiently.
- Raises broader concerns relating to increased road congestion and the sustainability of existing health services capacity.
- Requests assurance that downstream impacts of population growth will be appropriately considered and mitigated.
- Stresses the essential role of sustained local community involvement throughout the development process.

- Warns against the adverse outcomes of poorly managed growth affecting community wellbeing.

6.3 Local government submissions

Barossa Council

- The Barossa Council submission supports key elements such as the Emerging Main Street Subzone, Employment Zone, an outer link road, and policies promoting density around centres. However, it argues that there are significant gaps in the policy, notably the absence of a dedicated Concordia Subzone Policy which Council urges be incorporated to address specific site and character constraints.
- The Council includes Annexures from past communications on the Concordia Subzone and the Concordia Structure Plan.
- Council strongly advocates for the inclusion of a Concordia Subzone to manage the site's complex topography, preserve the Barossa Valley Character Preservation District landscape, and ensure high-quality, context-sensitive development. Desired outcomes emphasise walkable neighbourhoods, density gradients, integrated open space, and architectural standards responsive to natural slopes.
- The submission identifies critical infrastructure considerations needing integration within the Basic Infrastructure Scheme, especially connections to Sturt Highway, capacity upgrades for major roads (Murray Street, Lyndoch Road/Barossa Valley Way), early delivery of a rail station with aligned bus networks, key intersection studies (Concordia Road and Barossa Valley Way), and road upgrades south of Barossa Valley Way.
- It underscores the necessity of coordinated funding mechanisms and stronger linkage between the Code Amendment and the Infrastructure Funding Plan.
- Council recommends amendments to the Concept Plan including extension of the landscaped buffer along Barossa Valley Way, repositioning of the neighbourhood activity centre, district park, and school to better serve transit (notably the railway station business case), application of Gateway Overlay policy to key entrances, correction of shared path connectivity issues, and mechanisms to secure land for the outer edge road.
- The omission of transmission easements and substations in the plan is questioned.
- Suggestions include refining policy language to emphasise main street primacy in activity centres, clarifying spatial boundaries and residential ground floor uses, correcting terminology, adjusting building height parameters reflecting greenfield context, enhancing pedestrian amenity requirements, and providing illustrative diagrams to support definitions and policy application.

Town of Gawler

The Town of Gawler (Council) submission highlighted the following:

- Without the development and prioritised construction of the Sturt Highway connection to Concordia, there will be significant impacts on the Town of Gawler road network, which is already near Murray Street.

- A flow on effect of the construction of the Sturt Highway connection is the possible issue relating to the amount of traffic allowed within the local Gawler roads.
- Council prefers a shared load approach to movement of traffic from the south of Concordia, including the investigation into Kalbeeba Road to provide a further link to Concordia and future freight route.
- Preference for avoiding grade solution to any rail crossing of Murray Street given the significant safety and performance impacts on the main street.
- Request that Council be included in the finalisation of any off-site funding agreements, including the costing of road and rail upgrades, to ensure that there is an equitable and managed impact on Gawler's assets and its future asset upgrades.
- Observe challenges in utilities and services, noting wastewater is a key consideration for Concordia as there is no trunk sewer available. Council foreshadow that wastewater treatment and the use/recycling of wastewater are fundamental to any land use conversion.
- Water supply is a critical matter. Clarity on system upgrades should be covered in greater detail in the final plans and infrastructure agreements to be endorsed.
- The green corridor on North Para River and Whitelaw Creek appears limited and restrictive. It is questioned whether the proposal will be sufficient to create biolinks, address flooding risks and achieve the identity that developers and future landowners want for Concordia.
- Having regard to regional growth in infrastructure planning and delivery, Council reminds DHUD that when preparing infrastructure agreements for Concordia that there will be benefit in ongoing discussion with Gawler on co-shared use of facilities and assets both in Gawler and Concordia.
- It is flagged that achieving housing density/diversity when the town centre is some distance from proposed rail station may be problematic.

Light Regional Council

Light Regional Council noted the following key considerations:

- Currently, Concordia lacks a direct road connection to the Sturt Highway—an essential infrastructure component to support the proposed development.
- The Council recognises the need for informed responses from both areas (Barossa Council Area and Gawler) regarding the impact of increased traffic volumes. Given that current road connections to metropolitan Adelaide pass through Gawler, it is expected that the Town of Gawler will undertake and provide a detailed analysis of the projected traffic implications of the CGA upon its area.

Recommendation for the Concept Plans for the CGA:

- Use of common name, such as 'proposed freight route' be applied for greater consistency and clarity when referring to proposed main road infrastructure (when referring to proposed link road).
- Suggest the illustration for 'Potential Link Road' road in each Concept Plan be extended to show a clear connection to the Sturt Highway, ideally via an interchange.

- Suggest the plans also indicate how the link road could align with access to Kingsford Regional Industrial Estate (KRIE) and Roseworthy, as indicated in Concept Plan 50 of the Code.
- Suggest including this essential infrastructure (Potential Link Road) into both the Infrastructure Delivery Scheme and the Infrastructure Funding Plan.
- The Council recommends that Concept Plans be extended and updated to reflect any necessary upgrades to the ‘at grade’ rail line crossing at Murray Street which will be reactivated through the proposed expansion of rail services to Concordia.
- Highlights that the Concept Plan suggests a future railway station on land potentially located outside the rezoning area, raising potential concerns about its alignment with planning policies.
- Notes that the planned Neighbourhood Activity Centre is separated from the proposed rail connection to Barossa Valley Way. This raises issues over reliance on private vehicle use as essential to practical access to the station.
- The Council recommends a broader catchment-based approach to flood modelling and application of ‘Hazard-Flooding’ overlays to the new Concordia Growth Area as essential to assess the impact of runoff from Concordia on the North Para and Gawler Rivers.
- The Council raises concerns about whether managing peak flows in the North Para might inadvertently shift flooding risks to other catchments.
- The Council seeks to clarify the staging and delivery model for the CGA, emphasising the importance of a coordinated approach to infrastructure provision.
- The Council emphasises that without a clearly defined buffer zone—particularly between new housing and the Character Preservation Area—existing farmers may be unfairly burdened with adapting to urban encroachment. Council contends that it is unreasonable to expect long-established rural operations to change in response to new development, rather than requiring the development to be designed to accommodate existing agricultural practices.
- The Council notes that, separate to the proposed freight link, consideration should be given in CGA planning to the provision of a pedestrian bridge link to connect the new development with the shared use pathway in Hewett.
- Highlights inconsistencies between apparent availability of existing utilities (water, sewer, gas, electricity and communications) and the Greater Adelaide Regional Plan (GARP) suggestion that there is a current lack of housing-ready land. Council questions whether the proposed rezoning and development can realistically be supported in the short to medium term in light of such concerns.
- The Council emphasises the importance of establishing an early connection between the development and the Sturt Highway as another means to ensure safe and efficient evacuation if necessary (bushfire emergency).
- Calls attention to the topography of a site intended for a school, recreation reserve and community centre, which would require significant earthworks to make the land useable.
- Further geographical constraints may hinder heavy vehicle access and suitability for large buildings within land proposed for Employment land along Ironbank Road.
- The Council recommends revisions to ensure that environmental, social, and topographical factors are fully considered before advancing large-scale rezoning and development.

Gawler River Floodplain Management Authority

Overall the submission does not oppose the Code Amendment but highlights that development must consider a range of issues, outlined below.

- States the proposed development is near the Bruce Eastick North Para Flood Mitigation Dam and that all planning should account for flooding risks and potential for dam failure.
- Submission supports stormwater management measures to control water quality and quantity to prevent downstream flooding.
- Endorses a regional embankment storage approach to manage discharge and maintain environmental flow.
- Supports open space corridors are recreation reserves to supporting biodiversity and stormwater management.
- Highlights the need to integrate with the existing and planned restoration zones and the proposed Northern Parklands Trust.
- Supports Infrastructure Schemes and funding agreements as a way to identify and deliver essential services (roads, utilities, stormwater infrastructure, community facilities).
- Notes potential for connection to the Bunyip water reuse pipeline for sustainable water management.
- Highlights the need for a new road and bridge crossing over the North Para River.
- Supports protection of native vegetation and fauna habitats through open space and ecosystem restoration.
- Notes that most of the area is cleared agricultural land but stresses planting opportunities and ecological enhancement.

6.4 Industry submissions

Concordia Land Trust

- Wakefield Properties Concordia Pty. Ltd as Trustee for the Concordia Land Trust (CLT) own and control some 640 hectares of land within the ‘Affected Area’ of the Concordia Code Amendment (CCA’).
- CLT are supportive of the proposed CCA to rezone the land, however there are a range of concerns with the Code Amendment relating to:
    - the suitability of the policy framework proposed for adoption over the Affected Area; and
    - the unresolved nexus between the new policy framework and the operation of the basic ‘Infrastructure Scheme’ and ‘Social Infrastructure Deed’ intended to support infrastructure delivery for future development.
- Concerns raised regarding the proposed Code Amendment are summarised as follows:

  - Introduction of the ‘Emerging Main Street Subzone’ and new policy content proposed for the new Overlay. Concern the subzone’s policies will constrain the design and development of activity centres where main streets are defined, noting consumer expectations and retail operational needs expect visibility from major roads, ample front-facing parking, and large-format tenancies with flexible layouts.
  - Concern over the composition and quantity of land identified for the ‘Employment Zone’, requesting it is reduced in size and relocated to complement and support the proposed central Neighbourhood Activity Centre.
  - Concern over the content and composition of ‘Concept Plan 161’ that is overly prescriptive and should better reflect the anticipated future size, spatial representation, and role of the neighbourhood activity centre within the broader hierarchy of activity centres proposed for the Affected Area.
  - Notes the adoption of the ‘Urban Tree Canopy Overlay’, ‘Regulated and Significant Tree Overlay’ and the ‘Native Vegetation Overlay’ pre-empts the outcome of the ‘Tree Protection and Planting Code Amendment’ and ultimately addresses this matter on a State-wide basis.
  - Query application of the ‘Noise and Air Emissions Overlay’ across the entirety of the Affected Area, noting its intended suitability in zones which envisage mixed use development or residential areas adjacent high impact noise sources such as high-volume State Maintained Roads or rail lines.

- Concerns over Code nexus with Infrastructure Scheme and Deed:
  - The draft Code Amendment exists without a resolved Infrastructure Scheme. CLT would appreciate consultation (with key stakeholders including CLT) regarding Scheme drafting, to enable an appropriate nexus between the Infrastructure Scheme and the Planning and Design Code.
  - Appointment of a Scheme Coordinator is considered necessary to enable the Infrastructure Scheme / Deed to be concurrently examined and critiqued during consultation on the Code Amendment.
  - ‘Concept Plan 160 – Basis Infrastructure’ should not be adopted in the Code to guide the provision of social and basic infrastructure.
  - CLT suggests that any plans demonstrating required future infrastructure provision should be embedded within the Infrastructure Scheme and not the Code, to avoid incorrect interpretation and misuse.
- Note that detailed responses to the Zone, Overlay and Concept Plan(s) proposed as part of the draft Code Amendment are discussed in detail within the submission.

Metro Homes

URPS represents Metro Homes, representing landowners in the Concordia Growth Area. Metro Homes supports progressing the Concordia Code Amendment to facilitate housing aligned with regional planning and housing strategies, but highlight key focus areas needing further attention.

- Metro Homes endorse residential development and related services but raise concerns about integration of the Code with the Infrastructure Scheme, the introduction of the Emerging Main Street Subzone policies, uncertain infrastructure costs, and unresolved Deed Agreements.

- Concerns expressed about fragmented governance of infrastructure delivery across multiple mechanisms, risking high administrative costs and red tape. Worries about cash flow and proportional funding contributions that may impact housing affordability. The Infrastructure Scheme's role and the Scheme Coordinator's appointment and function remain unclear. Metro Homes prefers that the Scheme Coordinator not have a referral role in the development approval process to avoid delays.
- Supports a Master Planned Neighbourhood Zone as it includes tested policies for large master planned communities.
- Partially supports the Emerging Main Street Subzone, however, expresses concerns that requirements may be difficult to meet for local activity centres, including issues with building tenancy footprints and adaptability for mixed uses.
- Partially supports Concept Plan 161 Land Use. Requests to identify primary school on Metro Homes land, remove school and emergency service land areas from Code (to be handled in agreements), and clarify emergency services' location.
- Supports Concept Plan 160 Basic Infrastructure identification of major infrastructure (roads, stormwater) though suggests Infrastructure Scheme may be a more flexible mechanism.
- Support for new Overlays: Affordable Housing, Noise and Air Emissions, Urban Tree Canopy, Regulated and Significant Tree; proposes removing Native Vegetation Overlay pending Biodiversity Bill finalisation.

  ***Clarification**: Given native vegetation controls are legislated through the Native Vegetation Act 1991, and the Native Vegetation Overlay in the Code is a reflection of those legislated areas, removal of the Overlay would not remove native vegetation protection and would create inconsistency with the Native Vegetation Act 1991. Further consideration of native vegetation controls will be undertaken through upcoming implementation of the Biodiversity Act 2025.*
- Requests removal of minimum social infrastructure areas from the Concept Plan to be resolved via agreements.
- Simplification and clear governance of the Infrastructure Scheme with proportionate funding arrangements and social infrastructure delivery timeframes with land return provisions.
- Recognises the affordability impacts of user-pays infrastructure costs.

Meland Holdings Pty Ltd

- Future Urban on behalf of Meland Holdings Pty Ltd (Meland Holdings) supports the proposed zone outcomes for a Master Planned Neighbourhood Zone, Employment Zone on Bergen Road and Emerging Main Street Subzone.
- Meland Holdings supports Concept Plans 160 and 161.
- To optimise a competitive land supply environment, Meland seek any formalised staging to facilitate three concurrent development fronts, rather than just two.
- It is acknowledged that water and wastewater infrastructure will also need to be considered in terms of overall staging. Meland request that such be fully considered ahead of finalising the staging of infrastructure to be planned and delivered.

Wel.Co

Ekistics represents Wel.Co, owner and developer of the Springwood master planned community at Gawler East, located south of the Concordia Code Amendment Affected Area. Wel.Co does not oppose the rezoning in principle but raises significant concerns regarding external road upgrades and traffic impacts affecting Springwood.

- Wel.Co raises concern that the Concordia Transport Infrastructure Strategy by AECOM identifies limited capacity in surrounding road networks to accommodate growth, necessitating external traffic interventions.
- Notes that priority is given to the extension and upgrade of Cheek Avenue south to Schomburgk Drive (within Springwood), planned for completion by 2030.
- Concern that the Concordia connection to Sturt Highway is not expected until 2031-2034, possibly delaying full external traffic relief.
- Raise concern that the Cheek Avenue and Schomburgk Drive upgrades will function as regional connections requiring more substantial treatments than previously considered in Springwood's planning.
- Have identified that funding arrangements for these upgrades involve state government, Gawler Council, and developers, but details remain unclear, raising uncertainty.
- Exploration of Sunnydale Avenue as an alternative route connecting through Springwood Town Centre is opposed by Wel.Co due to significant negative impacts on Springwood’s amenity and function.
- Highlights that the proposed road upgrades specifically impact Stages 8 and 9, where approximately 90% of allotments are under sale contracts based on existing approved plans.
- Raises concern that upgrades necessitate changes in road and intersection designs, potentially reducing and reconfiguring allotments, including those already sold.
- Highlights that changes may incur substantial costs, cause delays, and introduce uncertainty in delivering these stages, impacting contractual obligations and risking purchaser cancellations.
- Notes that AECOM’s modelling predicts Concordia development will significantly increase traffic volumes through Cheek Avenue extension to approximately 17,000 vehicles per day, nearly doubling Springwood’s forecasted volumes.
- Further noting that increased traffic includes construction and freight vehicles adversely affecting the amenity of future Springwood residents due to noise and congestion.
- Wel.Co objects to directing Concordia-generated traffic through Springwood.
- Requests investigation of alternative access solutions to protect Springwood’s development integrity, delivery timelines, and resident amenity.
- Emphasises need for clear, detailed, and transparent funding and design arrangements for infrastructure upgrades.

Note: The Code Amendment will be supported by an Infrastructure Delivery Scheme (Scheme). The Scheme seeks to establish a coordinated and equitable funding and delivery program for the provision of basic infrastructure, including the necessary road upgrades. Further consultation on

the Scheme will be undertaken in accordance with the Community Engagement Charter in due course.

Property Council of Australia (SA)

- The Property Council of Australia (SA) (the Property Council) supports the submission by the Concordia Land Management as the majority landowner for the growth area.
- Concern that there is not sufficient time to deliver the Code Amendment and associated Infrastructure Scheme by the September 2025 timeframe. This is causing concern within the property sector about what is to be included in the schemes and how they will be implemented. There is particular concern around cash flow for the scale of the Concordia project and questions the role that State and Federal Government will play in the provision of infrastructure to support growth.
- To date industry has not been notified of the appointment of the Scheme Coordinator whose role it is to prepare the Scheme.
- The Property Council would welcome closer involvement in the development of Schemes as a critical tool to deliver growth in the State.
- The Property Council encourages the Department to find a zoning solution that balances the need for a commercially driven centre while achieving high amenity and vitality through a mix of appropriate land uses.
- Highlight that the concept plans for Concordia must be flexible.
- It is recommended that a Practice Direction could help guide the application of a Concept Plan, including elements that are more flexible, as well as content that must be addressed (such as an Aboriginal sacred site or Ramsar listed wetland for instance).
- The preferred approach of the Property Council is not to have a referral to the Scheme Coordinator through the planning process but rather include mechanisms to require the applicant to inform the Scheme Coordinator prior to submission of a development application. This approach will allow the Scheme Coordinator to adjust the Scheme if densities change.

***Note**: See discussion under section 7.1: Basic Infrastructure of this report.*

Urban Development Institute of Australia (SA)

- The Urban Development Institute of Australia SA (the Institute) supports introduction of the Master Planned Neighbourhood Zone as it facilitates a diverse mix of housing types and densities across the development area.
- A recommendation is made to reconsider the proposed application of the ‘Emerging Main Street Subzone’ across the entire Master Planned Neighbourhood on the basis that the policy outcomes may create barriers to future retail and commercial investment.
- Suggests that the potential adoption of the Emerging Main Street Subzone should be subject to broader state-wide consultation, review, testing and strategic consideration.
- The Institute suggests an Employment Zone review to instead provide opportunities for additional housing.

- Exploration of better ways to achieve improved coordination between land use planning and infrastructure provision is commended.
- Concern is expressed that the full ‘Basic Infrastructure Scheme’ and its accompanying governance and operating models are not available at this time given the interrelationship between the infrastructure mechanisms and the Code policies.
- Concerns are also raised with the prescriptive nature of the ‘Concept Plan 160 - Basic Infrastructure’, as it is likely to become outdated. Suggest that it should be flexible and responsive to evolving development needs.
- The Institute raises concern that some of the proposed policy framework appears overly complex, duplicates other tools and mechanisms and are prescriptive. An example is included for reference:
    - The identification of future infrastructure provision on the proposed Concept Plans creates the risk that future development applications decisions are required to be determined against out-of-date policy.
    - Adoption of the ‘Noise & Air Emissions Overlay’ across the entire Affected Area will result the requirement for the planning authority to consider this overlay, even where for a large part of the land it will have no relevance to the planning outcome.
    - As the ‘Tree Protection and Planting Code Amendment’ is still in progress, and consultation has not yet been conducted, we recommend it would be more appropriate for the application of the ‘Urban Tree Canopy Overlay’ and ‘Regulated & Significant Tree Overlay’ be considered as part of this Code Amendment, and not be introduced pre-emptively. An outcome where the Overlays was applied in this Code Amendment but then removed (due to an alternative policy approach being adopted) in the short term does not support achieving a clear planning framework.

Housing Industry Association Ltd

The Housing Industry Association Ltd (HIA) notes the Amendment aligns with HIA’s core policy objectives, including transparent and predictable zoning, infrastructure investment, efficient subdivision processes, and an overall more streamlined planning system.

- Suggests further detail is required on funding mechanisms, particularly the role and scope of development levies.
- HIA maintains its position that levies should not be the sole funding source for major infrastructure and instead supports co-investment models that reduce the burden on new home buyers.
- Concern over the potential of existing hazard overlays (e.g. bushfire and flood overlays) that remain in place after rezoning to limit development, therefore going against the intent of strategic planning measures.
- Welcomes commitment to improving subdivision processes and zoning certainty.
- Further planning reform is encouraged to streamline approval pathways, adopt digital assessment tools, and separate strategic policy from statutory implementation.
- Key concerns raised by HIA include:

  - Lagging infrastructure planning and delivery;
  - Inadequate infrastructure funding relative to the proposed scale of development;
  - Risk of increasing developer levies that may further erode housing affordability;
  - The need to monitor environmental compliance costs and yield impacts;
  - Cumulative regulatory burdens from overlapping overlays and planning requirements;
  - Delay in post-title processes and titled land supply, contributing to extended build times and economic drag.
- In response, HIA recommends:
  - Greater transparency and accountability in infrastructure timelines and cost-sharing;
  - Reforms to approval pathways, including a “One House, One Approval” system;
  - Broader use of digital assessment tools, AI-supported assessments, and pre-title approvals;
  - Strategic clarity in rezonings that removes unnecessary regulatory duplication.

Regional Development Australia Barossa Gawler Light Adelaide Plains

The Regional Development Australia Barossa Gawler Light Adelaide Plains (RDABGLAP) is generally supportive of the Concordia Code Amendment. Identifies an increased role for RDABGLAP to support the overarching growth strategy for the north, particularly to ensure economic development opportunities are optimised for all stakeholders.

- Welcomes recognition of the region’s capacity to provide housing land and housing.
- Strongly advocate for strategic planning and activation of employment lands in tandem with housing developments.
- Encourage the State Government to undertake a growth study in partnership with local and Federal Government to identify existing and must-build key transport corridors.
- Highlights infrastructure challenges as a result of significant development and growth, such as water and wastewater service provision. Welcomes the development of the Infrastructure Delivery Schedule.
- Commends the intent of the Code Amendment to embed a well connected network of green infrastructure, including open space corridors and environmental buffers, particularly around Whitelaw Creek, the North Para River, and other sensitive natural features.
- Encourages further consideration of the Barossa Council’s proposed Concordia Subzone as a mechanism to provide greater detail in the master planning of the Concordia Growth Area. With stronger emphasis on place-based planning, the Concordia Subzone has the potential to enhance liveability outcomes by enabling more walkable, connected, and resilient communities that reflect the unique character of the region.

SEA Gas

- SEA Gas operates a gas pipeline in the vicinity of the Code Amendment.

- Based on Concept Plan 161 SEA Gas see no issues with the development, as it is 160 metres from the pipeline.
- The submission outlines the radiation contour of 585 metres and outlines that developments within this contour are subject to specific requirements - including things like schools, hospitals and childcare facilities.
- SEA Gas identifies that there are no issues with Concept Plan 161 in relation to the radiation contour, but that any development within that contour should be kept to residential housing and open spaces.

6.5 Community organisation and advocacy group submissions

Julia Farr Association (JFA) Purple Orange

JFA Purple Orange welcomes the intent to design integrated and walkable communities where local residents can easily access the essential services and infrastructure they need.

They also welcome the commitment to improve hospital and health services, including mental health supports, and the acknowledgement that health and social infrastructure needs to be secured for the increasing future demand as the population grows and ages.

However, Purple Orange believes the needs of people with disability are largely excluded from this draft Code Amendment, meaning they will continue to be excluded in their local community and reside in unsuitable and unsafe housing. Recommendations are outlined below:

- Strongly recommend PlanSA establishes a co-design process to support the resolution of the final Code Amendment which should involve diverse representation from across the community including people with disability.
- A co-design processes should be adopted to ensure the Code Amendment is fully accessible and inclusive of all members of the community, including (but not limited to) young families and children, parents and children with disability, grandparents, First Nations people, the CALD community, and visitors.
- JFA Purple Orange welcomed the National Construction Code (NCC) 2022 Livable Housing Design (LHD) Standard being made mandatory for all Class 1a and 2 buildings from October 2024. This would be an important first step toward addressing the need for more accessible housing, ensuring that residential properties are easier to enter and navigate in and around, as well as allowing further adaptations to be made later to suit a resident and allow them to age in place.
- Strongly oppose the use of blanket concessions (except for reinforcement of walls in the bathroom and sanitary department). Rather, PlanSA should promote the benefits, for the whole community, of building to the LHD Standard to the greatest extent possible, without blanket concessions, and encourage the planning industry to maximise accessibility by highlighting options for designs and buildings that achieve higher levels of accessibility beyond the LHD requirements.
- PlanSA should endorse the National Construction Code 2022 Liveable Housing Design Standard for all new housing in the Concordia Code Amendment, without blanket concessions.

- PlanSA should work with developers and the building construction industry to promote the benefits of building homes to the National Construction Code 2022 Liveable Housing Design Standard.
- JFA Purple Orange strongly believes that South Australia should adopt an Accessible Housing Overlay that can be applied to new developments to boost the supply of accessible housing, while ensuring dwellings are not confined to congregate or segregated sites. We believe a combination of overlays with mandatory requirements and early proactive planning in partnership with developers would generate significant additional community benefits especially in brown and greenfield developments.
- PlanSA should amend the Concordia Code Amendment to include an Accessible Housing Overlay, building a percentage of homes in the area to a higher accessibility standard.

Gawler River Riparian Restoration

- The Gawler River Riparian Restoration (GRRR) submission emphasises significant flood risks associated with the Concordia development, noting that upstream flood mitigation infrastructure (notably the North Para River dam) requires a 10-metre wall raise and levee enhancements to effectively mitigate 1% flood events.
- The development's substantial increase in impervious surfaces (over 10 km²) is projected to elevate average annual runoff by approximately 205% to 280% above pre-development levels, posing a heightened flood risk downstream unless robust stormwater management strategies are implemented.
- While stormwater consultants Tonkin propose retention of green spaces, on-site detention dams, building-integrated rainwater tanks, and potential water harvesting for irrigation, these measures alone are unlikely to reduce runoff to pre-development volumes without large-scale storages and extensive reuse schemes.
- GRRR express that uncertainty remains regarding the capacity of Bunyip Water and other infrastructure to manage increased flows during flood conditions.
- GRRR advocates for increased pervious surfaces, especially near waterways, to facilitate infiltration, revegetation buffers of at least 25 metres from watercourse banks, emergency vehicle access, and shared path provision. These measures aim to minimize flood hazards, enhance connectivity, and support ecological restoration.
- The submission details the limitations of the existing Eastick Dam and supports its significant upgrade at an estimated $195 million to protect downstream populations potentially exceeding 100,000 people. Beyond flood detention, GRRR suggests the new dam could incorporate water retention functions to sustain river health and environmental flows, drawing parallels to successful examples in the Torrens and Onkaparinga catchments. This integrated approach could also deliver broader community benefits including improved biodiversity, climate resilience, urban development opportunities, and economic advantages.
- GRRR calls for a comprehensive masterplan addressing river and land management responsibilities, public access, shared infrastructure (paths, bridges), fire management, flood mitigation, and ecological restoration.
- The submission recognises the high bushfire hazard designation impacting parts of Concordia, recommending careful siting and design of buildings, adherence to fire safety regulations, and

strategic selection and maintenance of native vegetation in green corridors to reduce fire risk while promoting climate-resilient ecosystems.

- The submission supports the concept of a tramway linking Concordia with Gawler Central and Adelaide as an optimal public transport solution. It underscores the need for timely completion of connections to the Sturt Highway and Gawler's Eastern Link Road to alleviate potential traffic congestion.

Gawler Environment and Heritage Association

- Gawler Environment and Heritage Association (GEHA) states the draft Code requires significant revision and should be treated as an exposure draft with an updated version released after consultation feedback.
- Concerns are expressed about the potential for the Code to allow unchecked developer discretion, referencing problematic precedents in Gawler East, Mt Barker, and Roseworthy.
- There is strong opposition to the proposed trigger of 3,000 housing lots before constructing a North Para River bridge; earlier delivery is considered essential to mitigate traffic impacts.
- References to earlier traffic studies indicating the necessity of the Lyndoch Road to Sturt Highway link prior to development commencement.
- Urgent need for improvements including the Balmoral Road to Schomburgk Drive link and upgrades to Cheek Avenue connections.
- Rejects alternative proposals for a road through the powerline corridor due to ecological and restoration projects underway in that area.
- Notes skepticism regarding public transport proposals and suggests exploring a single-carriage shuttle service to Gawler Central as a medium-term solution.
- Endorses the Concordia Biodiversity Survey and Restoration Report (2015) as a guiding framework for open space and biodiversity corridors.
- Criticises the draft Code's open space allocations and urges incorporation of extensive biodiversity corridors, especially along the North Para River and Whitelaw Creek.
- Highlights risks of housing in low-lying river flats prone to flooding and advocates their reservation for open space.
- Supports mandated early-stage biodiversity restoration, with enforceable timelines and funding mechanisms integrated into the Code and developer Deeds.
- Notes prior failures in achieving biodiversity commitments at Gawler East and stresses need for enforceability and sustained management.
- Identifies five historic farmhouses and associated structures within the project area, dating to the 1839 Gawler Special Survey, recommending their recognition and protection as Local Heritage Places within the Code.
- Notes two historic bridge/culvert structures (Harris Road and Martin Road) with cultural and heritage significance warranting assessment and maintenance obligations under the Code.
- Advocates for assessment and mitigation of visual impacts from surrounding elevated areas such as Hewett and parts of Gawler.

- Encourages maintaining open spaces visible from neighbouring communities to reinforce local character distinct from dense urban development.
- Raises issues about likely increased stormwater discharge and flood risk, emphasising the limitations of existing flood mitigation infrastructure such as the Eastick Dam.
- Notes lack of commitments regarding sustainable infrastructure such as onsite sewer treatment, water reuse, solar power, and community batteries.
- Fully supports removal of invasive and planted non-native trees along creeks and gullies to protect remnant native grasslands.
- Encourages conservation of scattered native tree species, particularly Mallee Box along transport corridors.
- Advocates retaining Kalbeeba area as small rural living blocks to maintain rural character and avoid incongruous dense housing.

Transport Action Network

Note that the Transport Action Network (TAN) provided as an attachment, their paper *Greater Adelaide Public Transport: A Network for 21st Century Challenges*. It includes transport proposals related to the development of Greater Adelaide over the next thirty years including proposals for development at Concordia. TAN outlines a number of recommendations and proposed Planning and Design Code Amendments related to the concerns in addition to those below:

- TAN consider the priority provision of public transport provision as a welcome recommendation of the Concordia Transport Strategy.
- TAN considers land adjacent the proposed Concordia railway station should be put to higher value uses, such as diverse medium density housing and retail, rather than land hungry, low value Park'n Ride facilities.
- Highlights that the proposed Concordia railway station is a short distance from many parts of Concordia but there is poor connectivity to the active transport network. The Concordia railway station will require secure lock-up facilities for bicycle parking and Personal Mobility Device (PMD).
- Suggests that prospective residents should be made aware if roads are marked for future bus services and that developments should only be approved if DIT can provide assurance that public transport will be provided within 500m of new homes within the first year.
- Notes that the Neighbourhood Activity Centre (NAC) is the only Centre identified in the Concept Plans that directly connects to a proposed east-west 'active transport' route.
- Concerned that active transport and PMDs will be dealt with as an 'after-thought' to be fitted, at some point, around motor vehicle transport routes.
- The Concordia Transport Strategy recommends using river and creek lines for shared active transport paths.

South Australian Native Title Services

This submission is made jointly by the Kaurna Yerta Aboriginal Corporation (KYAC) and the Ngadjuri Nation Aboriginal Corporation (NNAC), as prescribed bodies corporate for native title areas affected by the Concordia Code Amendment, asserting their rights to speak for Country.

- Stresses that engagement with Traditional Owners must be comprehensive and ongoing, not merely token consultation, especially regarding cultural heritage and Aboriginal housing.
- Encourages DHUD to integrate Traditional Owner feedback fully into the design process and decision-making.
- Calls for sufficient provision of Aboriginal housing, community facilities, and land ownership within the development.
- Suggests options such as gifting land directly to KYAC and NNAC, and reserving public housing for Aboriginal people.
- Emphasises culturally appropriate, affordable housing aligned with Closing the Gap targets.
- Highlights concern that past developments have not benefited Aboriginal communities sufficiently, and stresses the importance of meaningful benefits from this large-scale development.
- Urges early and detailed cultural mapping and heritage investigations to identify both recorded and unrecorded Aboriginal heritage sites.
- Emphasises monitoring throughout construction to manage risks to heritage, as significant earthworks are expected.
- Recommends establishment of clear cultural heritage management protocols delineating responsibilities between KYAC and NNAC.
- Advocates for mandatory cultural awareness training for all construction workers, covering procedures for discoveries of sites, objects, or remains.
- Requests development of employment targets to benefit Kaurna and Ngadjuri peoples during construction and beyond.
- Proposes creating ongoing employment through cultural, educational, and medical facilities operated by Traditional Owners.
- Expresses frustration with misalignment between the *Aboriginal Heritage Act 1988, Planning Development and Infrastructure Act 2016,* and *Native Title Act 1993*.
- Calls for policy reform to strengthen heritage protection and ensure meaningful representation of Aboriginal people in policy and legislation.
- Raises concerns about inappropriate engagement of non-native title groups who may financially benefit from heritage management in native title areas, advocating for rights to be rightly held by KYAC and NNAC.
- Suggests alignment of developer policies with best practice Aboriginal cultural heritage management, possibly through tender criteria.
- The Code Amendment holds potential benefits for Aboriginal people if concerns about engagement, housing, heritage protection, employment, and policy improvements are properly addressed.

- Emphasises the importance of respectful, beneficial, and culturally sensitive development outcomes.

National Trust of South Australia

- The National Trust of South Australia (the Trust) acknowledges that the draft Concordia Code amendment consultation states no heritage places are currently listed within the affected area.
- It notes the existing Code policies intend to ensure future development respects heritage and cultural values where such places are identified.
- The Trust emphasises that without specific identification and listing of heritage places in the Code, maintaining heritage values is unlikely unless a place is registered as a State Heritage Place under the *Heritage Places Act 1993*.
- It requests that prior to finalising the Code amendment, authorities undertake investigations to identify any heritage places within the affected area that may qualify for local or state heritage listing.
- The Trust indicates this identification process does not appear to have been conducted or communicated as part of the current consultation.
- To assist, the National Trust has identified and provided photographs and location details of several potential heritage places within the affected area for consideration.
- The Trust highlights the Code amendment process is the appropriate stage to identify and designate local heritage places.
- It stresses an obligation on those drafting the amendment to assess heritage values when rezoning significant rural land for urban purposes.
- The Trust references past South Australian urban developments (e.g. Golden Grove) where heritage place recognition was integrated into planning policies, contributing positively to community character and historical awareness.
- Expresses that recognising heritage places in new urban areas is viewed as essential for preserving state heritage and enriching community identity.

6.6 Affected landowner submissions overview

Submissions from major landowners within the growth area, representing the development industry, are included in section 6.4: Industry submissions of this report.

Other landholder feedback reflects a cautious stance balancing a tentative acceptance of growth with firm opposition to elements perceived as detrimental to rural character, environmental values, community safety, and infrastructure capacity.

Housing density, urban design and green space

- Widespread resistance to medium and high-density housing; calls for larger allotments (typically 700 m² or greater) to maintain rural character and liveability.
- Concerns about “shoebox” housing, inadequate parking, and potential overburdening of local infrastructure.

- Desire for urban design that delivers a cooler, greener, and more biodiverse environment consistent with State climate targets, including achieving 30% canopy cover.
- Calls to protect mature trees, particularly along Martin Road and riparian corridors, and to integrate natural habitat corridors throughout the development.

Transport infrastructure and connectivity

- Demand for early delivery of key road upgrades, including the North East Link Road to the Sturt Highway and the Gawler East Link Road, to prevent congestion in local towns and on residential streets.
- Requests for improved public transport infrastructure, including new train stations with park-and-ride facilities and active transport pathways.
- Concerns that existing roads like Lyndoch Road and Barossa Valley Way are already congested and require upgrades before development proceeds.

Environmental protection, flood and fire risk

- Strong emphasis on environmental stewardship, including protection of endangered ecological areas.
- Calls for comprehensive flood risk management, including detailed stormwater modelling, water retention infrastructure, and flood mitigation upgrades like those at Eastick Dam.
- Requests for wider buffer zones around riparian corridors and creek lines to support native fauna and flora.
- Concerns about invasive species and a need for ongoing environmental restoration efforts.
- Fire safety design principles urged, incorporating road verges, irrigated grass as buffers, and protecting properties with appropriate hydrant placement.

Social infrastructure, services and community facilities

- Repeated requests for timely delivery of schools (primary and secondary), health care facilities including a new local hospital, aged care, and emergency services.
- Concerns over inadequacy of existing facilities in Gawler and surrounding areas to meet future population demands.
- Suggestions to provide youth-oriented amenities like aquatic centres, skate parks, and multi-use sports hubs, ideally co-located with schools.

Farming and rural land use concerns

- Longstanding farming families express anxiety regarding loss of productive agricultural land, risks to ongoing farm operations from increased development and traffic, and social conflicts arising from proximity of housing to agricultural practices (spraying, machinery noise, stubble burning).
- Requests for buffer zones and rezoning of some land to rural living to reduce potential land use conflicts.
- Calls for consideration and compensation related to loss of farm income due to rezoning and development impacts.

Governance, staging, and infrastructure funding

- Multiple submissions highlight governance complexity and lack of clarity regarding infrastructure delivery frameworks and funding mechanisms.
- Requests for transparent, coordinated governance involving local councils, state agencies, developers, and Traditional Owner groups.
- Calls for clear staging and sequencing of development to ensure infrastructure (roads, water, sewerage, social facilities) is delivered early and in line with population growth.
- Suggestions to embed infrastructure delivery provisions within dedicated Infrastructure Schemes rather than the Planning Code to clarify responsibilities and avoid confusion.

Sunnydale Avenue and local traffic impacts

- Strong opposition to the proposal of designating Sunnydale Avenue as a major through road due to its narrow width, safety risks, and proximity to residential properties.
- Concerns about significant costs and disruption from road widening, drainage works, utility relocations, and resurfacing.
- Preference to maintain Cheek Avenue as the main thoroughfare and convert Sunnydale Avenue into a dead-end street to reduce traffic and enhance neighbourhood safety.
- Existing issues with speeding, dangerous driving, and truck traffic shortcutting on rural roads exacerbate safety fears.

Aboriginal engagement and cultural heritage

- Advocacy for meaningful and ongoing engagement with Kaurna and Ngadjuri Traditional Owner groups.
- Protection of Aboriginal cultural heritage sites with early mapping and monitoring during construction.
- Calls for mandated cultural heritage management protocols and cultural awareness training for workers throughout the development process.

6.7 General public submissions overview

General public feedback highlights concern about inadequate transport and social infrastructure, an opposition to high-density housing on productive farmland, calls for environmental protection and open space, doubts about local employment opportunities, a frustration with unfulfilled planning commitments and a desire to preserve rural character, safety, and quality of life through transparent governance and sustainable development.

Traffic and transport infrastructure

- Strong concern about existing road congestion and inadequacy to support new development traffic (Gawler Main Street, Lyndoch Road, Murray Street).
- Urgent calls for early completion of key link roads such as North West Link Road, Gawler East Link Road (GELR) extension to Tiver Road, and Barossa Valley Way - Sturt Hwy connection to divert heavy and commuter traffic away from residential streets.

- Opposition to routing significant traffic through narrow, residential streets, especially Sunnydale Avenue, due to safety risks, noise, and disruption to residents.
- Requests for improved public transport infrastructure, including dedicated rail network extensions with multiple stations close to activity and high-density housing centres, park-and-ride facilities, and integration and improvement of cycling/walking paths to reduce car reliance.

Housing density and land use

- Mixed views with majority opposing high-density or “shoebox” housing due to concerns about overcrowding, traffic, loss of green space and reduced liveability.
- Preference for larger block sizes (in the ranges of 800 - 2000+ m^2) to maintain rural character, support family lifestyles, and reduce neighbour disturbance.
- Opposition to urban sprawl on prime productive agricultural land with strong advocacy to preserve farmland for food production and environmental sustainability. Suggestions to build on less fertile land or focus on infill and vertical development within existing urban areas.
- Concerns about environmental impacts of dense housing, such as heat island effects, loss of native wildlife habitat (koalas, kangaroos), and reduced tree canopy cover.

Environmental protection and open space

- Strong emphasis on protecting waterways such as North Para River and Whitelaw Creek with adequate buffer zones to prevent contamination and flooding.
- Calls for significant natural environment areas larger than typical suburban parks, with Indigenous planting, weed removal, predator-proof zones, and habitat connectivity aligned with existing parks.
- Support for environmental restoration initiatives including invasive species removal, riparian zone rehabilitation, natural stormwater management, and integration of green infrastructure.

Community services and social infrastructure

- Widespread concern that existing healthcare and emergency services (e.g. Gawler Hospital) are inadequate and will be overwhelmed by population growth. Calls for new or expanded hospitals and medical facilities before or concurrent with housing construction.
- Requests for increased education infrastructure including multiple public primary and secondary schools, special education options, and avoidance of unnecessary private schools.
- Demand for well-located activity centres with schools, shops, and amenities that are accessible by public transport and close to dense housing areas to foster community identity.

Economic and employment considerations

- Doubts about the viability of the proposed Employment Zone with concerns that new residents will mostly commute to Adelaide due to lack of local job opportunities.
- Suggestion to locate industrial areas near existing industrial parks to minimise impact on residential zones and improve efficiency.

Planning process and governance

- Criticism that past infrastructure commitments have not been delivered.

- Calls for thorough and ongoing community consultation, transparent decision-making, and accountability for long-term infrastructure delivery.
- Suggestions for amalgamation or collaboration between Barossa and Gawler councils to ensure fairness in rates, governance, and service provision.

Safety and quality of life

- Traffic safety concerns from speeding heavy vehicles on inappropriate residential streets causing vibrations and property damage.
- Calls for traffic calming measures, street lighting, footpaths, and adequate emergency vehicle access on all roads.
- Emphasis on preserving the quiet, rural lifestyle and heritage character cherished by existing residents.

7 Engagement themes: summary, response and recommendations

This section summarises feedback, and associated key themes, received through the engagement activities as described in Section 6.

Many participants who provided submissions or completed surveys shared very detailed feedback, including specific recommendations for the Code Amendment. It is not within the scope of this Engagement Report to include every specific suggestion, nor less frequently raised issues.

To ensure clarity and readability, this report highlights the common and recurring themes identified across all feedback, with analysis and presentation of results intended to be qualitative. The length of the theme summary below is generally aligned to the volume of submissions discussing the theme.

It is important to note that all feedback has been carefully reviewed, analysed, and has informed response actions undertaken by DHUD.

In the submission review process, each submission was tagged with key themes. Some of these themes have been grouped together in the analysis below.

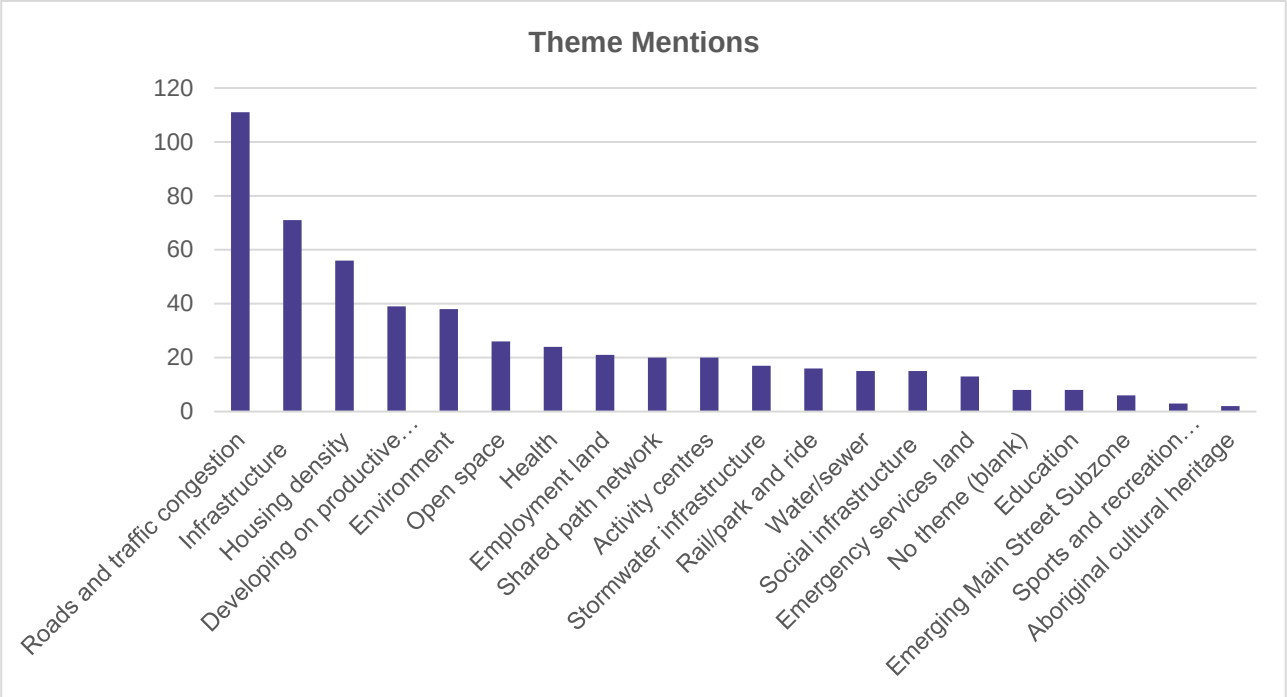


Figure 1: The number of times each theme was mentioned in submissions

7.1 Basic Infrastructure

Submissions consistently emphasise that enabling infrastructure must precede or be tightly aligned to the staging of residential development. Respondents seek a clear, costed delivery plan for utilities, transport upgrades, drainage and social facilities, with transparent governance and developer contributions. Several note risks of gradual delivery, urging an integrated infrastructure sequencing plan tied to population thresholds and occupancy triggers.

Response:

New and updated environmental, economic and land supply studies, assessments and strategies were undertaken as part of the master planning process, to identify the existing capacity and augmentation capability of basic infrastructure and to determine the infrastructure provisions that will be required to accommodate the future development of the proposed master planned community including electricity, water, transport, communications, roads, bridges or culverts, stormwater management, embankments, wells, channels or drains.

The investigations found that although the area is relatively well serviced by infrastructure and utilities, such as, water, sewer, gas, electricity and communications, significant augmentation and upgrades would be required to support the future urban development of this land. The sequencing of development is expected to commence from the south, progressing towards the northwest and northeast to maximise the use of existing infrastructure and allow for development to respond to the topography of the site.

Alignment of the Code with the Infrastructure Delivery Scheme

The Code Amendment will be supported by an Infrastructure Delivery Scheme (Scheme). The Scheme seeks to establish a coordinated and equitable funding and delivery program for the provision of basic infrastructure, including the trunk infrastructure and associated costings required to support the long-term growth of the CGA staged in an orderly sequence over a 30-year period.

The Scheme will be managed by a Scheme Coordinator tasked with the oversight of key infrastructure development to ensure that the key infrastructure provisions, which are required to support each stage of the development, will be delivered in a timely, coordinated and efficient manner and that all necessary financial contributions are paid in accordance with the Scheme.

There is a need to ensure the Code references the Scheme for the following reasons:

- effective infrastructure planning, coordination and delivery requires a level of certainty of the nature of the intended development it seeks to support
- this includes a level if certainty of land use, densities and allocation, the timing of development, service levels and design standards, and funding and construction commitments from stakeholders
- there is inherent flexibility in the Master Planned Neighbourhood Zone as it allows greenfield growth areas to provide a range of land uses in line with market needs and preferences as these master planned estates evolve over decades
- this flexibility means that within this zone, elements such as density assumptions, the location of major infrastructure, location activity centres/retail/services is not locked down through the planning assessment framework

- to ensure development is coordinated with or does not compromise planned infrastructure delivery, a checking mechanism is recommended where an infrastructure delivery scheme exists so that infrastructure impacts are able to be considered in the development assessment process.

The Code Amendment seeks to introduce the new **Infrastructure Coordination Overlay**, which will be spatially applied to the entire Affected Area. The Overlay includes policies that can be used to ensure development within the CGA is consistent with the Scheme and the relevant Concept Plans. This includes 'Concept Plan 160 – Concordia Growth Area: Basic Infrastructure', which seeks to guide the provision of basic infrastructure and ensure that future development does not compromise the Scheme.

The **Infrastructure Coordination Overlay** will include a requirement for specific development types to be referred to the Scheme Coordinator, to provide the opportunity for the Scheme Coordinator to consider the proposed development, ensure it is consistent with the Scheme and to advise whether contributions are required in accordance with the Scheme.

The Department has investigated different legislative options to ensure alignment between the Scheme and development applications assessed against the Code. While several submissions expressed opposition to the Scheme Coordinator being a referral body under the Act, a referral process is considered the best mechanism, compared to relying on the Scheme's governance function, a notification function to the Scheme Coordinator, or an information requirement in the form of a declaration, because:

- a referral is time bound under existing legislated mechanisms under the Act
- if the Scheme Coordinator does not respond within timeframe, assumes no objection and assessment of application proceeds
- referral can be for 'direction', giving the relevant authority confidence about alignment of development with the Scheme
- referral is captured through the PlanSA Portal development application processing system (along with any other referral), with systems to ensure timely responses and record keeping
- if desired by the applicant, consistent with other referral functions, a preliminary advice and agreement function is available under section 123 of the Act, to get early advice from the Scheme Coordinator and bypass referral during the development application process.

Coordinating development in line with the Infrastructure Delivery Scheme

The Code Amendment seeks to spatially apply the new **Coordinated Development Overlay** over the entire Affected Area to allow for and anticipate the Scheme being implemented.

The Coordinated Development Overlay seeks to defer urban development until land is suitable for the intended land uses, taking into account infrastructure delivery mechanisms and other constraints to urban development.

In addition to this, the Code Amendment proposes to update Part 1 of the Code to provide for a streamlined pathway that allows for all or part of the Coordinated Development Overlay to be removed, pursuant to section 71(e) of the Act, where the Minister for Planning is satisfied that infrastructure agreements are in place to support development of the growth area and there are no other relevant restrictions to urban development proceeding.

These policies/processes ensure that urban development, as envisaged in the Master Planned Neighbourhood Zone, can occur in a staged and coordinated manner once infrastructure schemes/agreements have been finalised to the satisfaction of the Minister for Planning.

Recommendations:

1 Introduce the new Coordinated Development Overlay within Part 3 of the Planning and Design Code and spatially apply it to the entire Affected Area.

2 Introduce the new Infrastructure Coordination Overlay within Part 3 of the Planning and Design Code and spatially apply it to the entire Affected Area.

3 Update Part 1 – Rules of Interpretation, under the heading 'Spatial Information and Electronic Databases and Files, Ministerial Determinations', to include the following:

Overlay	Nature of Updates
Coordinated Development Overlay	The Overlay may be spatially removed from land where the Minister is satisfied that: a) a scheme under Part 13 of the Act has been adopted or an agreement is in place for the provision of all necessary essential infrastructure to support development of the growth area, and b) there are no other relevant restrictions to urban development proceeding.

7.1.1 Roads and traffic congestion

Concerns related to roads and traffic congestion are among the most prominent themes in community and stakeholder responses to the Concordia Code Amendment. The anticipated population increase of approximately 10,000 to 12,000 new homes and 25,000 to 30,000 residents generates apprehension about the capacity, safety, and suitability of the current and proposed road network.

The existing arterial roads, particularly Lyndoch Road, Murray Street, and Barossa Valley Way, are frequently described as already operating beyond capacity, with residents expressing fears that the additional Concordia traffic may intensify congestion and cause safety problems. Many submissions describe Lyndoch Road as vulnerable to traffic loads with concerns over peak hour congestion, heavy vehicle traffic, and lack of appropriate bypass routes. Murray Street, a key transport spine through Gawler, is identified as experiencing existing bottlenecks, increasing the urgency for alternative routes and traffic management interventions. The lack of a direct and timely connection from Concordia to the Sturt Highway is repeatedly cited as an infrastructure gap, risking increased traffic volumes funnelling through Gawler's town centre and residential streets.

Specific roads such as Sunnydale Avenue and Cheek Avenue have attracted detailed local concern. Residents oppose designating Sunnydale Avenue as a main thoroughfare for Concordia traffic, reasoning that the road is narrow, with limited pedestrian infrastructure, and presents documented safety issues including speeding and heavy vehicle breaches of restrictions. Submissions also raise concern about potential vibration impacts on the nearby heritage-listed Wheatsheaf Hotel. Many suggest Cheek Avenue, which is significantly wider and better suited to

function as a primary connector road. However, Cheek Avenue also attracts opposition from adjacent landowners and developers, who raise safety concerns due to road gradients and traffic volumes already projected to more than double.

There is a consensus that infrastructure to accommodate increased traffic must be delivered in a timely manner, preferably completed or underway before residential development commences. This includes not only road upgrades and link roads, but also intersection improvements, road widening, footpaths, and safe cycling infrastructure. Several respondents emphasise the need for controlled access points, traffic calming measures, and safe pedestrian crossings to protect local amenity and safety.

There is some confusion about the location of the Potential Link Road, and whether it would replace existing rural rounds which border the growth area.

The integration of public transport infrastructure into the road and traffic network is broadly welcomed, with many submissions supporting the proposed extension of rail services to Concordia and the inclusion of stations with park and ride facilities. However, concerns exist regarding the spatial relationship between activity centres and proposed stations, as poor connectivity reduces station accessibility and increases car dependency.

Note: See discussion under section

Response:

The proposed master planned development will include the provision of significant road and intersection interventions, which will help to safely and efficiently manage the movement of vehicles within and around the Affected Area.

The road and intersection upgrades proposed in the Code Amendment have been designed to maximise the use of existing transport infrastructure and allow for the future expansion and intensification of strategic transport infrastructure and service provisions.

The proposed development includes significant upgrades to the existing road network, including the roads and intersections south of the Affected Area to ensure the existing road network can safely and efficiently manage the anticipated increase in traffic that will be generated by the future development of the CGA.

The proposed upgrades have been designed to provide an alternative route for heavy vehicles and help to reduce the significant traffic congestion that is currently experienced within Gawler and the surrounding region by upgrading the standard of roads and improving the flow of traffic.

The significant traffic interventions along Barossa Valley Way and the surrounding road networks will be completed in the initial stages of development to ensure the roads and intersections are designed and constructed to provide access for vehicles during the initial stages of construction and to ensure the road network is capable of accommodating additional traffic movements.

In recent years there has been considerable Government investment in roads, and this has increased connectivity to the region and the Barossa, which is now less than an hour’s drive from Adelaide. The potential construction of the North-West Link Road would provide the future residents of Concordia and surrounding areas with direct access onto the Sturt Highway and Northern Expressway. In addition to this, the potential Link Road would also provide a direct connection from Barossa Valley Way onto the Sturt Highway and Northern Expressway for people

living south of Concordia, which would help to reduce traffic congestion within and around the Gawler township and provide an alternative route for heavy vehicular movement (including B-Doubles).

The Code Amendment will be supported by a Scheme. The Scheme seeks to establish a coordinated and equitable funding and delivery program for the provision of basic infrastructure, including the necessary road upgrades. Further consultation on the Scheme will be undertaken in accordance with the Community Engagement Charter in due course.

While still subject to detailed design, it's noted the Link Road is not intended to replace existing rural roads but would be located within the growth area. The Concept Plan could be updated to make this arrangement clearer.

Further updates to potential new roads and road upgrades south of the affected area are proposed in accordance with investigations supporting the Scheme.

Recommendations:

Make the following change to the draft Code Amendment:

1. Update Concept Plan 160 Concordia – Basic Infrastructure to:

   - Amend the location of the Potential Link Road and associated intersections, bridges and culverts to show that they will be constructed within the affected and will not be replacing the existing roads

   - Show potential road upgrades outside of the Affected Area south of Calton Road including a road extending in a southwest direction from the intersection of Cheek Avenue and Calton Road

7.1.2 Park and ride services

Respondents strongly support rail as the backbone of mode shift and request integration of stations with centres, housing, and employment areas.

Provision of a strategically located park and ride facility is regarded as critical in the initial phases to accommodate regional demand and facilitate mode shift, while active transport and feeder bus networks progressively evolve.

Submissions emphasise efficient bus interchange design, safe pedestrian and cycling access, weather protection, and wayfinding.

Mitigation of traffic impacts from the park and ride are sought through access design and intersection upgrades.

Stakeholders also seek passive surveillance, secure bike parking, and provision for future capacity expansion as patronage continues to grow.

Response:

The provision of public transport infrastructure early in the development will help to promote and encourage people to use a wider variety of transport modes and help to reduced car dependency, traffic congestion, greenhouse gas emissions and improve community health outcomes.

The proposed development includes the possible extension of the Gawler Rail Line Mass Transport System and a park and ride facility, which will provide the opportunity for the future residents of the CGA to park close to the station and travel by train to the Town of Gawler and the state's central business district.

The investigations confirmed that the bus services, which currently operate within the township of Gawler, can be extended into the proposed master planned community and integrated with the fixed rail system to provide safe and efficient access to local destinations (shops, employment schools, community facilities and services) and direct access to the state's central business district.

The ability to extend the existing bus services will allow for a suitable public transport system to be established to provide access to development stages over the life of the development.

The policies in the Code will allow for medium to high density residential development to be located near high frequency public transit service, as well as shops of up to 150m^2.

The park and ride facilities would also be linked to other public transport systems and the proposed shared path network to maximise access and help to reduce car dependency.

Recommendations:

No changes recommended.

7.1.3 Water, sewerage and electricity

Submissions highlighted the need for the proposed development to be supported by appropriate levels of infrastructure to support a development of this size.

Stakeholders seek certainty regarding potable water capacity, augmentation timeframes, and network redundancy. Submissions question sewer trunk capacity, pump station siting, odour control, and easement requirements, urging early delivery to avoid interim systems.

Transparency about charges, connection sequencing and the equitable apportionment of growth costs between government and developers is a recurring theme.

There is support for integrated water management approaches that reduce peak demand through rainwater reuse, recycled water for open space and verge irrigation and drought-resilient landscaping. Some submissions call for dual reticulation where feasible to enhance water security and reduce mains reliance over the long term.

Respondents request clear buffer distances to wastewater and utility assets, coordinated with land use planning to minimise conflict and sensitivity.

Utility corridors are identified to be multifunctional (e.g., shared paths, biodiversity links) where appropriate, with careful design to maintain asset access.

Response:

The Code Amendment and the Scheme provide the opportunity for the Scheme Coordinator to ensure the key infrastructure augmentation and upgrade requirements needed to support the development, like water, sewer, electricity and other utilities, will be confirmed ahead of each stage of the development, delivered in a timely, coordinated and efficient manner, and that all necessary financial contributions are paid.

SA Water have advised that they are currently developing infrastructure plans to supply water and wastewater services to Concordia. They noted, however, that the augmentation of infrastructure required to supply Concordia will be considerable and ultimately dependant on funding, and that this is still being considered by SA Water and has not yet been confirmed. Despite this, the scale of the proposed development will allow for innovative and integrated water solutions and the investigations identified that the development would benefit from its proximity to the Barossa Trunk Main, which passes along the southern boundary of the site, although further augmentation will be required for the full development of the site.

Currently there is no trunk sewer available for Concordia and the investigations show that Concordia lacks the significant wastewater infrastructure required to service a large-scale development. Concordia also presents complexities for wastewater servicing due to its geographic scale, lack of existing network capacity and its distance from existing wastewater infrastructure, particularly the Bolivar Wastewater Treatment Plant, and that this would place a substantial new demand for the provision of a wastewater treatment facility. SA Water have advised that they are currently exploring multiple wastewater servicing options, including centralised or community wastewater management that allows for the reuse of treated wastewater to support sustainability and resource efficiency.

SA Power Networks have determined that there is minimal network capacity to support the proposed development and that augmentation of the existing upstream electricity distribution network will be needed to meet future increase in load demand from Concordia. In response to this feedback, Concept Plan 161 – Land Use is proposed to be updated to show the approximate size and location of land that will be required to accommodate the possible electricity infrastructure that will be needed to service the proposed development, including electricity substations existing easements for transmission lines and other electricity infrastructure. It's noted these features were shown on the Concordia Master Plan developed by Mesh, which has informed the Concept Plan.

The Code Amendment proposes to spatially apply the new Coordinated Development Overlay to the entire CGA, to defer urban development until all of the relevant infrastructure requirements have been determined, including the provision of utilities like water, sewer and electricity, and the necessary commitments have been secured and infrastructure agreements have been executed.

Recommendations:

Make the following change to the draft Code Amendment:

1 Update Concept Plan 161: Concordia Growth Area: Land Use to:

- show the indicative location of electricity substations and existing electricity easements, consistent with the Concordia Master Plan.

7.1.4 Stormwater

Flood risk and stormwater management are central issues in submissions. They emphasise the need for a whole-of-catchment approach that reduces downstream flooding in the North Para River system and protects riparian values. Stakeholders advocate for nature-based solutions (constructed wetlands, bio-retention swales, detention basins, and floodplain restoration) designed to achieve water quality targets, mitigate peak flows and create habitat and recreational amenity.

Submissions observe the increase in impervious surfaces may increase runoff volumes dramatically, threatening downstream flooding. Integration with existing flood mitigation infrastructure such as the Bruce Eastick Flood Mitigation Dam is emphasised. Comprehensive stormwater strategies incorporating on-site detention basins, green infrastructure such as rain gardens, swales, and vegetated buffers, and opportunities for water harvesting and reuse are advocated. These measures must be robustly designed to withstand evolving climate change impacts and extreme weather events.

Respondents highlight the need to size infrastructure for future climate scenarios (intensity, duration and frequency changes), to map overland flow paths and to safeguard flood storage areas from encroachment. Several seek strict construction phase erosion and sediment controls and long-term maintenance regimes, including funding responsibilities and asset handover arrangements.

Interface matters raised include mosquito management, safety by design and the integration of blue-green corridors with shared paths. Many stakeholders request that stormwater infrastructure be delivered early (not retrofitted), coordinated with road design and aligned with staging to ensure downstream communities are protected from increased flood risk.

Response:

A number of the submissions received during consultation highlighted the need to manage stormwater within the site and the potential for increased flood risk within the site and surrounding areas if stormwater is not appropriately managed.

The Code currently includes General Development Policies on water sensitive design (see Design in Urban Areas and Land Division) that support the provision of integrated water solutions, which can service the needs of the future master planned community and effectively manage runoff volumes within individual allotments and the proposed road network.

Existing policies in the Code encourage water sensitive urban design (WSUD), including for new development to be sited and designed to maintain natural hydrological systems without negatively impacting on the quantity and quality of surface water and groundwater, the depth and directional flow of surface water and groundwater or the quality and function of natural springs.

The policies in the Code can be used to ensure future development is designed to manage the anticipated increase in peak flow rates, pollutant loads and average annual runoff volumes discharging from the catchment into both Whitelaw Creek and the North Para River, both of which

ultimately drain to the Gawler River. The investigations undertaken to inform the Code Amendment determined that the floodplain in both pre- and post-development scenarios are generally well contained within the extent of the watercourse.

The investigations undertaken to inform the master planning process and the preparation of the Code Amendment identified that runoff volumes from development within the site could be managed through a range of techniques, which has informed the stormwater infrastructure shown in Concept Plan 160 – Concordia – Basic Infrastructure, including stormwater detention basins, embankments and culverts.

The Scheme may provide opportunity to ensure stormwater is managed appropriately and WSUD devices are used to address the increase in peak flows and runoff volumes. This may include the use of embankment storages to manage both runoff retention and detention and the provision of suitably sized cross culverts to convey flows under major roadways or other such approved mechanisms.

The investigations found that the floodplain, in both pre- and post-development scenarios, was generally well contained within the extent of the watercourses and that the wider floodplains could be formalised with landscaping works to reduce the waterway corridor width and allow for flood flows to be better contained to the watercourses. Furthermore, it found that the few areas where wider floodplains were identified could be formalised with landscaping works to reduce the waterway corridor width and ensure flood flows are better contained to the watercourse.

The existing flood hazard mapping and policies in the Code will continue to apply to the Affected Area and can be used to ensure development has been designed and sited to minimise the impacts from flood risk on people, property and infrastructure.

In addition to this, the State Planning Commission's State-wide Flood Hazard Code Amendment was initiated in December 2023 and proposes to apply new and updated flood mapping in South Australia. This Code Amendment may provide updates to the flood hazard maps which currently apply to the affected area (replacing the current Hazards (Flooding – Evidence Required) Overlay), and also seeks to update the Code to enable the Minister to regularly and efficiently update flood hazard overlay boundaries, with investigations to consider what constitute suitable conditions for this purpose.

Recommendations:

No changes are recommended.

7.2 Social Infrastructure

A number of submissions received during consultation highlighted the need for the proposed development to provide the level of social infrastructure that would be required to support an urban development of this size including schools, community and health facilities, and areas for open space and recreation.

Many community submissions request timely, scalable facilities aligned to population thresholds: early-years hubs, libraries, multi-purpose community centres and youth/senior spaces. Co-location with schools and parks is favoured to maximise access and shared parking. Inclusive design, flexible rooms and affordable hire are requested to support community groups. Stakeholders want

governance clarity (who builds, who operates) and staged delivery so facilities remain functional from the outset and expand as Concordia grows.

Response:

The investigations undertaken to inform the preparation of the master plan and this Code Amendment included a social infrastructure assessment, which sought to identify the social infrastructure that was needed to support the proposed master planned community. The investigations found that sufficient land would need to be reserved within the CGA to allow for the provision of the social infrastructure. The proposed master planned community has been designed to be relatively self-sufficient in terms of social infrastructure provision and will be supported by higher order facilities in the wider region.

The proposed master planned community has been designed using principles of integrated planning to enable the cost-effective and timely delivery of social infrastructure investment and to achieve a coordinated pattern of development that is required to deliver a vibrant, sustainable, connected and contemporary master planned community.

The Code Amendment will allow for the efficient and coordinated delivery of services and facilities by ensuring infrastructure is developed in accordance with the proposed concept plans, which can be used to guide the staging and location of social infrastructure and optimise the accessibility and efficient delivery of services and facilities to the community throughout each stage of the development.

Concept Plan 161: Concordia Growth Area: Land Use will complement any social infrastructure deeds/agreements with local government/state government by identifying the preferred location for social infrastructure and the amount of land that needs to be reserved for state social infrastructure.

Barossa Council are currently undertaking negotiations with landowners and key stakeholders to finalise the implementation of the social infrastructure deeds to support the social infrastructure that will be delivered by Council for the community, such as parks, libraries, community facilities and recreation centres.

A new Infrastructure Coordination Overlay is proposed to apply to the affected area, providing policies to ensure development does not compromise or conflict with planned social infrastructure.

In addition, application of the new Coordinated Development Overlay will provide a holding measure to protect land from urban development until the relevant infrastructure commitments, including social infrastructure, have been secured through formal agreement(s) to the satisfaction of the Minister for Planning.

Recommendations:

Make the following change to the draft Code Amendment:

1 Introduce the new Coordinated Development Overlay within Part 3 of the Planning and Design Code and spatially apply it to the entire Affected Area.

2 Introduce the new Infrastructure Coordination Overlay within Part 3 of the Planning and Design Code and spatially apply it to the entire Affected Area.

7.2.1 Emergency services land

Several submissions emphasise the need to identify and secure well-located sites for emergency services (CFS, SA Police, SA Ambulance) sized for operational needs and future growth. Access to the arterial network, safe egress and signal pre-emption at key intersections are suggested. Design should incorporate acoustic treatments, light spill management and interface measures near sensitive receivers. Stakeholders also call for resilient communications, backup power and water supply for firefighting. Clear wayfinding and maintained emergency access routes, including to open-space corridors and water bodies, are emphasised. Construction-phase traffic management should preserve emergency response times and avoid school and park fronts.

Response:

Concept Plan 161: Concordia Growth Area: Land Use included in the draft version of the Code Amendment released for consultation identified that at least 0.6ha of land be reserved within the CGA for future Emergency Services (0.3ha for ambulance services and 0.3ha for fire services).

In response to the feedback received during consultation it was determined that additional land within the CGA would need to be reserved for social infrastructure including a combined Country Fire Service (CFS) and State Emergency Services (SES) site. In addition, land for a Metropolitan Fire Service (MFS) has been further identified.

Accordingly, Concept Plan 161: Concordia Growth Area: Land Use is proposed to be updated in response to feedback from the community and key stakeholders, to increase the minimum land required for emergency services. The post consultation amendments to the Concept Plan include:

- changing the reference in table from “Fire Service” to “Combined Country Fire Service (CFS) and State Emergency Services (SES)” and increasing the minimum hectares for this facility to 1.66ha
- identifying a location for CFS/SES in the south-eastern portion of the CGA, adjacent the existing CFS site
- adding “Metropolitan Fire Service (MFS)” to the table and including a requirement for at least 0.7ha of land to be reserved (location TBD).

The post consultation amendments seek for adequate land to be reserved to accommodate the social infrastructure that is required to service the future residents of Concordia.

Recommendations:

Make the following changes to the draft Code Amendment

1 Update the table on Concept Plan 161: Concordia Growth Area: Land Use, as follows:

- change “Fire Service” to “Combined Country Fire Service (CFS) and State Emergency Services (SES)” and increase the minimum land which needs to be reserved from 0.3 ha to 1.66ha
- add “Metropolitan Fire Service (MFS)” to the table and specify 0.7 ha of land to be reserved.

2 Update Concept Plan 161: Concordia Growth Area: Land Use to show the approximate indicative location of the Combined Country Fire Service (CFS) and State Emergency Services (SES) in the south-eastern portion of the CGA, adjacent the existing CFS site.

7.2.2 Health

The feedback received from the community and key stakeholders during consultation highlight the lack of existing health care facilities within the region and raised concerns that the existing services would not be able to accommodate an additional 30,000 people.

Submissions request early sites for primary care clinics, allied health, and space for future expansion to larger facilities, with convenient access by walking, cycling and public transport. Respondents raise concerns about GP availability, keeping pace with population growth and ask for partnerships to attract providers.

Stakeholders note the need for mental-health and community-wellbeing services, with accessible, culturally safe environments and co-location with other social infrastructure.

Neighbourhood design to promote health, including walkable streets, shade, active-travel networks, and high-quality open space, is strongly supported.

Response:

The SA Government is undertaking planning to guide future hospital and health service investment to support the future health needs of the Greater Northern Adelaide community. Should land at Concordia be secured to serve this purpose, the Master Planned Neighbourhood Zone and Emerging Main Street Subzone support such land uses.

The new Emerging Main Street Subzone envisages a diverse range of land uses and activities that can be used to provide health services to the community including health facilities, consulting rooms and hospitals.

Through discussions with SA Health throughout and following the consultation period, it has been identified that the Concept Plan should identify land in Concordia to support a potential future health facility and associated health services. Given this facility may allow for co-location of ambulance services, the reference to minimum land requirements for an Ambulance Station is proposed to be removed from the Concept Plan table.

The proposed post-consultation amendments seek for adequate land to be reserved to accommodate a potential health facility that could be used to service the future residents of Concordia.

Recommendations:

Make the following change to the draft Code Amendment

1 Update Concept Plan 161: Concordia Growth Area: Land Use as follows:

- to show an indicative location for a potential future health facility, north of the future railway station
- include the potential future health facility in the Concept Plan table of state social infrastructure, with at least 9ha of land to be reserved
- remove the reference to “Ambulance” and the minimum land requirements from the State social infrastructure table, noting opportunities for co-location with the potential future health facility.

7.2.2 Education

Submitters generally support the draft provision for multiple primary schools and at least one secondary school but question capacity and timing relative to staging. Requests include reserving flexible sites that allow expansion, safe active-travel routes, traffic management for drop-off/pick-up and shared use of ovals and indoor spaces. Stakeholders encourage early learning centres and out of school hours care near schools and centres. Secondary education is seen as a key anchor; several ask for integration with VET/TAFE and employment precincts to create pathways for local youth.

Response:

The feedback received from the community and key stakeholders during consultation supported the need for education establishments, including a state secondary school, state primary schools and associate facilities, such as, childcare facilities, pre-schools and long day care centres.

Engagement with the Department for Education identified that additional land should be reserved within the CGA for educational establishments. In response to this feedback, the table in Concept Plan 161: Concordia Growth Area: Land Use has been updated to include a requirement for at least 12.6 hectares to be reserved for the proposed secondary school and 5.45 hectares to be reserved for each of the four proposed primary schools.

It was also recommended that both the secondary and primary schools be referred to as state schools and that the reference to primary schools in the social infrastructure table be updated to specify each with long day care and integrated pre-school.

The recommended post consultation changes to the Code Amendment will help to ensure sufficient land is reserved within the CGA to allow for the provision of the public educational establishments required to support the future residents of Concordia.

Concept Plan 161: Concordia Growth Area: Land Use will help to ensure educational establishments are strategically located within the CGA to maximise access for residents and delivered in a timely manner, which aligns with the stages of development and avoids the need for future residents to travel outside of the CGA to access these services.

Recommendations:

Make the following changes to the draft Code Amendment:

1. Update Concept Plan 161: Concordia Growth Area: Land Use to:

- change the reference from “secondary school” to “state secondary school” and “primary schools” to “state primary schools”
- amend the reference in the social infrastructure table from “4 primary schools (each with integrated pre-school)” to “4 state primary schools (each with long day care and integrated pre-school)”
- increase the minimum land to be reserved for a secondary school from 9.1ha to 12.6ha
- increase the minimum land to be reserved for each primary school from 3.45ha to 5.45ha.

7.3 Housing Density

Submissions reveal divided perspectives and considerable debate on housing density, a critical aspect shaping liveability and community outcomes in the master planned area.

Housing density was the third highest issue raised during consultation and was mentioned in approximately half of all the submissions received. The feedback received ranged from support for a more diverse mix of housing types and increased densities to suggestions that residential development should be limited to low density detached dwellings on large allotments.

The feedback included support for higher density housing where it is designed to a high standard and located close to activity centres, open space and public transport to help reduce private vehicle reliance and promote walkable communities.

Alternatively, however, the feedback included concerns that small allotments, higher densities and affordable housing would be inconsistent with the existing rural character and have a negative impact on the CGA and the broader region. To a lesser extent some of the submissions raised concerns that higher density housing would diminish the quality of life for the future residents. It was suggested that this form of housing would give rise to overcrowding, increased traffic congestion and on street parking (if homes are not able to accommodate family vehicles), reduced privacy, and a lack of private open space for gardens and recreation, and that this was likely to attract criminals and increase crime, decrease social outcomes, lower the value of properties.

Planning and housing industry submissions generally support introducing a mix of housing types and densities to promote diversity, affordability, and efficient land use. They recommend clustering medium and higher-density dwellings strategically near transport hubs, activity centres, and employment zones to maximise accessibility, reduce private vehicle reliance, and foster walkable communities. This aligns with broader urban design principles supporting sustainable growth.

Responses highlighted the necessity for high-quality design standards for medium and high-density housing, incorporating solar orientation, shading through canopy trees, adequate car parking (with provisions for multiple vehicles), and accessibility features. There is advocacy from a number of submissions for adoption of the National Construction Code’s Liveable Housing Design standard to improve inclusivity and better meet the needs for people with disabilities and ageing residents.

Opinions also diverge regarding the balance between maintaining green space and accommodating population growth. While some advocate for larger blocks and retention of

substantial vegetated open spaces, others favour the efficient use of land through higher densities supported by quality communal infrastructure and green corridors.

The importance of concurrent provision of social infrastructure and transport services is stressed as essential to the success of higher-density areas. This need for social infrastructure to be built simultaneously is present across almost all submissions in relation to housing and population growth. Without proximate schools, healthcare, shops, and reliable public transport, respondents say that clustered housing risks becoming socially and environmentally unsustainable.

Response:

The Code Amendment and existing Code policies are consistent with State Planning Policies (SPPs) and the Greater Adelaide Regional Plan which promote the provision of higher density residential development close to centres, public transport and open space. SPPs encourage the provision of more affordable housing and a more diverse range of housing types within residential areas, to provide choice for different household types, life stages and lifestyle choices.

Concordia is expected to provide approximately 10,000-12,000 new homes, which will substantially increase the supply of housing within the Outer North region and provide significant opportunities to deliver a diverse range of housing types within a region that is currently constrained by the availability of suitable land. The Code Amendment, therefore, will provide opportunities to address some of the challenges facing the current housing market, including a lack of affordability and the predominance of detached dwellings on large allotments.

While the proposed policies will allow for higher density housing and a more diverse range of housing options where it is located closer to transport corridors, public open space and activity centres, a majority of all residential development within the CGA will be comprised of low density detached dwellings, particularly where this level of density and scale of development is required to address unique site characteristics, topography, interface uses or protect important scenic and character areas.

The residential polices proposed in the Code Amendment are considered to be suitable for a new master planned community and will allow for the provision of more affordable and diverse housing options to meet the different needs of the future community, including housing, which caters for families, young adults and an ageing population that is looking to downsize to more appropriately sized and located properties.

Recommendations:

No change is recommended.

7.4 Natural Environment & Sustainability

Environmental protection, conservation, and climate resilience form key components of submissions reflecting concerns about the ecological impact of the Concordia Code Amendment and master planned community development.

Biodiversity and habitat protection are central to many responses. The presence of remnant native vegetation, endangered communities such as the Iron-grass Natural Temperate Grassland and native fauna corridors along the North Para River and Whitelaw Creek necessitates careful

planning to minimise development impacts. Buffers up to 50m or more are recommended in some submissions to secure habitat connectivity, reduce weed invasion, and support ecosystem functions. Restoration and maintenance of riparian zones through invasive species removal, replanting with Indigenous flora, and water quality management are viewed as essential actions.

Urban canopy and green infrastructure are promoted to enhance microclimate, biodiversity, and resident wellbeing. The achievement of 30% canopy cover at maturity is seen as critical but challenging, especially when balancing fire safety considerations. Retention of mature native trees, establishment of linear green corridors, and prioritisation of native species in public spaces are recommended practices. Fire risk is addressed through strategic siting, selection of fire-resilient vegetation, emergency access provisions, and community awareness initiatives.

Sustainability in construction and infrastructure, including energy efficiency, water reuse and resilience planning, features in submissions endorsing integrated design approaches that reduce environmental footprints.

Submissions seek urban design guidelines that embed climate resilience, tree canopy targets, and water-sensitive urban design.

Overall, submissions highlight that environmental stewardship demands coordinated, science-based strategies to balance development with the preservation and enhancement of natural and cultural assets, ensuring enduring ecological and social benefits.

Response:

The submissions received during consultation included support for the provision of a network of open space corridors, public open space and recreation reserves, which can be used to protect and preserve existing native vegetation, biodiversity and habitats for native fauna and contribute to stormwater and flood management.

The investigations undertaken to inform the Code Amendment included a biodiversity and restoration survey that sought to identify the extent of existing diversity and vegetation within the CGA, including the location of conservation areas, significant trees, sacred trees and vegetation corridors. The investigations found that land within the CGA has been largely modified and is broadly considered to provide low fauna habitat value and, as such, the future development of the area is not likely to have a significant impact on native flora and fauna.

The proposed development will help to minimise the potential impact of development on existing biodiversity and contribute to the targeted restoration and reconstruction of habitat and biodiversity within the CGA by establishing a connected and diverse network of green infrastructure systems along existing watercourses and linear open space corridors.

The preservation and enhancement of green infrastructure and the provision of open space corridors, public open space and recreation reserves, will help to preserve and enhance the existing native vegetation, biodiversity and natural habitats for native fauna, assist with stormwater management and water sensitive urban landscaping, improve air quality, contribute to urban cooling and help to reinforce the rural scenic character of the area. The enhancement of green infrastructure will contribute to the health and social well-being of the community, promote active lifestyles and encourage people to access nature within the urban environment, improve the visual amenity of the area and provide spaces for community interaction within the new master planned community.

It's noted that native vegetation controls are legislated through the Native Vegetation Act 1991, and the Native Vegetation Overlay in the Code is a reflection of those legislated areas. The Native Vegetation Overlay currently applies over the affected area, which means clearance of native vegetation, including scattered remnant trees, will be subject to the legislated controls under the *Native Vegetation Act 1991*. This will help to ensure appropriate areas of native vegetation are protected, retained and restored to sustain biodiversity, threatened species and vegetation communities, fauna habitat, ecosystem services, carbon storage and amenity values.

It's noted that further consideration of native vegetation controls will be undertaken through upcoming implementation of the *Biodiversity Act 2025*.

The Code Amendment also proposes to apply the Regulated and Significant Tree Overlay, which seeks conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss. It is considered appropriate to apply this overlay, as the CGA forms a logical extension of the metropolitan urban area where regulated and significant tree controls apply.

The Code Amendment also proposes to spatially apply the Urban Tree Canopy Overlay to seek the planting of new trees when undertaking residential development within the CGA. This will help to increase the number of trees, enhance the urban tree canopy, and improve the greening and visual amenity for future residents within the CGA.

Recommendations:

No change is recommended.

7.5 Developing on Agricultural Land

The imperative to protect South Australia's valuable agricultural land received strong emphasis across community and stakeholder submissions.

A significant proportion of respondents oppose the rezoning of fertile farmland, particularly prime cropping and livestock areas, for urban development. Their concerns are anchored in broader food security objectives, biodiversity conservation, and the socio-economic viability of rural industries. The nature of high-rainfall, nutrient-rich soils is stated as critical for sustained food production and biosecurity buffers. A range of submissions emphasise it is vital to safeguard against encroachment and loss to these areas from urbanisation. Opponents argue that development prioritises less productive or marginal lands, such as those north of the Goyder Line, to balance growth needs with agricultural sustainability.

Adjacent and longstanding farming families highlight concerns of land use conflicts arising from proximity between their existing intensive farming operations and new residents. Normal agricultural practices, including aerial spraying, heavy machinery use, dust generation, burning stubble and livestock movement generate resident complaints and regulatory pressures that threaten farm viability. Mental health impacts on farmers grappling with rapid and uncertain urban encroachment are highlighted as a significant social consideration.

Policy alignment with relevant State Planning Policies, especially SPP 1.4 protecting rural character and productive land, is urged. Buffer zones, either as landscaped amenity strips or open spaces, between urban edges and rural lands provide mechanisms to reduce conflicts. Calls are

made for clear, early, and enforceable guidelines to support farm diversification enterprises (agritourism, farm shops, storage) to sustain rural livelihoods.

The value of rural and heritage landscapes, including visual amenity, community identity, and ecological functions, is underscored. Submissions stress preservation of open views, protection of tree-lined corridors and avoidance of intrusive development lighting or infrastructure upgrades compromising rural character.

Overall, submissions highlight that protecting agricultural land amid urban growth pressures necessitates careful spatial planning, community consultation, and policy guardianship. Balancing housing expansion with the preservation of farming productivity, rural culture, and environment requires a nuanced, long-term approach incorporating buffers, diversified land-uses, and respect for agricultural operations.

Response:

The submissions received during consultation raised concerns about urban sprawl, the use of valuable farming land for urban development and the potential impact of new development on the rural properties, which will continue to operate adjacent to the CGA.

The CGA was identified for future urban growth in the 2010 and 2017 iterations of the 30-Year Plan and the Greater Adelaide Regional Plan (GARP). The site is located outside both the Environment and Food Production Areas, which seek to protect vital agricultural lands surrounding metropolitan Adelaide from urban encroachment, and the Barossa Character Preservation District which safeguards the region's viticultural land and its wine and tourism industries.

The investigation undertaken to inform the Code Amendment demonstrated that the proposed development could be designed and sited to mitigate the environmental impacts and minimise land use conflicts between agricultural activities and the future development within the CGA. Furthermore, it was found that the proposed transport corridors could be used to provide a separation between future residential development and the existing land uses.

There are existing policies within the Code which can be used to ensure new development within the CGA will not prejudice the long-term viability of the existing rural activities within the adjacent Character Preservation District. In addition to this, the nature and scale of the proposed development will provide further opportunities to minimise the impact of new development on adjacent rural land uses and activities, including the siting of buildings and the development of the potential link road, which can be used to provide a separation and buffer.

In response to the feedback received during consultation, Concept Plan 160 Concordia – Basic Infrastructure and Concept Plan 161: Concordia Growth Area: Land Use are proposed to be updated post consultation to clearly show that the potential Link Road will be built entirely within the CGA and the existing rural roads will be retained to allow for the continuation of rural activities, such as, the driving of farm machinery and the moving of farm animals.

In addition to this, the Concept Plan 161: Concordia Growth Area: Land Use is proposed to be updated to show a landscaped buffer to be provided on each side of the potential Link Road, and to extend the existing buffer along Barossa Valley Way east of Wheatsheaf Avenue, to help reduce the impact of future urban development and minimise potential issues at the interface with existing rural activities.

The proposed master planned community will form a logical extension to the existing township of Gawler and provide the broad range of land uses and activities required to service a community including mixed use activity centres, educational facilities, employment land, open space and recreation areas.

The Code Amendment will establish a zone and policy framework that can be used to facilitate the development of a sustainable, resilient, innovative, vibrant, connected and inclusive master planned community that responds to the existing character of the area.

The Code Amendment will provide the opportunity for the CGA to be developed in a manner that respects the character of the Barossa Valley and provides a clear transition between the future community and the townships and rural landscape of the Barossa Valley. The master planned community will provide an appropriate balance between delivery of new homes, creation of a new high amenity community, respecting valued landscape and visual characteristics and protecting the Barossa Valley Character Preservation District.

The CGA is strategically placed to be able to make a major contribution in addressing the labour force and housing challenges facing Barossa Council and the broader Gawler/Barossa region including a lack of appropriately skilled labour and the need for more diverse economic development within the region.

Recommendations:

Make the following changes to the draft Code Amendment:

1 Update Concept Plan 160 Concordia – Basic Infrastructure to clearly show that the potential Link Road will be located entirely within the CGA.

2 Update Concept Plan 161: Concordia Growth Area: Land Use to:

- extend the proposed landscape buffer along Barossa Valley Way, east of Wheatsheaf Avenue
- clearly show that the potential Link Road will be located entirely within the CGA
- include a landscape buffer on either side of the proposed Link Road to help reduce the impact of future urban development and minimise potential issues at the interface existing rural activities.

7.6 Employment Land

Submissions broadly endorse reserving employment land to deliver local jobs and reduce commuter travel, however, they emphasise quality, compatibility and accessibility. Stakeholders advocate for a hierarchy of employment precincts ranging from light industry and urban services to mixed-use business hubs near centres and transit. Many warn against locating general industry adjacent to sensitive receivers without sufficient buffers. Noise, heavy-vehicle movements, lighting and operating hours require management through performance-based provisions and structure-planning.

There is strong support for clustering employment uses near the rail corridor and activity centres to leverage transit, enable mode choice for workers, and activate main streets. Respondents favour

innovation-friendly formats (flexible floorplates, maker spaces, small warehouses with shopfronts, and office over light industrial) that can evolve over time. Several emphasise the need to secure land for utilities, depots and service trades that support housing construction, while ensuring attractive built form along gateways. Heavy vehicle routes and loading require design to keep freight out of residential streets and parks.

Submitters request integrated buffers where employment interfaces with housing, including like landscape mounds, acoustic treatments, building orientation, and transitional land uses (e.g., showrooms, commercial) to soften impacts. Many seek high amenity streetscapes in employment areas (street trees, end-of-trip facilities, safe crossings) recognising that a quality environment aids business attraction. Some stakeholders recommend performance criteria for emissions, odour and waste and request early identification of any high risk uses that would require greater separation or specialised infrastructure.

Submissions seek for employment land to receive early servicing to support local jobs during the construction phase and to reduce commuting out of the area where possible. High speed digital connectivity is noted as essential. Several submissions also encourage the co-location of TAFE or training facilities with employment precincts to build a local skills pipeline.

Response:

The draft Code Amendment released for consultation proposed to rezone approximately 24 hectares of land on the southern side of Ironbark Road to Employment Zone to provide opportunities for the range of employment-generating land uses and activities that will be required to serve the new master planned community.

The proposed master planned community will help to increase the economic prosperity, foster employment growth and contribute to the economic strength and viability of businesses and services within the broader regions of the Barossa, Mid North and Northern Adelaide Hills.

The future residents of the CGA will also be able to access the employment opportunities, services and social infrastructure that exist within the broader region including the established retail, health, civic, education and entertainment facilities in the adjoining township of Gawler and the existing employment lands located directly north of the CGA, in the Kingsford industrial estate.

The submissions received during consultation were generally supportive of the proposed Employment zone and the need to provide adequate land for employment generating land uses. Some of the feedback, however, suggested that the proposed Employment Zone was too large and that it be reduced to approximately 10ha to 15ha given that some of the envisaged uses are likely to occur within the proposed activity centres. The feedback also suggested that an Employment Zone of between 10ha to 15ha would be more consistent with the Employment Land Assessment that was undertaken by Urbis to inform the Code Amendment.

These requests are acknowledged and updates to the extent of the Employment Zone are supported to bring it in line with the Employment Land Assessment.

Recommendations:

Make the following change to the draft Code Amendment:

1 Reduce the proposed Employment Zone from 24ha to 15ha - amend Attachment C1.1: Employment Zone to show the updated extent of the zone.

2	Update Concept Plan 160 Concordia – Basic Infrastructure and Concept Plan 161: Concordia Growth Area: Land Use to reference the reduced the size of the Employment Zone.

7.7 Open Space

Submitters request accessible, well distributed open space delivered early, including local parks, district sports reserves, linear greenways and nature play. Quality features including shade, diverse play, seating, accessible toilets, and safe connections receive consistent emphasis. Stakeholders support co-location with schools and community facilities while protecting riparian and biodiversity values. Maintenance responsibilities and irrigation sources (preferably recycled water) are raised, as is the need for dog-off-leash areas, inclusive design and equitable access within a 5–10-minute walk of homes.

7.7.1 Shared Path Network

The need for a robust and continuous active transport network - safe, connected pedestrian and cycling paths separated from fast traffic - is consistently highlighted as a priority to support modal shifts.

There is strong support for an all ages, all abilities active travel network that is continuous, direct and safe. Respondents request protected cycleways on key corridors, off-road shared paths along watercourses and utility corridors and separated paths near schools and centres. Submissions emphasise high quality crossings including raised priority crossings on local streets, signals or refuges at arterials and end of trip facilities at centres, parks, schools and employment areas. Several seek path widths that comfortably accommodate pedestrians, cyclists, prams and mobility devices, with lighting and passive surveillance.

Wayfinding, shade, rest points and interface with public transport are recurring themes. Stakeholders also highlight the opportunity to connect Concordia's network to regional trails and ensure continuity during construction. Safety for women, children and older adults is frequently mentioned, with clear sightlines, activation, and CPTED-informed design.

7.7.2 Sport and Recreation

Submissions support early delivery of multi-use sports reserves sized for regional demand, co-located with schools and community hubs where feasible. Stakeholders seek flexible fields (soccer, AFL/cricket overlays), indoor courts, lighting compliant with standards and equitable access for women and juniors. Provision for informal recreation including cycling pump tracks, outdoor courts, fitness nodes, dog parks and inclusive play receives strong support. Irrigation using recycled water, shade, parking and safe walking/cycling access are emphasised. Respondents request a transparent funding model for capital and long-term maintenance and for noise and traffic impacts are mitigated at neighbourhood interfaces.

Response:

The submissions received during consultation were mostly supportive of the shared path network, open space areas, and sports and recreation facilities proposed in the Code Amendment.

The submissions highlighted the need for more open space and green spaces and emphasized the need for quality open space that is well maintained and designed to meet the needs of the diverse needs of the new community by including playgrounds and spaces that can be used for passive recreation, social activities, outdoor events, picnicking, fitness and sport. Support was also given for larger open space and recreation areas to be co-located where possible, to maximise the use of these facilities.

At the point of land division for more than 20 allotments, land in the CGA will be required to contribute either a minimum of 12.5% open space, or the equivalent monetary contribution, under the open space contribution scheme in section 198 of the Act. The design of public open space will be assessed by the council at that point, having regard to council's open space strategies and policy in the Code. Existing policies in the Code and the Code Amendment will help to ensure open space, sport and recreation reserves are located, designed and large enough to maximise accessibility and meet the requirements of the future community. As a result of this open space contribution process, local/neighbourhood level parks are not shown on the Concept Plan, as they are subject to negotiation with the council.

The scale of the proposed development will allow for the provision of a diverse range of passive and active of open space, including small parks, open space corridors and pathways, sports and recreation reserves and a larger district park. The proposed open space and recreation areas will contribute to building a community identity through the creation of places with a unique character and a connection to biodiversity. Furthermore, the policies in the Code Amendment support the co-location of community facilities such as schools, community centres, recreation centres and public open space, within activity centres or complementary uses, to reinforce their role as a focal point for community.

The master planned community has been designed to maximise access and walkability and reduce car dependency. The master planned community will include a vast network of shared pathways that will provide safe, convenient and efficient access to activity centres, community facilities, open space and public transport.

The Barossa Council are currently undertaking negotiations with landowners and key stakeholders regarding the implementation of a social infrastructure deed that will help to ensure social infrastructure such as community facilities, libraries, open space and recreation are appropriately funded and delivered as part of a coordinated and equitable funding and delivery program. This mechanism will provide the opportunity for Council to ensure that future residents of Concordia have access to quality open space, that the open space provided as part of the development is meaningful, and suits the needs of the community.

The Code Amendment has been designed to promote high levels of walkability and healthy lifestyles through the provision of an interconnected road network that is combined with a vast network of shared bicycle and pedestrian pathways. This will provide future residents of Concordia with safe and efficient access to public transport, open space, community facilities, employment and activity centres within the CGA, and the nearby town of Gawler. The proposed path network will also provide access to existing walking trails, such as, the nearby Gawler Rivers Path and the Barossa Trail.

The proposed shared path network is shown on Concept Plan 161 – Concordia Growth Area: Land Use and has been designed to be integrated within the master planned community and linked to the proposed road network, to maximise access and connectivity to services and facilities throughout the CGA. There will also be further opportunities to improve these connections at the

different stages of the proposed development when the more detailed design and layout of future development is being determined.

In response to the feedback received during consultation, however, Concept Plan 161 – Concordia Growth Area: Land Use has been updated to more clearly articulate the connection between shared pathways and the proposed road network.

Recommendations:

Make the following change to the draft Code Amendment:

1 Update Concept Plan 161: Concordia Growth Area: Land Use to:

- extend the shared path networks to better illustrate the connection between the pathways and the proposed road network

7.8 Activity Centres

Stakeholders support an activity centre that concentrates retail and services in walkable nodes and avoids sprawl. Submissions favour transit-oriented centres close to the rail corridor and major bus routes, with active frontages, high amenity public realm and safe cycling access. Several requests were received to relocate/extend the neighbourhood activity centre closer to the future railway station.

Submissions emphasised parking designed and managed through shared, behind building, and multi-use strategies to support ‘people first’ streets while accommodating operational demand.

Respondents seek staging that brings local shops and services early, with design controls for mixed use, upper-level housing, and adaptable tenancies.

Freight and servicing should be screened and routed away from pedestrian priority areas.

Response:

The submissions received during consultation were generally supportive of the proposed activity centres, noting the need for the development of activity centres to be staged and coordinated with the delivery of other development to ensure new residents are provided with access to services in a timely manner and early in the life of the development.

The policies in the Code and the Code Amendment seek to facilitate the development of one larger neighbourhood activity centre and three smaller local activity centres.

The neighbourhood activity centre will be centrally located within the CGA to maximise access for future residents. The Urbis Economic Report identified that the larger centre should be central to the CGA, ideally with main road access, to serve the broadest catchment within the CGA. Centres should be central to the population they serve and along major roads to allow public and private transport access.

It was acknowledged through the investigations that the neighbourhood activity centre could spill over and part of its uses could extend to closer to the train station (i.e. higher density residential

within 400m) however the main focus of the neighbourhood activity centre should be centrally located to serve the wider catchment of the CGA.

It was noted through investigations that moving the neighbourhood activity centre further south closer to the Barossa Valley Way would reduce its access for the central catchment of Concordia, which it is designed to serve and that there is an existing local activity centre in Gawler South which services the existing southern areas adjacent to the site.

The proposed neighbourhood centre will be large enough to service a localised catchment of around 10,000 residents and is expected to provide a mix of retail and service-based land uses, with limited entertainment, recreation and cultural offerings and access to active transport networks to support the new community.

The local activity centres will service around 2,000 residents and be designed to focus on the provision of smaller neighbourhood-scale convenience shopping, businesses, entertainment and recreation facilities, which are required to support most of the daily and weekly shopping needs of the community.

The proposed local activity centres have been strategically positioned throughout the CGA to maximise the number of future residents located within a walkable 400-800m distance of the services and amenities within the activity centres. Furthermore, this will help to ensure the proposed centres are best positioned to attract the range of businesses and community facilities required to cater for the needs of the community.

Concept Plan 161 – Concordia Growth Area: Land Use shows the preferred location of activity centres within the CGA, however, further consideration will be given to the size, shape and location of each activity centre when determining the subdivision layout for the relevant stages of the development.

In response to the feedback provided during consultation, Concept Plan 161 – Concordia Growth Area: Land Use is proposed to be updated to more accurately represent the approximate size and location of the central Neighbourhood Activity Centre.

Recommendations:

Make the following change to the draft Code Amendment:

1 Update Concept Plan 161: Concordia Growth Area: Land Use to:

- more accurately represent the approximate size and location of the proposed Neighbourhood Activity Centre.

7.8.1 Emerging Main Street Subzone

The submissions received during consultation were generally supportive of the proposed Emerging Main Street Subzone. The feedback suggested that centres should be designed to a high standard with active frontages and a high level of amenity. The feedback included support for the policies within the Emerging Main Street Subzone, which seeks to activate street frontages, prioritise pedestrians, slow traffic and create a sense of place.

Submissions encourage small format retail and hospitality, upper-level housing and high-quality public realm with shade, seating and event programming to foster place identity. Built form controls (heights, setbacks, awnings) should deliver a human scale and protect key view lines. Loading and service access must be discreet, with safe, slow traffic environments and generous footpaths. Several respondents request heritage sensitive design cues and active edge requirements to avoid blank façades and ensure day to night activation.

As outlined in section 6 of this report, industry feedback raises concern about the subzone policy, observing potential barriers to future retail and commercial investment, particularly for local activity centres. There is concern the subzone does not align with consumer expectations and retail operational needs for visibility from major roads, ample front-facing parking, and large-format tenancies with flexible layouts.

Response:

Suggestions to improve policy in the Emerging Main Street Subzone are supported in order to allow a broader range of land uses fronting the main street, subject to meeting the design criteria for active interface and street framing. It is anticipated that larger format retail could be located away from the main street to support its typical format, and the main street policies should not limit opportunities for a range of retail models.

It is acknowledged that local activity centres are generally of such a size (typical floor space less than 1500m^2) that they may only be located on one side of the road, such as corner shops. In this case, it is agreed that creation of a main street environment would be difficult to achieve.

Amendments to the Emerging Main Street Subzone policy are proposed to address these matters.

The draft Code Amendment for consultation identified that updates to Practice Direction 15 (Building Envelope Plans) 2021 are anticipated to specify that a building envelope plan may show the location of a main street within an Emerging Main Street Subzone. These changes are proposed to provide clarity on how, when and why main streets are defined.

How:	By building envelope plan following/in conjunction with a land division application
When:	When an activity centre in the Emerging Main Street Subzone is proposed to be defined through land division and a building envelope plan, it must also define the proposed main street in any neighbourhood activity centre identified on the relevant Concept Plan
Why:	To allow the relevant authority to assess the size of the activity centre and main street concurrently against PO 4.4 of the subzone, to ensure main streets are located and sized to complement the scale of the activity centre.

Updates to Practice Direction 15 are proposed to be progressed later in 2025, subject to adoption of the Code Amendment.

To make clear that land division applications to create activity centres must nominate a main street, updates to the definition of ‘main street’ in Part 8 – Administrative Terms and Definitions of the Code are proposed.

Recommendations:

Make the following change to the draft Code Amendment:

1. Amend the Emerging Main Street Subzone to:

(a) allow a broader range of land uses fronting the main street, subject to meeting the design criteria for active interface and street framing

(b) clarify that a main street does not need to be defined for local activity centres, which are generally of such a size (typical floor space less than 1500m^2) that they may only be located on one side of the road

(c) clarify that a main street must be identified on a plan of division

(d) general updates to improve terminology, create consistency and avoid duplication.

2. Amend the definition of 'main street' in Part 8 of the Code to refer to identification of a main street on an authorised plan of division, as well as a building envelope plan.

7.9 Cultural heritage

Respect for Aboriginal cultural heritage through early and ongoing engagement with Traditional Owners, mapping, and cultural heritage management plans is strongly supported, to identify cultural values and embed them in structure planning. Stakeholders request cultural heritage surveys, avoidance of sensitive places and protocols for unexpected finds. There is strong support for visible cultural expression (Country-led landscape design, dual naming, interpretation) and opportunities for Aboriginal businesses in procurement and place activation.

Several respondents highlight the importance of caring for waterways and remnant vegetation as cultural as well as environmental assets, with monitoring and stewardship partnerships over the long term.

Submissions sought identification, assessment, and protection of local heritage assets (historic farmhouses, bridges, and cultural sites) to be formally incorporated into planning controls.

Response:

Traditional Owners were engaged early in the structure planning process for Concordia. Kaurna and Ngadjuri Traditional Owners were engaged to discuss the heritage values of the CGA and the appropriate management of sensitive landscapes. An archaeological and anthropological survey were conducted to record and identify any Aboriginal sites, objects and remains (together, Aboriginal heritage) as well as any other heritage constraints within the CGA.

Given that land in the affected area is located within two Native Title determination areas, each registered Native Title body corporate, Kaurna Yerta Aboriginal Corporation (KYAC) and the Ngadjuri Nation Aboriginal Corporation (NNAC), were informed of the proposal to rezone the land out of respect for the Traditional Owners of the land.

An Aboriginal Cultural Heritage Assessment Report was considered by the KYAC Board and NNAC Board and has been used to inform the preparation of the master plan for the CGA.

As the report contains culturally sensitive information, it was not replicated in this Code Amendment. The Code Amendment does not contain details about the nature, location and extent of any Aboriginal heritage identified and recorded during heritage surveys within the CGA.

Landowners and future developers may contact DHUD for further information about the report and/or any Aboriginal heritage identified and recorded during heritage surveys within the CGA. DHUD will consider such requests in consultation with NNAC, KYAC and the Department of State Development Aboriginal Affairs and Reconciliation (DSD-AAR) as appropriate.

DHUD, landowners and future developers are aware of the outcomes identified in the heritage surveys and the need for future development within the CGA, including the division of land, to comply with the requirements of the *Aboriginal Heritage Act 1988* (AH Act).

Legislated controls exist within the AH Act to provide special protection of Aboriginal sites, objects or remains, whether previously recorded or not. It's noted that:

- excavation of land for the purposes of uncovering Aboriginal heritage must not occur without authorisation from the Minister for Aboriginal Affairs – section 21 of the AH Act
- Aboriginal heritage must not be damaged, disturbed or interfered with without the Minister's authorisation – section 23 of the AH Act
- all Aboriginal heritage discoveries must be reported to the Minister as soon as practicable – section 20 of the AH Act
- discoveries of potential human remains must be reported to SA Police immediately on 131 444 – required under the *Coroners Act 2003.*

Landowners and future developers are encouraged to review AGD-AAR's 'A guide to Aboriginal heritage in South Australia', which provides useful information about best-practice Aboriginal heritage management in South Australia.

The Concept Plan in this Code Amendment seeks to protect areas of open space around waterways. Waterways are further protected by the Water Resources Overlay, which will continue to apply around waterways in the CGA, as shown in Figure 2 below. This Overlay has two desired outcomes:

1. Protection of the quality of surface waters considering adverse water quality impacts associated with projected reductions in rainfall and warmer air temperatures as a result of climate change.
2. Maintain the conveyance function and natural flow paths of watercourses to assist in the management of flood waters and stormwater runoff.

The Overlay contains criteria seeking a strip of land 20m or wider, measured from the top of existing banks on each side of the watercourse remain free from development, livestock use and revegetated with locally indigenous vegetation.

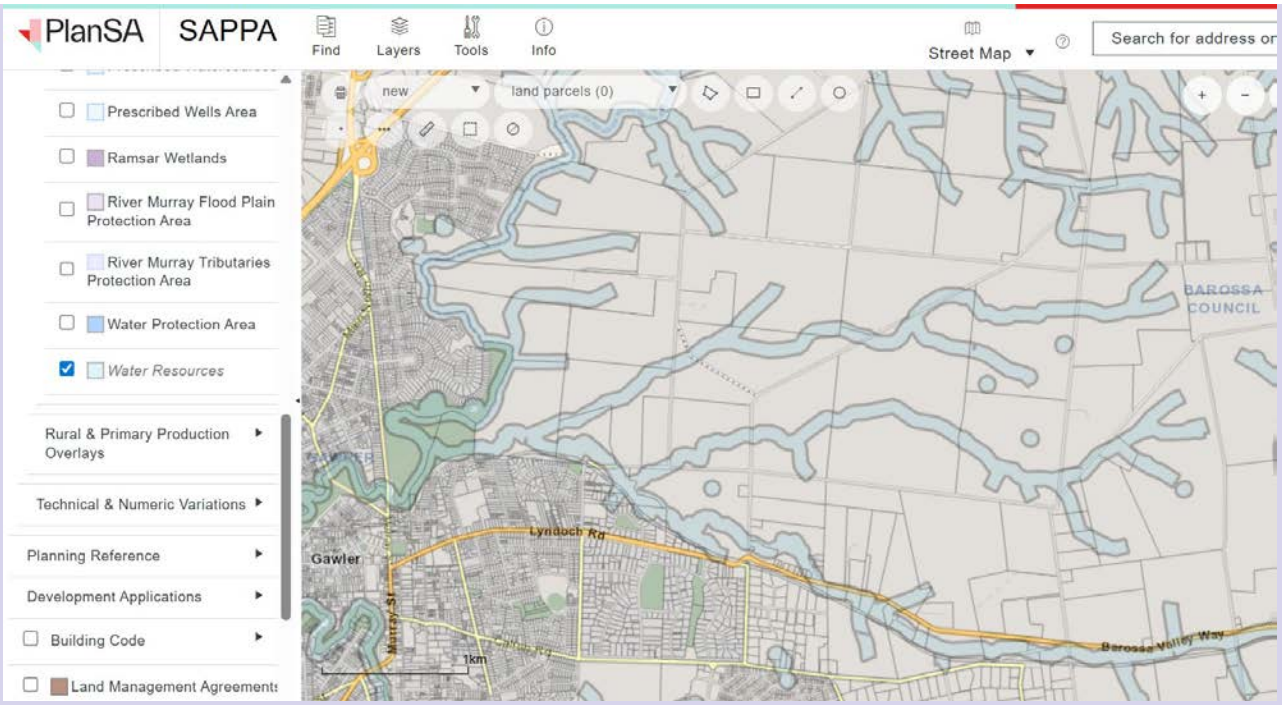


Figure 2. Map of Water Resources Overlay (SAPPA September 2025)

It's noted there are currently no Local Heritage Items nor State Heritage Items located in the affected area. While investigation of existing sites/buildings of local heritage value was not in scope of the subject Code Amendment, the Barossa Council could seek to undertake this work through a separate Code Amendment process in line with staged release of land.

Recommendations:

No change is recommended.

7.10 Other themes

7.10.1 Governance and staging

Submissions call for a transparent implementation framework linking land release to infrastructure triggers and population thresholds. Clear roles for State, councils and developers, with funding tools (developer contributions, possible value capture) are requested to avoid under delivery and to share costs fairly.

Response:

The associated Concordia Basic Infrastructure Scheme seeks to facilitate coordination, funding, timing and the delivery of necessary infrastructure by establishing a mechanism that can evolve over the duration of the proposed development, while providing certainty, efficiency and transparency for stakeholders.

Recommendations:

No change is recommended.

7.10.2 Construction management

Residents stress mitigation of dust, noise, light spill and vibration; defined work hours; and haulage routes that avoid schools, parks and established streets. Communication protocols (notifications, hotlines, online dashboards) are sought.

Concerns were raised over heavy construction vehicle routes, noise, vibration, safety, and disruption, with suggestions that detailed traffic management plans are mandated for construction phases.

Response:

While mitigation of construction impacts cannot be controlled through the policy proposed in this Code Amendment, most construction sites are regulated under the *Local Nuisance and Litter Control Act 2016*. The local council generally administers this Act.

Alternatively, the EPA is responsible for managing construction noise at sites where an authorisation to conduct an activity of environmental significance applies.

The Department of Infrastructure and Transport (DIT) has a Guideline for the Management of Noise and Vibration: Construction and Maintenance Activities. This guideline is referenced for construction noise in relation to public infrastructure.

Recommendations:

No change is recommended.

7.10.3 Character and place

Respondents want distinctive, landscape led design that respects local character and topography. Gateways, view protection, street tree diversity and water sensitive design are recurring requests. Many support public art and programming to build identity.

Response:

Policies guiding the design of development are found in the Design or Design in Urban Areas General Development Policies in the Code, which includes policies guiding privacy/overlooking and water sensitive design.

Street tree planting will be determined by council and the relevant developer, having regard to the council's tree management strategies and guidelines for the local area.

It's noted that the Barossa Council seeks additional policy to support the 'Gateway Entrances' on Concept Plan 161: Land Use. Given the difficulty in spatially applying a Gateway Overlay to entrances when the future cadastre has not yet been confirmed, additional clarity is proposed to be included on the Concept Plan.

Recommendations:

Make the following change to the draft Code Amendment:

1 Update Concept Plan 161: Concordia Growth Area: Land Use to:

- change the label ‘Gateway Entrances’ to ‘Gateway building and landscaping’

7.10.4 Safety and accessibility

Crime prevention through environmental design (CPTED) principles, inclusive design, and universally accessible paths, crossings and facilities are regularly mentioned. Safe routes to schools are a priority.

Response:

Policies guiding the design of development are found in the Design or Design in Urban Areas General Development Policies in the Code, which includes policies guiding safety and passive surveillance to the public realm.

A shared path network is identified on the proposed Land Use Concept Plan to plan for active travel networks to key destinations, including schools. Pedestrian crossings and other features of the travel network will be determined at the land division stage as roads are designed.

Recommendations:

No change is recommended.

7.10.5 Buffers and interfaces

Submissions frequently request robust buffers to industry, utilities, wastewater assets, and agricultural land, using landscape mounds, setbacks and built form transitions to manage noise, odour and lighting.

Stakeholders request interface treatments to protect existing neighbourhoods during construction (dust, noise, haulage) and to maintain service continuity. Numerous submissions ask for buffers around odour and noise generating uses, utility corridors and watercourses.

Requests were received to remove the Noise and Air Emissions Overlay from the CGA querying its suitability in residential areas and relevance to the CGA.

Response:

The Potential Link Road surrounding the CGA has been designed to act as a buffer between the growth area and the surrounding rural land uses. This would include the use of an appropriate landscaped buffer/mounding to mitigate impacts.

There is scope to improve the way this road is shown on Concept Plan 161 – Concordia – Land Use to make this function clear.

The Noise and Air Emissions Overlay has been applied to many greenfield/master planned areas in South Australia. The policies within it seek to protect community health and amenity from adverse impacts from rail, roads, and development incorporating music noise. The Overlay also triggers *Ministerial Building Standard 010: Construction requirements for the control of external*

sound, which sets out additional provisions for reducing the level of noise transfer into residential buildings in identified areas. Application of the Overlay to the whole of the CGA continues to be supported, noting that its policies will only come into relevance if development adjoins road, rail or a music venue. It's noted, however, that the way this Overlay operates in conjunction with MBS 010 will be further reviewed through the Interface Management Code Amendment.

Recommendations:

Amend Concept Plan 161 – Concordia – Land Use to:

a) adjust the location of the Potential Link Road to show that it is inset and separate from the growth area boundary and existing road network

b) add a landscaped buffer surrounding the Potential Link Road.

7.10.6 Climate resilience

Stakeholders support urban heat mitigation through canopy targets, deep soil, permeable surfaces and shaded streets. They ask that buildings be energy efficient, with orientation and passive design encouraged through guidelines.

Response:

The Code Amendment proposes to apply the Urban Tree Canopy Overlay through the residential parts of the growth area to ensure that new trees are planted in conjunction with new housing, to assist in creating tree canopy. This overlay seeks areas of deep soil to accommodate the new tree(s).

In addition, the Design in Urban Areas General Development Policies seek minimum areas of soft landscaping to be preserved on development sites to support plant growth.

Finally, the Native Vegetation Overlay will continue to apply to the growth area to preserve and enhance native vegetation (subject to implementation of the *Biodiversity Act 2025*).

This combination of legislative/policy mechanisms will support urban heat mitigation through tree and plant retention and planting.

Recommendations:

No change is recommended.

7.10.7 Economic vitality

While supportive of jobs, respondents emphasise a balanced mix that avoids adverse amenity impacts. Small business incubation, flexible tenancies, and digital connectivity are highlighted.

Response:

The Code Amendment proposes to establish an Employment Zone to support light industrial land uses, and four activity centres for more retail-focuses land uses. This structure supports a variety

of businesses to promote employment opportunities and to service the future community. Tenancy arrangements, digital connectivity and other similar matters will be determined by the market and landowners as development occurs.

Recommendations:

No change is recommended.

7.10.8 Equity and inclusion

There is emphasis on affordable and diverse housing types, early social infrastructure, and safe, convenient transport for non-drivers.

Response:

The Code Amendment proposes to apply the Affordable Housing Overlay across the Master Planned Neighbourhood Zone, which will seek 15% of allotment/dwellings be provided as affordable housing.

The Master Planned Neighbourhood Zone supports a range of different dwelling types and densities to support housing choice and diversity in market offerings.

Social infrastructure is nominated on Concept Plan 161 – Concordia – Land Use to forward-plan for the necessary education, health, community and emergency services needed for the emerging Concordia communities.

Recommendations:

No change is recommended.

8 Summary of recommended changes

In response to feedback and comments received during public engagement, the following key changes to the draft Code Amendment are proposed:

- reduce the size of the Employment Zone from 24 to 15 hectares, to better align with the Employment Land Assessment recommendations.
- create a new 'Infrastructure Coordination Overlay' within Part 3 of the Planning and Design Code and spatially apply it over the entire Affected Area, to coordinate the strategic use of land with necessary services and infrastructure, including a referral to a Scheme Coordinator in relation to an infrastructure delivery scheme in operation in the area affected by the overlay.
- create a new 'Coordinated Development Overlay' within Part 3 of the Planning and Design Code and spatially apply it over the entire Affected Area, to defer urban development until land is suitable for the intended land uses, taking into account infrastructure delivery mechanisms and other constraints to urban development.
- amend Part 1 of the Code, under the heading 'Spatial Information and Electronic Databases and Files, Ministerial Determinations', to allow the Minister to spatially remove the Coordinated Development Overlay where the Minister is satisfied that an infrastructure delivery scheme has been adopted, or an agreement is in place for the provision of all necessary essential infrastructure to support development of the growth area, and there are no other relevant restrictions to urban development proceeding.
- amend the proposed Emerging Main Street Subzone to:
    - allow a broader range of land uses fronting the main street, subject to meeting the design criteria for active interface and street framing
    - clarify that a main street does not need to be defined for local activity centres, which are generally of such a size (typical floor space less than 1500m2) that they may only be located on one side of the road
    - clarify that a main street must be identified on a plan of division
    - general updates to improve terminology, create consistency and avoid duplication.
- amend the definition of 'main street' in Part 8 of the Code to refer to identification of a main street on an authorised plan of division, as well as a building envelope plan.
- amend *Concept Plan 160 – Concordia Growth Area: Basic Infrastructure to*:
    - amend the 'Potential Link Road' and associated intersections, bridges and culverts to illustrate its inset from the growth area boundaries, providing space for a landscaped buffer/mound to rural land and the Character Preservation District
    - show potential road upgrades outside of the Affected Area south of Calton Road including a "Possible future road" extending in a southwest direction from the intersection of Cheek Avenue and Calton Road
- amend *Concept Plan 161 – Concordia Growth Area: Land Use* to*:*
    - change and increase the size and extent of the Neighbourhood Activity Centre, to better reflect the centre location anticipated through the Concordia Master Plan
    - change the label 'Gateway Entrances' to 'Gateway building and landscaping'

- amend the ‘Potential Link Road’ and associated intersections to illustrate its inset from the growth area boundaries, providing space for a buffer to rural land and the Character Preservation District
- apply a landscape buffer on either side of the proposed Link Road to help reduce the impact of future urban development and minimise potential issues at the interface existing rural activities
- extend the landscaped buffer along Barossa Valley Way to the east of Wheatsheaf Avenue
- show the indicative location of substations and existing electricity easements, consistent with the Concordia Master Plan
- extend the shared path networks to better illustrate the connection between the pathways and the proposed road network
- change the reference on the map and within the social infrastructure table from “secondary school” to “state secondary school” and “primary schools” to “state primary schools”
- change the reference in the social infrastructure table from “4 primary schools (each with integrated pre-school)” to “4 state primary schools (each with long day care and integrated pre-school)”
- amend the social infrastructure table to increase the minimum amount of land for a state secondary school from 9.1 ha to 12.6 ha
- amend the social infrastructure table to increase the minimum amount of land for each state primary school from 3.45 ha to 5.45 ha
- change the reference in the social infrastructure table from “Fire Service” to “Combined Country Fire Service (CFS) and State Emergency Services (SES)” and increase the minimum amount of land from 0.3 ha to 1.66 ha
- add “Potential future health facility” in the social infrastructure table and specify a minimum 9.0 ha of land to be reserved, showing an indicative location to the north of the future railway station.
- show the indicative location of social infrastructure including the Combined Country Fire Service (CFS) and State Emergency Services (SES) in the south-eastern corner of the CGA, north of the existing CFS station.
- remove reference to “Ambulance” and the minimum land requirement from the social infrastructure table.
- add “Metropolitan Fire Service (MFS)” in the social infrastructure table and specify at least 0.7 ha of land to be reserved.

9 Code Amendment instructions

The following amendment instructions (at the time of drafting) relate to the Planning and Design Code, Version 2025.17 published on 11 September 2025. Where amendments to the Planning and Design Code have been published after this date, consequential changes to the following amendment instructions will be made as necessary to give effect to this Code Amendment.

Note:

Changes proposed by the Code Amendment are outlined as follows:

- existing unaltered text shown by black e.g. existing text
- new text as proposed in the Code Amendment shown by green text e.g. add text
- deletion of policy that was proposed in the consultation Code Amendment but has been removed is shown by red text with strikethrough e.g. ~~*remove text*~~
- post consultation changes to policy will have the section highlighted in yellow.
- renumbering to meet Code list numbering rules will be made as necessary where list numbering is incorrect (or out of logical order) following implementation into the Code.

C1 Spatial Amendments (SAPPA)

(1) Remove the **Minimum Dwelling Allotment Size**, Technical and Numerical Variations layer from the entire Affected Area.

(2) Remove the **Minimum Site Area**, Technical and Numerical Variations layer from the entire Affected Area.

(3) Spatially apply the **Employment Zone** (in place of the Rural Zone) to the area nominated as ‘E - Employment’ in the map contained in Attachment C1.1.

(4) Spatially apply the **Master Planned Neighbourhood Zone** (in place of the Rural Zone) to the area to the area nominated as ‘MPN - Master Planned Neighbourhood’ in the map contained in Attachment C1.2.

(5) Spatially apply the new **Emerging Main Street Subzone** to the area nominated as ‘EMS, Emerging Main Street’ in the map contained in Attachment C1.3.

(6) Spatially apply the following overlays to the area shaded in green in the map contained in Attachment C1.4:

   a. **Affordable Housing Overlay**

   b. **Noise and Air Emissions Overlay**

   c. **Urban Tree Canopy Overlay**

(7) Spatially apply the following overlays to the entire Affected Area, as shown in Attachment C1.5:

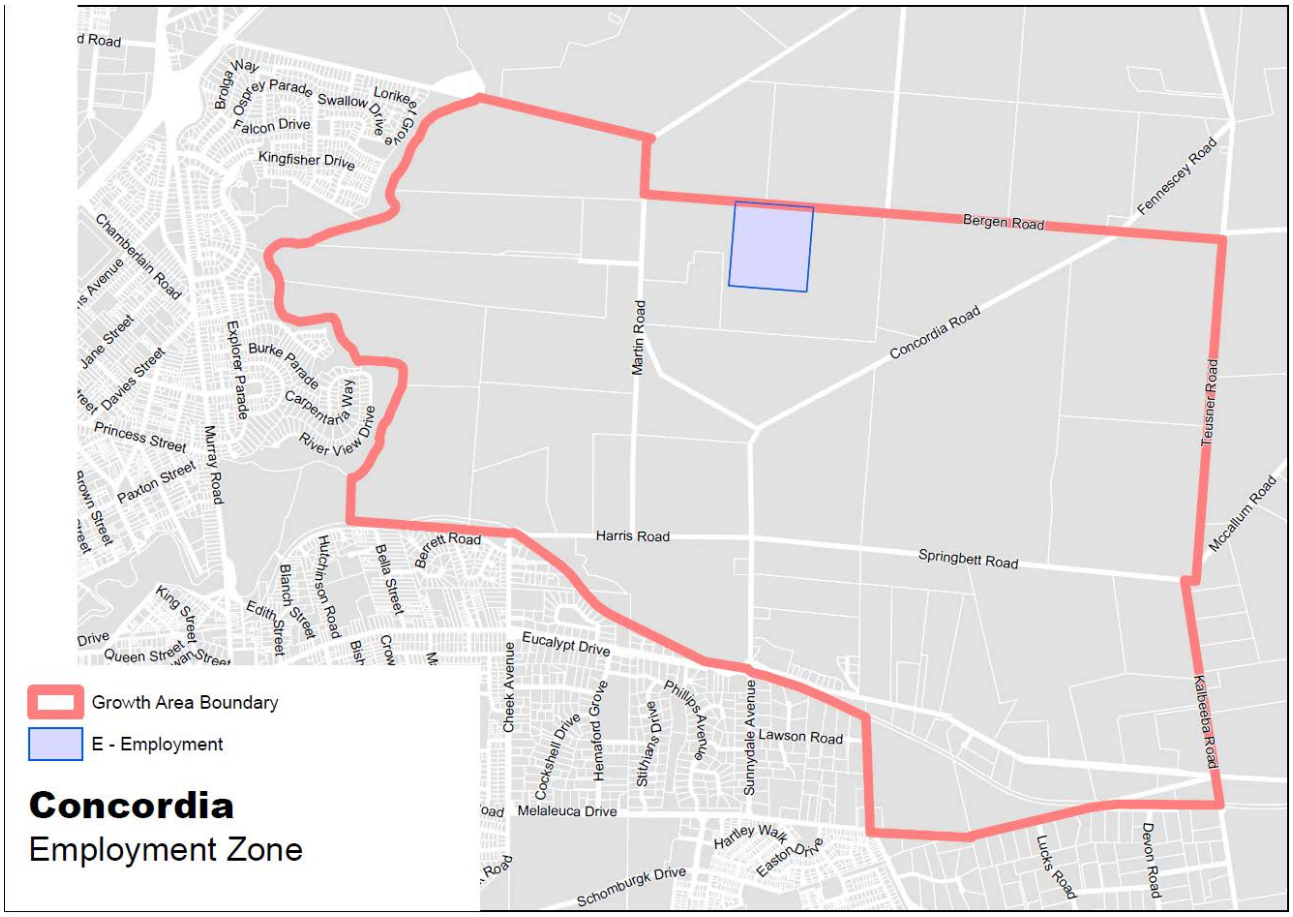
   a. **Coordinated Development Overlay**

   b. **Infrastructure Coordination Overlay**

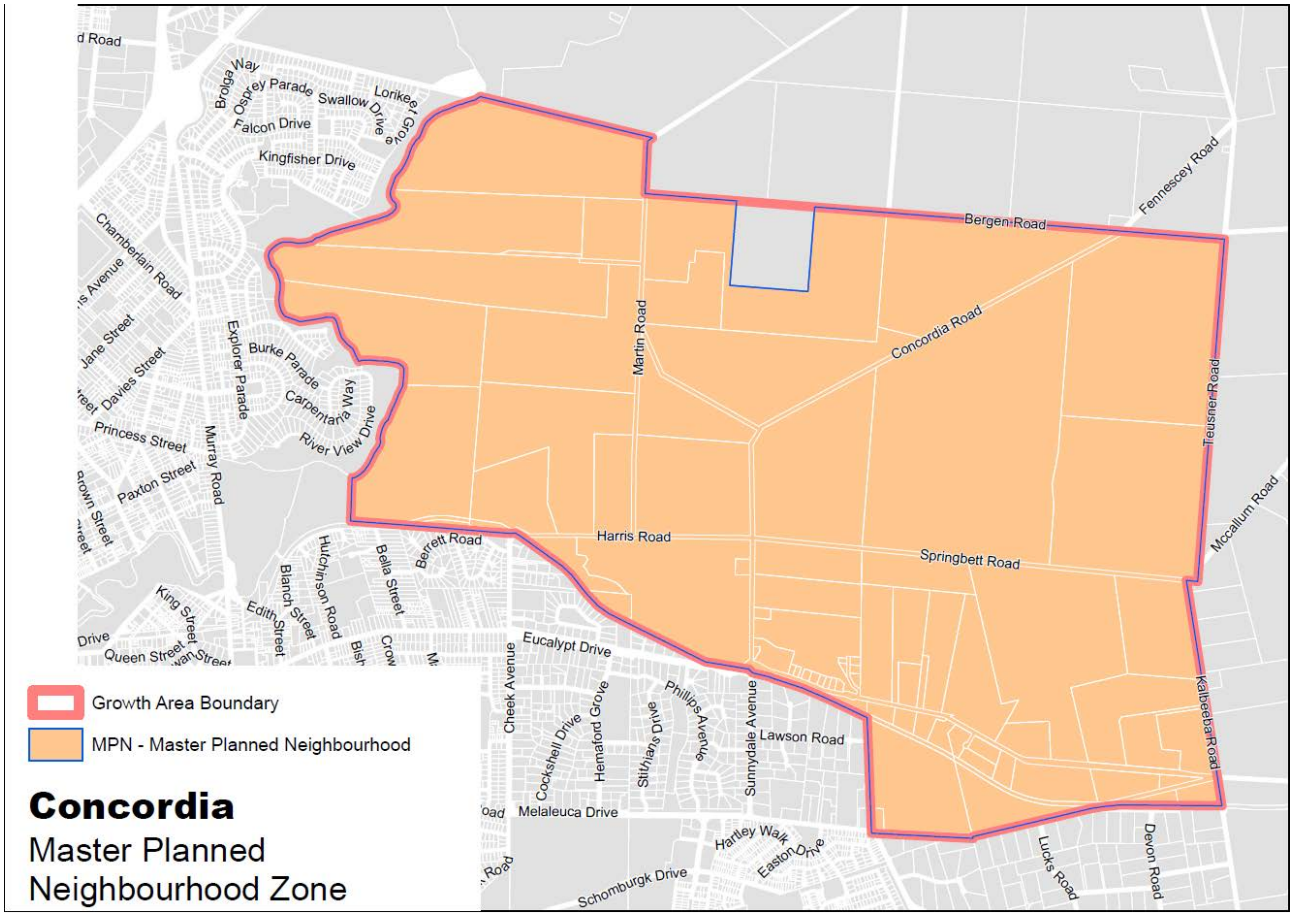
   c. **Regulated and Significant Tree Overlay**

(8) Spatially apply the **Concept Plan 160 Concordia Growth Area: Basic Infrastructure** (shown in C2: Part 12: Concept Plans) and **Concept Plan 161 Concordia Growth Area: Land Use** (shown in C2: Part 12: Concept Plans), as Technical and Numerical Variations layers to the entire Affected Area, as shown in Attachment C1.6.

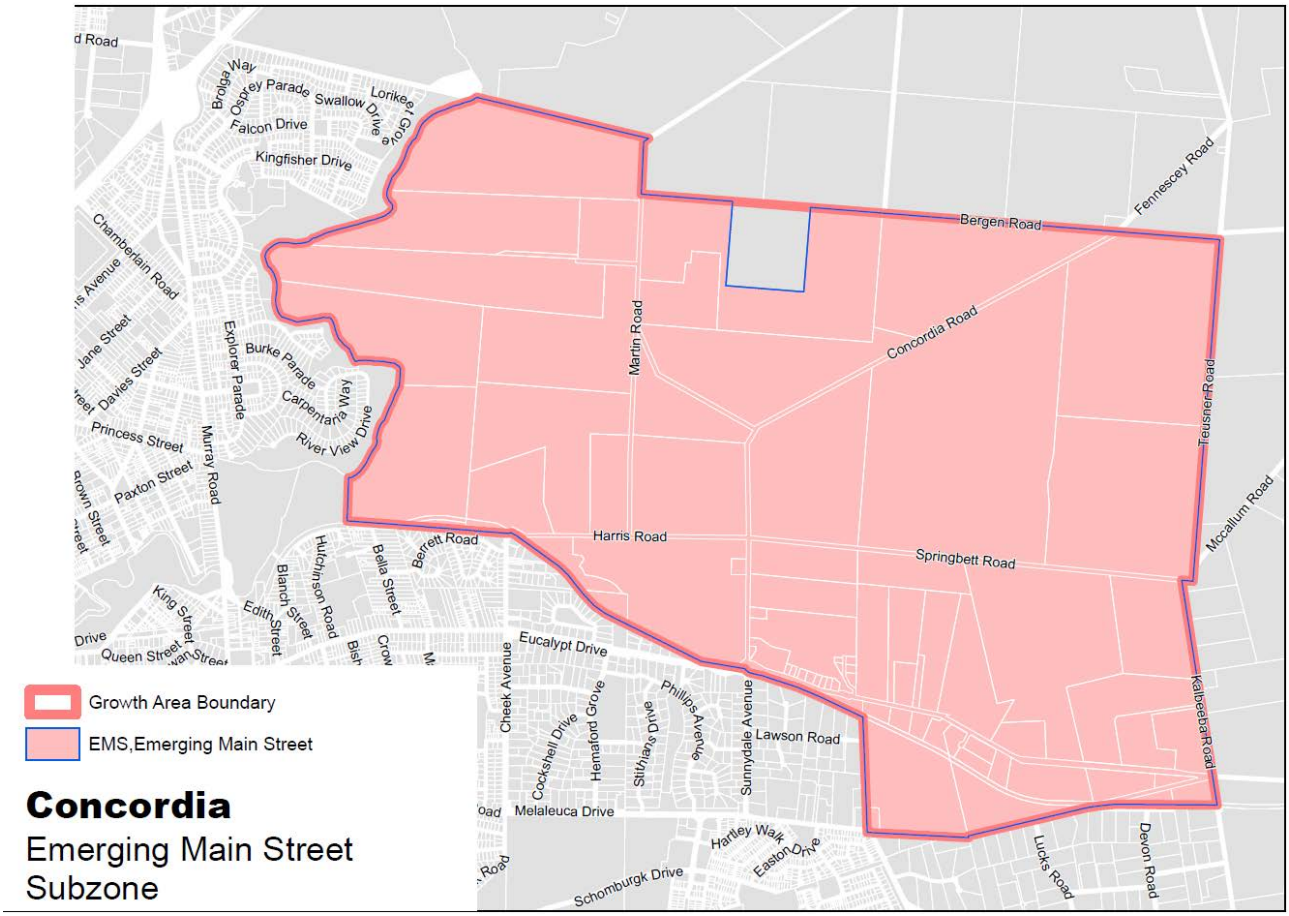
Attachment C1.1: Employment Zone



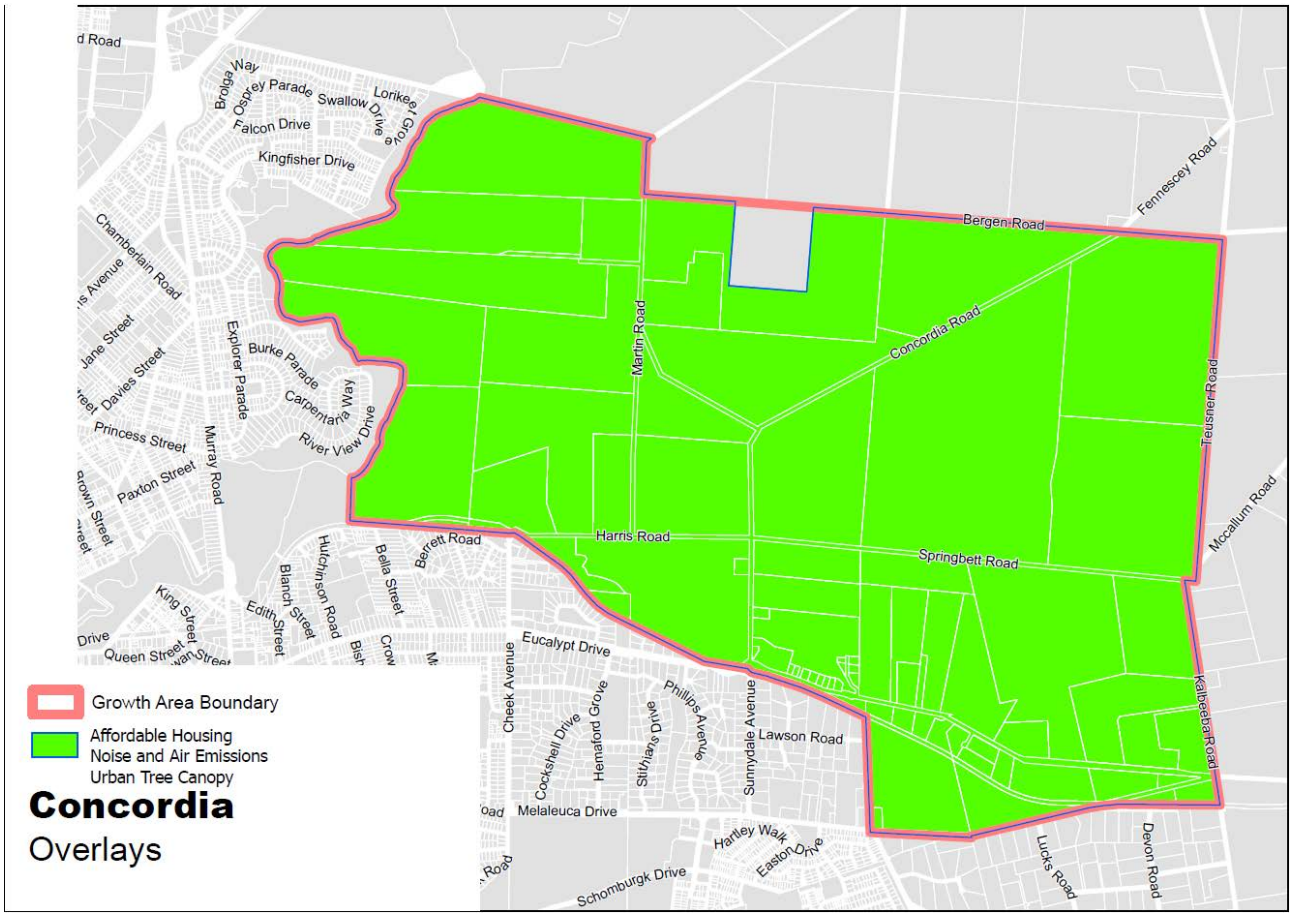
Attachment C1.2: Master Planned Neighbourhood Zone



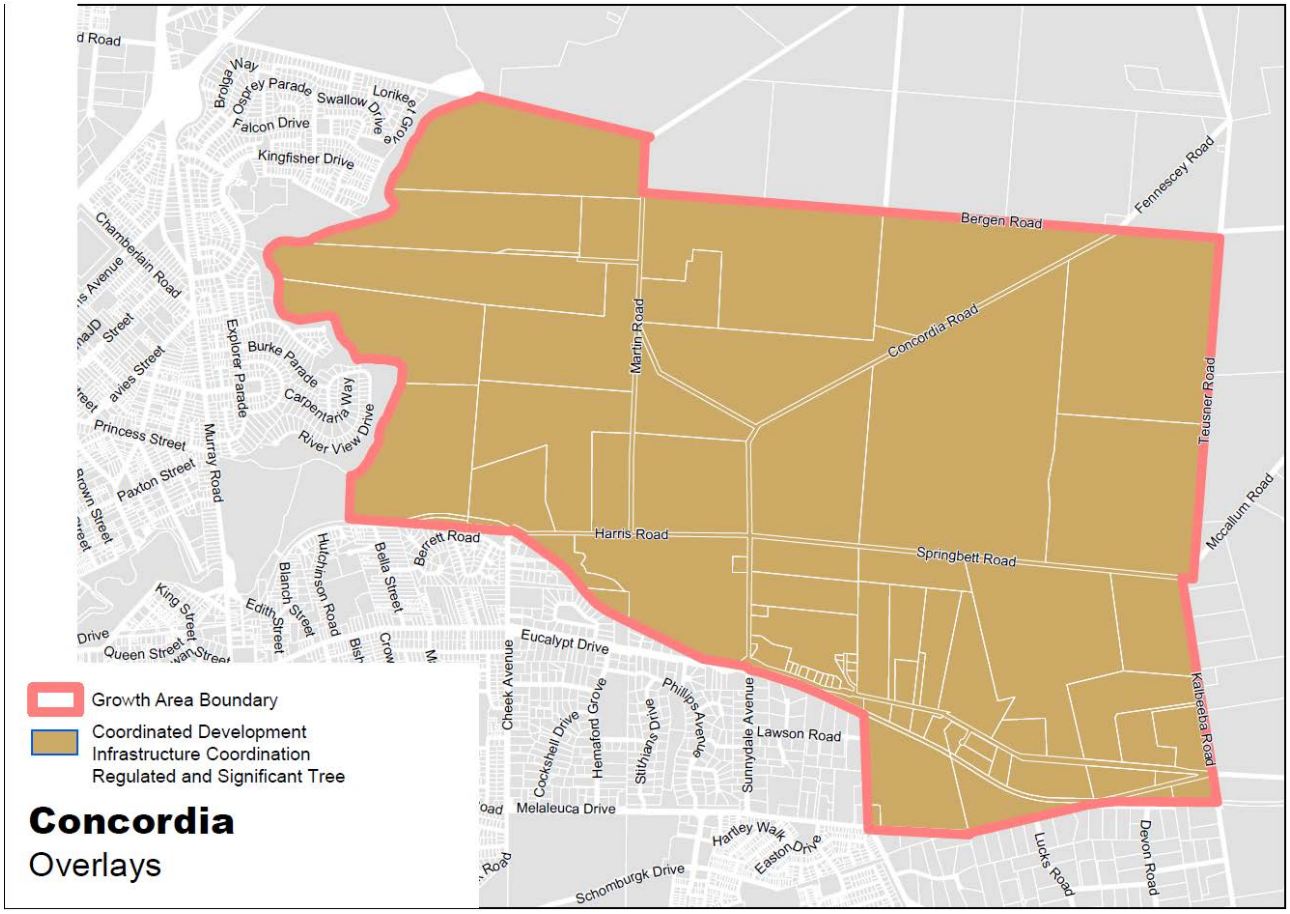
Attachment C1.3: Emerging Main Street Subzone



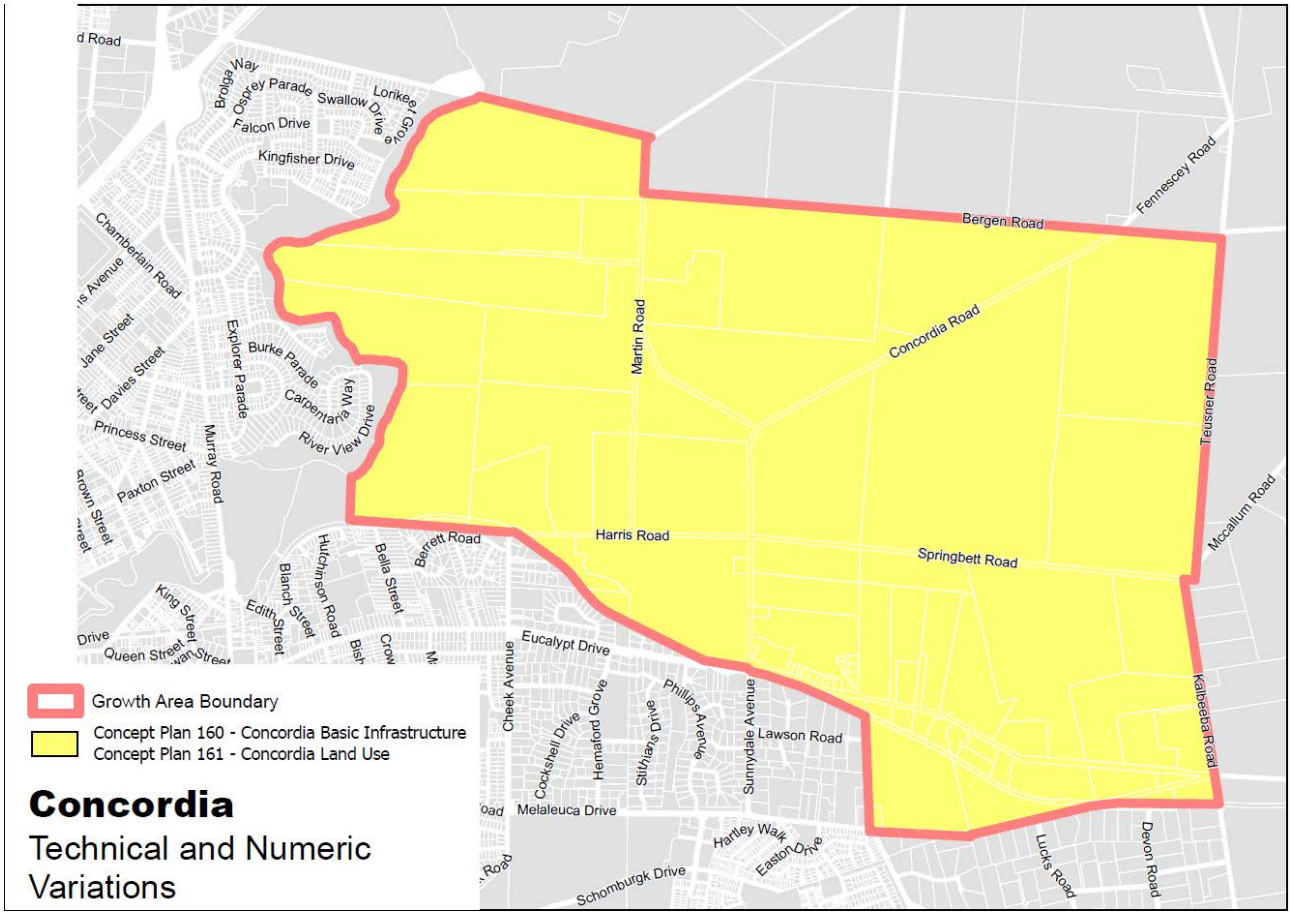
Attachment C1.4: Affordable Housing Overlay, Noise and Air Emissions Overlay, Urban Tree Canopy Overlay



Attachment C1.5: Coordinated Development Overlay, Infrastructure Coordination Overlay, Regulated and Significant Tree Overlay



Attachment C1.6: Proposed Amendments to Technical and Numeric Variations (TNV) Concept Plans for Concept Plan 160 – Concordia Growth Area: Basic Infrastructure and Concept Plan 161 – Concordia Growth Area: Land Use



C2 Planning and Design Code Amendments

Drafting Notes:

Black text = existing text
Green text = new text

Part 2 – Zones and Subzones

In **Part 2 – Zones and Sub Zones**, insert, the following '**Emerging Main Street Subzone**' in the '**Master Planned Neighbourhood Zone**' immediately after the '**Emerging Activity Centre Subzone**'.

Master Planned Neighbourhood Zone

Emerging Main Street Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Activity centres supported by medium density residential development make neighbourhoods a healthy and convenient place to live.
DO 2	Higher order activity centres in master planned areas include a main street as focal point for the surrounding neighbourhood and include a mix of retail, office, commercial, community, educational, sporting, recreation and civic land uses. ~~supported by medium density residential development.~~
~~DO 2~~	~~A high degree of pedestrian activity and main street activity with well-lit and visually engaging shop fronts and business displays including alfresco seating and dining facilities.~~
~~DO 3~~	~~An intimate public realm with active streets created by integrated mixed use buildings.~~

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	

PO 1.1	DTS/DPF 1.1
Activity centres within master-planned communities include: (a) retail, office, consulting rooms, educational facilities, community facilities, health, entertainment, sporting and recreation related uses that provide a range of goods and services at the local and neighbourhood level (b) a main street environment as a focal point for residents and visitors to shop, work, meet, entertain and relax.	Development comprises one or more of the following where located in an activity centre: (a) Advertisement (b) Child Care Facility (c) Cinema (d) Community facility (e) Consulting Room (f) Dwelling located above non-residential development (g) Educational Facility (h) Health facility (i) Hospital (j) Hotel (k) Indoor recreation facility (l) Library (m) Licensed Premises (n) Office (o) Place of worship (p) Shop (q) Tourist Accommodation. And in any other case, one or more of the following land uses: (a) Ancillary accommodation (b) Childcare facility (c) Co-living (d) Community facility (e) Consulting room (f) Display home (g) Dwelling (h) Educational facility (i) Indoor recreation facility

	(j) Office (k) Recreation area (l) Residential flat building (m) Retirement facility (n) Shop (o) Student accommodation (p) Supported accommodation.
PO 1.2 Within a main street of an activity centre, ground floor uses contribute to an active and vibrant main street.	**DTS/DPF 1.2** Shop, office, or consulting room uses are located on the ground floor level of buildings within a main street of an activity centre.
PO 1.3 Development with a frontage to ~~Within~~ a main street of an activity centre ~~development~~ is sited and designed to achieve or maintain a vibrant and interesting streetscape. ~~within retail areas.~~	**DTS/DPF 1.3** None are applicable ~~Within a main street of an activity centre, any of the following:~~ ~~(a) shop, other than a bulky goods outlet with a gross leasable floor area more than 500m^2~~ ~~(b) cinema~~ ~~(c) hotel~~ ~~(d) licensed premises.~~
PO 1.4 Within an activity centre, dwellings are developed only in conjunction with non-residential uses to support business, entertainment and recreational activities.	**DTS/DPF 1.4** Within an activity centre, medium to high density dwellings are developed only in conjunction with non-residential uses and sited: (a) at upper levels of buildings with non-residential uses located at ground level or (b) behind non-residential uses on the same allotment.

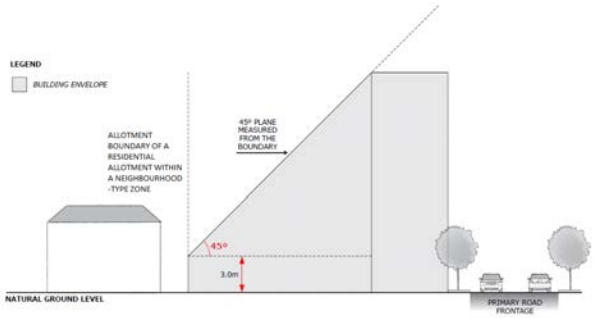
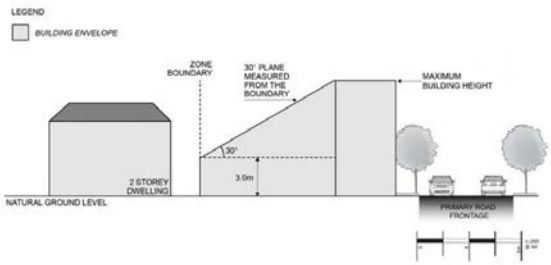
~~PO 1.5~~ ~~Within an activity centre:~~ ~~(a) educational facilities, sporting and recreation facilities are located to the periphery of the main street environment; and~~ ~~(b) large floor plate retail and commercial developments are located close to the main street and have liner buildings/tenancies that front the main street and minimise blank walls.~~	**~~DTS/DPF 1.5~~** ~~None are applicable.~~
PO 1.5 ~~1.6~~ Activity centres include a range of non-residential uses such as shops, offices, consulting rooms, educational facilities and community facilities of a scale to support the anticipated future growth of the surrounding neighbourhood.	**DTS/DPF 1.5 ~~1.6~~** None are applicable.
PO 1.6 ~~1.7~~ Medium to high density residential neighbourhoods established in walkable distances to an activity centre.	**DTS/DPF 1.6 ~~1.7~~** Residential development (other than residential development in a mixed-use building) achieves a net residential density of not less than 35 dwellings per hectare, where located within 200 m of the boundary of an activity centre, except where varied by a Concept Plan.

PO 1.7 ~~1.8~~	DTS/DPF 1.7 ~~1.8~~
Within an activity centre, changes in the use of land encourage the efficient reuse of commercial premises to maintain and enhance vibrancy within main street precincts.	Within an activity centre**,** a change of use to a shop, office, consulting room or any combination of these uses satisfies (a) to (e) inclusive: (a) the area to be occupied by the proposed development is in an existing building and is currently used as a shop, office, consulting room or any combination of these uses (b) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, areas used for the storage and collection of refuse are sited at least 10 metres from the site of a dwelling (other than a dwelling directly associated with the proposed shop) (c) if the proposed change of use is for a shop that primarily involves heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any neighbourhood-type zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions (d) if the change in use involves a gross leasable floor area greater than 250m2 and has direct frontage to an arterial road, it achieves either (i) or (ii): (i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road (ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the

	storage and collection of refuse are shared (e) off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number, except in any of the following circumstances: (i) the building is a local heritage place (ii) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made) (iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse.
Built Form and Character	
PO 2.1 Within the main street of an activity centre, buildings sensitively frame the main street and public spaces, provide overall visual relief from building height and mass, and maintain a human scale for pedestrians.	**DTS/DPF 2.1** Buildings fronting ~~within~~ the main street of an activity centre: (a) include a clearly defined podium or street wall with a maximum building height of 2 building levels or 8m, or higher where it matches the existing street wall of adjoining buildings and (b) have levels above the defined podium or street wall set back a minimum of 2m from that wall.

PO 2.2 Within the main street of an activity centre, buildings establish a main street appearance by incorporating key shop-front elements such as narrow buildings and tenancy footprints with frequently repeated frontages, and clear-glazed narrow shop front displays above raised display levels (base stall boards) and recessed entries.	**DTS/DPF 2.2** None are applicable.
PO 2.3 Within the main street of an activity centre, buildings create visual interest, promote an active interface with the main street frontage and maximise passive surveillance. ~~are designed to create visual connection between the public realm and ground level interior, to ensure an active interface with the main street and maximise passive surveillance.~~	**DTS/DPF 2.3** Within the main street of an activity centre, not less than 50% of the ground floor primary frontage of buildings facing the main street is visually permeable, transparent or clear glazed. ~~the ground floor primary frontage of buildings facing the main street:~~ ~~(a) provides at least 60% of the street frontage as an entry / foyer or display window to a shop or other community or commercial use that provides pedestrian interest and activation; and~~ ~~(b) does not have blank walls longer than 6m.~~
PO 2.4 Within the main street of an activity centre, pedestrian shelter and shade is provided over footpaths through the use of structures such as awnings, canopies and verandas.	**DTS/DPF 2.4** None are applicable.
PO 2.5 Buildings are adaptable and flexible to accommodate a range of land uses, including retail, office and residential without the need for significant change to the building.	**DTS/DPF 2.5** Ground floor levels of buildings incorporate a minimum ceiling height of 3.5m.
PO 2.6 Outbuildings, carports and garages are located behind the primary building facing the main street to ensure vibrancy and activity along the main street.	**DTS/DPF 2.6** None are applicable.

PO 2.7 Development contributes to and does not interfere with provision of an efficient and convenient pedestrian network linking the main street to adjoining pedestrian networks ~~zones~~.	**DTS/DPF 2.7** None are applicable.
PO 2.8 Within the main street of an activity centre, vehicular access is from a secondary street and/or rear lane, avoiding vehicle assess from the main street frontage.	**DTS/DPF 2.8** None are applicable.
PO 2.9 Within the main street of an activity centre, on-site car parking areas are located behind the building fronting the main street.	**DTS/DPF 2.9** None are applicable.
Building height and setbacks	
PO 3.1 A range of low-to-medium rise buildings within activity centres, with the highest intensity of built form sited away from residential development, and lower scale development at the interface with residential development.	**DTS/DPF 3.1** Buildings within activity centres not exceeding the following maximum building heights: (a) where the development is located on land adjacent to an allotment that will be used solely for residential purposes, 3 building levels or 12m (b) in all other cases 6 building levels or 22m.

PO 3.2	DTS/DPF 3.2
Buildings within activity centres mitigate visual impacts of building massing on residential development within a neighbourhood-type zone.	Buildings within activity centres constructed within a building envelope provided by a 45-degree plane, measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary or where this boundary is the primary street boundary): 
PO 3.3	**DTS/DPF 3.3**
Buildings within activity centres mitigate overshadowing of residential development within a neighbourhood-type zone.	Buildings within activity centres on sites with a southern boundary adjoining an allotment used for residential purposes in a neighbourhood-type zone are constructed within a building envelope provided by a 30-degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram: 

PO 3.4 Buildings along the main street of an activity centre with no setbacks from road boundaries achieve a continuity of street façade to the main street, but with sections of building set back to create outdoor dining areas, visually interesting building entrances and intimate, active spaces.	**DTS/DPF 3.4** None are applicable.
PO 3.5 Buildings along the main street of an activity centre with no setback from side boundaries achieve a continuity of street façade to the main street.	**DTS/DPF 3.5** Except where contrary to DTS/DPF 3.2 or 3.3, building walls along the main street of an activity centre located on the site's side boundaries, with the front wall set back in line with neighbouring buildings.
Land Division	
PO 4.1 Land division design designates land for activity centres that is: (a) distributed to maximise convenient access to shopping and services and (b) of sufficient size to cater for the anticipated catchment and future population.	**DTS/DPF 4.1** None are applicable.
PO 4.2 Land division design ensures activity centres are located to maximise accessibility by public transport, walking and cycling.	**DTS/DPF 4.2** None are applicable.

PO 4.3 Land division design ensures activity centres are established in locations that improve accessibility and exposure such as: (a) at an intersection of higher order roads and main movement routes (b) locations that have the highest residential density and pedestrian catchment or (c) adjacent high frequency public transport.	**DTS/DPF 4.3** None are applicable.
PO 4.4 Land division ~~for activity centres~~ related to a neighbourhood activity centre or larger centre, as identified on the relevant Concept Plan, identifies a main street which is located and sized to complement the scale of the activity centre.	**DTS/DPF 4.4** None are applicable.
Advertising	
PO 5.1 Advertisements in activity centres are sited and designed to achieve an overall consistency and appearance along individual street frontages.	**DTS/DPF 5.1** None are applicable.

PO 5.2	DTS/DPF 5.2
Advertisements in activity centres satisfy all of the following: (a) identify the associated business(es) (b) are of a size that is commensurate with the scale of the centre and the street frontage (c) avoid visual clutter (d) positively respond to the context without dominating the locality.	Advertisements in activity centres satisfy either (a) or (b): (a) when located on a main street frontage: (i) are sited flush on the wall of the building and do not have a sign face that exceeds 2m^2 or (ii) are under the verandah and are no more than 30cm in height and do not have a sign face that exceeds 1m^2 or (b) where located outside of a main street, freestanding advertisements: (i) do not exceed 8m in height, the adjacent building wall height, or the zone's height allowance (whichever is the lesser) and (ii) do not have a sign face that exceeds 6m^2 per side.

Classification/Assessment tables

The rules which set out how the Code's policies are applied are contained in classification tables of the Code's zones.

The following sets out the proposed changes to classification tables in the Master Planned Neighbourhood Zone, detailing how the policies in the new **Emerging Main Street Subzone**, new **Coordinated Development Overlay** and new **Infrastructure Coordination Overlay** are proposed to be applied to different classes of development in this zone.

Table 1 - Accepted Development Classification

1. In Part 2 – Zones and Subzones within the Master Planned Neighbourhood Zone, amend Table 1 – Accepted Development Classification, by inserting reference to the Coordinated Development Overlay as an exclusion in column 1 - Class of Development for the following classes of development:

    - Carport
    - Detached Dwelling
    - Outbuilding
    - Shade Sail
    - Swimming pool or spa pool and associated swimming pool safety features
    - Verandah

Table 2 - Deemed-to-Satisfy Development Classification

1. In **Master Planned Neighbourhood Zone** - Part 2 – Zones and Sub Zones - Table 2 - Deemed-to-Satisfy Development Classification

    (a) Insert Emerging Main Street Subzone [Land Use and Intensity] DTS/DPF 1.1 as a Deemed-to-Satisfy Development Classification Criteria in Column 4 - Subzone

    AND

    (b) Insert Infrastructure Coordination Overlay [Land Use and Intensity] DTS/DPF 1.1 as a Deemed-to-Satisfy Development Classification Criteria in Column 5 - Overaly

    (c) Insert (in alphabetical order) reference to the Coordinated Development Overlay as an exclusion in column 1 - Class of Development

    for the following classes of development:

    - Ancillary accommodation
    - Detached dwelling
    - Dwelling addition

- Dwelling or residential flat building undertaken by:

  (a) the South Australian Housing Trust either individually or jointly with other persons or bodies

  or

  (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.

- Row dwelling
- Semi-detached dwelling

2. In Part 2 – Zones and Subzones within the **Master Planned Neighbourhood Zone**, Table 2 – Deemed-to-Satisfy Development Classification, insert (in alphabetical order) reference to the Coordinated Development Overlay as an exclusion in column 1 - Class of Development for the following classes of development:

- Carport
- Deck
- Outbuilding
- Replacement building
- Verandah.

Table 3 - Applicable Policies for Performance Assessed Development

1. In Part 2 – Zones and Subzones, within the Master Planned Neighbourhood Zone, amend Table 3 – Applicable Policies for Performance Assessed Development:

   (a) Insert (in alphabetical order) the following policy references in column 4 - Subzone:

   - Emerging Main Street Subzone [Land Use and Intensity] PO 1.1, PO 1.2, PO 1.3, 1.4, PO 1.6
   - Emerging Main Street Subzone [Built Form and Character] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5, PO 2.7, PO 2.8, PO 2.9
   - Emerging Main Street Subzone [Building Height and Setbacks] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5

   AND

   (b) Insert (in alphabetical order) the following policy references in column 5 - Overlay:

   - Coordinated Development Overlay [Land Use] PO 1.1

   For the following classes of development:

   - Ancillary accommodation
   - Dwelling addition

2. In Part 2 – Zones and Subzones, within the Master Planned Neighbourhood Zone, amend Table 3 – Applicable Policies for Performance Assessed Development:

(a) Insert (in alphabetical order) the following policy references in column 4 - Subzone:

- Emerging Main Street Subzone [Land Use and Intensity] PO 1.1, PO 1.2, PO 1.3, 1.4, PO 1.6
- Emerging Main Street Subzone [Built Form and Character] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5, PO 2.7, PO 2.8, PO 2.9
- Emerging Main Street Subzone [Building Height and Setbacks] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5

AND

(b) Insert (in alphabetical order) the following policy references in column 5 - Overlay:

- Coordinated Development Overlay [Land Use] PO 1.1
- Infrastructure Coordination Overlay [Infrastructure Delivery Scheme] PO 1.1, PO 1.3, PO 1.4
- Infrastructure Coordination Overlay [Social infrastructure] PO 2.2

For the following classes of development:

- Detached dwelling
- Dwelling or residential flat building undertaken by:

(a) the South Australian Housing Trust either individually or jointly with other persons or bodies

or

(b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.

- Group dwelling
- Residential flat building
- Row dwelling
- Semi-detached dwelling

3. In Part 2 – Zones and Subzones, within the Master Planned Neighbourhood Zone, amend Table 3 – Applicable Policies for Performance Assessed Development, insert (in alphabetical order) the following policy references in column 5 - Overlay:

- Coordinated Development Overlay [Land Use] PO 1.1

For the following classes of development:

- Deck
- Fence
- Retaining wall
- Verandah

4. In Part 2 – Zones and Subzones, within the Master Planned Neighbourhood Zone, amend Table 3 – Applicable Policies for Performance Assessed Development:

(a) Insert (in alphabetical order) the following policy references in column 4 - Subzone:

- Emerging Main Street Subzone: [Built Form and Character] PO 2.6

(b) insert (in alphabetical order) the following policy references in column 5 - Overlay:

- Coordinated Development Overlay [Land Use] PO 1.1

For the following classes of development:

- Carport
- Outbuilding

5. In Part 2 – Zones and Subzones, within the Master Planned Neighbourhood Zone, amend Table 3 - Applicable Policies for Performance Assessed Development, insert (in alphabetical order) the following policy references in column 4 - Subzone:

- Emerging Main Street Subzone [Land Use and Intensity] PO 1.1
- Emerging Main Street Subzone [Advertising] PO 5.1, 5.2

For the class of development 'Advertisment'.

6. In Part 2 – Zones and Subzones, within the Master Planned Neighbourhood Zone, amend Table 3 - Applicable Policies for Performance Assessed Development

(a) insert (in alphabetical order) the following policy references in the Subzone column:

- Emerging Main Street Subzone [Land Use and Intensity] PO 1.1, PO 1.2, PO 1.3, PO 1.5, PO 1.5, PO 1.7
- Emerging Main Street Subzone [Built Form and Character] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5, PO 2.7, PO 2.8, PO 2.9
- Emerging Main Street Subzone [Building Height and Setbacks] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5

AND

(b) insert (in alphabetical order) the following policy references in the Overlay column:

- Coordinated Development Overlay [Land Use] PO 1.1
- Infrastructure Coordination Overlay [Infrastructure Delivery Scheme] PO 1.1, PO 1.2, PO 1.3, PO 1.4
- Infrastructure Coordination Overlay [Social infrastructure] PO 2.1, PO 2.2

For the following classes of development:

- Consulting room
- Light industry
- Office
- Service trade premises
- Shop
- Store

- Warehouse

7. In Part 2 – Zones and Subzones, within the Master Planned Neighbourhood Zone, amend Table 3 – Applicable Policies for Performance Assessed Development, for the class of development Land Division:

   (a) insert (in alphabetical order) the following policy references in column 4 - Subzone:
      (a) Emerging Main Street Subzone [Land Division] PO 4.1, PO 4.2, PO 4.3, PO 4.4

   AND

   (b) insert (in alphabetical order) the following policy references in column 5 – Overlay:
      (b) Coordinated Development Overlay [Land Division] PO 1.2
      (c) Infrastructure Coordination Overlay [Infrastructure Delivery Scheme] PO 1.1, PO 1.2, PO 1.3, PO 1.4
      (d) Infrastructure Coordination Overlay [Social infrastructure] PO 2.1, PO 2.2

Part 1 – Rules of Interpretation

In **Part 1 – Rules of Interpretation**, under the heading ‘Spatial Information and Electronic Databases and Files, Ministerial Determinations’, insert the following line to the Table:

Overlay	Nature of Updates
Coordinated Development Overlay	The Overlay may be spatially removed from land where the Minister is satisfied that: a) a scheme under Part 13 of the Act has been adopted or an agreement is in place for the provision of all necessary essential infrastructure to support development of the growth area, and b) there are no other relevant restrictions to urban development proceeding.

Part 3 – Overlays

Application of New 'Coordinated Development Overlay'

In **Part 3 – Overlays**, before the Overlay titled 'Defence Aviation Area Overlay' insert, the following heading and accompanying text:

Coordinated Development Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Urban development is deferred until land is suitable for the intended land uses, taking into account infrastructure delivery mechanisms and other constraints to urban development.
DO 2	Infrastructure and community services are provided in a timely and coordinated manner to facilitate planned urban growth and ensure the delivery of essential services to future communities.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use	
PO 1.1 Development is limited to that which satisfies one of the following: (a) does not prejudice the orderly and efficient servicing and conversion of land for future urban development (b) is ancillary to and necessary for the continuation of an existing lawful use (c) accommodates essential infrastructure or community services that are compatible with the relevant zone or sub zone, including any	DTS/DPF 1.1 None are applicable.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code.	
Land division	
PO 2.1 Land division is limited to that which satisfies one of the following: (a) corrects anomalies in the placement of allotment boundaries with respect to the location of existing buildings, structures or land uses (b) facilitates the provision of essential infrastructure, community services or public open space that are compatible with the relevant zone or subzone, including any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code (c) results in the creation of 'super lots' or balance allotments that do not result in a form of division which would prejudice the orderly and efficient development of land for future urban development.	DTS/DPF 2.1 None are applicable.

Procedural Matters (PM) – Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the *Planning, Development and Infrastructure (General) Regulations 2017.*

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
NA	NA	NA	NA

Application of New 'Coordinated Development Overlay'

In **Part 3 – Overlays**, before the Overlay titled 'Interface Management Overlay' insert, the following heading and accompanying text:

Infrastructure Coordination Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development is consistent with and will not compromise efficient delivery of infrastructure provided for under an infrastructure delivery scheme.
DO 2	Coordination of infrastructure and the strategic use of land with necessary services and infrastructure.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Infrastructure Delivery Scheme	
PO 1.1 Development is consistent with the location and form of infrastructure provided for under an infrastructure delivery scheme established under Part 13 of the *Planning, Development and Infrastructure Act 2016*.	DTS/DPF 1.1 Development satisfies one of the following: a) does not comprise the division of land b) does not involve building work comprising a non-residential use, except for where such a use would represent a continuation of an existing or rural land use c) does not result in more than 1 dwelling on an existing allotment d) development which will occur in accordance with an agreement under section 123 of the *Planning, Development and Infrastructure Act 2016*.
PO 1.2 The delivery of infrastructure occurs in accordance with the relevant Concept Plan.	DTS/DPF 1.2 Infrastructure is delivered in accordance with the infrastructure type and location shown on any

	relevant Concept Plan. The following concept plans are relevant: **Description** Concept Plan 160 – Concordia Growth Area: Basic Infrastructure
PO 1.3 Development does not conflict with or compromise planned infrastructure.	DTS/DPF 1.3 Development satisfies one of the following: a) does not comprise the division of land b) does not involve building work comprising a non-residential use, except for where such a use would represent a continuation of an existing or rural land use c) does not result in more than 1 dwelling on an existing allotment d) development is located wholly outside of land which has been identified for the provision of infrastructure shown on any relevant concept plans. The following concept plans are relevant: **Description** Concept Plan 160 – Concordia Growth Area: Basic Infrastructure
PO 1.4 Development is consistent with the capacity of existing or planned infrastructure and servicing networks, or can demonstrate that infrastructure and servicing requirements can be accommodated without compromising the delivery, timing, or cost of infrastructure identified in an infrastructure delivery scheme.	DTS/DPF 1.4 Development satisfies one of the following: a) is located within an area where infrastructure capacity has been confirmed by the relevant Scheme Coordinator b) is supported by a servicing report or infrastructure assessment demonstrating that: i. infrastructure capacity is sufficient to accommodate the proposed development; or ii. infrastructure upgrades required to support the development are feasible, sequenced appropriately, and consistent with the relevant infrastructure delivery scheme.
Social infrastructure	
PO 2.1	DTS/DPF 2.1

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<td>Social infrastructure, including health, education, community facilities, police, justice or emergency services facilities, is delivered in accordance with the relevant Concept Plan.</td>
<td>Social infrastructure is delivered in accordance with the size and location of social infrastructure shown and nominated on any relevant Concept Plan. The following concept plans are relevant:

<table><tr><th>Description</th></tr><tr><td>Concept Plan 161 – Concordia Growth Area: Land Use</td></tr></table></td>
</tr>
<tr>
<td>PO 2.2

Development does not compromise or conflict with planned social infrastructure.</td>
<td>DTS/DPF 2.2

Development satisfies one of the following:

a) does not comprise the division of land
b) does not involve building work comprising a non-residential use, except for where such a use would represent a continuation of an existing or rural land use
c) does not result in more than 1 dwelling on an existing allotment
d) is located wholly outside of land which has been identified for the provision of social infrastructure shown on any relevant concept plans. The following concept plans are relevant:
<table><tr><th>Description</th></tr><tr><td>Concept Plan 161 – Concordia Growth Area: Land Use</td></tr></table></td>
</tr>
</table>

Procedural Matters (PM) – Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the *Planning, Development and Infrastructure (General) Regulations 2017.*

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
A class of development in an area where an infrastructure delivery scheme has been established under Part 13 of the *Planning, Development and Infrastructure Act 2016* and that does not satisfy Infrastructure Coordination	Scheme Coordinator established under section 165 of the *Planning, Development and Infrastructure Act 2016* in relation to an infrastructure delivery scheme in operation in the area	To provide direction to the relevant authority in relation to: a) whether development is consistent with the provision of infrastructure associated with the	Development of a class to which Schedule 9 clause 3 item X* of the *Planning, Development and Infrastructure (General)*

Overlay DTS/DPF 1.1, except where: (a) the development is, in the opinion of the relevant authority, minor in nature and would not warrant a referral when considering the purpose of the referral; or (b) the development has been granted outline consent.	affected by this overlay	relevant infrastructure delivery scheme b) whether development compromises or conflicts with the provision of infrastructure provided for under an infrastructure delivery scheme c) infrastructure capacity and servicing associated with a development within the scheme area d) whether contributions or other conditions are required in accordance with the relevant infrastructure delivery scheme.	*Regulations 2017* applies.

*Drafting Note: Amendment to Schedule 9 of the *Planning, Development and Infrastructure (General) Regulations 2017* is anticipated to prescribe the proposed new referral functions under section 122 of the Act, subject to the outcome of this Code Amendment (item numbers to be confirmed).

Part 8 – Administrative Terms and Definitions

In **Part 8 – Administrative Terms and Definitions**, amend the definition of 'activity centre' as follows:

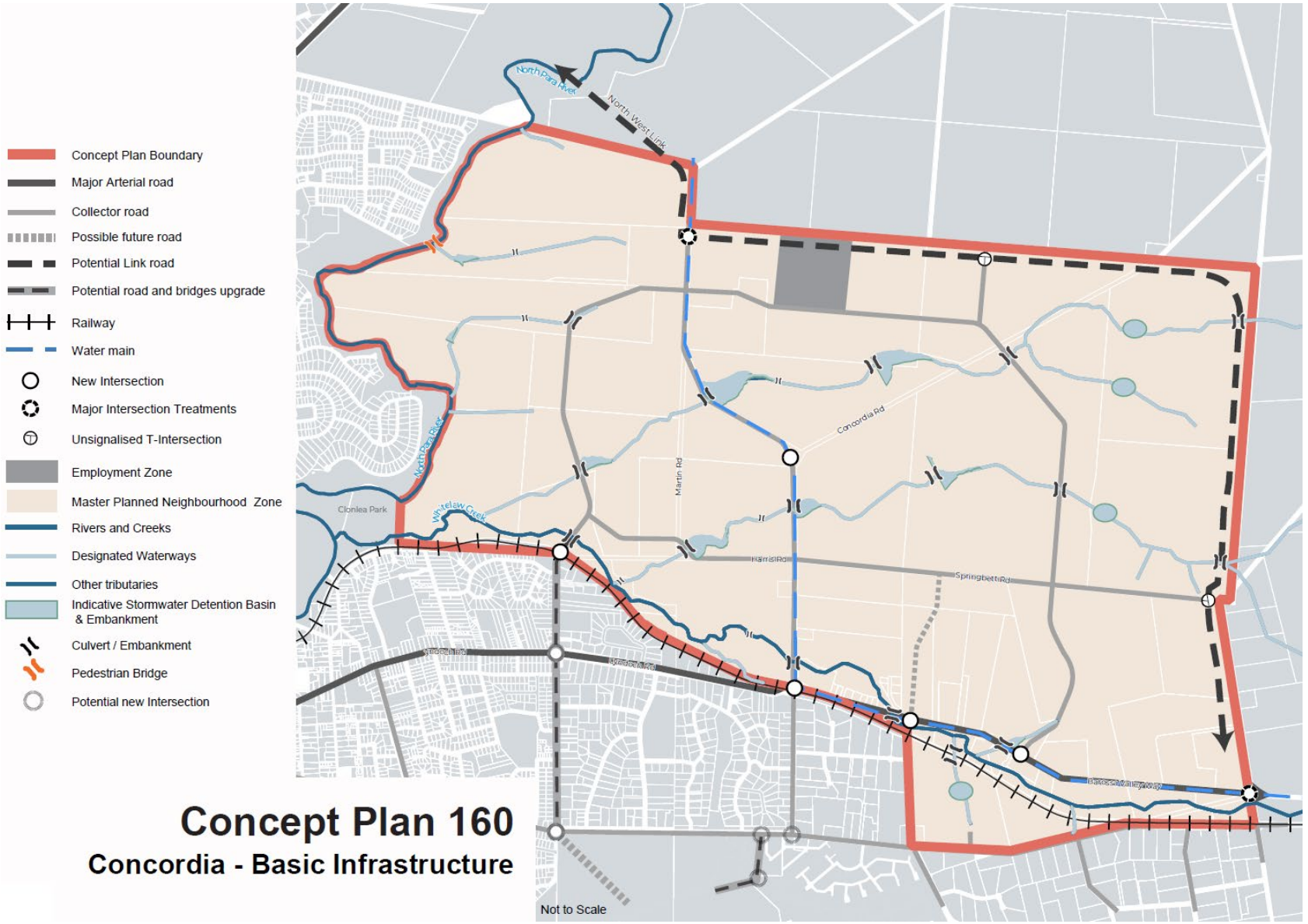
Term (Column A)	Definition (Column B)
Activity centre	Means land contained in a Local Activity Centre Zone, Suburban Activity Centre Zone, Suburban Main Street Zone, Township Activity Centre Zone, Township Main Street Zone, Urban Activity Centre Zone, Urban Corridor (Main Street) Zone, Urban Corridor Living Retail Subzone, Urban Neighbourhood Retail Subzone, Activity Node Subzone, Retail Activity Centre Subzone or in relation to the Emerging Activity Centre Subzone or Emerging Main Street Subzone in the Master Planned Neighbourhood Zone or the Emerging Township Activity Centre Subzone in the Master Planned Township Zone, either: 1. land identified for the purposes of an activity centre on a building envelope plan 2. an activity centre nominated on a Concept Plan in Part 12 of the Code.
Main street	Means land contained in the Emerging Main Street Subzone in the Master Planned Neighbourhood Zone and identified for the purposes of a 'main street' on an authorised plan of division or a building envelope plan.

Note: Updates to *State Planning Commission Practice Direction 15 (Building Envelope Plans) 2021* are anticipated to specify that a building envelope plan may show the location of a main street within an Emerging Main Street Subzone.

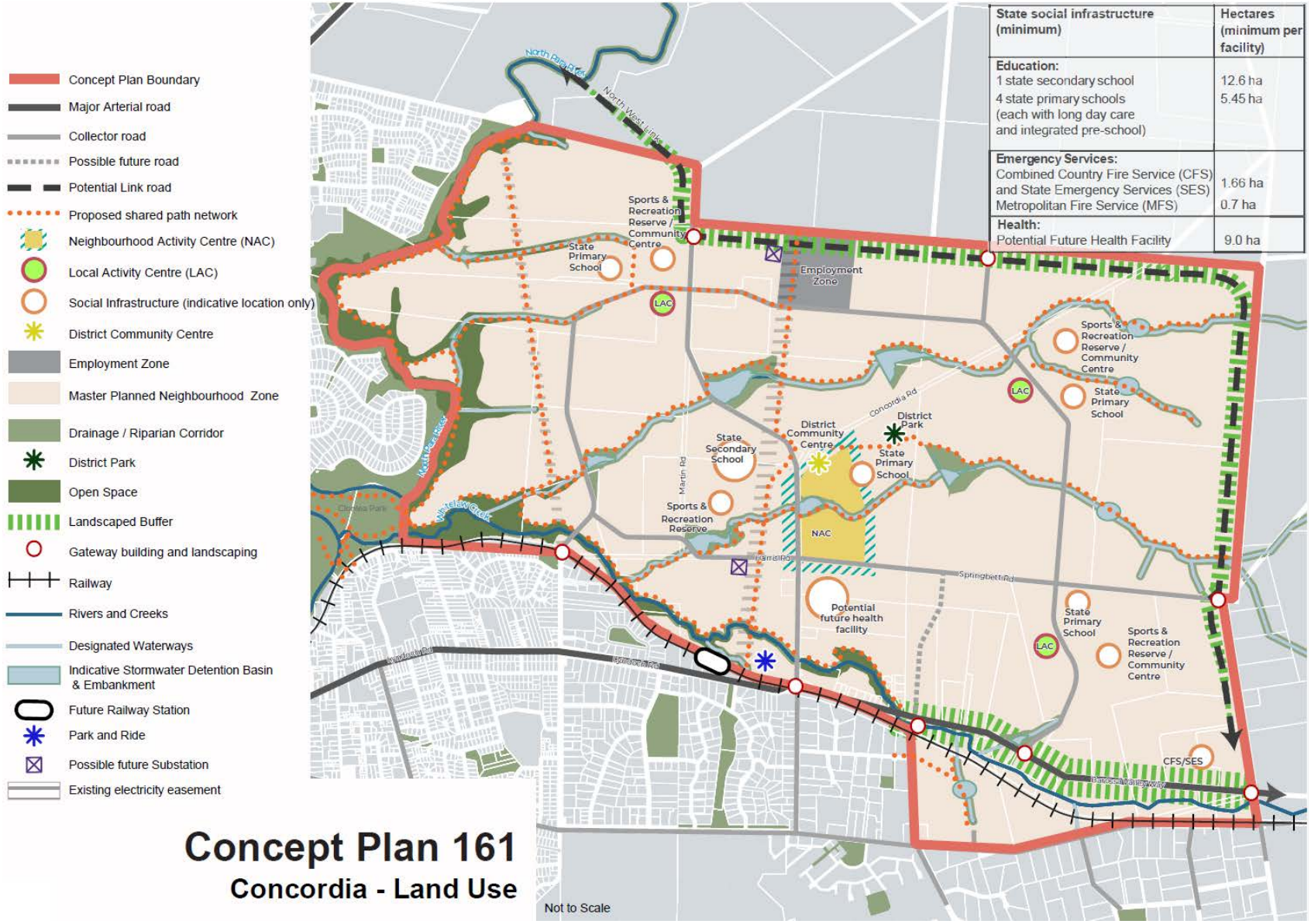
Part 12 – Concept Plans

In **Part 12 – Concept Plans**, insert the following Concept Plans under the heading ‘Barossa’

Concept Plan 160 – Concordia Growth Area: Basic Infrastructure



Concept Plan 161 – Concordia Growth Area: Land Use



Attachments

Attachment 1 Communication materials

Attachment 2 Evaluation results

Attachment 3 Copy of submissions received

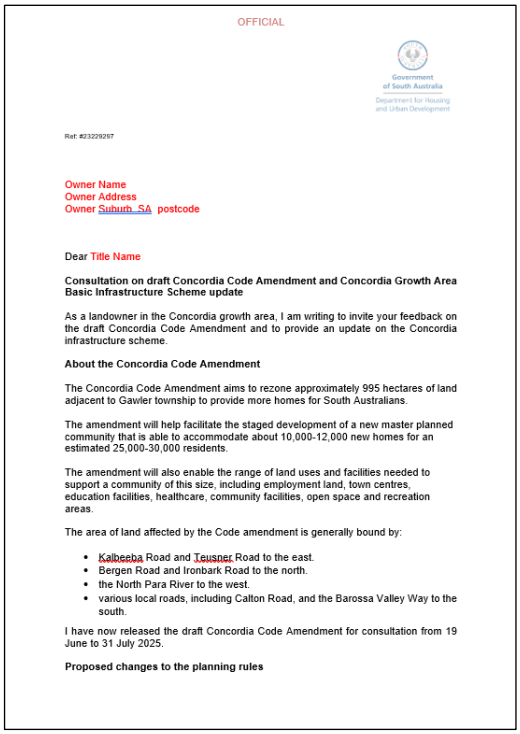
Attachment 1 – Communication materials

Working group briefing - 5 June 2025



Letters to key stakeholders

Letter to affected landowners



OFFICIAL

Government of South Australia
Department for Housing and Urban Development

Ref: #23229297

Owner Name
Owner Address
Owner Suburb SA postcode

Dear Title Name

Consultation on draft Concordia Code Amendment and Concordia Growth Area Basic Infrastructure Scheme update

As a landowner in the Concordia growth area, I am writing to invite your feedback on the draft Concordia Code Amendment and to provide an update on the Concordia infrastructure scheme.

About the Concordia Code Amendment

The Concordia Code Amendment aims to rezone approximately 995 hectares of land adjacent to Gawler township to provide more homes for South Australians.

The amendment will help facilitate the staged development of a new master planned community that is able to accommodate about 10,000-12,000 new homes for an estimated 25,000-30,000 residents.

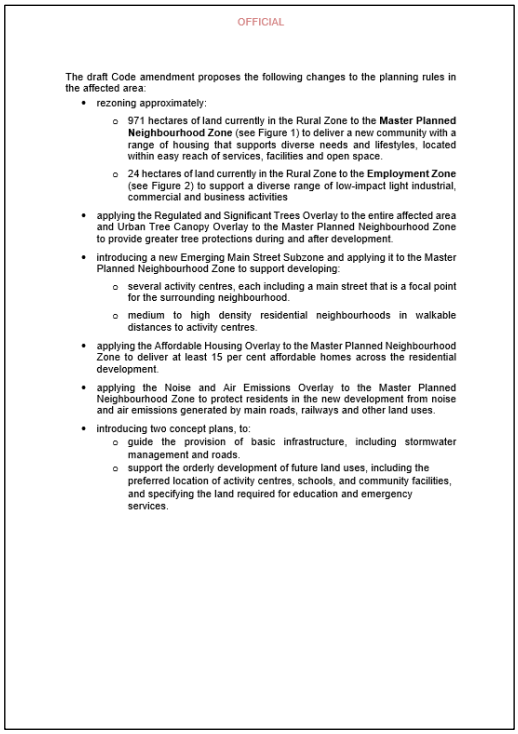
The amendment will also enable the range of land uses and facilities needed to support a community of this size, including employment land, town centres, education facilities, healthcare, community facilities, open space and recreation areas.

The area of land affected by the Code amendment is generally bound by:

- Kalbeeba Road and Teusner Road to the east.
- Bergen Road and Ironbark Road to the north.
- the North Para River to the west.
- various local roads, including Calton Road, and the Barossa Valley Way to the south.

I have now released the draft Concordia Code Amendment for consultation from 19 June to 31 July 2025.

Proposed changes to the planning rules



OFFICIAL

The draft Code amendment proposes the following changes to the planning rules in the affected area:

- rezoning approximately:
  - 971 hectares of land currently in the Rural Zone to the **Master Planned Neighbourhood Zone** (see Figure 1) to deliver a new community with a range of housing that supports diverse needs and lifestyles, located within easy reach of services, facilities and open space.
  - 24 hectares of land currently in the Rural Zone to the **Employment Zone** (see Figure 2) to support a diverse range of low-impact light industrial, commercial and business activities
- applying the Regulated and Significant Trees Overlay to the entire affected area and Urban Tree Canopy Overlay to the Master Planned Neighbourhood Zone to provide greater tree protections during and after development.
- introducing a new Emerging Main Street Subzone and applying it to the Master Planned Neighbourhood Zone to support developing:
  - several activity centres, each including a main street that is a focal point for the surrounding neighbourhood.
  - medium to high density residential neighbourhoods in walkable distances to activity centres.
- applying the Affordable Housing Overlay to the Master Planned Neighbourhood Zone to deliver at least 15 per cent affordable homes across the residential development.
- applying the Noise and Air Emissions Overlay to the Master Planned Neighbourhood Zone to protect residents in the new development from noise and air emissions generated by main roads, railways and other land uses.
- introducing two concept plans, to:
  - guide the provision of basic infrastructure, including stormwater management and roads.
  - support the orderly development of future land uses, including the preferred location of activity centres, schools, and community facilities, and specifying the land required for education and emergency services.

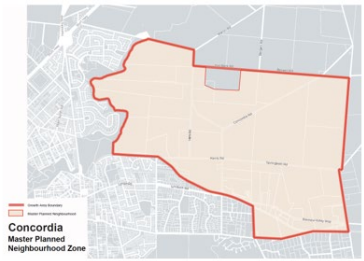


Figure 1: location of affected area and Master Planned Neighbourhood Zone

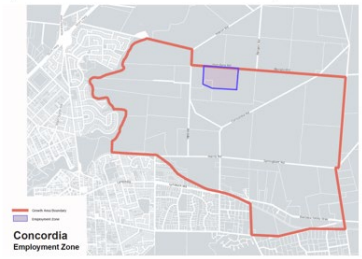


Figure 2: location of affected area and Employment Zone.

OFFICIAL

View the draft Code Amendment

View the draft Concordia Code Amendment online at: yoursay.sa.gov.au/concordia-code-amendment.

Hard copies of the draft Code Amendment are available to view during standard opening hours at:

Department for Housing and Urban Development office:
- Level 9, 83 Pirie Street, Adelaide.

Barossa Council offices:
- 43-51 Tanunda Road, Nuriootpa.
- Barossa Valley Way, Lyndoch.

The Town of Gawler office:
- 43 High Street, Gawler East.

Light Regional Council offices:
- Kapunda Head Office at 93 Main Street, Kapunda.
- Freeling Development Office at 12 Hanson Street, Freeling.

Have your say

Share your feedback by **31 July 2025** via:

- YourSAy online survey: yoursay.sa.gov.au/concordia-code-amendment
- email: plansasubmissions@sa.gov.au (subject: Submission – Concordia Code Amendment).
- post addressed to: Code Amendment Team, Department for Housing and Urban Development, GPO Box 1815, ADELAIDE SA 5001.

Infrastructure scheme and agreements update

After considering the advice of the State Planning Commission, the Minister for Planning has determined to proceed with initiation of the proposed Concordia Basic Infrastructure Scheme for the Concordia growth area.

A copy of the signed draft outline is published on the PlanSA website.

The draft outline identifies the scope of work and further investigations required to develop the funding arrangements that enable the infrastructure and work program.

Affected landowners, council and prospective developers were invited to provide feedback on the proposed draft outline in February and April 2025, which helped shape the final draft outline.

The South Australian Government will now appoint the Scheme Coordinator to oversee developing the infrastructure scheme in-line with the draft outline.

OFFICIAL

A summary of feedback received, the approved draft outline and further details on developing the infrastructure scheme are available on the PlanSA website at: plan.sa.gov.au/have_your_say/concordia-growth-area-infrastructure-scheme.

The infrastructure scheme will establish funding arrangements for certain 'basic' forms of infrastructure such as roads and stormwater management infrastructure. Other agreements will complement the infrastructure scheme to secure fair and equitable landowner contributions to social infrastructure such as public schools and emergency services facilities. Under these agreements, a landowner would not be required to make a financial contribution until the land is developed. If the land is not developed, the landowner will not need to contribute to infrastructure until they develop.

The South Australian Government will work with affected landholders to finalise the infrastructure scheme and social infrastructure agreements, which will then be provided to the Minister for Planning for consideration alongside the Concordia Code Amendment. The Minister has indicated that the Code Amendment will not be approved for your property unless you are a signatory to the agreements.

Information sessions for landowners

A drop-in information session will be held for landowners in the Concordia growth area in July.

Department for Housing and Urban Development staff will be available to provide information and answer your questions about the draft Code Amendment, progress on the draft infrastructure scheme and infrastructure agreements how these changes may affect your property.

If you are unable to attend the information session for landowners, you may wish to attend an online or in-person public session about the draft Code amendment.

Visit the PlanSA 'information for landowners page for details: plan.sa.gov.au/have_your_say/information-for-landowners-in-concordia-growth-area.

OFFICIAL

More information

For more information about the draft Concordia Code Amendment and how to have your say:

- visit the PlanSA webpage for landowners at: plan.sa.gov.au/have_your_say/information-for-landowners-in-concordia-growth-area.
- visit the YourSAy website at: yoursay.sa.gov.au/concordia-code-amendment.
- email PlanSA@sa.gov.au.
- phone PlanSA Helpdesk on: 1800 752 664.

Yours sincerely

David Reynolds
CHIEF EXECUTIVE

19/06/2025

Letters to adjacent landowners and occupiers in the affected and adjacent area

Government of South Australia
Department for Housing and Urban Development

Ref: #23078588

June 2025

Owner / occupier Name
Owner / occupier Address
Owner / occupier Suburb SA postcode

Dear Title Surname

Consultation on the draft Concordia Code Amendment and infrastructure scheme update

As someone who lives or owns property near the Concordia growth area, I am writing to invite your feedback on the draft Concordia Code Amendment and to provide an update on the Concordia infrastructure scheme.

About the Concordia Code Amendment

The Concordia Code Amendment aims to rezone approximately 995 hectares of land adjacent to Gawler township to provide more homes for South Australians.

The amendment will help facilitate the staged development of a new master planned community that is able to accommodate about 10,000-12,000 new homes for an estimated 25,000-30,000 residents.

The amendment will also enable the range of land uses and facilities needed to support a community of this size, including employment land, town centres, education facilities, healthcare, community facilities, open space and recreation areas.

The area of land affected by the Code amendment is generally bound by:

- Kalbeeba Road and Teusner Road to the east.
- Bergen Road and Ironbark Road to the north.
- the North Para River to the west.
- various local roads, including Calton Road, and the Barossa Valley Way to the south.

I have now released the draft Concordia Code Amendment for consultation from 19 June to 31 July 2025.

Proposed changes to the planning rules

The draft Code amendment proposes the following changes to the planning rules in the affected area:

- rezoning approximately:
  - 971 hectares of land currently in the Rural Zone to the **Master Planned Neighbourhood Zone** (see Figure 1) to deliver a new community with a range of housing that supports diverse needs and lifestyles, located within easy reach of services, facilities and open space.
  - 24 hectares of land currently in the Rural Zone to the **Employment Zone** (see Figure 2) to support a diverse range of low-impact light industrial, commercial and business activities.
- applying the Regulated and Significant Trees Overlay to the entire affected area and Urban Tree Canopy Overlay to the Master Planned Neighbourhood Zone to provide greater tree protections during and after development.
- introducing a new Emerging Main Street Subzone and applying it to the Master Planned Neighbourhood Zone to support developing:
  - several activity centres, each including a main street that is a focal point for the surrounding neighbourhood.
  - medium to high density residential neighbourhoods in walkable distances to activity centre.s
- applying the Affordable Housing Overlay to the Master Planned Neighbourhood Zone to deliver at least 15 per cent affordable homes across the residential development.
- applying the Noise and Air Emissions Overlay to the Master Planned Neighbourhood Zone to protect residents in the new development from noise and air emissions generated by main roads, railways and other land uses.
- introducing two concept plans, to:
  - guide the provision of basic infrastructure, including stormwater management and roads.
  - support the orderly development of future land uses, including the preferred location of activity centres, schools, and community facilities, and specifying the land required for education and emergency services.

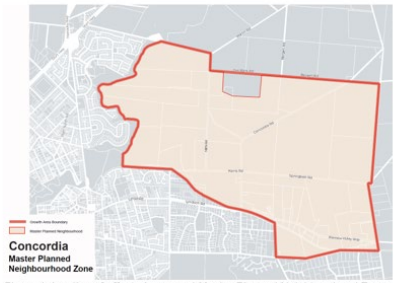


Figure 1: location of affected area and Master Planned Neighbourhood Zone

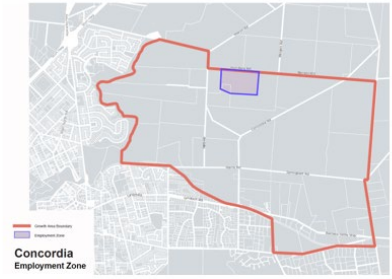


Figure 2: location of affected area and Employment Zone.

Infrastructure approach

To assist with the future delivery of basic infrastructure at Concordia, the State Government proposes to implement an Infrastructure Delivery Scheme (the Scheme). Basic infrastructure can include things like roads, stormwater management, electricity and water.

The Scheme is being developed with relevant landowners and stakeholders to ensure the timely delivery of basic infrastructure to enable future development within committed timeframes.

At the same time, the Code Amendment seeks to coordinate the provision of social infrastructure, which includes things like schools, emergency services and community facilities, to support the future residents of Concordia.

In a new approach to greenfield growth areas, land is reserved for future social infrastructure through a suite of mechanisms:

- The Master Planned Neighbourhood Zone, proposed to apply to the majority of the Concordia Growth Area, supports the provision of community facilities such as schools, community centres, recreation centres and public open space.
- A new Concept Plan identifies the location of key land uses where land needs to be reserved for social infrastructure. It also specifies the minimum amount of land and number of facilities required for state social infrastructure, including education and emergency services.
- Social infrastructure deed(s) will be established between the government and landowners/developers to identify the nature of social infrastructure required to be provided, and at which point, to secure the provision/funding of these facilities.

The State Government is establishing deeds to secure land for state social infrastructure, such as health, education, emergency services or other facilities. The Minister has indicated that the Code Amendment will not be approved over properties unless landowners have signed the necessary agreements.

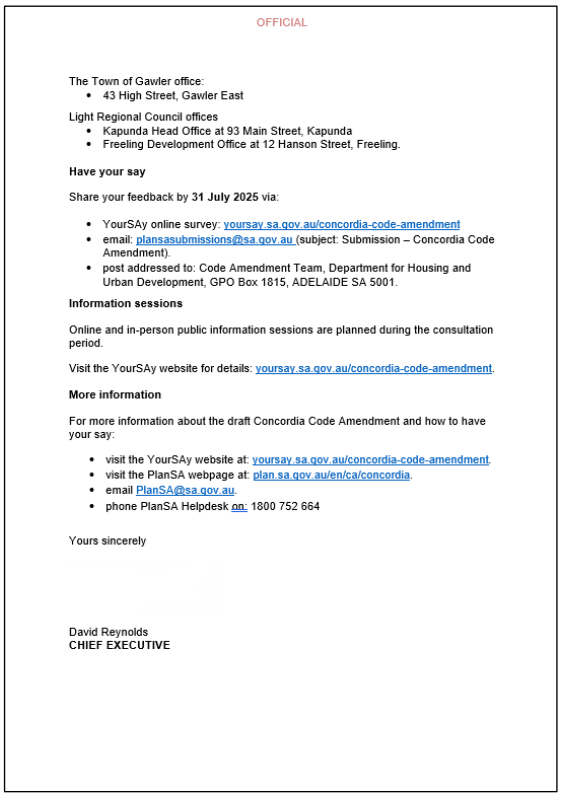
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- 43-51 Tanunda Road, Nuriootpa
- Barossa Valley Way, Lyndoch



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The Town of Gawler office:
- 43 High Street, Gawler East

Light Regional Council offices
- Kapunda Head Office at 93 Main Street, Kapunda
- Freeling Development Office at 12 Hanson Street, Freeling.

Have your say

Share your feedback by **31 July 2025** via:

- YourSAy online survey: yoursay.sa.gov.au/concordia-code-amendment
- email: plansasubmissions@sa.gov.au (subject: Submission – Concordia Code Amendment).
- post addressed to: Code Amendment Team, Department for Housing and Urban Development, GPO Box 1815, ADELAIDE SA 5001.

Information sessions

Online and in-person public information sessions are planned during the consultation period.

Visit the YourSAy website for details: yoursay.sa.gov.au/concordia-code-amendment.

More information

For more information about the draft Concordia Code Amendment and how to have your say:

- visit the YourSAy website at: yoursay.sa.gov.au/concordia-code-amendment.
- visit the PlanSA webpage at: plan.sa.gov.au/en/ca/concordia.
- email PlanSA@sa.gov.au.
- phone PlanSA Helpdesk on: 1800 752 664

Yours sincerely

David Reynolds
CHIEF EXECUTIVE

Letters to affected councils



OFFICIAL

Government of South Australia
Department for Housing and Urban Development

Ref# #23086504

Mr Bim Lange OAM
Mayor

By email:

Dear Mr

Notice of consultation by the Chief Executive of the Department for Housing and Urban Development on the Concordia Code Amendment and update on Concordia Growth Area Basic Infrastructure Scheme

Concordia Code Amendment

I'm pleased to advise that I have now released the Concordia Code Amendment for consultation under section 73(6) of the *Planning, Development and Infrastructure Act 2016* (the Act).

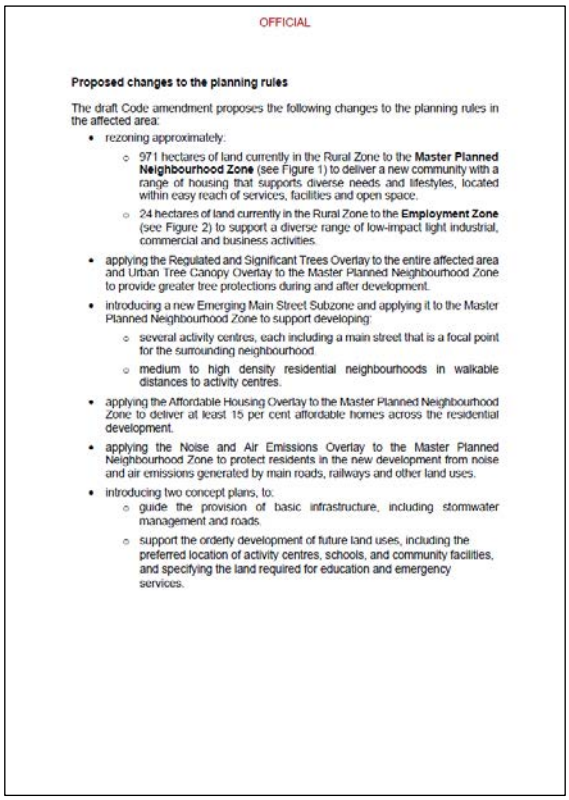
Consultation commences on **Thursday 19 June 2025**, with feedback invited until **Thursday 31 July 2025.**

The Concordia Code Amendment aims to rezone approximately 995 hectares of land adjacent to Gawler township to provide more homes for South Australians.

The amendment will help facilitate the staged development of a new master planned community that is able to accommodate about 10,000-12,000 new homes for an estimated 25,000-30,000 residents.

The amendment will also enable the range of land uses and facilities needed to support a community of this size, including employment land, town centres, education facilities, healthcare, community facilities, open space and recreation areas.

I wish to thank staff from your council for their participation on the draft Code amendment to date.



OFFICIAL

Proposed changes to the planning rules

The draft Code amendment proposes the following changes to the planning rules in the affected area:

- rezoning approximately:
  - 971 hectares of land currently in the Rural Zone to the **Master Planned Neighbourhood Zone** (see Figure 1) to deliver a new community with a range of housing that supports diverse needs and lifestyles, located within easy reach of services, facilities and open space.
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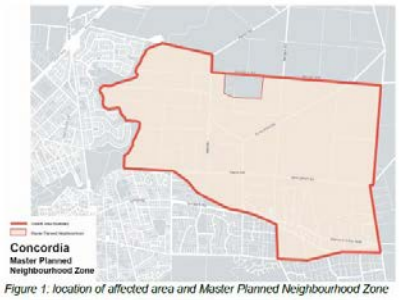


Figure 1: location of affected area and Master Planned Neighbourhood Zone

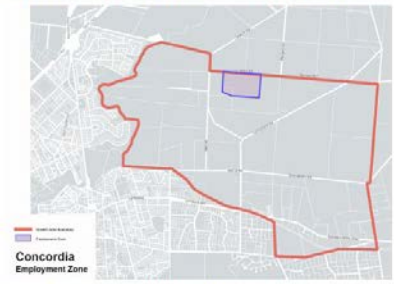


Figure 2: location of affected area and Employment Zone.

OFFICIAL

Infrastructure approach

To assist with the future delivery of basic infrastructure at Concordia, the State Government proposes to implement an Infrastructure Delivery Scheme (the Scheme). Basic infrastructure can include things like roads, stormwater management, electricity and water.

The Scheme is being developed with relevant landowners and stakeholders to ensure the timely delivery of basic infrastructure to enable future development within committed timeframes.

At the same time, the Code Amendment seeks to coordinate the provision of social infrastructure, which includes things like schools, emergency services and community facilities, to support the future residents of Concordia.

In a new approach to greenfield growth areas, land is reserved for future social infrastructure through a suite of mechanisms:

- The Master Planned Neighbourhood Zone, proposed to apply to the majority of the Concordia Growth Area, supports the provision of community facilities such as schools, community centres, recreation centres and public open space.
- A new Concept Plan identifies the location of key land uses where land needs to be reserved for social infrastructure. It also specifies the minimum amount of land and number of facilities required for state social infrastructure, including education and emergency services.
- Social infrastructure deed(s) will be established between the government and landowners/developers to identify the nature of social infrastructure required to be provided, and at which point, to secure the provision/funding of these facilities.

The State Government is establishing deeds to secure land for state social infrastructure, such as health, education, emergency services or other facilities. These deeds are intended to be in place prior to the land being rezoned for urban development.

View the draft Code Amendment

View the draft Concordia Code Amendment online at: yoursay.sa.gov.au/concordia-code-amendment.

Hard copies of the draft Code Amendment are available for the community to view during standard opening hours at:

Department for Housing and Urban Development office:
- Level 9, 83 Pirie Street, Adelaide

Barossa Council offices:
- 43-51 Tanunda Road, Nuriootpa
- Barossa Valley Way, Lyndoch

OFFICIAL

The Town of Gawler office:
- 43 High Street, Gawler East

Light Regional Council offices
- Kapunda Head Office at 93 Main Street, Kapunda
- Freeling Development Office at 12 Hanson Street, Freeling.

Thank you for making the documents available at your council offices.

Have your say

We welcome your council's feedback on the draft Code amendment by **31 July 2025** via:

- YourSAy online survey: yoursay.sa.gov.au/concordia-code-amendment.
- email: plansasubmissions@sa.gov.au (subject: Submission – Concordia Code Amendment).
- post addressed to: Code Amendment Team, Department for Housing and Urban Development, GPO Box 1815, ADELAIDE SA 5001.

Information sessions

Online and in-person public information sessions are planned during the consultation period.

Visit the YourSAy website for details: yoursay.sa.gov.au/concordia-code-amendment.

Concordia Growth Area Basic Infrastructure Scheme update

After considering the advice of the State Planning Commission, the Minister for Planning has determined to proceed with initiation of the proposed Concordia Basic Infrastructure Scheme for the Concordia growth area.

A copy of the signed draft outline is published on the PlanSA website.

The draft outline identifies the scope of work and further investigations required to develop the funding arrangements that enable the infrastructure and work program.

Affected landowners, council and prospective developers were invited to provide feedback on the proposed draft outline in February and April 2025, which helped shape the final draft outline.

The South Australian Government will now appoint the Scheme Coordinator to oversee developing the infrastructure scheme in-line with the draft outline.

The South Australian Government will work with affected landholders to finalise the infrastructure scheme, which will then be provided to the Minister for Planning for consideration alongside the Concordia Code Amendment. The Minister has indicated that the Code Amendment will not be approved over properties unless landowners have signed the necessary agreements.

OFFICIAL

A summary of feedback received on the draft outline and further details on developing the basic infrastructure scheme are available on the PlanSA website at: plan.sa.gov.au/have_your_say/concordia-growth-area-infrastructure-scheme.

More information

For more information about the draft Concordia Code Amendment and how to have your say:

- visit the PlanSA webpage at: plan.sa.gov.au/en/ca/concordia.
- visit the YourSAy website at: yoursay.sa.gov.au/concordia-code-amendment.
- email: PlanSA@sa.gov.au.
- phone PlanSA Helpdesk on: 1800 752 664.

We anticipate the final Engagement Report and Code Amendment Report will be provided to the Minister for Planning in **September 2025**. Should approval be granted, these documents will be published on the PlanSA portal within five (5) business days of the Minister's approval of the Code amendment.

Should you have any questions regarding the Code amendment, please contact the Code Amendment Team on 1800 752 664 or email plansa@sa.gov.au.

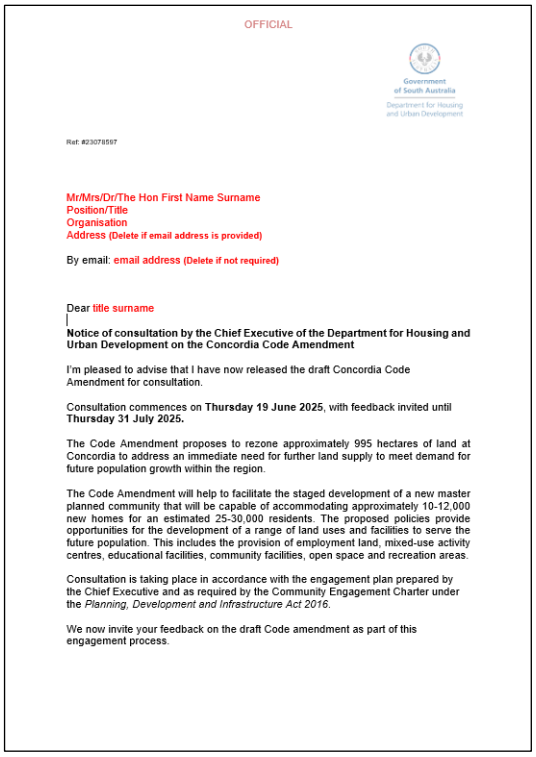
Yours sincerely

David Reynolds
CHIEF EXECUTIVE

19/06/2025

Cc:

Letter to state agencies and key stakeholders



Government of South Australia
Department for Housing and Urban Development

Ref: #23078597

Mr/Mrs/Dr/The Hon First Name Surname
Position/Title
Organisation
Address (Delete if email address is provided)

By email: email address (Delete if not required)

Dear title surname

Notice of consultation by the Chief Executive of the Department for Housing and Urban Development on the Concordia Code Amendment

I'm pleased to advise that I have now released the draft Concordia Code Amendment for consultation.

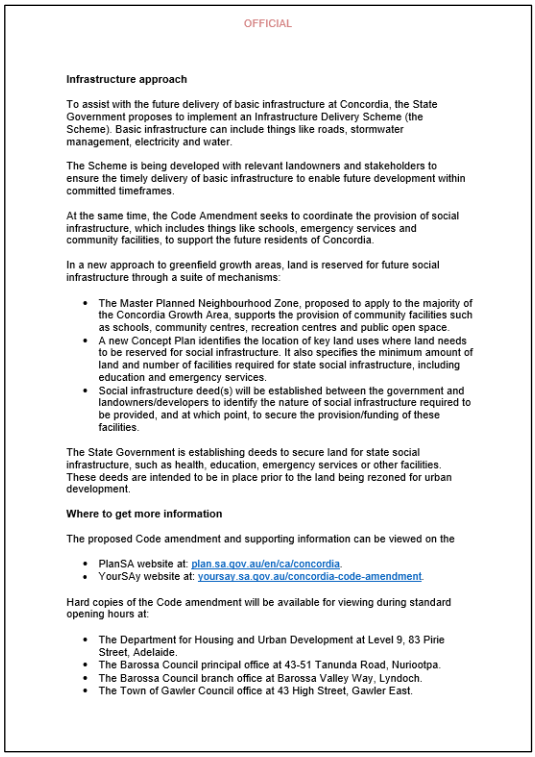
Consultation commences on **Thursday 19 June 2025**, with feedback invited until **Thursday 31 July 2025.**

The Code Amendment proposes to rezone approximately 995 hectares of land at Concordia to address an immediate need for further land supply to meet demand for future population growth within the region.

The Code Amendment will help to facilitate the staged development of a new master planned community that will be capable of accommodating approximately 10-12,000 new homes for an estimated 25-30,000 residents. The proposed policies provide opportunities for the development of a range of land uses and facilities to serve the future population. This includes the provision of employment land, mixed-use activity centres, educational facilities, community facilities, open space and recreation areas.

Consultation is taking place in accordance with the engagement plan prepared by the Chief Executive and as required by the Community Engagement Charter under the *Planning, Development and Infrastructure Act 2016*.

We now invite your feedback on the draft Code amendment as part of this engagement process.



Infrastructure approach

To assist with the future delivery of basic infrastructure at Concordia, the State Government proposes to implement an Infrastructure Delivery Scheme (the Scheme). Basic infrastructure can include things like roads, stormwater management, electricity and water.

The Scheme is being developed with relevant landowners and stakeholders to ensure the timely delivery of basic infrastructure to enable future development within committed timeframes.

At the same time, the Code Amendment seeks to coordinate the provision of social infrastructure, which includes things like schools, emergency services and community facilities, to support the future residents of Concordia.

In a new approach to greenfield growth areas, land is reserved for future social infrastructure through a suite of mechanisms:

- The Master Planned Neighbourhood Zone, proposed to apply to the majority of the Concordia Growth Area, supports the provision of community facilities such as schools, community centres, recreation centres and public open space.
- A new Concept Plan identifies the location of key land uses where land needs to be reserved for social infrastructure. It also specifies the minimum amount of land and number of facilities required for state social infrastructure, including education and emergency services.
- Social infrastructure deed(s) will be established between the government and landowners/developers to identify the nature of social infrastructure required to be provided, and at which point, to secure the provision/funding of these facilities.

The State Government is establishing deeds to secure land for state social infrastructure, such as health, education, emergency services or other facilities. These deeds are intended to be in place prior to the land being rezoned for urban development.

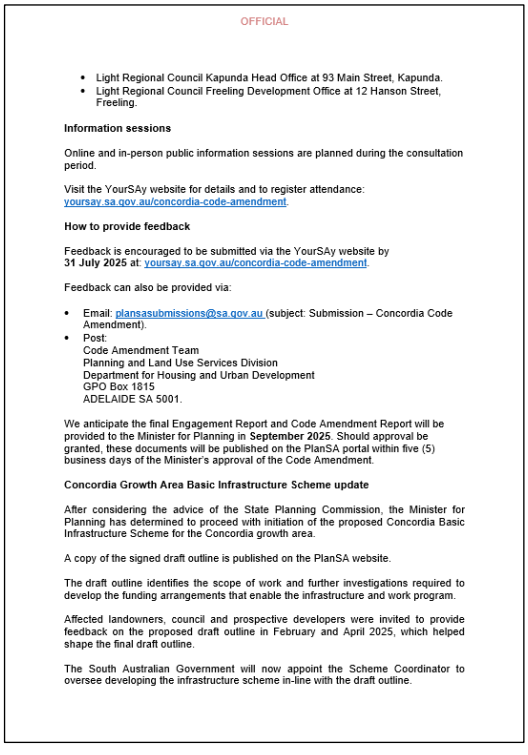
Where to get more information

The proposed Code amendment and supporting information can be viewed on the

- PlanSA website at: plan.sa.gov.au/en/ca/concordia.
- YourSAy website at: yoursay.sa.gov.au/concordia-code-amendment.

Hard copies of the Code amendment will be available for viewing during standard opening hours at:

- The Department for Housing and Urban Development at Level 9, 83 Pirie Street, Adelaide.
- The Barossa Council principal office at 43-51 Tanunda Road, Nuriootpa.
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- The Town of Gawler Council office at 43 High Street, Gawler East.



- Light Regional Council Kapunda Head Office at 93 Main Street, Kapunda.
- Light Regional Council Freeling Development Office at 12 Hanson Street, Freeling.

Information sessions

Online and in-person public information sessions are planned during the consultation period.

Visit the YourSAy website for details and to register attendance: yoursay.sa.gov.au/concordia-code-amendment.

How to provide feedback

Feedback is encouraged to be submitted via the YourSAy website by **31 July 2025** at: yoursay.sa.gov.au/concordia-code-amendment.

Feedback can also be provided via:

- Email: plansasubmissions@sa.gov.au (subject: Submission – Concordia Code Amendment).
- Post:
  Code Amendment Team
  Planning and Land Use Services Division
  Department for Housing and Urban Development
  GPO Box 1815
  ADELAIDE SA 5001.

We anticipate the final Engagement Report and Code Amendment Report will be provided to the Minister for Planning in **September 2025**. Should approval be granted, these documents will be published on the PlanSA portal within five (5) business days of the Minister's approval of the Code Amendment.

Concordia Growth Area Basic Infrastructure Scheme update

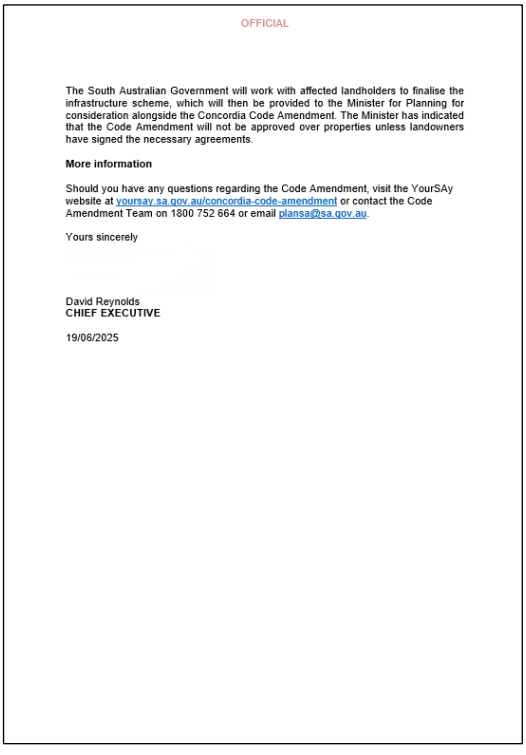
After considering the advice of the State Planning Commission, the Minister for Planning has determined to proceed with initiation of the proposed Concordia Basic Infrastructure Scheme for the Concordia growth area.

A copy of the signed draft outline is published on the PlanSA website.

The draft outline identifies the scope of work and further investigations required to develop the funding arrangements that enable the infrastructure and work program.

Affected landowners, council and prospective developers were invited to provide feedback on the proposed draft outline in February and April 2025, which helped shape the final draft outline.

The South Australian Government will now appoint the Scheme Coordinator to oversee developing the infrastructure scheme in-line with the draft outline.



The South Australian Government will work with affected landholders to finalise the infrastructure scheme, which will then be provided to the Minister for Planning for consideration alongside the Concordia Code Amendment. The Minister has indicated that the Code Amendment will not be approved over properties unless landowners have signed the necessary agreements.

More information

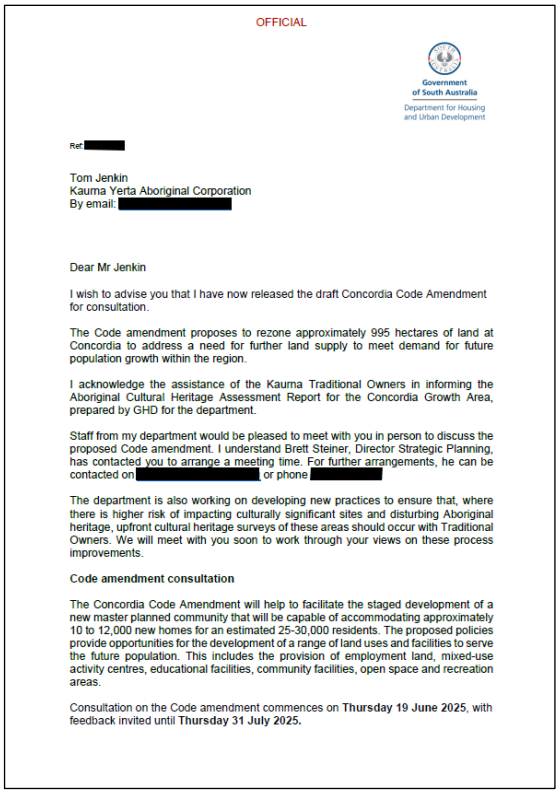
Should you have any questions regarding the Code Amendment, visit the YourSAy website at yoursay.sa.gov.au/concordia-code-amendment or contact the Code Amendment Team on 1800 752 664 or email plansa@sa.gov.au.

Yours sincerely

David Reynolds
CHIEF EXECUTIVE

19/06/2025

Letters to Traditional Owners



OFFICIAL

Government of South Australia
Department for Housing and Urban Development

Ref: [redacted]

Tom Jenkin
Kaurna Yerta Aboriginal Corporation
By email: [redacted]

Dear Mr Jenkin

I wish to advise you that I have now released the draft Concordia Code Amendment for consultation.

The Code amendment proposes to rezone approximately 995 hectares of land at Concordia to address a need for further land supply to meet demand for future population growth within the region.

I acknowledge the assistance of the Kaurna Traditional Owners in informing the Aboriginal Cultural Heritage Assessment Report for the Concordia Growth Area, prepared by GHD for the department.

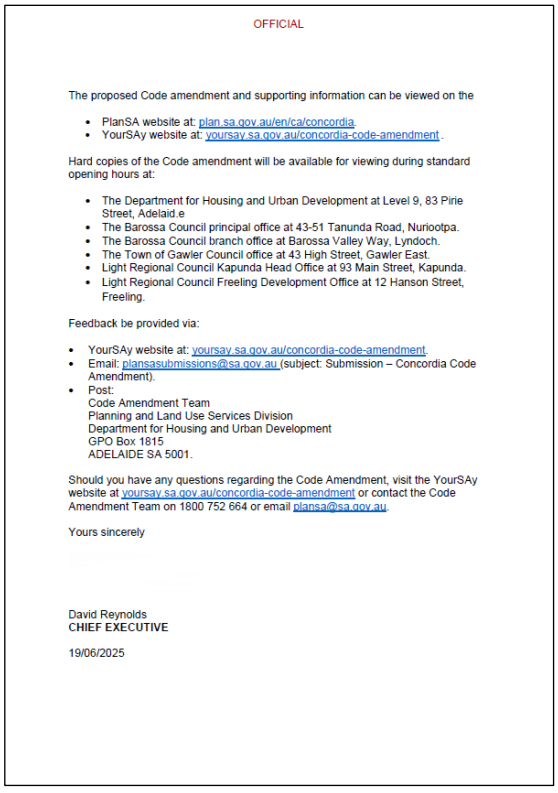
Staff from my department would be pleased to meet with you in person to discuss the proposed Code amendment. I understand Brett Steiner, Director Strategic Planning, has contacted you to arrange a meeting time. For further arrangements, he can be contacted on [redacted] or phone [redacted]

The department is also working on developing new practices to ensure that, where there is higher risk of impacting culturally significant sites and disturbing Aboriginal heritage, upfront cultural heritage surveys of these areas should occur with Traditional Owners. We will meet with you soon to work through your views on these process improvements.

Code amendment consultation

The Concordia Code Amendment will help to facilitate the staged development of a new master planned community that will be capable of accommodating approximately 10 to 12,000 new homes for an estimated 25-30,000 residents. The proposed policies provide opportunities for the development of a range of land uses and facilities to serve the future population. This includes the provision of employment land, mixed-use activity centres, educational facilities, community facilities, open space and recreation areas.

Consultation on the Code amendment commences on **Thursday 19 June 2025**, with feedback invited until **Thursday 31 July 2025.**



OFFICIAL

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- The Town of Gawler Council office at 43 High Street, Gawler East.
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- Light Regional Council Freeling Development Office at 12 Hanson Street, Freeling.

Feedback be provided via:

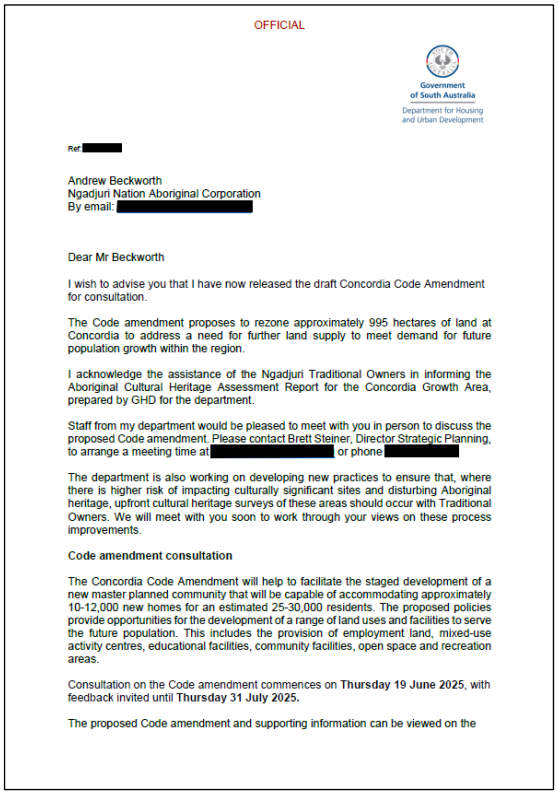
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- Email: plansasubmissions@sa.gov.au (subject: Submission – Concordia Code Amendment).
- Post:
  Code Amendment Team
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  Department for Housing and Urban Development
  GPO Box 1815
  ADELAIDE SA 5001.

Should you have any questions regarding the Code Amendment, visit the YourSAy website at yoursay.sa.gov.au/concordia-code-amendment or contact the Code Amendment Team on 1800 752 664 or email plansa@sa.gov.au.

Yours sincerely

David Reynolds
CHIEF EXECUTIVE

19/06/2025



OFFICIAL

Government of South Australia
Department for Housing and Urban Development

Ref: [redacted]

Andrew Beckworth
Ngadjuri Nation Aboriginal Corporation
By email: [redacted]

Dear Mr Beckworth

I wish to advise you that I have now released the draft Concordia Code Amendment for consultation.

The Code amendment proposes to rezone approximately 995 hectares of land at Concordia to address a need for further land supply to meet demand for future population growth within the region.

I acknowledge the assistance of the Ngadjuri Traditional Owners in informing the Aboriginal Cultural Heritage Assessment Report for the Concordia Growth Area, prepared by GHD for the department.

Staff from my department would be pleased to meet with you in person to discuss the proposed Code amendment. Please contact Brett Steiner, Director Strategic Planning, to arrange a meeting time at [redacted] or phone [redacted]

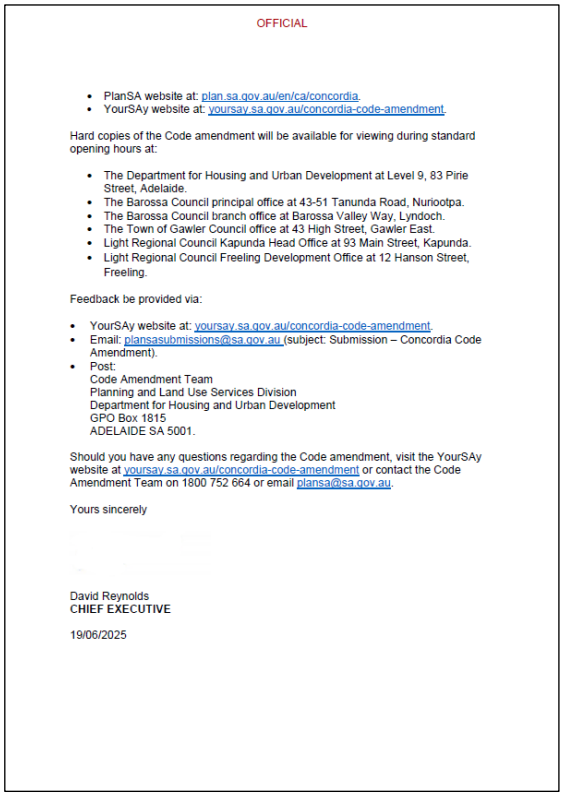
The department is also working on developing new practices to ensure that, where there is higher risk of impacting culturally significant sites and disturbing Aboriginal heritage, upfront cultural heritage surveys of these areas should occur with Traditional Owners. We will meet with you soon to work through your views on these process improvements.

Code amendment consultation

The Concordia Code Amendment will help to facilitate the staged development of a new master planned community that will be capable of accommodating approximately 10-12,000 new homes for an estimated 25-30,000 residents. The proposed policies provide opportunities for the development of a range of land uses and facilities to serve the future population. This includes the provision of employment land, mixed-use activity centres, educational facilities, community facilities, open space and recreation areas.

Consultation on the Code amendment commences on **Thursday 19 June 2025**, with feedback invited until **Thursday 31 July 2025.**

The proposed Code amendment and supporting information can be viewed on the



OFFICIAL

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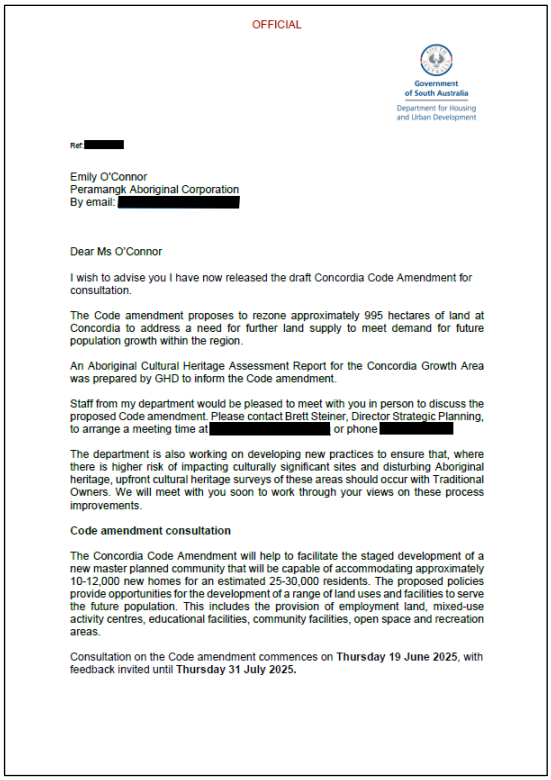
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  Department for Housing and Urban Development
  GPO Box 1815
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Should you have any questions regarding the Code amendment, visit the YourSAy website at yoursay.sa.gov.au/concordia-code-amendment or contact the Code Amendment Team on 1800 752 664 or email plansa@sa.gov.au.

Yours sincerely

David Reynolds
CHIEF EXECUTIVE

19/06/2025



OFFICIAL

Government of South Australia
Department for Housing and Urban Development

Ref [redacted]

Emily O'Connor
Peramangk Aboriginal Corporation
By email: [redacted]

Dear Ms O'Connor

I wish to advise you I have now released the draft Concordia Code Amendment for consultation.

The Code amendment proposes to rezone approximately 995 hectares of land at Concordia to address a need for further land supply to meet demand for future population growth within the region.

An Aboriginal Cultural Heritage Assessment Report for the Concordia Growth Area was prepared by GHD to inform the Code amendment.

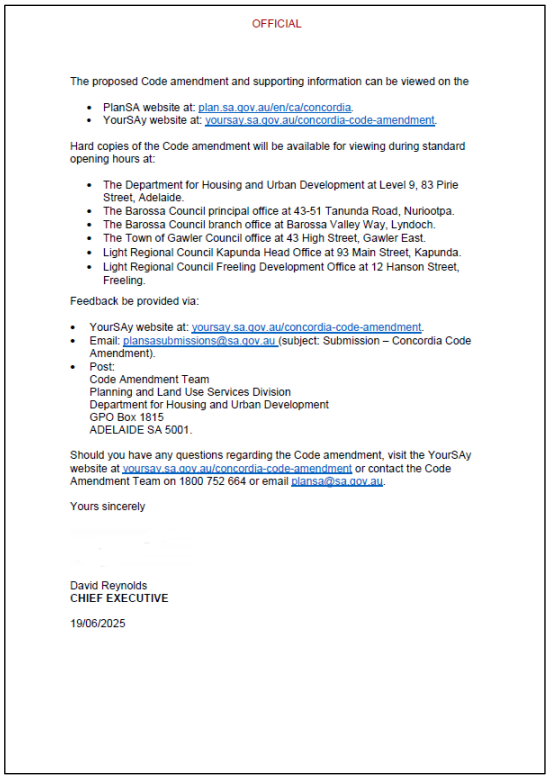
Staff from my department would be pleased to meet with you in person to discuss the proposed Code amendment. Please contact Brett Steiner, Director Strategic Planning, to arrange a meeting time at [redacted] or phone [redacted]

The department is also working on developing new practices to ensure that, where there is higher risk of impacting culturally significant sites and disturbing Aboriginal heritage, upfront cultural heritage surveys of these areas should occur with Traditional Owners. We will meet with you soon to work through your views on these process improvements.

Code amendment consultation

The Concordia Code Amendment will help to facilitate the staged development of a new master planned community that will be capable of accommodating approximately 10-12,000 new homes for an estimated 25-30,000 residents. The proposed policies provide opportunities for the development of a range of land uses and facilities to serve the future population. This includes the provision of employment land, mixed-use activity centres, educational facilities, community facilities, open space and recreation areas.

Consultation on the Code amendment commences on **Thursday 19 June 2025**, with feedback invited until **Thursday 31 July 2025.**



OFFICIAL

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Yours sincerely

David Reynolds
CHIEF EXECUTIVE

19/06/2025

Letters to MPs



OFFICIAL

Government of South Australia
Department for Housing and Urban Development

Ref #23099588

Ms Ashton Hurn
Member for Schubert

By email: schubert@parliament.sa.gov.au

Dear Ms Hurn

Notice of consultation on the Concordia Code Amendment and update on the Concordia Growth Area Basic Infrastructure Scheme

I am pleased to advise I have now released the draft Concordia Code Amendment for consultation as required under the *Planning, Development and Infrastructure Act 2016* (the Act).

The Code Amendment proposes to rezone approximately 995 hectares of land at Concordia to address an immediate need for further land supply to meet demand for future population growth within the region.

The Code Amendment will help to facilitate the staged development of a new master planned community that will be capable of accommodating approximately 10-12,000 new homes for an estimated 25-30,000 residents. The proposed policies provide opportunities for the development of a range of land uses and facilities to serve the future population. This includes the provision of employment land, mixed-use activity centres, educational facilities, community facilities, open space and recreation areas.

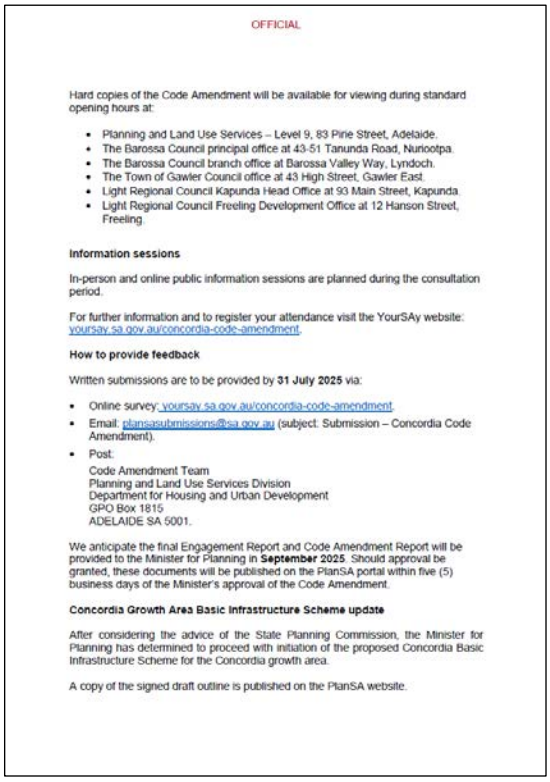
I am writing to you as this Code amendment affects land within your electorate of Schubert.

We are now seeking your feedback, with public consultation being undertaken from **19 June 2025 until 31 July 2025.**

Consultation is taking place in accordance with the engagement plan prepared by the Chief Executive and as required by the Community Engagement Charter under the Act.

Where to get more information

The proposed Code amendment and supporting information can be viewed on the PlanSA website at: plan.sa.gov.au/en/ca/concordia.



OFFICIAL

Hard copies of the Code Amendment will be available for viewing during standard opening hours at:

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- The Barossa Council principal office at 43-51 Tanunda Road, Nuriootpa.
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- The Town of Gawler Council office at 43 High Street, Gawler East.
- Light Regional Council Kapunda Head Office at 93 Main Street, Kapunda.
- Light Regional Council Freeling Development Office at 12 Hanson Street, Freeling.

Information sessions

In-person and online public information sessions are planned during the consultation period.

For further information and to register your attendance visit the YourSAy website: yoursay.sa.gov.au/concordia-code-amendment.

How to provide feedback

Written submissions are to be provided by **31 July 2025** via:

- Online survey: yoursay.sa.gov.au/concordia-code-amendment.
- Email: plansasubmissions@sa.gov.au (subject: Submission – Concordia Code Amendment).
- Post:
  Code Amendment Team
  Planning and Land Use Services Division
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  GPO Box 1815
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We anticipate the final Engagement Report and Code Amendment Report will be provided to the Minister for Planning in **September 2025**. Should approval be granted, these documents will be published on the PlanSA portal within five (5) business days of the Minister's approval of the Code Amendment.

Concordia Growth Area Basic Infrastructure Scheme update

After considering the advice of the State Planning Commission, the Minister for Planning has determined to proceed with initiation of the proposed Concordia Basic Infrastructure Scheme for the Concordia growth area.

A copy of the signed draft outline is published on the PlanSA website.

The draft outline identifies the scope of work and further investigations required to develop the funding arrangements that enable the infrastructure and work program.

Affected landowners, council and prospective developers were invited to provide feedback on the proposed draft outline in February and April 2025, which helped shape the final draft outline.

The South Australian Government will now appoint the Scheme Coordinator to oversee developing the infrastructure scheme in-line with the draft outline.

The South Australian Government will work with affected landholders to finalise the infrastructure scheme, which will then be provided to the Minister for Planning for consideration alongside the Concordia Code Amendment. The Minister has indicated that the Code Amendment will not be approved over properties unless landowners have signed the necessary agreements.

More information

Should you have any questions regarding the Code amendment, visit the YourSAy website at yoursay.sa.gov.au/concordia-code-amendment or contact the Code Amendment Team on 1800 752 664 or email plansa@sa.gov.au.

Yours sincerely

David Reynolds
CHIEF EXECUTIVE

19/06/2025

OFFICIAL

Government of South Australia
Department for Housing and Urban Development

Ref: #23099588

Ms Penny Pratt
Member for Frome

By email: frome@parliament.sa.gov.au

Dear Ms Pratt

Notice of consultation on the Concordia Code Amendment and update on the Concordia Growth Area Basic Infrastructure Scheme

The Chief Executive of the Department for Housing and Urban Development has now released the draft Concordia Code Amendment for consultation as required under the *Planning, Development and Infrastructure Act 2016* (the Act).

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I am writing to you as this Code amendment affects land which is directly adjacent your electorate of Frome.

We are now seeking your feedback, with public consultation being undertaken from **19 June 2025 until 31 July 2025.**

Consultation is taking place in accordance with the engagement plan prepared by the Chief Executive and as required by the Community Engagement Charter under the Act.

Where to get more information

The proposed Code amendment and supporting information can be viewed on the PlanSA website at: plan.sa.gov.au/en/ca/concordia.

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Information sessions

In-person and online public information sessions are planned during the consultation period.

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OFFICIAL

The draft outline identifies the scope of work and further investigations required to develop the funding arrangements that enable the infrastructure and work program.

Affected landowners, council and prospective developers were invited to provide feedback on the proposed draft outline in February and April 2025, which helped shape the final draft outline.

The South Australian Government will now appoint the Scheme Coordinator to oversee developing the infrastructure scheme in-line with the draft outline.

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More information

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Yours sincerely

David Reynolds
CHIEF EXECUTIVE

19/06/2025



OFFICIAL

Government of South Australia
Department for Housing and Urban Development

Ref: #23099588

Mr Tony Piccolo
Member for Light

By email: light@parliament.sa.gov.au

Dear Mr Piccolo

Notice of consultation on the Concordia Code Amendment and update on the Concordia Growth Area Basic Infrastructure Scheme

The Chief Executive of the Department for Housing and Urban Development has now released the draft Concordia Code Amendment for consultation as required under the *Planning, Development and Infrastructure Act 2016* (the Act).

The Code Amendment proposes to rezone approximately 995 hectares of land at Concordia to address an immediate need for further land supply to meet demand for future population growth within the region.

The Code Amendment will help to facilitate the staged development of a new master planned community that will be capable of accommodating approximately 10-12,000 new homes for an estimated 25-30,000 residents. The proposed policies provide opportunities for the development of a range of land uses and facilities to serve the future population. This includes the provision of employment land, mixed-use activity centres, educational facilities, community facilities, open space and recreation areas.

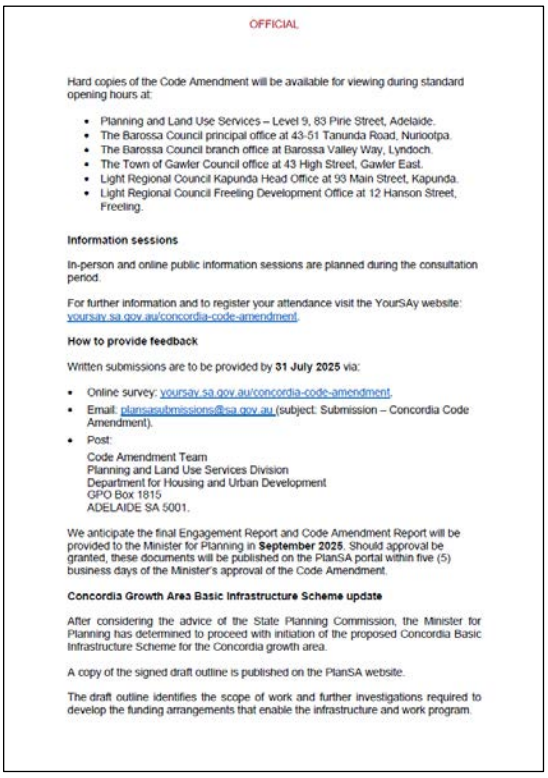
I am writing to you as this Code amendment affects land directly adjacent to your electorate of Light.

We are now seeking your feedback, with public consultation being undertaken from **19 June 2025 until 31 July 2025.**

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Where to get more information

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Yours sincerely

David Reynolds
CHIEF EXECUTIVE

19/06/2025



OFFICIAL

Government of South Australia
Department for Housing and Urban Development

Ref: #23099588

Mr Tom Venning MP
Member for Grey

By email: rowan.ramsey.mp@aph.gov.au

Dear Mr Venning

Notice of consultation on the Concordia Code Amendment and update on the Concordia Growth Area Basic Infrastructure Scheme

The Chief Executive of the Department for Housing and Urban Development has now released the draft Concordia Code Amendment for consultation as required under the *Planning, Development and Infrastructure Act 2016* (the Act).

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I am writing to you as this Code amendment affects land directly adjacent to your federal electorate of Grey.

We are now seeking your feedback, with public consultation being undertaken from **19 June 2025 until 31 July 2025.**

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Where to get more information

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OFFICIAL

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- Planning and Land Use Services – Level 9, 83 Pirie Street, Adelaide.
- The Barossa Council principal office at 43-51 Tanunda Road, Nuriootpa.
- The Barossa Council branch office at Barossa Valley Way, Lyndoch.
- The Town of Gawler Council office at 43 High Street, Gawler East.
- Light Regional Council Kapunda Head Office at 93 Main Street, Kapunda.
- Light Regional Council Freeling Development Office at 12 Hanson Street, Freeling.

Information sessions

In-person and online public information sessions are planned during the consultation period.

For further information and to register your attendance visit the YourSAy website: yoursay.sa.gov.au/concordia-code-amendment.

How to provide feedback

Written submissions are to be provided by **31 July 2025** via:

- Online survey: yoursay.sa.gov.au/concordia-code-amendment.
- Email: plansasubmissions@sa.gov.au (subject: Submission – Concordia Code Amendment).
- Post:
  Code Amendment Team
  Planning and Land Use Services Division
  Department for Housing and Urban Development
  GPO Box 1815
  ADELAIDE SA 5001.

We anticipate the final Engagement Report and Code Amendment Report will be provided to the Minister for Planning in **September 2025**. Should approval be granted, these documents will be published on the PlanSA portal within five (5) business days of the Minister's approval of the Code Amendment.

Concordia Growth Area Basic Infrastructure Scheme update

After considering the advice of the State Planning Commission, the Minister for Planning has determined to proceed with initiation of the proposed Concordia Basic Infrastructure Scheme for the Concordia growth area.

A copy of the signed draft outline is published on the PlanSA website.

OFFICIAL

The draft outline identifies the scope of work and further investigations required to develop the funding arrangements that enable the infrastructure and work program.

Affected landowners, council and prospective developers were invited to provide feedback on the proposed draft outline in February and April 2025, which helped shape the final draft outline.

The South Australian Government will now appoint the Scheme Coordinator to oversee developing the infrastructure scheme in-line with the draft outline.

The South Australian Government will work with affected landholders to finalise the infrastructure scheme, which will then be provided to the Minister for Planning for consideration alongside the Concordia Code Amendment. The Minister has indicated that the Code Amendment will not be approved over properties unless landowners have signed the necessary agreements.

More information

Should you have any questions regarding the Code amendment, visit the YourSAy website at yoursay.sa.gov.au/concordia-code-amendment or contact the Code Amendment Team on 1800 752 664 or email plansa@sa.gov.au.

Yours sincerely

David Reynolds
CHIEF EXECUTIVE

19/06/2025

OFFICIAL

Government of South Australia
Department for Housing and Urban Development

Ref# #23099588

Ms Mr Tony Pasin
Member for Barker

By email: tony.pasin.mp@aph.gov.au

Dear Mr Pasin

Notice of consultation on the Concordia Code Amendment and update on the Concordia Growth Area Basic Infrastructure Scheme

The Chief Executive of the Department for Housing and Urban Development has now released the draft Concordia Code Amendment for consultation as required under the *Planning, Development and Infrastructure Act 2016* (the Act).

The Code Amendment proposes to rezone approximately 995 hectares of land at Concordia to address an immediate need for further land supply to meet demand for future population growth within the region.

The Code Amendment will help to facilitate the staged development of a new master planned community that will be capable of accommodating approximately 10-12,000 new homes for an estimated 25-30,000 residents. The proposed policies provide opportunities for the development of a range of land uses and facilities to serve the future population. This includes the provision of employment land, mixed-use activity centres, educational facilities, community facilities, open space and recreation areas.

I am writing to you as this Code amendment affects land within your federal electorate of Barker.

We are now seeking your feedback, with public consultation being undertaken from **19 June 2025 until 31 July 2025.**

Consultation is taking place in accordance with the engagement plan prepared by the Chief Executive and as required by the Community Engagement Charter under the Act.

Where to get more information

The proposed Code amendment and supporting information can be viewed on the PlanSA website at: plan.sa.gov.au/en/ca/concordia

OFFICIAL

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- Planning and Land Use Services – Level 9, 83 Pirie Street, Adelaide.
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Information sessions

In-person and online public information sessions are planned during the consultation period.

For further information and to register your attendance visit the YourSAy website: yoursay.sa.gov.au/concordia-code-amendment.

How to provide feedback

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Affected landowners, council and prospective developers were invited to provide feedback on the proposed draft outline in February and April 2025, which helped shape the final draft outline.

The South Australian Government will now appoint the Scheme Coordinator to oversee developing the infrastructure scheme in-line with the draft outline.

The South Australian Government will work with affected landholders to finalise the infrastructure scheme, which will then be provided to the Minister for Planning for consideration alongside the Concordia Code Amendment. The Minister has indicated that the Code Amendment will not be approved over properties unless landowners have signed the necessary agreements.

More information

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Yours sincerely

David Reynolds
CHIEF EXECUTIVE

19/06/2025

OFFICIAL

Government of South Australia
Department for Housing and Urban Development

Ref: #23099688

Mr Matt Burnell
Member for Spence

By email: matt.burnell.mp@aph.gov.au

Dear Mr Burnell

Notice of consultation on the Concordia Code Amendment and update on the Concordia Growth Area Basic Infrastructure Scheme

The Chief Executive of the Department for Housing and Urban Development has now released the draft Concordia Code Amendment for consultation as required under the *Planning, Development and Infrastructure Act 2016* (the Act).

The Code Amendment proposes to rezone approximately 995 hectares of land at Concordia to address an immediate need for further land supply to meet demand for future population growth within the region.

The Code Amendment will help to facilitate the staged development of a new master planned community that will be capable of accommodating approximately 10-12,000 new homes for an estimated 25-30,000 residents. The proposed policies provide opportunities for the development of a range of land uses and facilities to serve the future population. This includes the provision of employment land, mixed-use activity centres, educational facilities, community facilities, open space and recreation areas.

I am writing to you as this Code amendment affects land directly adjacent to your federal electorate of Spence.

We are now seeking your feedback, with public consultation being undertaken from **19 June 2025 until 31 July 2025.**

Consultation is taking place in accordance with the engagement plan prepared by the Chief Executive and as required by the Community Engagement Charter under the Act.

Where to get more information

The proposed Code amendment and supporting information can be viewed on the PlanSA website at: plan.sa.gov.au/en/ca/concordia

OFFICIAL

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OFFICIAL

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More information

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Yours sincerely

David Reynolds
CHIEF EXECUTIVE

19/06/2025

Email to community and business organisations

Have your say on draft planning rules for future development in the Concordia growth area, near Gawler.

DB DHUD:Plan Build Correspondence
To
OFFICIAL Sensitive

Reply | Reply All | Forward
Fri 20/06/2025 9:54 AM

Good afternoon,

The South Australian Government has identified about 995 ha of land at Concordia to be rezoned to provide more homes for South Australians.

Approximately 10,000 to 12,000 homes could be built in the Concordia growth area over the next 30 years, supporting about 25-30,000 new residents.

A master planned community of this size would include town centres, healthcare, education, major open space, public transport and other infrastructure.

Draft changes to the planning rules aim to support a vibrant community with:

- a new town centre and multiple shopping precincts, each with a main street, providing focal points for residents and visitors
- a variety of housing types and densities, including affordable homes
- areas of open space for recreation that also protect and enhance the environment
- greater tree protections and more plantings
- a new 24 ha employment zone for business, commercial and low-impact, light-industrial activities
- social infrastructure such as education, community services and emergency services.

A concept plan shows the key features of the master-planned community, such as activity centres, schools and community facilities, and where they could be located. It also specifies the land needed for education and emergency services.

The Department for Housing and Urban Development has worked with state and local government, landowners and service providers to identify the infrastructure needed to support a new community.

Rezoning will not occur until infrastructure requirements, costs, funding arrangements and timing in-line with stages of the development have been finalised.

Rezoning land at Concordia is part of the South Australian Government's Housing Roadmap, delivering more residential land allotments to market and providing more affordable homes for South Australians.

You are invited to share your feedback on the draft planning rules for the Concordia growth area to help shape future development.

Consultation is open from 19 June to 31 July 2025.

For more information about the proposed planning rules, information sessions and how to provide feedback visit the YourSAy website.

Kind regards,
Code Amendment Team

Key stakeholder online briefing

Draft Concordia Code Amendment stakeholder information session

DB DHUD:Plan Build Correspondence
To
OFFICIAL

Reply | Reply All | Forward
Fri 27/06/2025 2:28 PM

Good afternoon,

You are invited to join an online stakeholder information session regarding the draft Concordia Code Amendment on Monday, 7 July from 2 pm to 3 pm.

Hosted by the Department for Housing and Urban Development, this session is being held for state and local government, industry bodies and utility providers to share information about the draft Code amendment and provide an opportunity for you to ask questions.

You are welcome to share this invitation with your colleagues.

For more information about the event and to register your attendance, visit the Eventbrite website.

Feedback on the draft Concordia Code Amendment is invited by 31 July 2025.

Kind regards,
Code Amendment Team

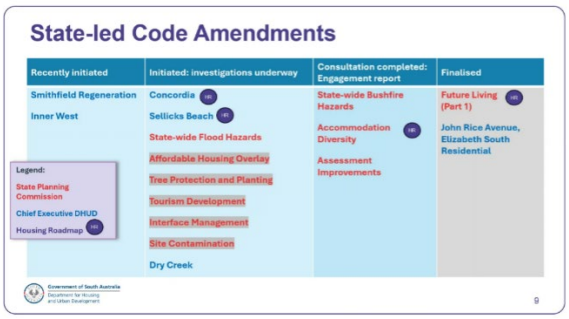
Traditional Owner briefing/meeting



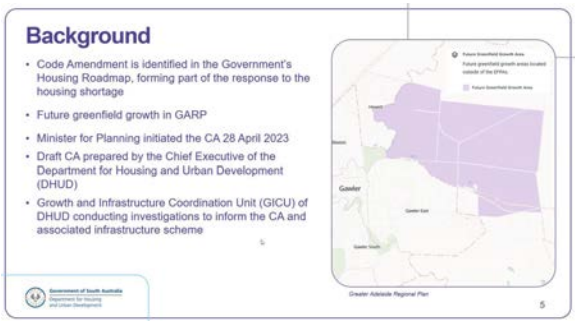


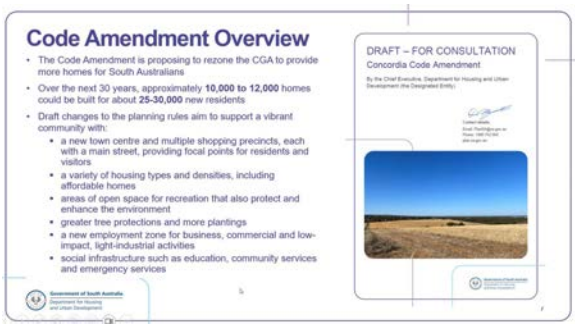
Planning Policy Forum

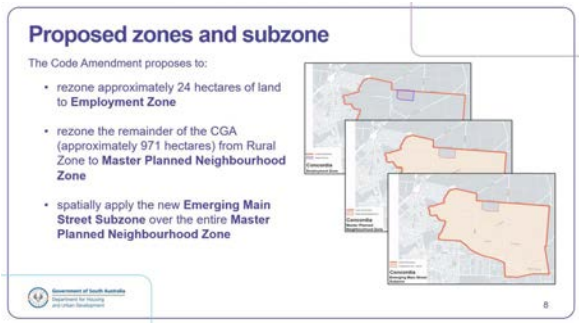
May forum



August forum









Concept Plan: Land Use

Concept Plan 161 identifies the indicative location of future land uses, including:

- activity centres
- social infrastructure, including schools and emergency services
- gateway entrances into the CGA
- proposed shared path network
- vegetated buffers; and
- sports and recreation reserves and open space

This concept plan includes a table that specifies the amount of land to be reserved for the provision of state social infrastructure: schools, fire and ambulance stations



Basic infrastructure approach

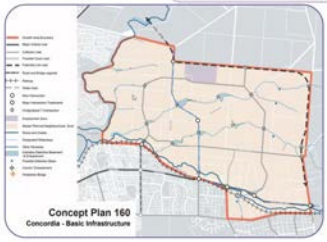
- DHUD has worked with stakeholders to identify infrastructure needs to support growth in the CGA, including roads, utilities and stormwater infrastructure.
- Instruments to secure equitable financial contributions to infrastructure are subject to continuing negotiations with landowners.
- On 13 June 25, the Minister approved initiation of the Concordia Infrastructure Scheme draft outline, following consultation with landowners, council and persons intending to undertake development within the growth area.
- An Infrastructure Scheme Coordinator will be appointed by the Chief Executive of DHUD, who will assume responsibility for preparing, consulting and overseeing the delivery of the scheme.
- Rezoning will not occur until infrastructure requirements, costs and timing in-line with stages of the development have been finalised.



Concept Plan: Basic infrastructure

The Infrastructure Scheme will be supported by the proposed Concept Plan 160, which is proposed to be introduce into the Code to help coordinate the provision of basic infrastructure

Specified types of development applications will require referral to the Infrastructure Scheme Coordinator to ensure development is consistent with the Infrastructure Scheme (details TBC)



Consultation

- Consultation on the Code Amendment was undertaken from 19 June 2025 to 31 July 2025, consistent with the Engagement Plan and in in accordance with the Community Engagement Charter
- Two online and three in person information sessions were held to provide the opportunity for agencies, stakeholders, landowners and the community to talk directly with staff from DHUP and GICU to find out more and ask questions about the draft Code Amendment
- The Code Amendments YourSAy webpage was visited by approximately 6,000 people
- Approximately 1,500 people visited the YourSAy webpage multiple times
- Nearly 1,500 documents were downloaded during the consultation period
- Approximately 200 people have made a submission on the Code Amendment



Next steps

Code Amendment

- Consultation was undertaken from **19 June 2025** to **31 July 2025**
- A series of information sessions were held for agencies stakeholders, landowners and members of the community
- Submissions will be reviewed, engagement report prepared, Code Amendment changed in response to feedback
- Code Amendment finalised (**September 2025**) (approved, altered, divided or declined by the Minister) Engagement Report and submissions published on the PlanSA website
- Parliamentary Scrutiny through ERDC

Social infrastructure deeds finalised

Infrastructure Scheme finalised

Online information sessions

Concordia Code Amendment

Government of South Australia
Department for Housing and Urban Development

2025

OFFICIAL

Acknowledgement of Country

The Department for Housing and Urban Development acknowledges First Nation people as the Traditional Custodians of South Australian land and waters and we extend our respect to Elders past, present and emerging. We value and recognise the ongoing cultural heritage, beliefs and relationship First Nations peoples have with these lands and waters and the continuing importance of this today.



2

Background

- In 2021, the Concordia Land Trust (CLT) sought to initiate a proponent-led Code Amendment for a portion of the Concordia Growth Area (CGA).
- In 2022, the State Planning Commission (the Commission) recommended that given the significance of the site, the Chief Executive of the Department for Housing and Urban Development (DHUD) lead a new Code Amendment.
- In 2023, the Growth and Infrastructure Coordination Unit (GICU) was established to facilitate a cross-government approach to infrastructure planning.
- On 28 April 2023, the Minister for Planning (the Minister) initiated the Concordia Code Amendment (the Code Amendment).



3

The Concordia Growth Area

- The **Rural Zone** currently applies to the entire CGA.
- The CGA is comprised primarily of rural properties and primary production land uses and activities, such as, grazing and cropping.
- The CGA is located:
  - approximately 40km from the Adelaide CBD
  - Entirely within the **Barossa Council** and directly abutting both the Light Regional Council and **Gawler Council** boundaries and the **Town of Gawler**
  - within the **Greater Adelaide Region** and just outside of the **metropolitan Adelaide Boundary**
  - outside of both the **Environment and Food Protection Areas** and the **Barossa Valley Character Protection District**.
- The CGA is identified as a '**Future Greenfield Growth Area**' in the Greater Adelaide Regional Plan (GARP).
- Prior to the GARP the land was included in the '**Planned Urban Lands to 2045 (Urban Boundary)**' and shown as a '**Future urban growth area - unzoned**' in both the 2010 and 2017 iterations of the former 30-Year Plan for Greater Adelaide.



4

The Code Amendment

- The Code Amendment is proposing to rezone approximately **995 hectares** of land within the CGA to facilitate the development of a new master planned residential community with appropriate civil infrastructure and the social, education, recreation, commercial and retail services required to support a new community within the Barossa Valley region.
- The proposed master planned community will be staged over a **30-year period**.
- Staging the development will enable the cost-effective and timely delivery of infrastructure and help to achieve a coordinated pattern of development that results in a vibrant, sustainable, connected and contemporary master planned community.



5

The Code Amendment

- The new master planned residential community is expected to provide between **10,000 to12,000 new homes** for **25,000 to 30,000 residents**.
- The proposed development has the potential to **double the existing population of Gawler** and will significantly increase the supply of housing within the region, which is currently constrained by the availability of new residential development and land.
- The new master planned community will also contribute to the economic strength and viability of businesses and services located within the township of Gawler and the broader regions of the Barossa, Mid-North and Northern Adelaide Hills.
- The scale and magnitude of the proposed development and the potential increase in population means that significant infrastructure provisions and a diverse range of services and facilities will be required to support the needs of the future master planned community.



6

Investigations

The investigations undertaken, to inform the master planning process and the Code Amendment, identified that within the Outer North region:

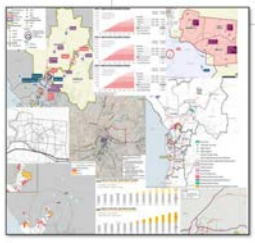
- residential land supply within the region is comprised primarily of greenfield land
- **approximately 45,000 potential allotments** exist within the region (largest supply of residential greenfield land in the state)
- greenfield development accounted for **76% of total dwellings built between 2010 and 2020**
- the total population is estimated to **grow from 136,900 to 162,700 people between 2020 and 2030** (medium growth Scenario)
- the estimated population growth will generate demand for approximately **12,000 additional dwellings**, with **9,400 to be built on greenfield land**
- approximately 30% of new allotments will be located within the Future Urban Growth areas, including the CGA.



7

Investigations

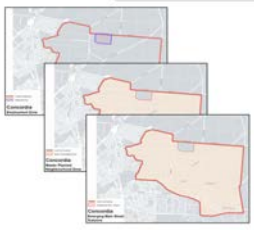
- The investigations determined that **the CGA is relatively well served by existing utilities**, such as water, sewer, gas, electricity and communications infrastructure, however, some **augmentation and upgrade will be required** to support full development of the land for urban development.
- The State Government has worked with key stakeholders to ensure appropriate agreements are in place to facilitate the coordination, funding, timing and delivery of critical infrastructure.
- To assist in achieving these outcomes an **Infrastructure Delivery Scheme** (in accordance with Part 13 of the Act) is being pursued for the first time.



8

Proposed Zones and Subzone

- The Code Amendment is proposing to :
  - rezone approximately 15 hectares of land along Ironbark Road from Rural Zone to **Employment Zone**
  - rezone the remainder of the CGA (approximately 980 hectares) from Rural Zone to **Master Planned Neighbourhood Zone**
  - spatially apply the new **Emerging Main Street Subzone** over the entire **Master Planned Neighbourhood Zone**



9

Employment Zone

- The proposed **Employment Zone** will:
  - be approximately 24 hectares
  - generate demand for approximately 1,081 local jobs
  - provide for the range of employment-generating land uses and activities that are required to serve the new master planned community
  - be comprised primarily of knowledge intensive and population serving industries
  - include services and facilities that also have the potential to service the broader regional population.
- The investigations found that within the Barossa Council area:
  - only 6% of the existing employment zone land remained vacant
  - the existing Employment Zone land would be at capacity within 7 years
  - there would be demand for an additional 2,300 jobs and 51 hectares of employment zoned land by 2064
  - approximately 47% (1,081 jobs and 24 hectares) of this additional demand would be attributed to the additional population within the CGA.



10

Master Planned Neighbourhood Zone

- The proposed **Master Planned Neighbourhood Zone** will provide a degree of flexibility that will allow for the location, extent and boundaries of activity centres to be defined as they evolve over the life of the development.



Master Planned Neighbourhood Zone

The **Master Planned Neighbourhood Zone** will seek to facilitate the development of:

a) One larger Neighbourhood Activity Centre, which will:

- be centrally located within the CGA to maximise the number of residents that will be located within 400m to 800m of the centre
- be large enough to service a localized catchment of 10,000 residents
- provide a comprehensive range of services and facilities to support the new community including business, retail, entertainment, community, education, health and recreation
- support the provision of larger restaurants, cafes, pubs and similar land uses and activities that will contribute to local night-time economy.

b) Three smaller Local Activity Centres, which will:

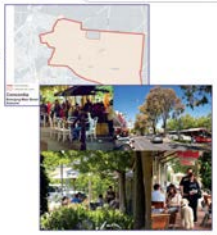
- be located within strategic locations throughout the CGA to maximise the number of residents that will be located within 400m of a centre and large enough to service a localized catchment of 2,000 residents.
- focused on smaller neighbourhood-scale shopping, business, entertainment and recreation facilities that are necessary to cater for the daily and weekly shopping needs of the community.



Emerging Main Street Subzone (New)

The new **Emerging Main Street Subzone** will:

- apply to the entire **Master Planned Neighbourhood Zone**
- ensure activity centres have a main street that is sited and designed to provide an intimate public realm with active streets that operate as a focal point for the surrounding neighbourhood
- like the existing '**Emerging Activity Centre Subzone**' the '**Suburban Main Street Zone**', allow for activity centre boundaries to be determined through future land division / Building Envelope Plans
- incorporate built form policies that seek to deliver main street environments with active street frontage, pedestrian shelter and street framing
- the proposed policies will ultimately apply to land that is located within 400m of an activity centre.



Proposed Overlays

The following overlays will continue to apply within the CGA:

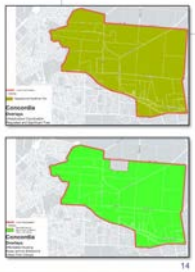
- Hazards (Bushfire – Medium Risk)
- Hazards (Flooding)
- Hazards (Flooding – Evidence Required)
- Hazards (Flooding – General)
- Native Vegetation
- Traffic Generating Development
- Urban Transport Routes
- Water Resources.

The Code Amendment seeks to apply the following overlay over the **entire CGA**:

- Regulated and Significant Tree.

The Code Amendment seeks to apply the following overlays over the proposed Master Planned Neighbourhood Zone:

- Affordable Housing
- Urban Tree Canopy
- Noise and Air Emissions.



Proposed Concept Plans

The new **Infrastructure Delivery Scheme** will be supported by a **Concept Plan** to help coordinate the provision of the basic infrastructure.

Concept Plan 160 – Concordia Growth Area: Basic Infrastructure and Staging will:

- provide additional guidance on the infrastructure provisions, which are required to support the future development of Concordia and have been agreed to in the proposed Infrastructure Delivery Scheme.
- ensure new development is consistent with the Infrastructure Delivery Scheme and any relevant Social Infrastructure Deed(s).
- prevent the approval of development that is incompatible with the Infrastructure Delivery Scheme
- allow for infrastructure to be delivered in a timely manner.



Proposed Concept Plans

Concept Plan 161 – Concordia Growth Area: Land Use will help to identify the preferred size and location of future land uses and infrastructure, including:

- activity centres
- social infrastructure, including schools and emergency services
- gateway entrances into the CGA
- proposed shared path network
- vegetated buffers; and
- sports and recreation reserves and open space.

The Concept Plan will support the relevant Social Infrastructure Deed by including a table that specifies the amount of land, which needs to be reserved for the provision of major community facilities and services, like schools, fire and ambulance stations.



Section 71 Process

- Separate to this Code Amendment, an updated to **Part 1 of the Planning and Design Code** is anticipated to allow for concept plans in the Code to be updated and maintained under section 71(e) of the *Planning, Development and Infrastructure Act 2016 (PDI Act)*.
- The changes are intended to allow the Minister for Planning to update a concept plan in the Code to reflect:
  - a) the alteration of an **Infrastructure Delivery Scheme** under **section 167** of the PDI Act; or
  - b) development granted development authorisation under the PDI Act and which has been substantially commenced; or
  - c) the construction of essential infrastructure which has been substantially commenced.



Next Steps

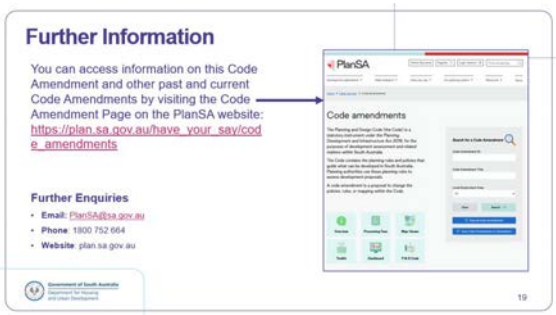
Consultation is now open 19 June 2025

Information session are being held for members of the Community

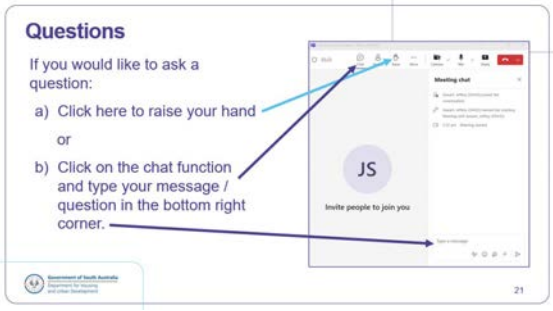
Consultation closes 31 July 2025

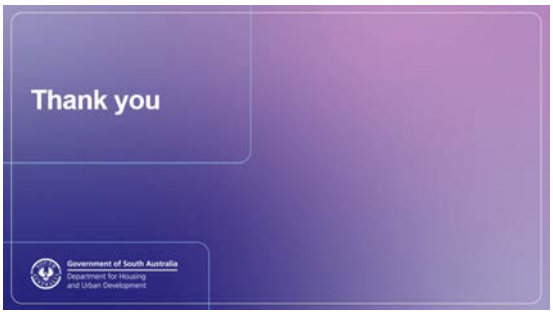
Code Amendment Finalised
(approved or refused by the Minister)
Engagement Report and Submissions published on the PlanSA website

Parliamentary Review









Landowner information sessions – email reminder

Draft Concordia Code Amendment landowner drop-in information session

DB DHUD:Plan Build Correspondence
To

Reply | Reply All | Forward

Fri 27/06/2025 2:26 PM

OFFICIAL

Good afternoon,

You are invited to a drop-in information session about the draft Concordia Code Amendment for affected landowners in the Concordia growth area.

Drop-in any time between 4 pm and 6 pm to chat with the Department for Housing and Urban Development team about the draft Concordia Code Amendment and the latest information on the draft infrastructure scheme.

Staff will be on hand to share information and answer your questions.

Time: 4 pm to 6 pm
When: Thursday, 10 July 2025
Where: Lyndoch Library, 29 Barossa Valley Way, Lyndoch

We would appreciate it if you could register your attendance to this information session on Eventbrite to help us ensure we have the right number of staff available at the event.

If you are unable to attend this event, you are welcome to attend a public online or drop-in information session taking place later in July.

Feedback on the draft Concordia Code Amendment is invited by 31 July 2025.

For more information visit:

- PlanSA: Information for landowners in Concordia growth area
- YourSAy website: Concordia Code Amendment: rezoning land for residential development

Kind regards,
Code Amendment Team

Public in-person information sessions – display boards & maps

Government of South Australia
Department for Housing and Urban Development

Rezoning land at Concordia

Creating more homes for South Australians

The South Australian Government has identified about 995 hectares of land at Concordia to be rezoned to provide more homes for South Australians.

The draft Concordia Code Amendment proposes rezoning about 971 hectares to Master Planned Neighbourhood Zone and about 24 hectares to Employment Zone.

It is anticipated that about 10,000 to 12,000 additional homes could be built in the Concordia growth area over the next 30 years, accommodating about 25-30,000 new residents.

A master planned community of this size would include town centres, healthcare, education, major open space, public transport and other infrastructure.

Rezoning land at Concordia is part of the single largest release of residential land in the state's history, including land at Onkaparinga Heights, Sellicks Beach and Dry Creek.

The Concordia Code Amendment is part of the South Australian Government's Housing Roadmap, delivering more residential land allotments to market and providing more affordable homes for South Australians.



Government of South Australia
Department for Housing and Urban Development

Rezoning land at Concordia

Paving the way for a vibrant new community

Draft changes to the planning rules aim to support a vibrant community with:

- a new town centre and multiple shopping precincts, each with a main street, providing focal points for residents and visitors
- a variety of housing types and densities, including affordable homes
- areas of open space for recreation that also protect and enhance the environment
- greater tree protections and more plantings
- a new 24 hectare employment zone for business, commercial and low-impact, light-industrial activities.

A new Emerging Main Street Subzone is proposed to enable flexibility in how activity centres develop over time and guides main street development to create a township character, encourage pedestrian activity and focus housing density around centres to promote walkable neighbourhoods.

Government of South Australia
Department for Housing and Urban Development

Rezoning land at Concordia

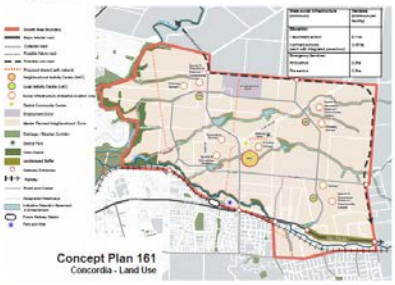
Reserving land for key community services and facilities

Working with a range of state and local government agencies and service providers, the Department for Housing and Urban Development has identified the key services and facilities needed to support the new community in Concordia.

Also known as 'social infrastructure', these include state facilities like schools and emergency services (ambulance and fire stations) and local services like community centres and sports/recreation reserves.

Proposed changes to the planning rules introduce a new way to reserve land for social infrastructure.

A concept plan shows the key features of the master-planned community and where they could be located. It also specifies the land needed for education and emergency services.



Concept Plan 161
Concordia - Land Use

Government of South Australia
Department for Housing and Urban Development

Rezoning land at Concordia

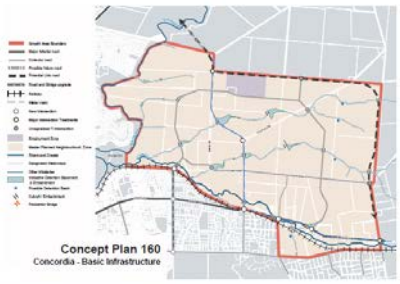
Infrastructure to support the new community

The Department for Housing and Urban Development has also worked with state and local government, landowners and service providers to identify the basic infrastructure needed to support a new community.

Work is underway to develop an infrastructure scheme for the Concordia growth area that outlines the type of basic infrastructure that will be provided, such as roads, utilities and stormwater infrastructure.

It also details who will fund the infrastructure and when it will be delivered to ensure infrastructure is available in-line with development.

Rezoning will not occur until infrastructure requirements, costs, funding arrangements and timing in-line with stages of the development have been finalised.



Concept Plan 160
Concordia - Basic Infrastructure



Government of South Australia
Department for Housing and Urban Development

Rezoning land at Concordia

Have your say

You are invited to share your feedback on the draft planning rules for the Concordia growth area to help shape future development.

Consultation is open from 19 June to 31 July 2025.

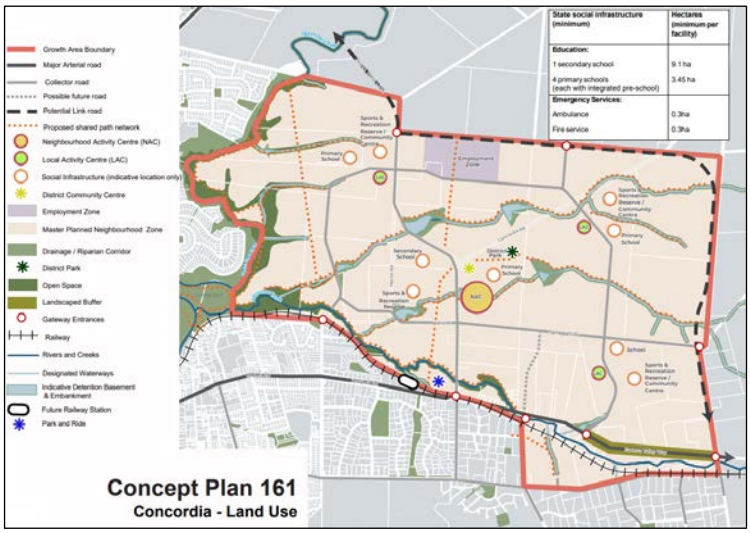
Share your feedback by:

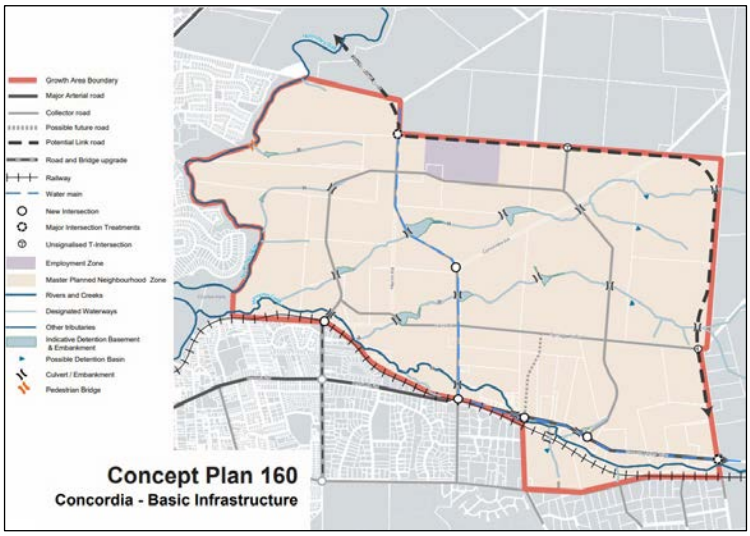
- completing the survey on the YourSAy website
- emailing PlanSASubmissions@sa.gov.au
- writing to: Code Amendment Team, GPO Box 1815, Adelaide, SA 50014

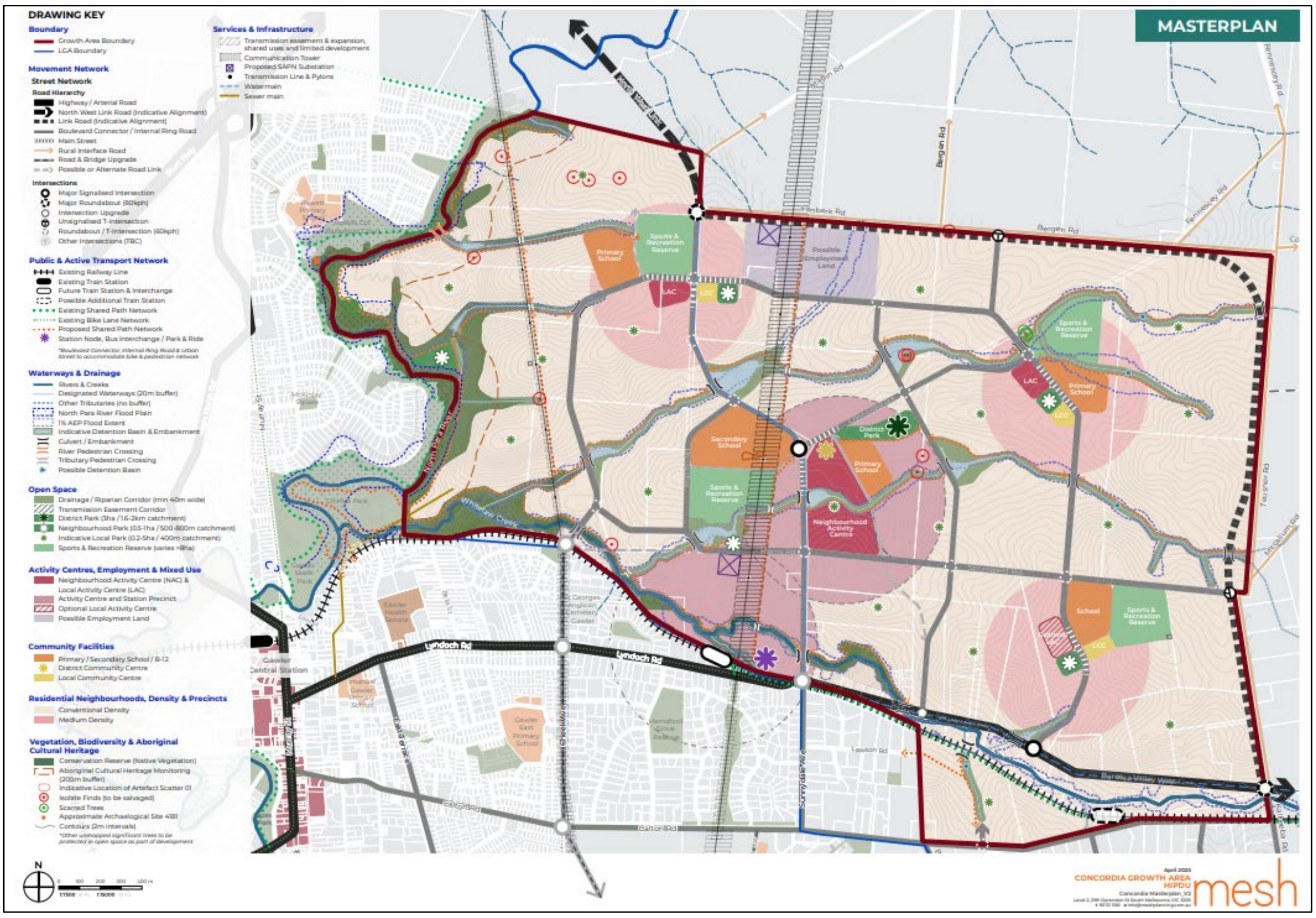
Find out more

- visit: yoursay.sa.gov.au/concordia-code-amendment
- email: PlanSA@sa.gov.au
- phone: 1800 752 664

Scan the QR code to visit: yoursay.sa.gov.au/concordia-code-amendment

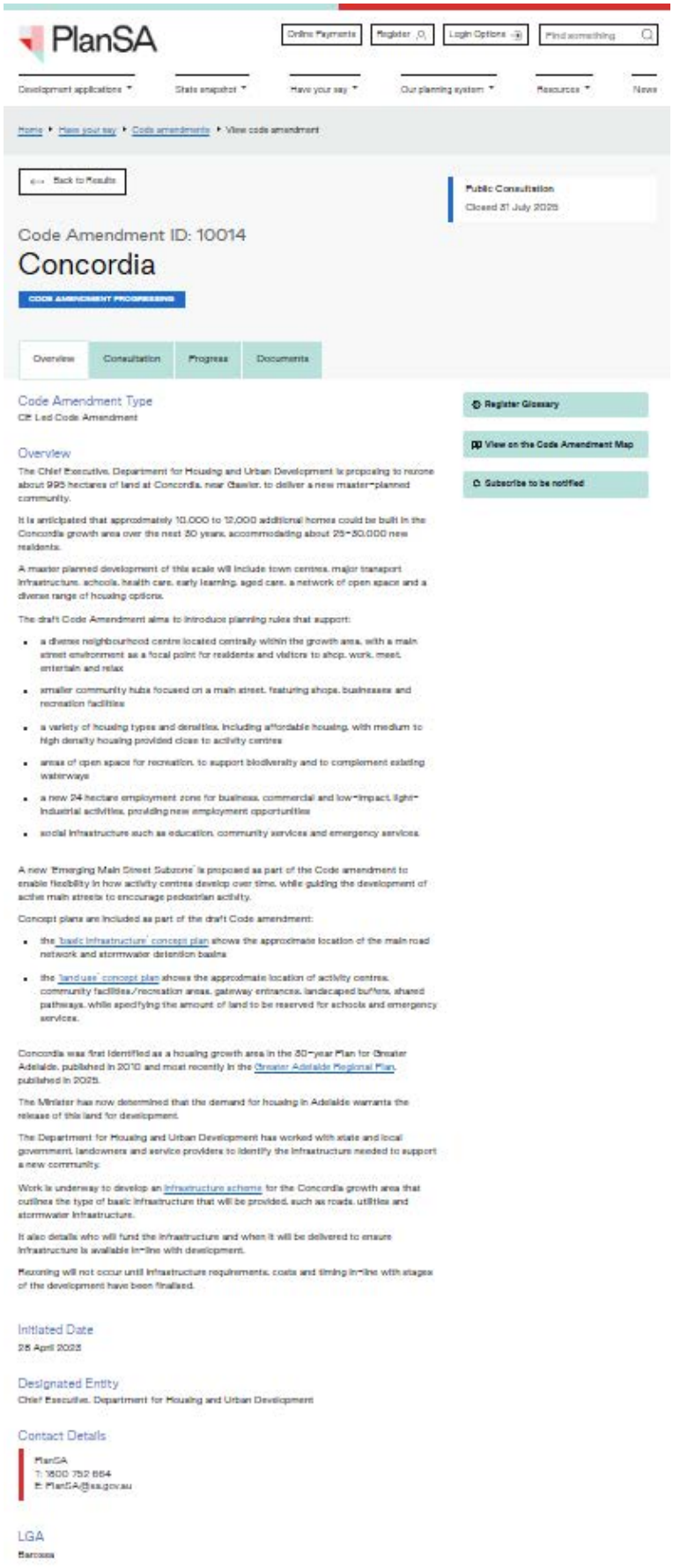

Growth Area Boundary
Major Arterial road
Collector road
Possible future road
Potential Link road
Proposed shared path network
Neighbourhood Activity Centre (NAC)
Local Activity Centre (LAC)
Social Infrastructure (indicative location only)
District Community Centre
Employment Zone
Master Planned Neighbourhood Zone
Drainage / Riparian Corridor
District Park
Open Space
Landscaped Buffer
Gateway Entrances
Railway
Rivers and Creeks
Designated Waterways
Indicative Detention Basement & Embankment
Future Railway Station
Park and Ride
State social infrastructure (minimum)
Hectares (minimum per facility)
Education:
1 secondary school
9.1 ha
4 primary schools (each with integrated pre-school)
3.45 ha
Emergency Services:
Ambulance
0.3ha
Fire service
0.3ha
Concept Plan 161
Concordia - Land Use


Growth Area Boundary
Major Arterial road
Collector road
Possible future road
Potential Link road
Road and Bridge upgrade
Railway
Water main
New Intersection
Major Intersection Treatments
Unsignalised T-Intersection
Employment Zone
Master Planned Neighbourhood Zone
Rivers and Creeks
Designated Waterways
Other tributaries
Indicative Detention Basement & Embankment
Possible Detention Basin
Culvert / Embankment
Pedestrian Bridge
Concept Plan 160
Concordia - Basic Infrastructure



MASTERPLAN
DRAWING KEY
Boundary
Growth Area Boundary
LGA Boundary
Movement Network
Street Network
Road Hierarchy
Highway / Arterial Road
North West Link Road (Indicative Alignment)
Link Road (Indicative Alignment)
Boulevard Connector / Internal Ring Road
Main Street
Rural Interface Road
Road & Bridge Upgrade
Possible or Alternate Road Link
Intersections
Major Signalised Intersection
Major Roundabout (80kph)
Intersection Upgrade
Unsignalised T-intersection
Roundabout / T-intersection (60kph)
Other Intersections (TBC)
Public & Active Transport Network
Existing Railway Line
Existing Train Station
Future Train Station & Interchange
Possible Additional Train Station
Existing Shared Path Network
Existing Bike Lane Network
Proposed Shared Path Network
Station Node, Bus Interchange / Park & Ride
Waterways & Drainage
Rivers & Creeks
Designated Waterways (20m buffer)
Other Tributaries (no buffer)
North Para River Flood Plain
1% AEP Flood Extent
Indicative Detention Basin & Embankment
Culvert / Embankment
River Pedestrian Crossing
Tributary Pedestrian Crossing
Possible Detention Basin
Open Space
Drainage / Riparian Corridor (min 40m wide)
Transmission Easement Corridor
District Park (3ha / 1.6-2km catchment)
Neighbourhood Park (0.5-1ha / 500-800m catchment)
Indicative Local Park (0.2-5ha / 400m catchment)
Sports & Recreation Reserve (varies >8ha)
Activity Centres, Employment & Mixed Use
Neighbourhood Activity Centre (NAC) & Local Activity Centre (LAC)
Activity Centre and Station Precinct
Optional Local Activity Centre
Possible Employment Land
Community Facilities
Primary / Secondary School / B-12
District Community Centre
Local Community Centre
Residential Neighbourhoods, Density & Precincts
Conventional Density
Medium Density
Vegetation, Biodiversity & Aboriginal Cultural Heritage
Conservation Reserve (Native Vegetation)
Aboriginal Cultural Heritage Monitoring (200m buffer)
Indicative Location of Artefact Scatter 01
Isolate Finds (to be salvaged)
Scarred Trees
Approximate Archaelogical Site 4181
Contours (2m intervals)
Services & Infrastructure
Transmission easement & expansion, shared uses and limited development
Communication Tower
Proposed SAPN Substation
Transmission Line & Pylons
Watermain
Sewer main
Primary School
Sports & Recreation Reserve
Secondary School
District Park
Neighbourhood Activity Centre
School
LAC
Possible Employment Land
Lyndoch Rd
Gawler Central Station
Bergen Rd
Murray St
N
CONCORDIA GROWTH AREA
mesh

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Public Consultation
Closed 31 July 2025

Code Amendment ID: 10014

Concordia

CODE AMENDMENT PROPOSING

Overview | Consultation | Progress | Documents

Code Amendment Type

CE Led Code Amendment

Overview

The Chief Executive, Department for Housing and Urban Development is proposing to rezone about 995 hectares of land at Concordia, near Gawler, to deliver a new master-planned community.

It is anticipated that approximately 10,000 to 12,000 additional homes could be built in the Concordia growth area over the next 30 years, accommodating about 25-30,000 new residents.

A master planned development of this scale will include town centres, major transport infrastructure, schools, health care, early learning, aged care, a network of open space and a diverse range of housing options.

The draft Code Amendment aims to introduce planning rules that support:

- a diverse neighbourhood centre located centrally within the growth area, with a main street environment as a focal point for residents and visitors to shop, work, meet, entertain and relax
- smaller community hubs focused on a main street, featuring shops, businesses and recreation facilities
- a variety of housing types and densities, including affordable housing, with medium to high density housing provided close to activity centres
- areas of open space for recreation, to support biodiversity and to complement existing waterways
- a new 24 hectare employment zone for business, commercial and low-impact, light-industrial activities, providing new employment opportunities
- social infrastructure such as education, community services and emergency services.

A new 'Emerging Main Street Subzone' is proposed as part of the Code amendment to enable flexibility in how activity centres develop over time, while guiding the development of active main streets to encourage pedestrian activity.

Concept plans are included as part of the draft Code amendment:

- the 'basic infrastructure' concept plan shows the approximate location of the main road network and stormwater detention basins
- the 'land use' concept plan shows the approximate location of activity centres, community facilities/recreation areas, gateway entrances, landscaped buffers, shared pathways, while specifying the amount of land to be reserved for schools and emergency services.

Concordia was first identified as a housing growth area in the 30-year Plan for Greater Adelaide, published in 2010 and most recently in the Greater Adelaide Regional Plan, published in 2025.

The Minister has now determined that the demand for housing in Adelaide warrants the release of this land for development.

The Department for Housing and Urban Development has worked with state and local government, landowners and service providers to identify the infrastructure needed to support a new community.

Work is underway to develop an infrastructure scheme for the Concordia growth area that outlines the type of basic infrastructure that will be provided, such as roads, utilities and stormwater infrastructure.

It also details who will fund the infrastructure and when it will be delivered to ensure infrastructure is available in-line with development.

Rezoning will not occur until infrastructure requirements, costs and timing in-line with stages of the development have been finalised.

Initiated Date

28 April 2025

Designated Entity

Chief Executive, Department for Housing and Urban Development

Contact Details

PlanSA
T: 1800 752 664
E: PlanSA@sa.gov.au

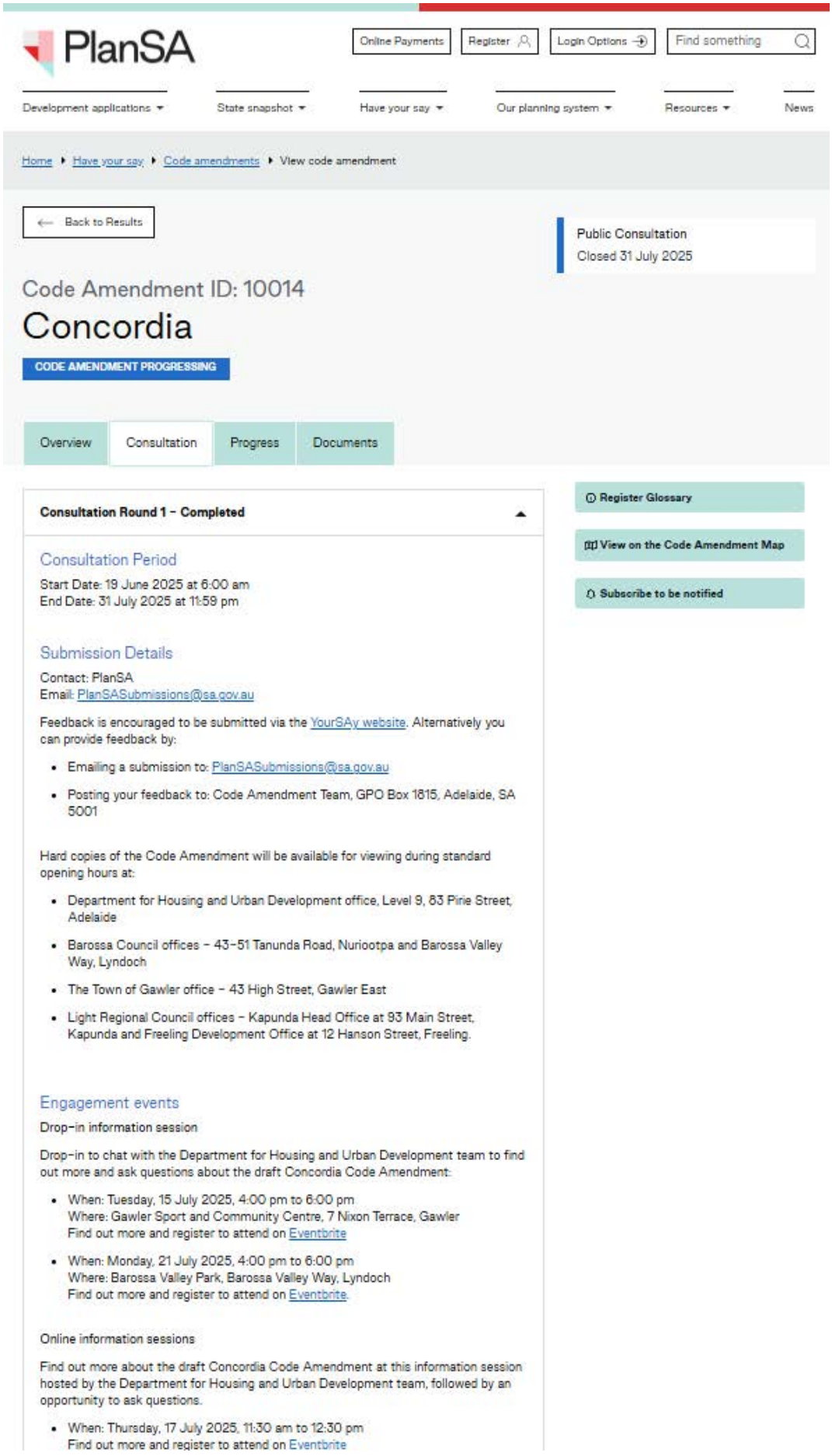
LGA

Barossa

Register Glossary

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Public Consultation
Closed 31 July 2025

Code Amendment ID: 10014

Concordia

CODE AMENDMENT PROGRESSING

Overview | Consultation | Progress | Documents

Consultation Round 1 – Completed

Consultation Period

Start Date: 19 June 2025 at 6:00 am
End Date: 31 July 2025 at 11:59 pm

Submission Details

Contact: PlanSA
Email: PlanSASubmissions@sa.gov.au

Feedback is encouraged to be submitted via the YourSAy website. Alternatively you can provide feedback by:

- Emailing a submission to: PlanSASubmissions@sa.gov.au
- Posting your feedback to: Code Amendment Team, GPO Box 1815, Adelaide, SA 5001

Hard copies of the Code Amendment will be available for viewing during standard opening hours at:

- Department for Housing and Urban Development office, Level 9, 83 Pirie Street, Adelaide
- Barossa Council offices – 43–51 Tanunda Road, Nuriootpa and Barossa Valley Way, Lyndoch
- The Town of Gawler office – 43 High Street, Gawler East
- Light Regional Council offices – Kapunda Head Office at 93 Main Street, Kapunda and Freeling Development Office at 12 Hanson Street, Freeling.

Engagement events

Drop-in information session

Drop-in to chat with the Department for Housing and Urban Development team to find out more and ask questions about the draft Concordia Code Amendment:

- When: Tuesday, 15 July 2025, 4:00 pm to 6:00 pm
  Where: Gawler Sport and Community Centre, 7 Nixon Terrace, Gawler
  Find out more and register to attend on Eventbrite
- When: Monday, 21 July 2025, 4:00 pm to 6:00 pm
  Where: Barossa Valley Park, Barossa Valley Way, Lyndoch
  Find out more and register to attend on Eventbrite.

Online information sessions

Find out more about the draft Concordia Code Amendment at this information session hosted by the Department for Housing and Urban Development team, followed by an opportunity to ask questions.

- When: Thursday, 17 July 2025, 11:30 am to 12:30 pm
  Find out more and register to attend on Eventbrite

Register Glossary

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Further details

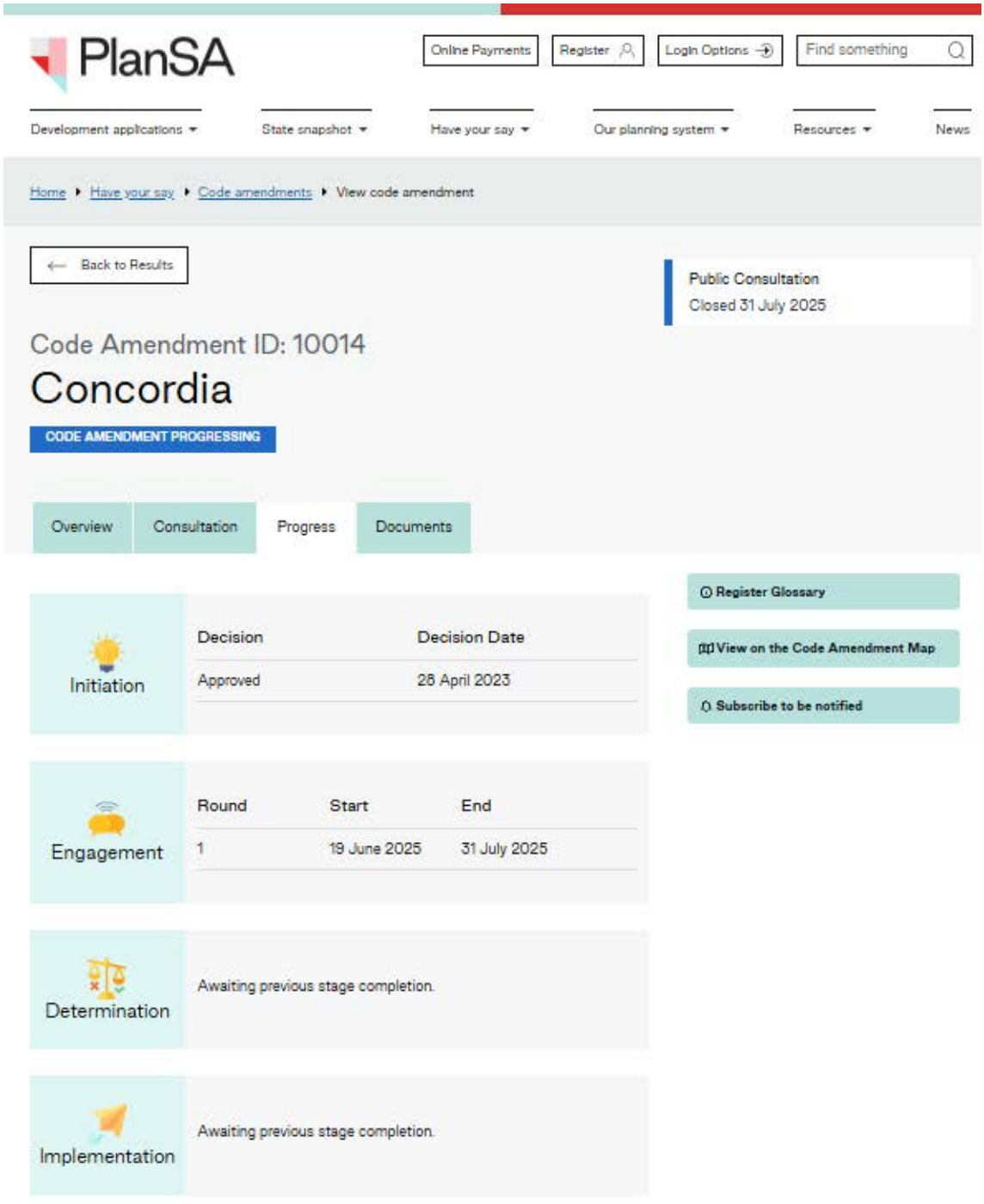
For more information about the draft Concordia Code Amendment and how to share your feedback:

- Visit: yoursay.sa.gov.au/concordia-code-amendment
- Email PlanSA@sa.gov.au
- Phone: 1800 752 664

Consultation Documents

Document Type	Document
Draft Code Amendment	Draft-code-amendment-3243.pdf
Engagement Plan	Engagement-plan-3244.pdf
Appendix	Attachment-e1-rural-interface-assessment-3262.pdf
Appendix	Attachment-e3-final-stormwater-management-strategy-3264.pdf
Appendix	Attachment-e4-biodiversity-survey-and-restoration-report-3265.pdf
Appendix	Attachment-e5-ecological-review-3266.pdf
Appendix	Attachment-e6-mesh-planning-3570.pdf
Appendix	Attachment-e7-preliminary-site-investigation-3268.pdf
Appendix	Attachment-e8-economic-strategy-3269.pdf
Appendix	Attachment-e9-employment-land-assessment-3270.pdf
Appendix	Attachment-e10-social-infrastructure-strategy-3271.pdf
Appendix	Attachment-e11-transport-infrastructure-strategy-3272.pdf
Fact Sheet	Fact-sheet-infrastructure-schemes-for-growth-areas-3245.pdf
Fact Sheet	Fact-sheet-reserving-land-for-key-community-facilities-and-services-in-concordia-3246.pdf
Mapping Draft	Concordia-concept-plan-160-basic-infrastructure-3248.pdf
Mapping Draft	Concordia-concept-plan-161-landUse-3249.pdf
FAQs	Frequently-asked-questions-rezoning-land-at-concordia-near-gawler-3559.pdf
Other	Concordia-code-amendment-what-we-heard-4360.pdf

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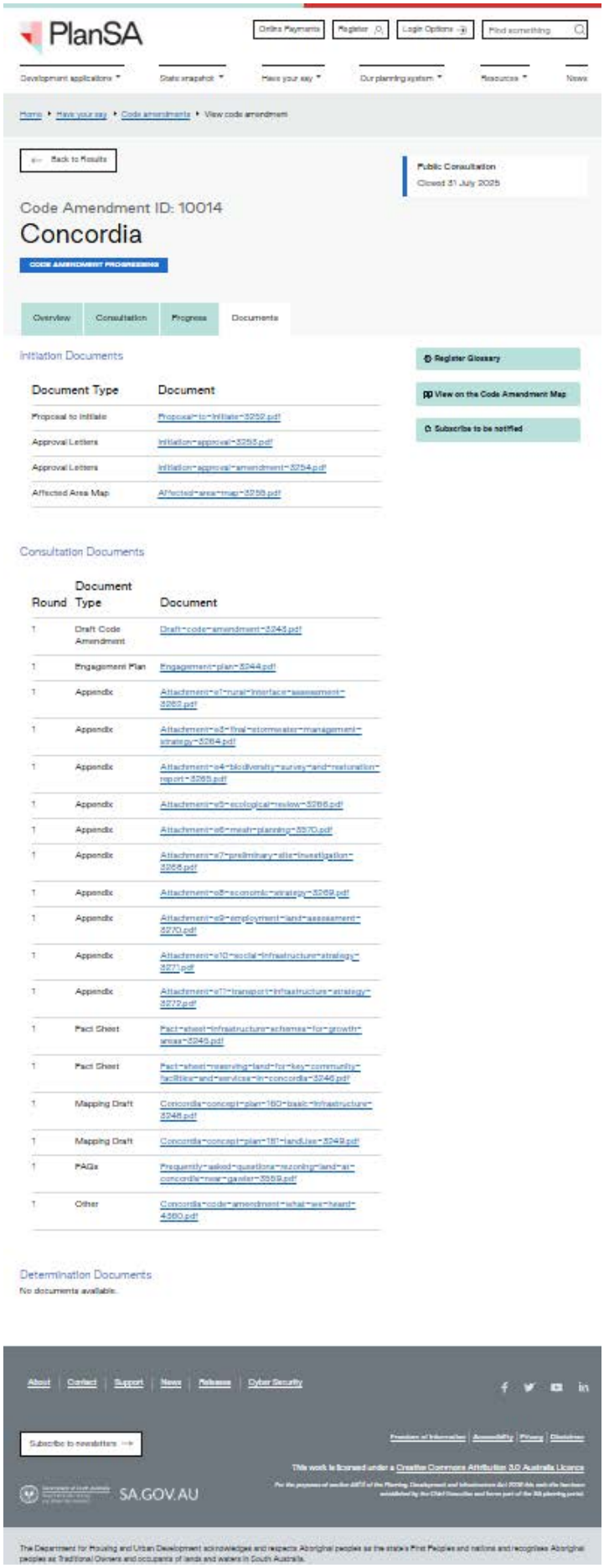
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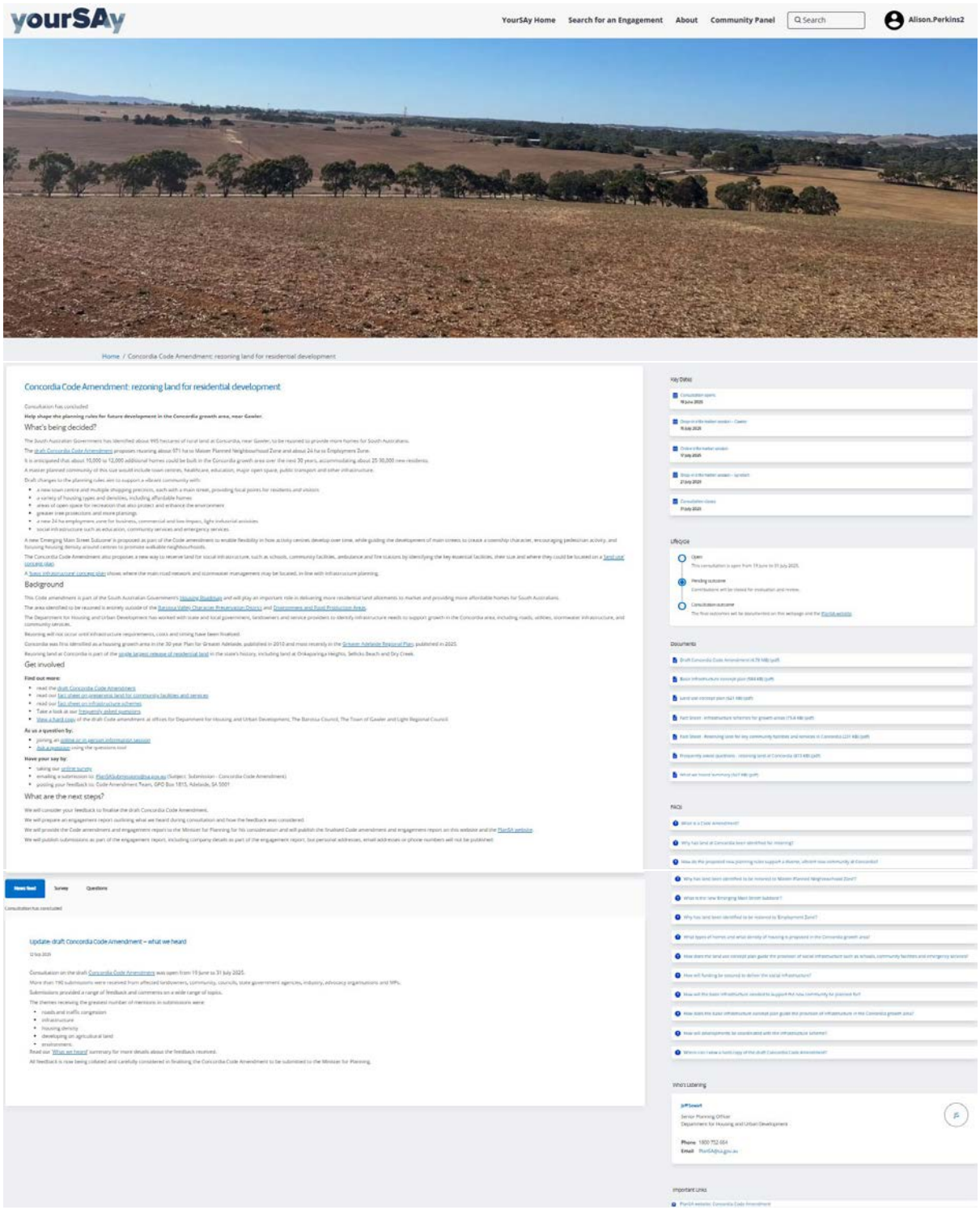
SA.GOV.AU

For the purposes of section 48(1) of the Planning, Development and Infrastructure Act 2016 this web site has been established by the Chief Executive and forms part of the SA planning portal.

The Department for Housing and Urban Development acknowledges and respects Aboriginal peoples as the state's First Peoples and nations and recognises Aboriginal peoples as Traditional Owners and occupants of lands and waters in South Australia.


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Affected Area Map
Affected-area-map-3255.pdf
Consultation Documents
Round
Document Type
Document
1
Draft Code Amendment
Draft-code-amendment-3243.pdf
1
Engagement Plan
Engagement-plan-3244.pdf
1
Appendix
Attachment-a1-rural-interface-assessment-3262.pdf
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Appendix
Attachment-a3-final-stormwater-management-strategy-3264.pdf
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Frequently-asked-questions-rezoning-land-at-concordia-new-gawler-3559.pdf
1
Other
Concordia-code-amendment-what-we-heard-4360.pdf
Determination Documents
No documents available.
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YourSAy website



YourSAy website analytics

Summary Report

19 June 2025 - 31 July 2025

YourSAy

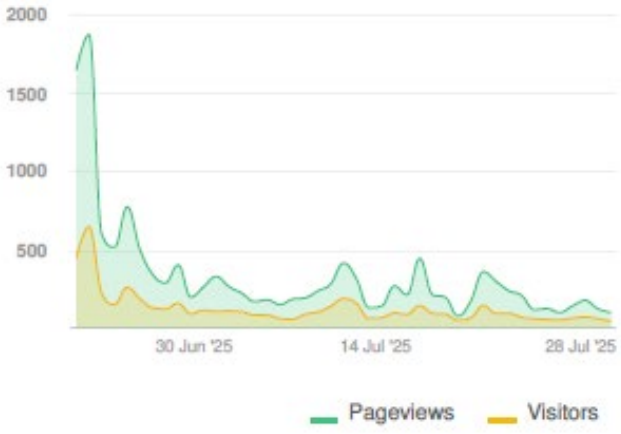
PROJECTS SELECTED: 1

Concordia Code Amendment: rezoning land for residential development

FULL LIST AT THE END OF THE REPORT

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Visitors Summary



Highlights

TOTAL VISITS
6 k

MAX VISITORS PER DAY
645

NEW REGISTRATIONS
1

ENGAGED VISITORS
137

INFORMED VISITORS
1.8 k

AWARE VISITORS
4.4 k

OFFICIAL

PARTICIPANT SUMMARY

ENGAGED
INFORMED
AWARE

137 ENGAGED PARTICIPANTS

	Registered	Unverified	Anonymous
Contributed on Forums	0	0	0
Participated in Surveys	5	1	127
Contributed to Newsfeeds	0	0	0
Participated in Quick Polls	0	0	0
Posted on Guestbooks	0	0	0
Contributed to Stories	0	0	0
Asked Questions	1	3	0
Placed Pins on Places	0	0	0
Contributed to Ideas	0	0	0

** A single engaged participant can perform multiple actions*

TOP PROJECTS

	Participants (%)
Concordia Code Amendmen..	137 (3.1%)

** Calculated as a percentage of total visits to the Project*

ENGAGED
INFORMED
AWARE

1,809 INFORMED PARTICIPANTS

	Participants
Viewed a video	0
Viewed a photo	0
Downloaded a document	1,486
Visited the Key Dates page	295
Visited an FAQ list Page	243
Visited Instagram Page	0
Visited Multiple Project Pages	1,545
Contributed to a tool (engaged)	137

** A single informed participant can perform multiple actions*

TOP PROJECTS

	Participants (%)
Concordia Code Amendmen..	1,808 (41.2%)

** Calculated as a percentage of total visits to the Project*

ENGAGED
INFORMED
AWARE

4,390 AWARE PARTICIPANTS

	Participants
Visited at least one Page	4,390

** Aware user could have also performed an Informed or Engaged Action*

TOP PROJECTS

	Participants
Concordia Code Amendmen..	4,390

** Total list of unique visitors to the project*

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ENGAGEMENT TOOLS SUMMARY

0	1	0	0	0	0	1	0
FORUM TOPICS	SURVEYS	NEWS FEEDS	QUICK POLLS	GUESTBOOKS	STORIES	Q&A'S	PLACES

0

SURVEYS SUMMARY

1	Surveys
133	Contributors
136	Submissions

TOP 3 SURVEYS BASED ON CONTRIBUTORS

133
Contributors to

Concordia Code Amendment: rezoning land for residential development

Q & A SUMMARY

1	Q&As
4	Contributors
4	Questions

TOP 3 Q & A BASED ON CONTRIBUTORS

4
Contributors to

Questions: Concordia Code Amendment

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INFORMATION WIDGET SUMMARY

7	0	0	1	1
DOCUMENTS	PHOTOS	VIDEOS	FAQS	KEY DATES

DOCUMENTS

7	Documents
1.49 k	Visitors
2.96 k	Downloads

TOP 3 DOCUMENTS BASED ON DOWNLOADS

886	823	757
Downloads	Downloads	Downloads
Land use concept plan	Basic infrastructure concept plan	Draft Concordia Code Amendment

FAQS

1	Faqs
243	Visitors
276	Views

TOP 3 FAQS BASED ON VIEWS

276
Views

Concordia Code Amendment: rezoning land for residential development

KEY DATES

1	Key Dates
295	Visitors
369	Views

TOP 3 KEY DATES BASED ON VIEWS

369
Views

Concordia Code Amendment: rezoning land for residential development

TRAFFIC SOURCES OVERVIEW

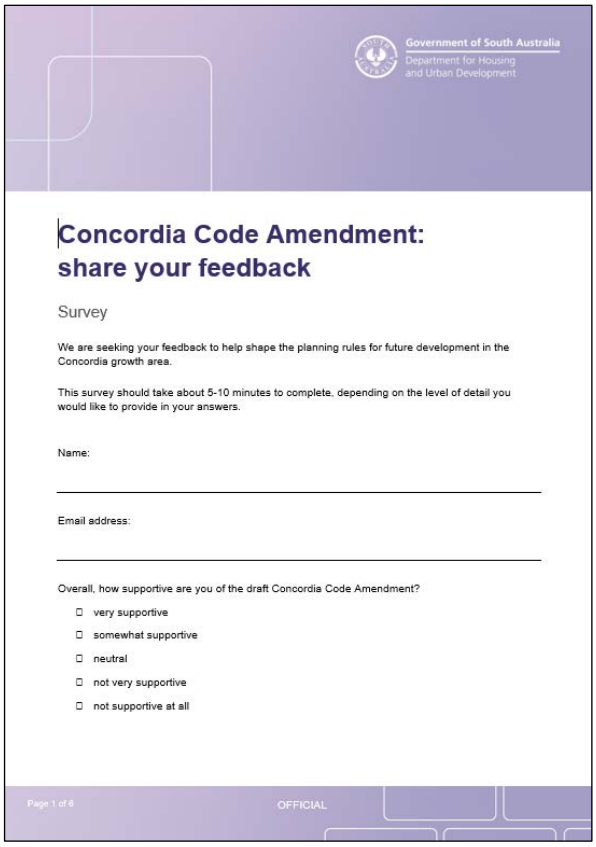
REFERRER URL	Visits
m.facebook.com	1967
www.google.com	605
lm.facebook.com	267
l.facebook.com	214
www.facebook.com	135
www.weare.sa.gov.au	130
plan.sa.gov.au	128
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www.google.com.au	23
www.gawler.sa.gov.au	23

OFFICIAL

SELECTED PROJECTS - FULL LIST

PROJECT TITLE	AWARE	INFORMED	ENGAGED
Concordia Code Amendment: rezoning land for residential development	4390	1809	137

Survey – available online through the YourSAy website and hard copy at events



Government of South Australia
Department for Housing and Urban Development

Concordia Code Amendment: share your feedback

Survey

We are seeking your feedback to help shape the planning rules for future development in the Concordia growth area.

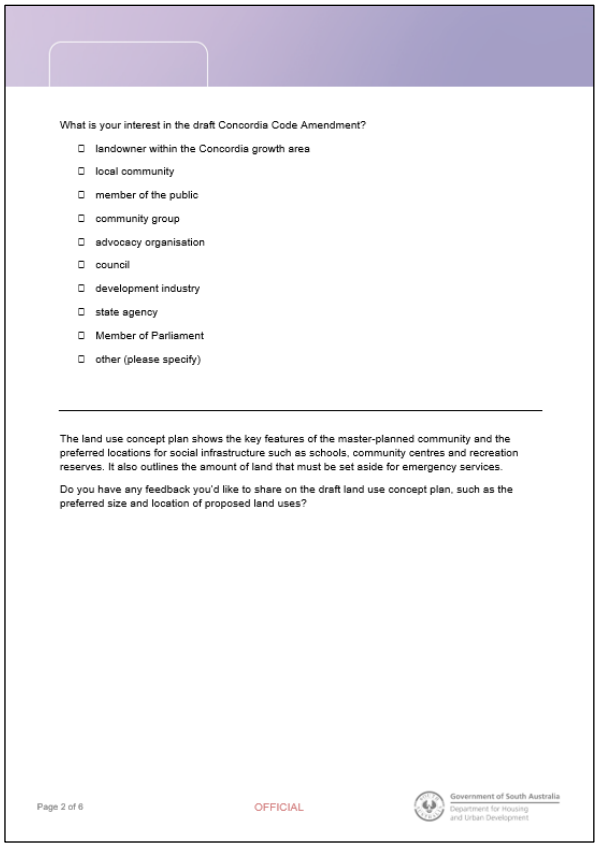
This survey should take about 5-10 minutes to complete, depending on the level of detail you would like to provide in your answers.

Name:

Email address:

Overall, how supportive are you of the draft Concordia Code Amendment?

- ☐ very supportive
- ☐ somewhat supportive
- ☐ neutral
- ☐ not very supportive
- ☐ not supportive at all

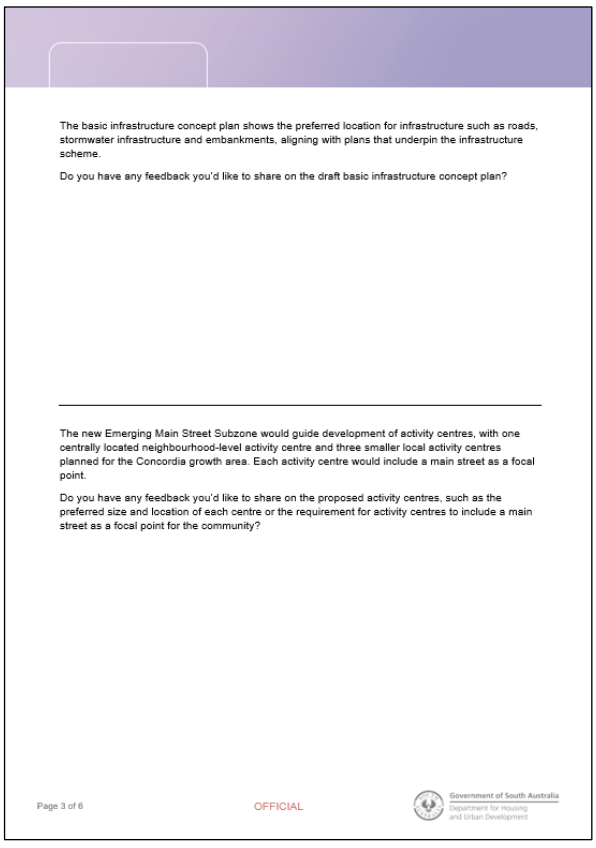


What is your interest in the draft Concordia Code Amendment?

- ☐ landowner within the Concordia growth area
- ☐ local community
- ☐ member of the public
- ☐ community group
- ☐ advocacy organisation
- ☐ council
- ☐ development industry
- ☐ state agency
- ☐ Member of Parliament
- ☐ other (please specify)

The land use concept plan shows the key features of the master-planned community and the preferred locations for social infrastructure such as schools, community centres and recreation reserves. It also outlines the amount of land that must be set aside for emergency services.

Do you have any feedback you'd like to share on the draft land use concept plan, such as the preferred size and location of proposed land uses?

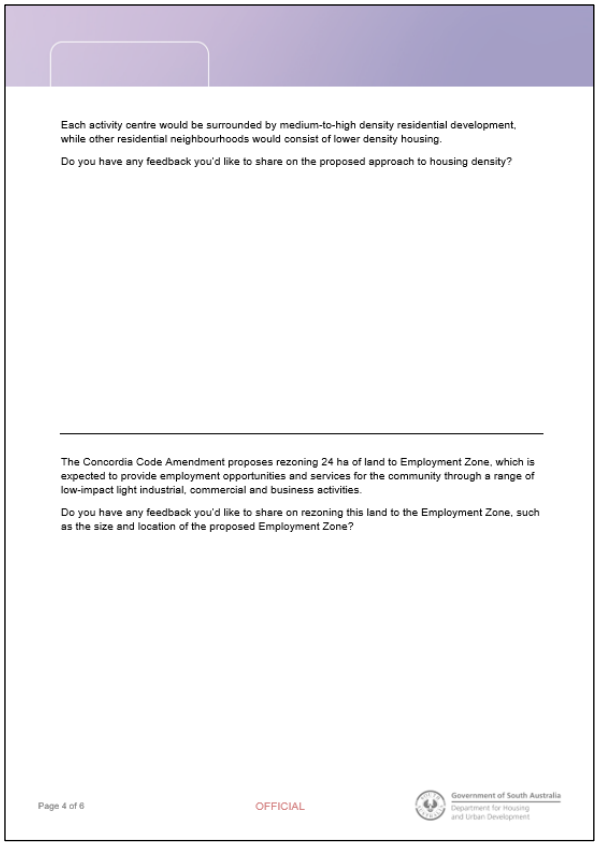


The basic infrastructure concept plan shows the preferred location for infrastructure such as roads, stormwater infrastructure and embankments, aligning with plans that underpin the infrastructure scheme.

Do you have any feedback you'd like to share on the draft basic infrastructure concept plan?

The new Emerging Main Street Subzone would guide development of activity centres, with one centrally located neighbourhood-level activity centre and three smaller local activity centres planned for the Concordia growth area. Each activity centre would include a main street as a focal point.

Do you have any feedback you'd like to share on the proposed activity centres, such as the preferred size and location of each centre or the requirement for activity centres to include a main street as a focal point for the community?



Each activity centre would be surrounded by medium-to-high density residential development, while other residential neighbourhoods would consist of lower density housing.

Do you have any feedback you'd like to share on the proposed approach to housing density?

The Concordia Code Amendment proposes rezoning 24 ha of land to Employment Zone, which is expected to provide employment opportunities and services for the community through a range of low-impact light industrial, commercial and business activities.

Do you have any feedback you'd like to share on rezoning this land to the Employment Zone, such as the size and location of the proposed Employment Zone?

The Concordia Code Amendment nominates areas for open space along key waterways, and a district level park near the central neighbourhood activity centre. Other local parks will be provided in unison with the land division process, allowing for assessment by the council.

Do you have any feedback you'd like to share on the proposed open space, such as the size and location of these areas?

The Concordia Code Amendment proposes a network of shared cycling and walking pathways that will support a liveable and walkable community and provide a safe and convenient link to destinations within the Concordia growth area.

Do you have any feedback you'd like to share on the proposed shared path network?

Do you have any other feedback you would like to share about the draft Concordia Code Amendment?

Thank you

Thank you for completing this survey and sharing your feedback on the draft Concordia Code Amendment. Your views will help shape the planning rules for future development in the Concordia growth area.

Outcomes from the consultation will be posted on the YourSAy website: yoursay.sa.gov.au/concordia-code-amendment

Eventbrite – example event page for Gawler drop-in information session



Sales Ended

Sales Ended

Explore similar events

Tuesday, July 15

Rezoning land in Concordia: drop-in information session

By Planning & Land Use Services ✓Following

Learn more about proposed planning rules and help shape future development in the Concordia growth area, near Gawler.

Date and time

Tuesday, July 15 · 4 - 6pm ACST

Location

Gawler Sport and Community Centre
Nixon Terrace Gawler, SA 5118
Get directions

Good to know

Highlights
In person

Sales Ended

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About this event

Other

Drop-in any time between 4 pm and 6 pm to chat with the Department for Housing and Urban Development team to find out more and ask questions about the draft Concordia Code Amendment at this information session in Gawler.

The South Australian Government has identified about 995 ha of land at Concordia, near Gawler, to be rezoned to provide more homes for South Australians.

Approximately 10,000 to 12,000 additional homes could be built in the Concordia growth area over the next 30 years, supporting about 25-30,000 new residents.

A master planned community of this size would include town centres, healthcare, education, major open space, public transport and other infrastructure.

Draft changes to the planning rules aim to support a vibrant community with:

- a new town centre and multiple shopping precincts, each with a main street, providing focal points for residents and visitors to shop, work, meet and relax
- a variety of housing types and densities, including affordable homes
- areas of open space for recreation that also protect and enhance biodiversity and existing waterways
- a new 24 ha employment zone for business, commercial and low-impact, light-industrial activities, providing new employment opportunities
- social infrastructure such as education, community services and emergency services.

New planning rules would also provide greater tree protections during and after development, as well as require trees to be planted with new housing.

A new 'Emerging Main Street Subzone' is proposed as part of the Code amendment to enable flexibility in how activity centres develop over time, while guiding the development of active main streets to encourage pedestrian activity.

The Concordia Code Amendment also proposes a new way to reserve land for social infrastructure, such as schools, community facilities and emergency services by identifying the key essential facilities and their size on a concept plan.

The Department for Housing and Urban Development has worked with state and local government, landowners and service providers to identify infrastructure needs to support growth in the Concordia area, including roads, utilities, stormwater infrastructure, and community services.

Rezoning will not occur until infrastructure requirements, costs and timing in-line with stages of the development have been finalised.

Consultation on the draft Concordia Code Amendment closes on 31 July 2025.

The Concordia Code Amendment is part of the South Australian Government's Housing Roadmap, delivering more residential land allotments to market and providing more affordable homes for South Australians.

More information

For more information visit the YourSAy website.

If you can't make this information session in Gawler, sessions will also be held on:

- Thursday 17 July, 11:30 am to 12:30 pm online
- Monday 21 July, 4 pm - 6 pm in Lyndoch.

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Fact sheets



Government of South Australia
Department for Housing and Urban Development

Fact Sheet

Reserving land for key community facilities and services in Concordia

Planning for a vibrant new community at Concordia

The South Australian Government has identified about 995 ha of land at Concordia to be rezoned to provide more homes for South Australians.

About 10,000 to 12,000 homes could be built in the Concordia growth area over the next 30 years, supporting about 25-30,000 new residents.

A master-planned community of this size would include town centres, education facilities, major open space, public transport and other infrastructure.

Proposed changes to the planning rules introduce a new way to reserve land for the key community services and facilities needed to support future residents.

Key community services and facilities

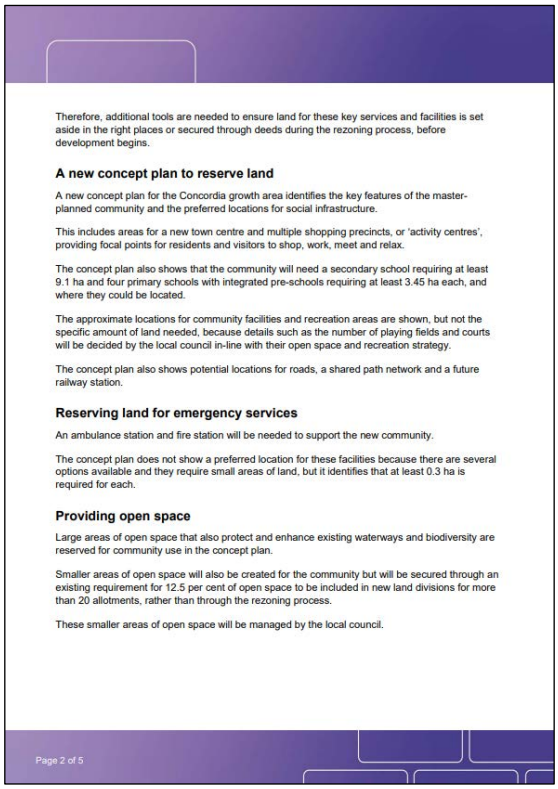
Working with a range of state and local government agencies and service providers, the Department for Housing and Urban Development has identified the key services and facilities needed to support the new community in Concordia.

Also known as 'social infrastructure', these include state facilities like schools and emergency services (ambulance and fire stations) and local services like community centres and sports/recreation reserves.

Rezoning to 'Master Planned Neighbourhood Zone'

Rezoning land in the Concordia growth area to the 'Master Planned Neighbourhood Zone' allows these types of social infrastructure to be developed and encourages these facilities to be located near each other, creating focal points for the community.

However, the planning rules are flexible about where these facilities and land uses are located within the zone, allowing neighbourhoods to respond to changing needs as areas develop.



Therefore, additional tools are needed to ensure land for these key services and facilities is set aside in the right places or secured through deeds during the rezoning process, before development begins.

A new concept plan to reserve land

A new concept plan for the Concordia growth area identifies the key features of the master-planned community and the preferred locations for social infrastructure.

This includes areas for a new town centre and multiple shopping precincts, or 'activity centres', providing focal points for residents and visitors to shop, work, meet and relax.

The concept plan also shows that the community will need a secondary school requiring at least 9.1 ha and four primary schools with integrated pre-schools requiring at least 3.45 ha each, and where they could be located.

The approximate locations for community facilities and recreation areas are shown, but not the specific amount of land needed, because details such as the number of playing fields and courts will be decided by the local council in-line with their open space and recreation strategy.

The concept plan also shows potential locations for roads, a shared path network and a future railway station.

Reserving land for emergency services

An ambulance station and fire station will be needed to support the new community.

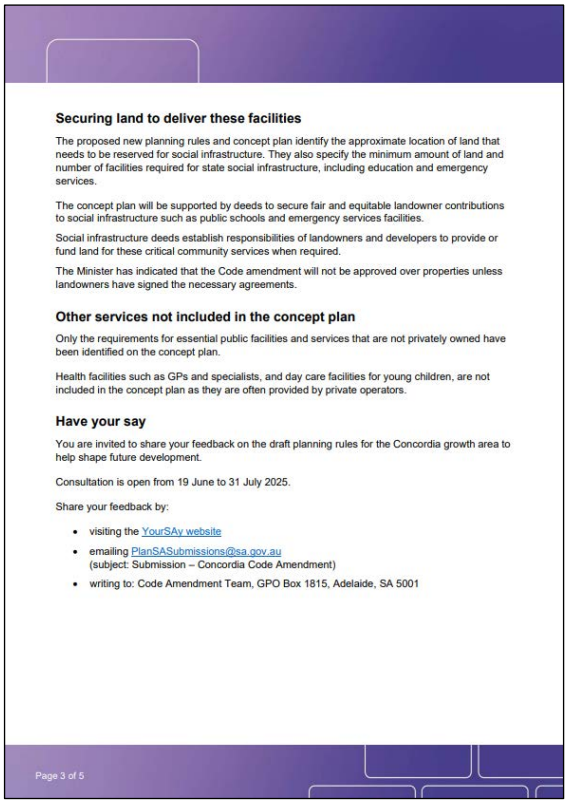
The concept plan does not show a preferred location for these facilities because there are several options available and they require small areas of land, but it identifies that at least 0.3 ha is required for each.

Providing open space

Large areas of open space that also protect and enhance existing waterways and biodiversity are reserved for community use in the concept plan.

Smaller areas of open space will also be created for the community but will be secured through an existing requirement for 12.5 per cent of open space to be included in new land divisions for more than 20 allotments, rather than through the rezoning process.

These smaller areas of open space will be managed by the local council.



Securing land to deliver these facilities

The proposed new planning rules and concept plan identify the approximate location of land that needs to be reserved for social infrastructure. They also specify the minimum amount of land and number of facilities required for state social infrastructure, including education and emergency services.

The concept plan will be supported by deeds to secure fair and equitable landowner contributions to social infrastructure such as public schools and emergency services facilities.

Social infrastructure deeds establish responsibilities of landowners and developers to provide or fund land for these critical community services when required.

The Minister has indicated that the Code amendment will not be approved over properties unless landowners have signed the necessary agreements.

Other services not included in the concept plan

Only the requirements for essential public facilities and services that are not privately owned have been identified on the concept plan.

Health facilities such as GPs and specialists, and day care facilities for young children, are not included in the concept plan as they are often provided by private operators.

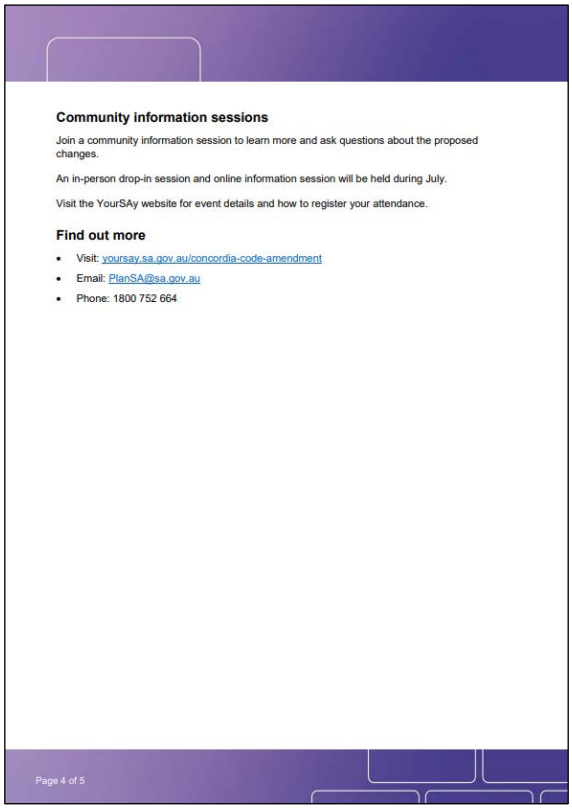
Have your say

You are invited to share your feedback on the draft planning rules for the Concordia growth area to help shape future development.

Consultation is open from 19 June to 31 July 2025.

Share your feedback by:

- visiting the YourSAy website
- emailing PlanSASubmissions@sa.gov.au
  (subject: Submission – Concordia Code Amendment)
- writing to: Code Amendment Team, GPO Box 1815, Adelaide, SA 5001



Community information sessions

Join a community information session to learn more and ask questions about the proposed changes.

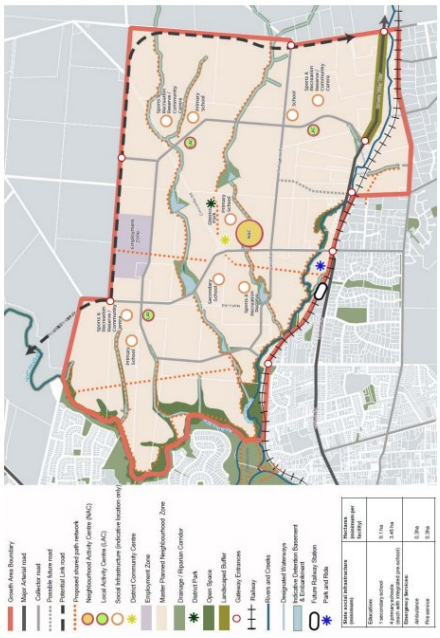
An in-person drop-in session and online information session will be held during July.

Visit the YourSAy website for event details and how to register your attendance.

Find out more

- Visit: yoursay.sa.gov.au/concordia-code-amendment
- Email: PlanSA@sa.gov.au
- Phone: 1800 752 664

Land use concept plan for Concordia growth area



Government of South Australia
Department for Housing and Urban Development

Fact Sheet

Infrastructure schemes for growth areas

Infrastructure schemes help to ensure that the infrastructure needed to service future urban development, such as new housing, is well-understood and planned for in line with the rezoning of the land.

It is a legally binding planning tool for use between landowners, councils, infrastructure providers and developers, setting out what infrastructure and construction works are required to support a new housing community, how and when it will be delivered, and who pays for it.

Basic infrastructure schemes can be developed for areas designated for strategic growth and provide the mechanism to ensure the staged and coordinated delivery of infrastructure that is needed to make a neighbourhood liveable.

What infrastructure is included in a basic infrastructure scheme?

Infrastructure in basic infrastructure schemes can include:

- roads or causeways, bridges, culverts associated roads
- stormwater management infrastructure
- embankments, wells, channels, drains, drainage, earthworks connected with infrastructure
- water and sewerage infrastructure
- communications networks
- electrical and gas infrastructure

How is the infrastructure scheme developed?

The Department for Housing and Urban Development works with state agencies and relevant local councils, landowners and service providers to identify the infrastructure required to support future housing in growth areas.

This information is gathered through investigations with infrastructure providers, council, state government agencies and other stakeholders to develop the scheme. An Infrastructure Scheme Coordinator is then appointed to oversee the development of the scheme, which includes preparing scoped and costed proposals, developing a program of work, establishing funding arrangements and consulting on the scheme.

Landowners within the specific growth area are then consulted on the draft infrastructure scheme and their feedback is considered in updating the draft scheme before it is submitted to the Minister for Housing and Urban Development for a decision.

How is the scheme paid for?

An infrastructure funding plan forms part of the infrastructure scheme, and lists the infrastructure that may be required, who will be delivering it, when it is likely to be required to support development of the land, and how the costs will be shared as development occurs.

How will development applications interact with the infrastructure scheme?

Work is underway to determine the best way to protect the land needed to deliver basic infrastructure and ensure land divisions and development do not occur in a way that impacts delivering the infrastructure scheme in the future.

While details of this process are still being finalised, the process will require specified types of development applications in the growth area to be referred to the Infrastructure Scheme Coordinator to ensure development is consistent with the scheme.

What are the benefits of infrastructure schemes?

Infrastructure schemes provide a detailed scope of the infrastructure requirements and ensure costs of the works are fully understood, are fit for purpose and can accommodate the needs and growth of future communities. Benefits include:

- costs are established and shared across landowners
- infrastructure is delivered at appropriate stages of land development
- ensures design integration with existing road, stormwater and open space networks
- governance framework and review networks are developed for the scheme
- provides a transparent decision-making process and distribution of funds process for all stakeholders.

How are community facilities and services considered in infrastructure planning?

Social infrastructure, such as schools, hospitals, community facilities and emergency services, cannot be included in a basic infrastructure scheme. Instead, other existing tools, including land management agreements, legal agreements (referred to as deeds) and the open space contribution scheme, are available to manage the delivery of social infrastructure. Future requirements for community facilities and services are taken into account in the design and provision of infrastructure within the scheme to ensure that infrastructure is fit for purpose and able to accommodate the expected forms of development.

Government of South Australia
Department for Housing and Urban Development

How are services such as health, schools and transportation considered?

In developing the code amendment to rezone the land, investigations are undertaken in consultation with other state government agencies, including transport, education and health, to understand and plan for the impact of a new urban development on local services.

Where new services are needed, they may be nominated on a concept plan, which will form part of the Planning and Design Code. In addition, state agencies may establish deeds with landowners/developers to ensure the provision of land for social infrastructure when it's needed.

For more information on the provision of social infrastructure, see fact sheet Reserving land for social infrastructure.

Where can I find further information on infrastructure schemes?

Visit the infrastructure schemes section of PlanSA: plan.sa.gov.au/en/infrastructure-schemes

Contact the Growth and Infrastructure Coordination Unit, Department for Housing and Urban Development at DHUD.GICUnit@sa.gov.au or phone: (08) 7133 3126

Government of South Australia
Department for Housing and Urban Development

FAQ

Government of South Australia
Department for Housing and Urban Development

Frequently Asked Questions

Rezoning land at Concordia, near Gawler

Q – What is a Code amendment?

A – The Planning and Design Code contains the planning rules and policies that guide what can be developed in South Australia.

These planning rules are used by councils and other planning authorities to assess development proposals.

A Code amendment is a proposal to change the policies, rules or mapping within the Code, which can change the way that future developments are assessed.

Q – Why has land at Concordia been identified for rezoning?

A – The Concordia Code Amendment proposes to rezone about 995 ha of land at Concordia, near Gawler, to provide approximately 10,000 to 12,000 additional homes for South Australians in a new master-planned community.

Concordia was first identified as a housing growth area in the 30-year Plan for Greater Adelaide, published in 2010 and again in 2017. The area was most recently identified in the Greater Adelaide Regional Plan, published in 2025.

The South Australian Minister for Planning has now determined that the demand for housing in Adelaide warrants the release of this land for development.

The Concordia Code Amendment is part of the South Australian Government's Housing Roadmap, delivering more residential land allotments to market and providing more affordable homes for South Australians.

Rezoning land at Concordia is part of the single largest release of residential land in the state's history, including land at Onkaparinga Heights, Sellicks Beach and Dry Creek.

Q – How do the proposed new planning rules support a diverse, vibrant new community at Concordia?

A – Draft changes to the planning rules aim to support a vibrant community with:

- a new town centre and multiple shopping precincts, each with a main street, providing focal points for residents and visitors
- a variety of housing types and densities, including affordable homes
- areas of open space for recreation that also protect and enhance the environment
- greater tree protections and more plantings
- a new 24 ha employment zone for business, commercial and low-impact, light-industrial activities.

New planning rules would also provide greater tree protections during and after development, as well as require trees to be planted with new housing.

A new way to reserve land for the key community facilities and services needed to support future residents is also proposed as part of the rezoning process.

Q – Why has land been identified to be rezoned to 'Master Planned Neighbourhood Zone'?

A – About 971 ha of land in the Concordia growth area has been identified to be rezoned to the Master Planned Neighbourhood Zone.

This zone enables well-planned residential development with key community services and facilities, such as schools, community centres, emergency services and open space.

Community facilities are encouraged to be located near each other in 'activity centres' to create focal points for the community.

The planning rules are flexible about where these facilities and land uses are located within the zone, allowing neighbourhoods to respond to changing needs as areas develop.

Q – What is the new 'Emerging Main Street Subzone'?

A – A new Emerging Main Street Subzone is proposed to be applied across the whole Master Planned Neighbourhood Zone.

This new subzone would guide development of activity centres, with one centrally located neighbourhood-level activity centre and three smaller local activity centres planned for the Concordia growth area.

Government of South Australia
Department for Housing and Urban Development

Each activity centre would include a main street as focal point and be surrounded by medium-to-high density residential development.

The location of these activity centres is guided by a concept plan, enabling flexibility in where the final boundaries of the activity centres are defined as they evolve.

Q – Why has land been identified to be rezoned to 'Employment Zone'?

A – About 24 ha on the southern side of Ironbark Road are proposed to be rezoned from Rural Zone to Employment Zone.

This area is expected to provide employment opportunities and services for the community through a diverse range of low-impact light industrial, commercial and business activities.

Q – What types of homes and what density of housing is proposed in the Concordia growth area?

A – Draft changes to the planning rules support a variety of housing types and densities across the growth area.

Each activity centre would be surrounded by medium-to-high density housing, providing easy access to local services such as retail, medical, community and recreational facilities.

Medium density housing, which could include detached homes, semi-detached houses, townhouses, row houses or apartment buildings, could also be located near public open space.

Residential neighbourhoods would consist of lower density housing.

About 15 per cent of homes across the Concordia growth area are anticipated to be affordable homes, meaning the maximum sale price is $495,000-$569,250 and rentals are offered at less than 75 per cent of the market rate. For more information, visit housing.sa.gov.au/affordable-housing/affordable-homes

Q – How does the land use concept plan guide the provision of social infrastructure such as schools, community facilities and emergency services?

A – A land use concept plan for the Concordia growth area includes a new way to reserve land for the key community services and facilities needed to support future residents.

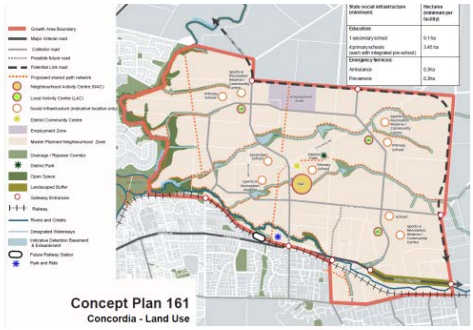
Government of South Australia
Department for Housing and Urban Development

The concept plan identifies the key features of the master-planned community and the approximate locations for social infrastructure, including:

- schools (at least 1 secondary school and 4 primary schools with integrated pre-school)
- local community centres and sports and recreation reserves
- district level open space and community centre.

The minimum amount of land that needs to be reserved for education and emergency services facilities is outlined.

For more information about how land is reserved for social infrastructure in the Concordia growth area, view our fact sheet: Reserving land for key community facilities and services in Concordia.



Concept Plan 161
Concordia - Land Use

Q – How will land for social infrastructure be secured?

A – The proposed new planning rules and concept plan to enable reserving land for key community facilities and services is intended to be supported by social infrastructure deeds, which establish a legal agreement with the South Australian Government and Barossa Council to secure necessary land.

Government of South Australia
Department for Housing and Urban Development

Q – How will the basic infrastructure needed to support the new community be planned for?

A – The Department for Housing and Urban Development has worked with state and local government, landowners and service providers to identify the infrastructure needed to support a new community.

Work is underway to develop an infrastructure scheme for the Concordia growth area that outlines the type of basic infrastructure that will be provided, such as roads, utilities and stormwater infrastructure.

It also details who will fund the infrastructure and when it will be delivered to ensure infrastructure is available in-line with development.

This will be the first infrastructure delivery scheme introduced in South Australia.

The Concordia Growth Area Infrastructure Scheme Draft Outline identifies the scope and further investigations required to develop the infrastructure scheme.

The South Australian Government is now working to appoint the Scheme Coordinator to oversee developing the infrastructure scheme.

Rezoning will not occur until infrastructure requirements, costs, funding arrangements and timing in-line with stages of the development have been finalised.

For more information about the basic infrastructure scheme for Concordia growth area, view:

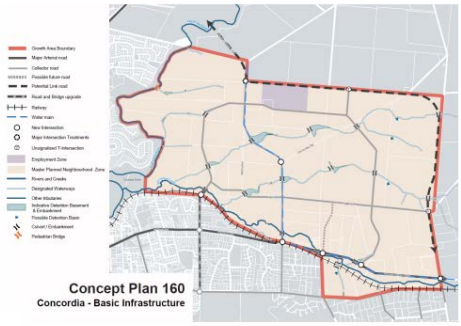
- our fact sheet on infrastructure schemes for designated growth areas
- visit the PlanSA Infrastructure schemes webpage: plan.sa.gov.au/en/infrastructure-schemes

Q – How does the basic infrastructure concept plan guide the provision of infrastructure in the Concordia growth area?

A – As part of proposed changes to the planning rules, a new concept plan will help guide the provision of basic infrastructure.

The concept plan shows the preferred location for infrastructure such as roads, stormwater infrastructure and embankments, aligning with plans that underpin the infrastructure scheme.

Including this information as part of the planning rules for the Concordia growth area will highlight the need for infrastructure and help ensure the location for planned infrastructure is considered during development.



Concept Plan 160
Concordia - Basic Infrastructure

Q – How will developments be coordinated with the infrastructure scheme?

A – In parallel with developing the state's first infrastructure scheme, work is underway to determine the best way to ensure the infrastructure scheme is considered as part of assessing development applications.

This is required to protect the land needed to deliver basic infrastructure and ensure the assumptions and capacity of the planned infrastructure remain consistent with the growth area's development.

This link between development applications and the infrastructure scheme will ensure land division and other developments do not occur in a way that impacts delivering future infrastructure through the scheme.

While details of how development applications will link with the infrastructure scheme are still being finalised, the process will require development applications in the Concordia growth area to be referred to the Scheme Coordinator to ensure development is consistent with the scheme.

Q – Where can I find out more information about the proposed planning rules for Concordia growth area?

A – You can learn more about the draft Concordia Code Amendment by:

- visiting: yoursay.sa.gov.au/concordia-code-amendment
- dropping-in to our community information sessions:
  - in Gawler on 15 July, 4pm to 6 pm
  - in Lyndoch on 21 July, 4 pm to 6 pm
- registering to attend an online information session on 17 July, 11:30 am to 12:30 noon
- emailing: PlanSA@sa.gov.au
- phoning: 1800 752 664

Hard copies of the draft Code amendment are also available to view at The Barossa Council, The Town of Gawler and Light Regional Council offices, and PlanSA, Level 9, 83 Pirie Street, Adelaide.

Q – How can I share my feedback on the proposed planning rules for future development in the Concordia growth area?

A – You are invited to share your feedback on the draft planning rules for the Concordia growth area to help shape future development.

Consultation is open from 19 June to 31 July 2025.

Share your feedback by:

- visiting the YourSAy website
- emailing PlanSASubmissions@sa.gov.au
  (subject: Submission – Concordia Code Amendment)
- writing to: Code Amendment Team, GPO Box 1815, Adelaide, SA 5001

Brochure

Creating more homes for South Australians

The South Australian Government has identified about 995 ha of land at Concordia to be rezoned to provide more homes for South Australians.

About 10,000 to 12,000 homes could be built in the Concordia growth area over the next 30 years, supporting about 25–30,000 new residents.

A master planned community of this size would include town centres, education, major open space, public transport and other infrastructure.

Paving the way for a vibrant new community

Draft changes to the planning rules aim to support a vibrant community with:

- a new town centre and multiple shopping precincts, each with a main street, providing focal points for residents and visitors
- a variety of housing types and densities, including affordable homes
- areas of open space for recreation that also protect and enhance the environment
- greater tree protections and more plantings
- a new 24 ha employment zone for business, commercial and low-impact, light-industrial activities.

Infrastructure to support the new community

The Department for Housing and Urban Development has worked with state and local government, landowners and service providers to identify the infrastructure needed to support a new community.

Rezoning will not occur until infrastructure requirements, costs, funding arrangements and timing in-line with stages of the development have been finalised.

Have your say

You are invited to share your feedback on the draft planning rules for the Concordia growth area to help shape future development.

Consultation is open from 19 June to 31 July 2025.

Share your feedback by:

- visiting the YourSAy website
- emailing PlanSASubmissions@sa.gov.au
- writing to: Code Amendment Team, GPO Box 1815, Adelaide, SA 5001

Community information sessions

Join a community information session to learn more and ask questions about the proposed changes:

- drop-in information session
  15 July, 4 pm to 6 pm, Gawler Sport and Community Centre, Gawler
- online information session
  17 July, 11:30 am to 12:30 pm, register online
- drop-in information session
  21 July, 4 pm to 6 pm, Barossa Park, Lyndoch.

Visit the YourSAy website for event details and how to register your attendance.

Find out more

For more information:

yoursay.sa.gov.au/concordia-code-amendment

PlanSA@sa.gov.au

1800 752 664

Hard copies of the draft Code amendment are available to view at The Barossa Council, The Town of Gawler and Light Regional Council offices and PlanSA, Level 9, 83 Pirie Street, Adelaide.

MC2428-0252

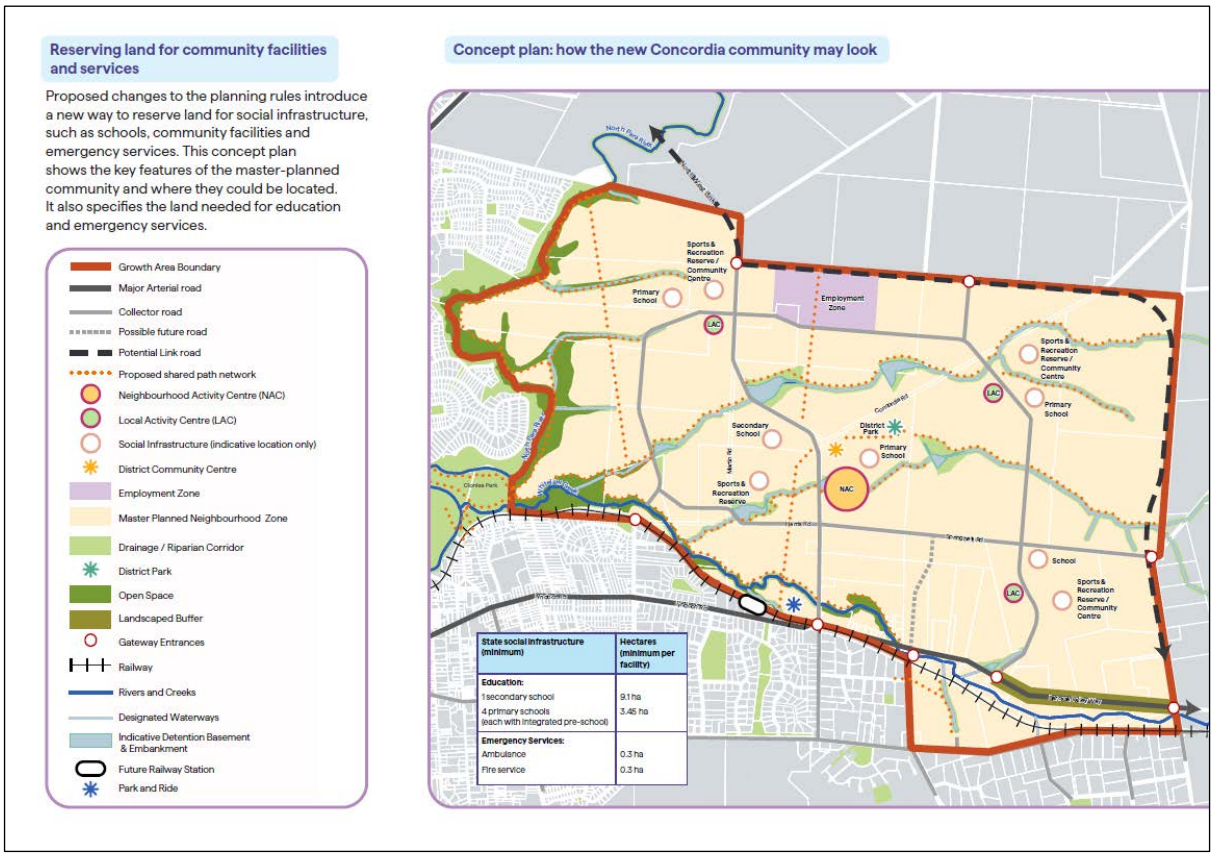
Government of South Australia
Department for Housing and Urban Development

Rezoning land at Concordia

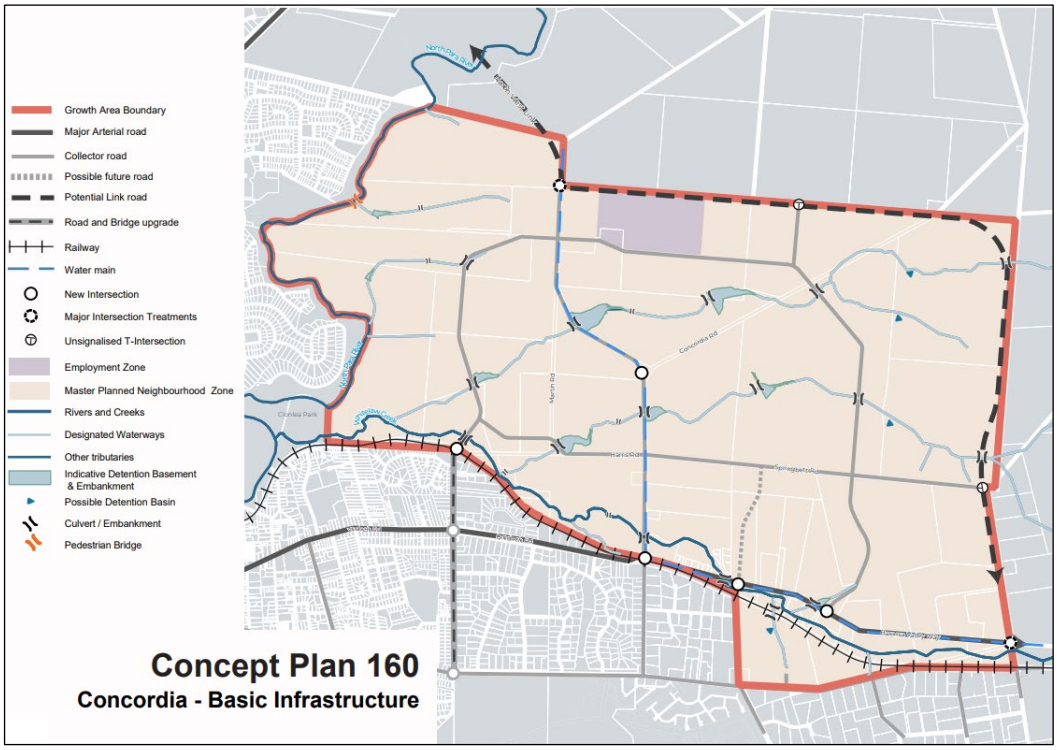
Help shape the planning rules for future development in the Concordia growth area, near Gawler.

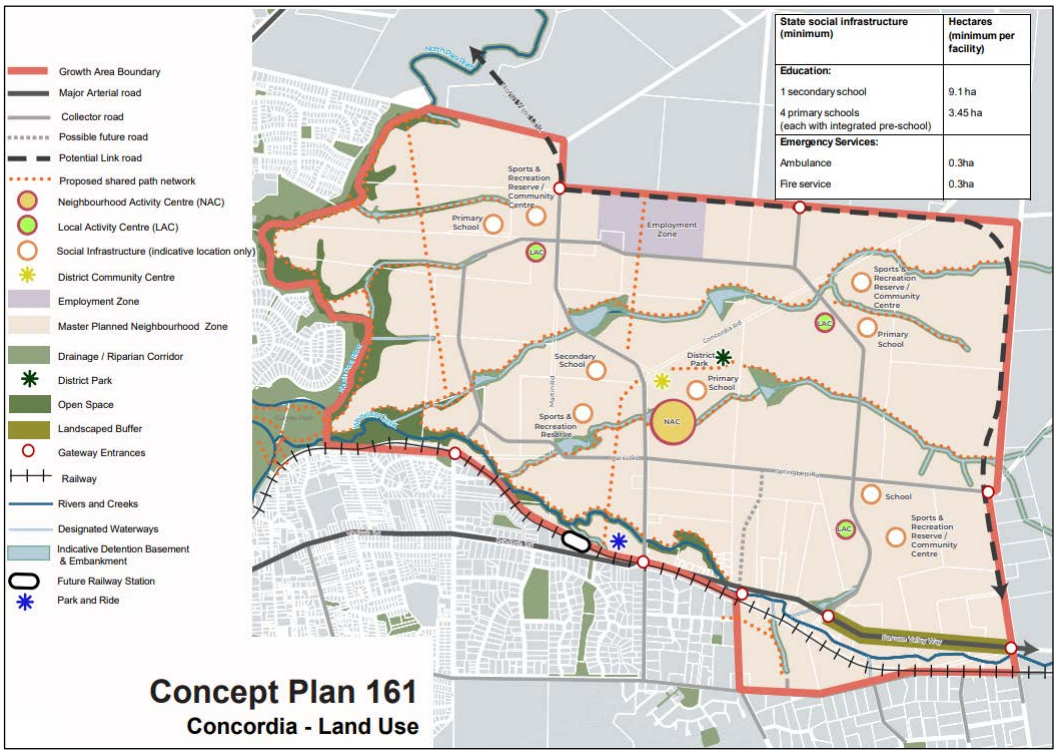


Concordia Code Amendment is part of the South Australian Government's Housing Roadmap, delivering more residential land allotments to market and providing more affordable homes for South Australians.



Concept plans




Growth Area Boundary
Major Arterial road
Collector road
Possible future road
Potential Link road
Proposed shared path network
Neighbourhood Activity Centre (NAC)
Local Activity Centre (LAC)
Social Infrastructure (indicative location only)
District Community Centre
Employment Zone
Master Planned Neighbourhood Zone
Drainage / Riparian Corridor
District Park
Open Space
Landscaped Buffer
Gateway Entrances
Railway
Rivers and Creeks
Designated Waterways
Indicative Detention Basement & Embankment
Future Railway Station
Park and Ride
State social infrastructure (minimum)
Hectares (minimum per facility)
Education:
1 secondary school
9.1 ha
4 primary schools (each with integrated pre-school)
3.45 ha
Emergency Services:
Ambulance
0.3ha
Fire service
0.3ha
Sports & Recreation Reserve / Community Centre
Primary School
LAC
Employment Zone
Secondary School
District Park
NAC
School
Concept Plan 161
Concordia - Land Use

Planning Ahead e-newsletter

Concordia Code Amendment now open for consultation



The State Government has identified approximately 995 hectares of land at Concordia, near Gawler, to be rezoned to provide more homes for South Australians.

It is anticipated that approximately 10,000 to 12,000 additional homes could be built in the Concordia growth area over the next 30 years, accommodating about 25-30,000 new residents.

A master planned community of this size would include town centres, healthcare, education, major open space, public transport and other infrastructure.

This Code amendment is part of the South Australian Government's Housing Roadmap and will play an important role in delivering more residential land allotments to market and providing more affordable homes for South Australians.

Learn more about the draft Concordia Code Amendment at an in-person or online information session. For details visit the YourSAy website.

Consultation closes 31 July 2025.

Read more

YourSAy e-newsletter – July 2025 edition

Find out which government decisions you can influence this month

No images? Click here

yourSAy



South Australian Tourism Commission

Your July update has landed

Find our wrap-up of the latest opportunities to have your say below. This month, we invite you to provide feedback on proposed improvements to carer recognition, draft Heritage Standards for several regional State Heritage Areas, water resource management, and more.

Get involved in shaping our community's future. Your views matter - share them with us!



Concordia Code Amendment

Help shape the planning rules for future development in the Concordia growth area, near Gawler. The draft Concordia Code Amendment proposes rezoning land for residential development, including 971 ha to Master Planned Neighbourhood Zone and about 24 ha to Employment Zone.

Find out more

OFFICIAL

Newsletter

Your engagement was sent to more than 34,900 registered users via email.

This email was opened over 14,300 times giving a large number of people the opportunity to see your engagement.

34,941
Email deliveries

14,327
Email opens

116
Your link clicks

Media release and media coverage

19 June: media release, The path to 10,000+ new homes at Concordia

20 June: *Mirage news*, Path to 10,000+ New Homes At Concordia

19 June: *The Advertiser*, State backs 12,000 new homes in Adelaide's north as Concordia plan opens for feedback

19 June: *We are SA*, Concordia development a step closer to take off

20 June: *Glam Adelaide,* 10,000-home Concordia mega development takes major step forward

20 June: *ABC North and West SA*, Breakfast with Tom Mann

24 June: *The Bunyip,* Another step towards huge Concordia development

25 June: *The Barossa Leader,* Concordia concept calls for community input

16 July: *The Barossa Leader/Southern Argus,* The Barossa Council to receive draft Concordia Code Amendment submission

23 July: *The Barossa Leader,* The Concordia proposal unpacked

23 July: *The Bunyip,* Residents raise concerns over Concordia development environmental impact

30 July: *The Barossa Leader,* Light Regional Council sends submission for Concordia Code Amendment

30 July: *They Bunyip*, Concordia rezoning

30 July: *The Bunyip,* Town of Gawler weighs in on Concordia development

30 July: *The Bunyip,* State government assures biodiversity will be protected in Concordia

6 August: *The Bunyip,* Resident's plea not tongue-in-cheek

6 August: *The Bunyip*, Concordia consultation

13 September: *The Advertiser*, Mapped: Biggest housing developments planned from Angle Vale to the Mid North in Adelaide's northern construction boom

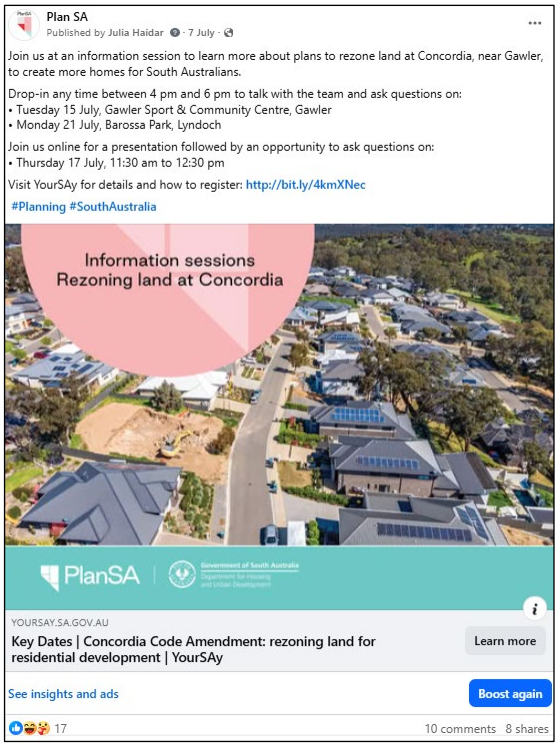
17 September: *The Barossa Leader*, Up to code? Concordia Code Amendment engagement summarised

Social media

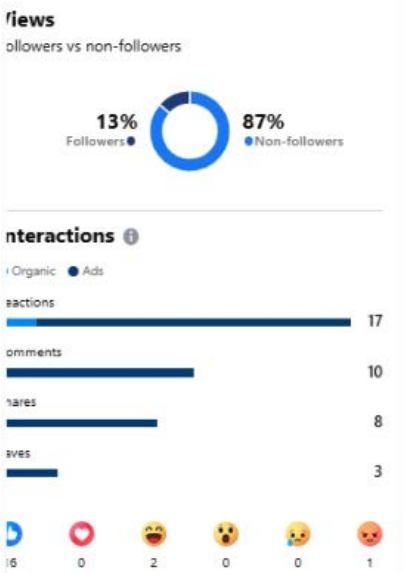
PlanSA Facebook

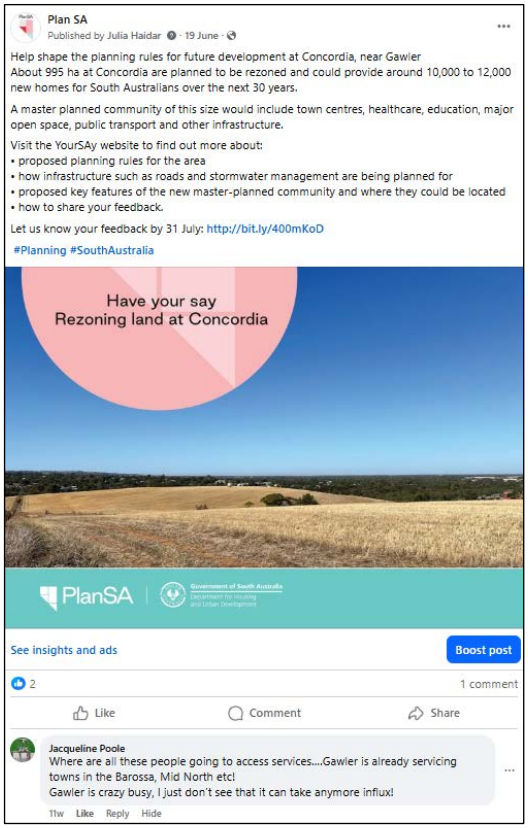














YourSAy Facebook and X (formerly Twitter)

Facebook stats

258
Views

191
Reach

3
Interactions

1
Link Click

1
Comments

1.57%
Engagement rate

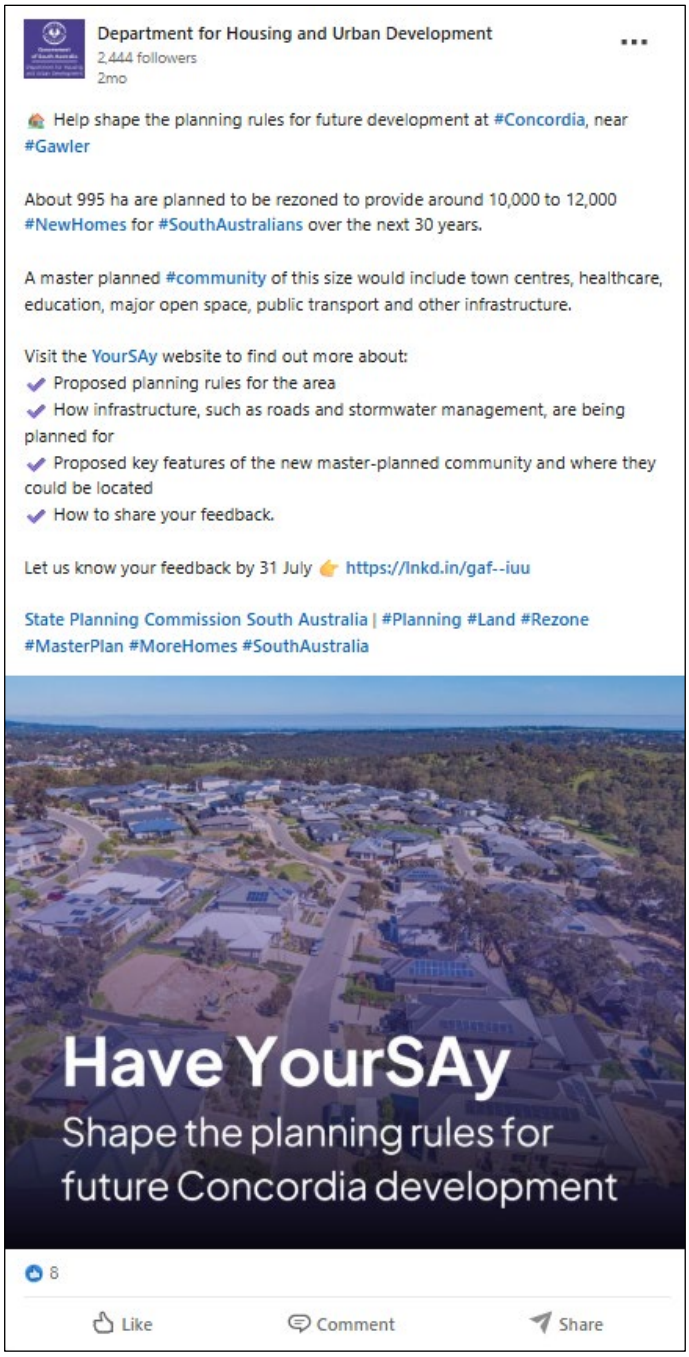




36
Views

1
Post

DHUD LinkedIn



718 Impressions	39 Engagements	5.43% Engagement rate
29 Clicks	4.04% Click-through rate	8 Reactions
0 Comments	2 Reposts	



667 Impressions	**26** Engagements	**3.9%** Engagement rate
16 Clicks	**2.4%** Click-through rate	**8** Reactions
0 Comments	**2** Reposts	

Department for Housing and Urban Development
2,444 followers
1mo · Edited

⚠ Don't miss your chance to have your say on planning rules for future development at Concordia, near Gawler.

About 995 ha at Concordia are planned to be rezoned and could provide around 10,000 to 12,000 #NewHomes for South Australians over the next 30 years.

A master planned #community of this size would include town centres, healthcare, education, major open space, public transport and other infrastructure.

Visit the YourSAy website to find out more about:
✔ proposed planning rules for the area
✔ how infrastructure such as roads and stormwater management are being planned for
✔ proposed key features of the new master-planned community and where they could be located
✔ how to share your feedback.

⚠ Consultation closes 31 July: https://lnkd.in/gaf--iuu

#HousingRoadmap #Planning #SouthAustralia

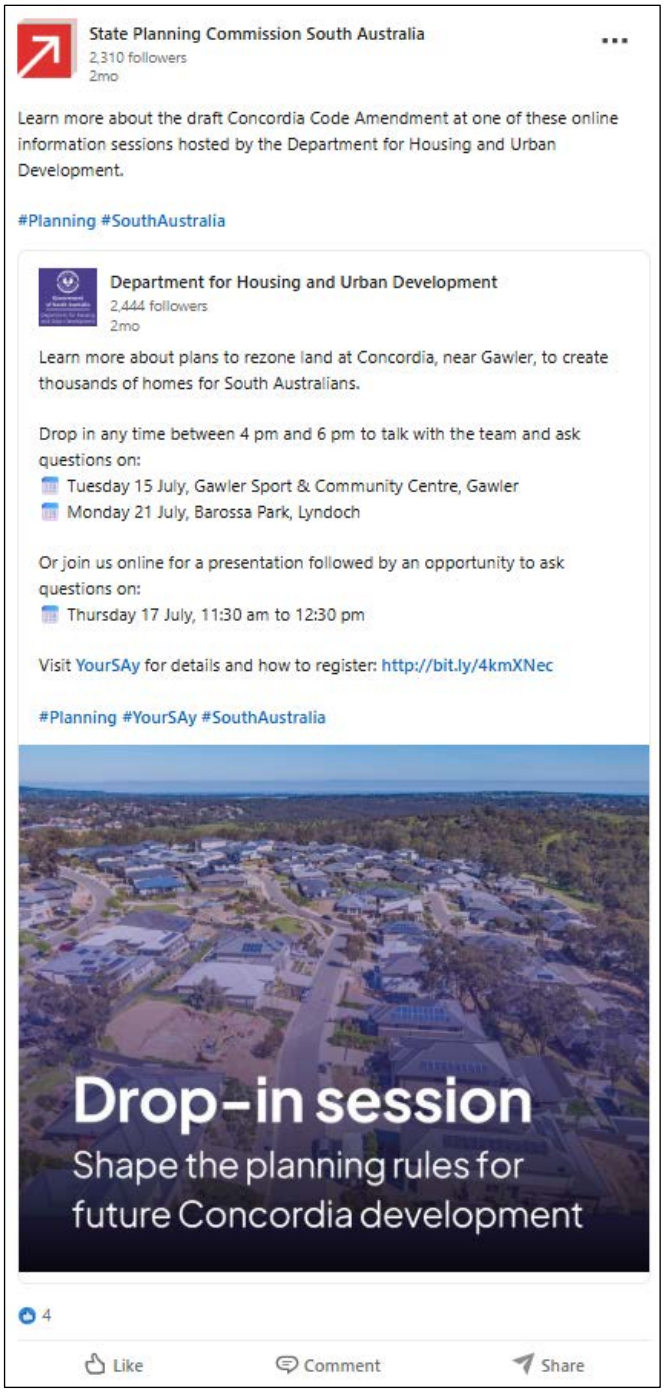


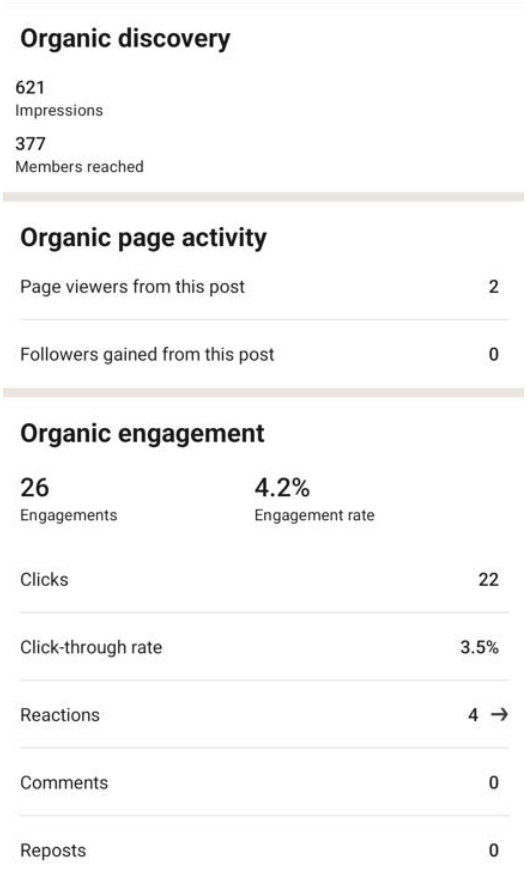
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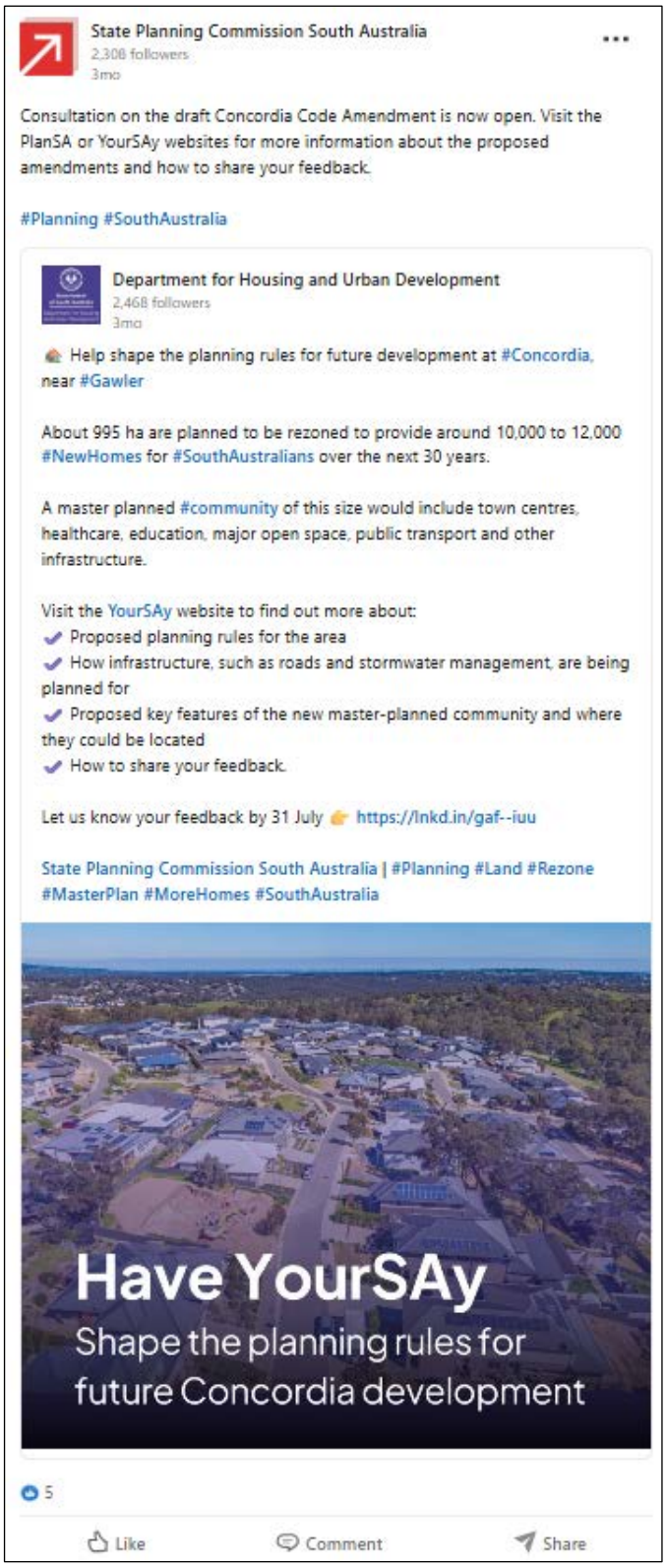
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833 Impressions	30 Engagements	3.6% Engagement rate
22 Clicks	2.64% Click-through rate	8 Reactions
0 Comments	0 Reposts	

State Planning Commission LinkedIn







Organic discovery

431
Impressions

270
Members reached

Organic page activity

Page viewers from this post	1
Followers gained from this post	0

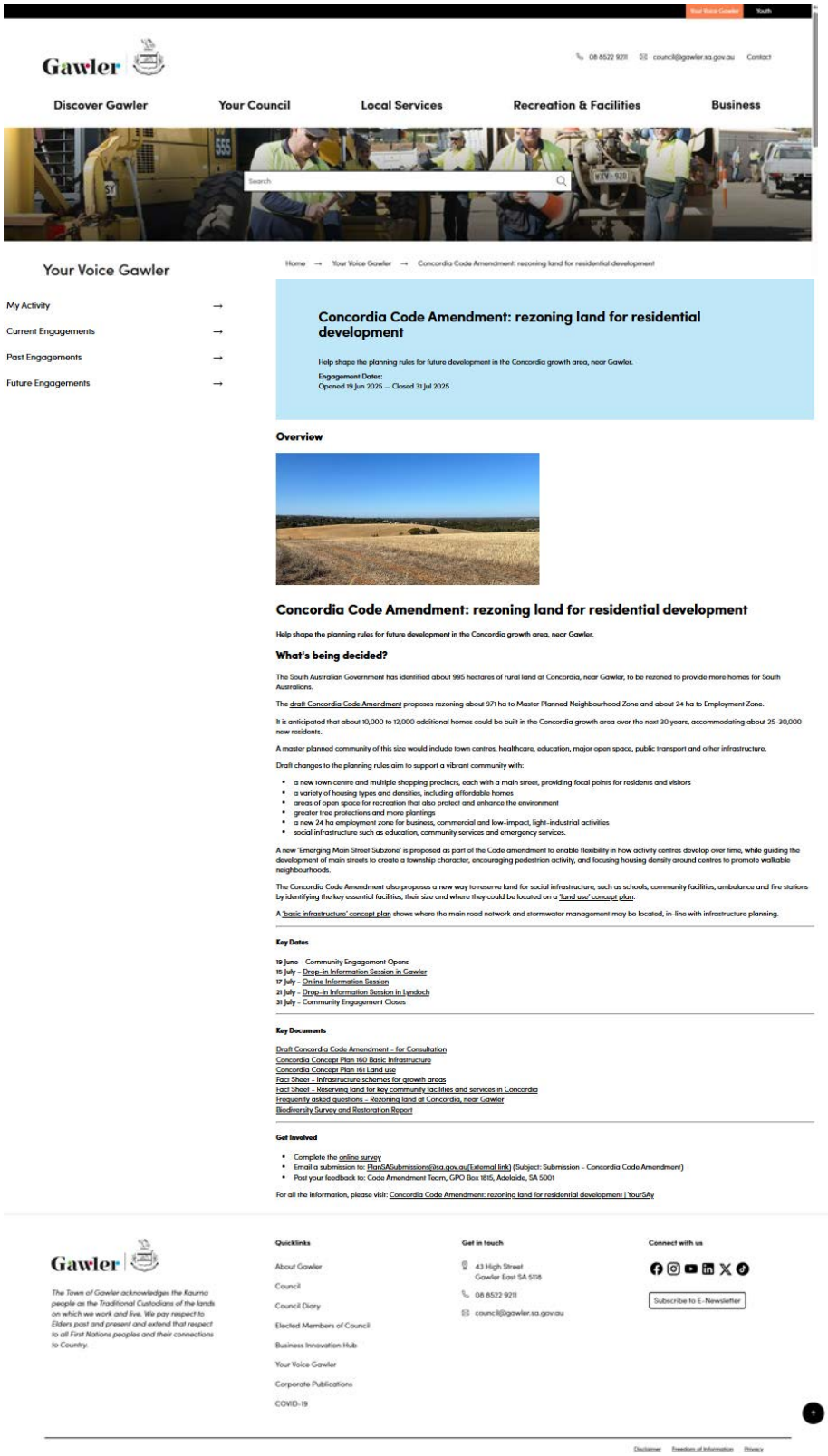
Organic engagement

28
Engagements

6.5%
Engagement rate

Clicks	22
Click-through rate	5.1%
Reactions	5 →
Comments	0
Reposts	1 →

Digital communications tool kit – examples of stakeholders sharing information



Gawler

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Home → Your Voice Gawler → Concordia Code Amendment: rezoning land for residential development

Concordia Code Amendment: rezoning land for residential development

Help shape the planning rules for future development in the Concordia growth area, near Gawler.

Engagement Dates:
Opened 19 Jun 2025 – Closed 31 Jul 2025

Overview

Concordia Code Amendment: rezoning land for residential development

Help shape the planning rules for future development in the Concordia growth area, near Gawler.

What's being decided?

The South Australian Government has identified about 995 hectares of rural land at Concordia, near Gawler, to be rezoned to provide more homes for South Australians.

The draft Concordia Code Amendment proposes rezoning about 971 ha to Master Planned Neighbourhood Zone and about 24 ha to Employment Zone.

It is anticipated that about 10,000 to 12,000 additional homes could be built in the Concordia growth area over the next 30 years, accommodating about 25-30,000 new residents.

A master planned community of this size would include town centres, healthcare, education, major open space, public transport and other infrastructure.

Draft changes to the planning rules aim to support a vibrant community with:

- a new town centre and multiple shopping precincts, each with a main street, providing focal points for residents and visitors
- a variety of housing types and densities, including affordable homes
- areas of open space for recreation that also protect and enhance the environment
- greater tree protections and more plantings
- a new 24 ha employment zone for business, commercial and low-impact, light-industrial activities
- social infrastructure such as education, community services and emergency services.

A new 'Emerging Main Street Subzone' is proposed as part of the Code amendment to enable flexibility in how activity centres develop over time, while guiding the development of main streets to create a township character, encouraging pedestrian activity, and focusing housing density around centres to promote walkable neighbourhoods.

The Concordia Code Amendment also proposes a new way to reserve land for social infrastructure, such as schools, community facilities, ambulance and fire stations by identifying the key essential facilities, their size and where they could be located on a 'land use' concept plan.

A 'basic infrastructure' concept plan shows where the main road network and stormwater management may be located, in-line with infrastructure planning.

Key Dates

19 June – Community Engagement Opens
15 July – Drop-in Information Session in Gawler
17 July – Online Information Session
21 July – Drop-in Information Session in Lyndoch
31 July – Community Engagement Closes

Key Documents

Draft Concordia Code Amendment – for Consultation
Concordia Concept Plan 160 Basic Infrastructure
Concordia Concept Plan 161 Land use
Fact Sheet – Infrastructure schemes for growth areas
Fact Sheet – Reserving land for key community facilities and services in Concordia
Frequently asked questions – Rezoning land at Concordia, near Gawler
Biodiversity Survey and Restoration Report

Get Involved

- Complete the online survey
- Email a submission to: PlanSASubmissions@sa.gov.au(External link) (Subject: Submission – Concordia Code Amendment)
- Post your feedback to: Code Amendment Team, GPO Box 1815, Adelaide, SA 5001

For all the information, please visit: Concordia Code Amendment: rezoning land for residential development | YourSAy

Gawler

The Town of Gawler acknowledges the Kaurna people as the Traditional Custodians of the lands on which we work and live. We pay respect to Elders past and present and extend that respect to all First Nations peoples and their connections to Country.

Quicklinks

About Gawler
Council
Council Diary
Elected Members of Council
Business Innovation Hub
Your Voice Gawler
Corporate Publications
COVID-19

Get in touch

43 High Street
Gawler East SA 5118
08 8522 9211
council@gawler.sa.gov.au

Connect with us

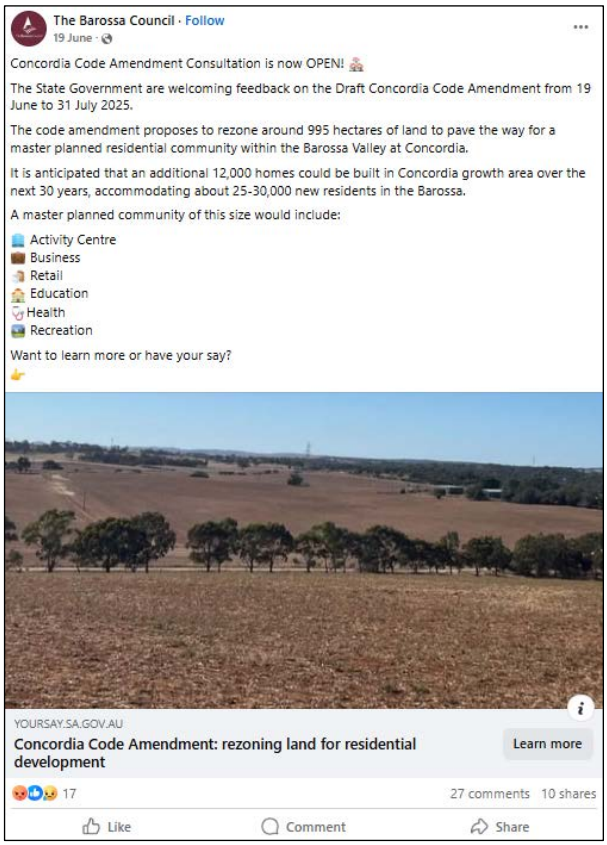
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The Barossa Council
23 June ·
Are you interested in the future development of Concordia?
Learn more or have your say:
YOURSAY.SA.GOV.AU
Concordia Code Amendment: rezoning land for residential development
Learn more
93
94 comments 9 shares
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The Barossa Council
20 June ·
Concordia Code Amendment Consultation is now OPEN until 31 July.
It is anticipated that an additional 12,000 homes could be built in Concordia growth area over the next 30 years, accommodating about 25-30,000 new residents in the Barossa.
Want to learn more or have your say?
YOURSAY.SA.GOV.AU
Concordia Code Amendment: rezoning land for residential development
Learn more
3
4 shares
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The Barossa Council · Follow
19 June ·
Concordia Code Amendment Consultation is now OPEN!
The State Government are welcoming feedback on the Draft Concordia Code Amendment from 19 June to 31 July 2025.
The code amendment proposes to rezone around 995 hectares of land to pave the way for a master planned residential community within the Barossa Valley at Concordia.
It is anticipated that an additional 12,000 homes could be built in Concordia growth area over the next 30 years, accommodating about 25-30,000 new residents in the Barossa.
A master planned community of this size would include:
Activity Centre
Business
Retail
Education
Health
Recreation
Want to learn more or have your say?
YOURSAY.SA.GOV.AU
Concordia Code Amendment: rezoning land for residential development
Learn more
17
27 comments 10 shares
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Town of Gawler · Follow
20 July ·

LAST CHANCE to Have Your Say in Person!
The final drop-in session on the draft Concordia Code Amendment is happening TOMORROW!

- Monday 21 July
- 4pm to 6pm
- Barossa Park, Barossa Valley Way, Lyndoch

Chat with the Department for Housing and Urban Development team, ask questions, and share your feedback before the consultation period ends.

Find out more and register to attend: https://www.eventbrite.com.au/.../rezoning-land-in...

Have your say online here: https://yoursay.sa.gov.au/concordia.../surveys/concordia



EVENTBRITE.COM.AU
Rezoning land in Concordia: drop-in information session
Learn more about proposed planning rules and help shape future development in the Concor...

7

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Town of Gawler · Follow
16 July ·

Rezoning Land in Concordia: Online Information Session Tomorrow

Learn more about the draft Concordia Code Amendment and how to share your feedback at this online information session presented by the Department for Housing and Urban Development.

The presentation will be followed by an opportunity to ask staff questions about the draft Code amendment.

The session will be held from 11:30am to 12:30pm on Thursday 17 July.

Find out more and register to attend:



EVENTBRITE.COM.AU
Rezoning land in Concordia: on-line information session
Learn more about proposed planning rules and help shape future development in the Concor...

3 4 comments

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Town of Gawler · Follow
14 July ·

Have questions about the draft Concordia Code Amendment? Don't forget to attend the drop-in information session TOMORROW!

- Tuesday 15 July
- 4pm to 6pm
- Multi-Purpose Room, Gawler Sport and Community Centre, 7 Nixon Terrace, Gawler

Drop-in any time tomorrow between 4pm and 6pm to chat with the Department for Housing and Urban Development team.

Find out more and register to attend: https://www.eventbrite.com.au/.../rezoning-land-in...

Have your say online here: https://yoursay.sa.gov.au/concordia.../surveys/concordia



EVENTBRITE.COM.AU
Rezoning land in Concordia: drop-in information session
Learn more about proposed planning rules and help shape future development in the Concor...

10 13 comments

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Town of Gawler · Follow
9 July ·

The Department of Housing and Urban Development on behalf of the Minister for Planning, have prepared a draft code amendment for Concordia to enable 10,000-12,000 new homes on the border with Town of Gawler.

The Code Amendment is currently out for community engagement from 19 June and closes 31 July.

A series of community engagement drop-in information sessions are proposed to gauge your feedback and answer your questions.

Key dates are listed below for your information.

- Engagement opens - 19 June
- Drop-in Information Session in Gawler - 15 July
- Online Information Session - 17 July
- Drop-in Information Session in Lyndoch - 21 July
- Engagement closes - 31 July

For further information, have your say and to register for the drop-in / online information sessions, please visit: https://ow.ly/tmGt50WmKsR

The final outcomes will be documented on the yoursay.sa.gov.au and the plan.sa.gov.au websites.



YOURSAY.SA.GOV.AU
Concordia Code Amendment: rezoning land for residential development
Help shape the planning rules for future development in the Concordia growth area, near Gaw...

20 23 comments 6 shares

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Town of Gawler · Follow
19 June ·

Have Your Say - draft Concordia Code Amendment: rezoning land for residential development

The South Australian Government has identified about 995 hectares of rural land at Concordia, near Gawler, to be rezoned to provide more homes for South Australians. It is anticipated that about 10,000 to 12,000 additional homes could be built in the Concordia growth area over the next 30 years, accommodating about 25-30,000 new residents.

A master planned community of this size would include town centres, healthcare, education, major open space, public transport and other infrastructure.

Have your say to help shape the planning rules for future development in the Concordia growth area, near Gawler.

For all the information, please visit:

YOURSAY.SA.GOV.AU
Concordia Code Amendment: rezoning land for residential development
Help shape the planning rules for future development in the Concordia growth area, near Gawler. What's being decided? The South Australian Government has identified about 995 hectares of rural land at Concordia,...

21 23 comments 5 shares
Like Comment Share



Light Regional Council
9 July ·

Concordia Code Amendment Consultation

The South Australian Government is welcoming community feedback on the Draft Concordia Code Amendment from 19 June to 31 July 2025. The code amendment proposes to rezone 995 hectares of land within the Barossa Valley at Concordia.

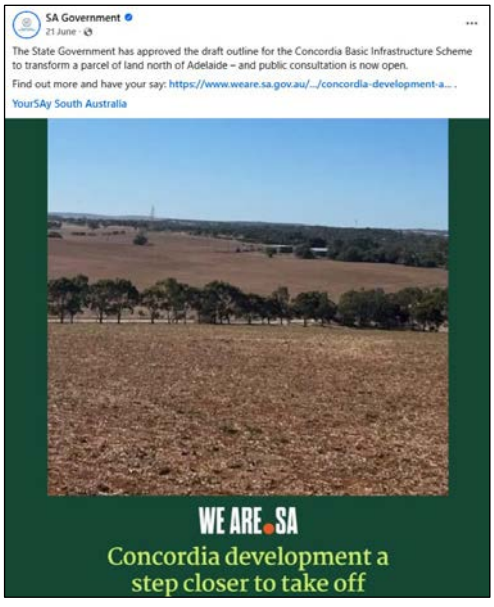
It is anticipated that an additional 10-12,000 homes could be built in the Concordia growth area over the next 30 years, accommodating about 25-30,000 new residents in the Barossa.

A master planned community of this size would include activity centres and a range of services and facilities that support a new community including business, retail, education, health and recreation.

To support the Concordia Code Amendment (more information here: https://plan.sa.gov.au/.../code.../view_consultation_item...), the Minister for Housing and Urban Development has approved the draft outline for the Concordia Basic Infrastructure Scheme (more information here: https://plan.sa.gov.au/our.../schemes/infrastructure_schemes) as part of the work that is progressing to ensure the infrastructure requirements to support the Concordia growth area are well-understood and planned for.

Community information sessions on the proposed Code Amendment have been scheduled during the consultation period. Details of these, what is proposed and the ways to be involved are available at: https://yoursay.sa.gov.au/concordia-code-amendment

6 1 comment 1 share
Like Comment Share



SA Government
21 June ·

The State Government has approved the draft outline for the Concordia Basic Infrastructure Scheme to transform a parcel of land north of Adelaide – and public consultation is now open.

Find out more and have your say: https://www.weare.sa.gov.au/.../concordia-development-a... .

YourSAy South Australia


Gawler Community Group · Join
Shane Bailey - Advocating for Town of Gawler Ratepayers · 19 June ·
The Concordia Code Amendment Proposal has been released...
Concept Plan 161
Concordia - Land Use
Shane Bailey - Advocating for Town of Gawler Ratepayers
19 June ·
Here it is.... Concordia Concept Plan
FIVE schools, and more.
30,190 people by 2062
22
37 comments 5 shares
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Concordia Land
118 followers
2mo · Edited

CONCORDIA LAND'S VISION FOR NEW MASTER PLANNED COMMUNITY ENTERS EXCITING PHASE

Concordia Land welcomes the State Government's commencement of public consultation for the Concordia Code Amendment, which proposes to rezone 995ha of land east of Gawler to facilitate development of a master planned community supporting 10,000 – 12,000 houses and more than 25,000 residents.

As the significant majority landholder in the Concordia Growth Area (CGA) — with more than two thirds of the developable land — Concordia Land has long advocated for the delivery of a new community providing housing choice and affordability, local and regional retail, education, health and community services in Adelaide's fast growing north.

As well as thousands of new homes, the CGA will provide for multiple new retail precincts including a major town centre, early childhood, primary and secondary schools and is planned to accommodate new public transport including an extension of the Gawler passenger rail line.

The Concordia site is well connected to major transport links including the Northern Expressway and will benefit from final upgrades of the North South corridor.

New roads and public transport linkages in Concordia will further enhance access to Gawler, the Barossa and Adelaide's CBD.

Statement from Concordia Land's Warwick Mittiga:

"We are thrilled with the launch of the Code Amendment and Concordia is ready to begin delivering new houses once approved.

"Concordia has always been a logical and sequential extension of existing residential communities in the north of Adelaide and provides the single largest new housing opportunity in South Australia," he said.

"Public consultation on the Code Amendment represents a major step in a process which we have driven for more than a decade and reflects the significant work and support of major stakeholders, the The Barossa Council Council and State Government.

"Concordia is a catalyst development supporting a major increase in land supply for housing, plus jobs and investment not just in the north but for the significant new industries growing in South Australia.

"Positively, we have existing infrastructure in place to service commencement of development at Concordia. It is critically important that we work with council and government for the timely delivery of essential new infrastructure so development can continue to progress.

"It's great to see that State Government is properly planning for growth by considering the need for new infrastructure when undertaking this Code Amendment, all of which was identified in the Housing Roadmap last year."

Warwick Mittiga Richard Osborne, Department for Housing and Urban Development, The Barossa Council, Property Council SA, UDIA SA, Ekistics Planning and Design, WGA (Wallbridge Gilbert Aztec), CIRQA



27

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SA Government
15,133 followers
2mo

A parcel of land north of Adelaide – part of the single largest release of residential land in the state's history – is now closer to being the home for around 30,000 South Australians.

The State Government has approved the draft outline for the Concordia Basic Infrastructure Scheme, which will see the development take a significant step forward in delivering well-planned growth for the regions.

In line with this announcement, the code amendment for a new master-planned community at Concordia is now open for public consultation.

Find out more: https://lnkd.in/dqHAyb6K.



Craig Holden
Chair State Planning Commission, Director Forme Projex
2mo

I'm excited to see bold, long-term thinking bringing new opportunities to our state.

Right now, there is a significant opportunity before us: the proposed rezoning of approx 995 hectares at Concordia (near Gawler) could deliver around 10,000 to 12,000 new homes for South Australians over the next 30 years.

This isn't just about housing. It's about creating a master-planned community with a town centre, education, open space, and the infrastructure needed to support a thriving, connected future.

We want to know what you think. Visit the YourSAy website to learn more about:
- the proposed planning rules for the area
- how infrastructure (like roads and stormwater) is being planned
- the key features of the community and where they could be located
- and most importantly, how to share your feedback.

https://lnkd.in/gqX94czg

Department for Housing and Urban Development
2,444 followers
2mo

Help shape the planning rules for future development at #Concordia, near #Gawler

About 995 ha are planned to be rezoned to provide around 10,000 to 12,000 #NewHomes for #SouthAustralians over the next 30 years.

A master planned #community of this size would include town centres, healthcare, education, major open space, public transport and other infrastructure.

Visit the YourSAy website to find out more about:
- Proposed planning rules for the area
- How infrastructure, such as roads and stormwater management, are being planned for
- Proposed key features of the new master planned community and where they could be located
- How to share your feedback.

Let us know your feedback by 31 July https://lnkd.in/gaf--iuu

State Planning Commission South Australia | #Planning #Land #Rezone #MasterPlan #MoreHomes #SouthAustralia



40

Like Comment Share

‘What we heard’ summary

Government of South Australia
Department for Housing and Urban Development

What We Heard

Concordia Code Amendment: rezoning land for residential development

Overview

The Concordia Code Amendment proposes to rezone about 995 hectares of land at Concordia, near Gawler, to provide approximately 10,000 to 12,000 additional homes for South Australians in a new master-planned community.

Concordia was first identified as a housing growth area in the 30-year Plan for Greater Adelaide, published in 2010 and again in 2017. The area was most recently identified in the Greater Adelaide Regional Plan, published in 2025.

Between 19 June and 31 July 2025 communities, councils, state agencies, industry, interest groups and other key stakeholders were invited to have their say on the Code amendment.

This document provides an overview of the engagement activities undertaken and a short summary of submission themes that were heard during the engagement process. While many participants provided detailed feedback and specific recommendations, this report focuses on summarising the most common themes, rather than individual suggestions.

Who we heard from

Submissions and survey responses were received from a range of stakeholders including members of the public, landowners, industry, community groups and government.

A total of 193 submissions were received from 191 landholders, community members and stakeholders during the six-week engagement period via:

- Email submissions (58)
- YourSAy surveys (135)

Many individuals and organisations provided detailed and comprehensive feedback on the Code amendment and the Department for Housing and Urban Development (DHUD) is grateful for those contributions.

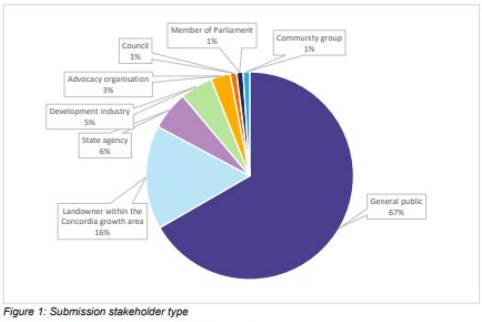


Figure 1: Submission stakeholder type

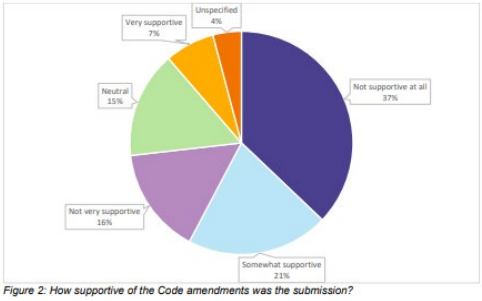


Figure 2: How supportive of the Code amendments was the submission?

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What we heard

Feedback received from YourSAy surveys and email submissions covered a diverse range of topics and viewpoints. The themes receiving the greatest number of mentions in submissions were:

- roads and traffic congestion
- infrastructure
- housing density
- developing on productive agricultural land
- environment.

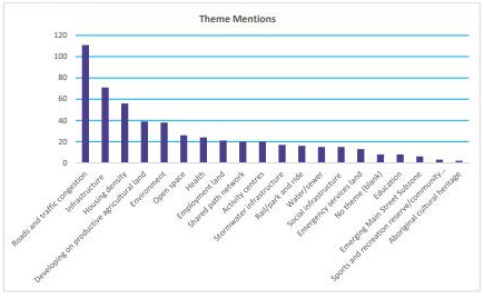


Figure 3: Number of times a theme was mentioned across all submissions

Government of South Australia
Department for Housing and Urban Development

Submissions overview by theme

The feedback received through submissions highlighted a wide range of issues and considerations for the Code amendment.

As illustrated in *Figure 3*, roads and traffic congestion, infrastructure and housing density were the most frequent themes, reflecting strong community concern about how growth will be supported and managed. Other important themes included the protection of productive agricultural land, environmental considerations, the need for open space and access to health services.

These themes provide a clear indication of the priorities and concerns that stakeholders consider critical to the successful planning and delivery of the Code amendment. An overview of themes within submissions, grouped for the purposes of this report, is outlined below.

Infrastructure

There is a strong call for infrastructure to be delivered ahead of, or in-line with, housing development and population growth. This should include clear, costed delivery plans covering utilities, roads and drainage.

There is demand for the roles of the state government, councils and developers to be clearly outlined, including clarity on who builds, funds and manages facilities and infrastructure.

Roads, transport and traffic congestion

There is concern about transport network capacity with existing roads (Lyndoch Rd, Murray St, Barossa Valley Way, Main North Rd) considered to already be at capacity. No direct link to the Sturt Highway is outlined as a gap in the concept plan. In relation to traffic routes, Sunnydale Ave is seen as narrow and not suited to main traffic whilst Cheek Ave has better capacity, but landowner concerns remain.

There is a considerable expectation for road upgrades, traffic management during construction (ensuring safety and minimal disruption for residents), new link roads and intersections to be delivered early and a desire for extended rail services and stations. These should include park and ride services that integrate with activity centres. Requests for safe, weather-protected transport interchanges that support walking and cycling access are outlined in many submissions.

Water, sewerage and stormwater

There are community and stakeholder concerns about the capacity and timing for delivering water, sewerage and stormwater infrastructure, with questions around major sewer line (trunk) capacity and pump stations as population increases. Some respondents push for separate pipe networks for drinking water and recycled water to secure long-term water security.

Respondents emphasise the importance of a whole-of-catchment approach to flood management, with a preference for nature-based solutions (wetlands, swales, basins, floodplain restoration) and green stormwater infrastructure.

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Department for Housing and Urban Development

Submissions seek infrastructure development to account for climate change in relation to flooding and ensure erosion and water quality are monitored during construction.

Social infrastructure

Submissions call for the early delivery of scalable facilities: childcare, libraries, healthcare, community hubs and youth and senior spaces that can be co-located with schools and parks. The development of social infrastructure and transport options is stated as critical in relation to any urban growth.

There are concerns about General Practitioner (GP) shortages relative to growth and the desire for GP and other allied health spaces to be identified early, including mental health and culturally safe services.

Emergency service sites need to be identified early with requirements including arterial access, safe egress, acoustic and light controls and resilient utilities for emergency services.

There is support for multiple primary schools and one secondary school but concerns over capacity and staging and strong support for co-location with early learning, outside school hours care (OSHC) and VET/TAFE facilities.

Housing density

Some community members resist medium to high density housing, citing loss of character, parking pressures, crime fears and reduced quality of life. Other community members and some industry groups support a diverse housing mix (including affordable housing) near transport centres to increase walkability and affordability.

There is a general consensus on the need for high design standards (solar access, canopy shading, adequate parking and accessibility) whilst views are split on the balance between green space retention and land use for more housing.

Natural and physical environment

A range of respondents have strong concerns for biodiversity, particularly remnant vegetation and endangered grasslands with calls for wider buffers along creek corridors. Urban tree canopy is supported on an assumption that fire risk is effectively managed. There are calls for environment and heritage protections to be upheld and enforced in the area as development occurs.

There is a push for sustainable design, including focussing on energy efficient buildings, passive housing design, urban heat mitigation, water-sensitive urban design and climate resilient infrastructure.

Respondents raise concerns about the construction impacts of dust, noise, haulage and service continuity with calls for buffers around industry, utilities, wastewater and agriculture.

Developing on agricultural land

Many respondents oppose the rezoning of farmland, citing the importance of food security and rural industry viability with farmers highlighting the risks of land use conflict (noise, dust, spraying) and potential mental health impacts on farmers. Buffer zones and farm diversification opportunities (agritourism) are supported.

There are calls for alignment with the State Planning Policy to protect rural character and a strong attachment to rural and agricultural landscapes and views as part of community identity.

Open spaces

The effective management and development of open space is seen as critical by respondents in the development of Concordia. There is support for the early delivery of multi-use sports reserves and indoor courts and informal recreation facilities like bicycle pump tracks and outdoor fitness machines. Parks and reserves should be designed with shade, toilets and inclusive play areas and be efficiently irrigated (recycled water) and accessible to the entire community.

There is significant support for a continuous and safe active-travel network (walking and cycling) that includes protected cycleways, off-road paths, high-quality crossings, lighting, rest points and connections to other regional trails.

Activity centres

Respondents seek compact, walkable centres close to transit with active frontages and shared parking. Any early development should include shops and services, focussing on mixed-use formats and high amenity streetscapes, including the support for small scale retail and hospitality with upper-level housing.

Submissions support built form controls to create human scale and local character. Respondents request landscape-led design, gateways, protected views, street trees and public art.

Aboriginal cultural heritage

Respondents emphasise the importance of early and ongoing engagement with Traditional Owners and cultural heritage management. Requests for cultural surveys, protection of sensitive sites and visible cultural expression (dual naming, landscape design) are highlighted, as is support for Aboriginal businesses, stewardship roles and recognition of waterways as cultural assets.

Employment land

Submissions support reserving employment land to deliver local jobs with calls for transit-oriented precincts with light industry, business hubs and mixed-use areas.

Some submissions called for the proposed Employment Zone to be reduced in size.

Next steps

All feedback is now being collated and considered in greater detail in updating the draft Concordia Code Amendment.

An engagement report is being prepared, which will include a summary of written submissions and feedback received, how these were considered and proposed updates to the draft Concordia Code Amendment in response to feedback received during consultation.

The engagement report will be provided to the Minister for Planning to assist with final decision-making.

Once a decision has been made, the engagement report will be published on the YourSAy and PlanSA websites, including all feedback received during consultation. Names and organisation details will be included with published submissions but personal addresses, email addresses and phone numbers will not be published.

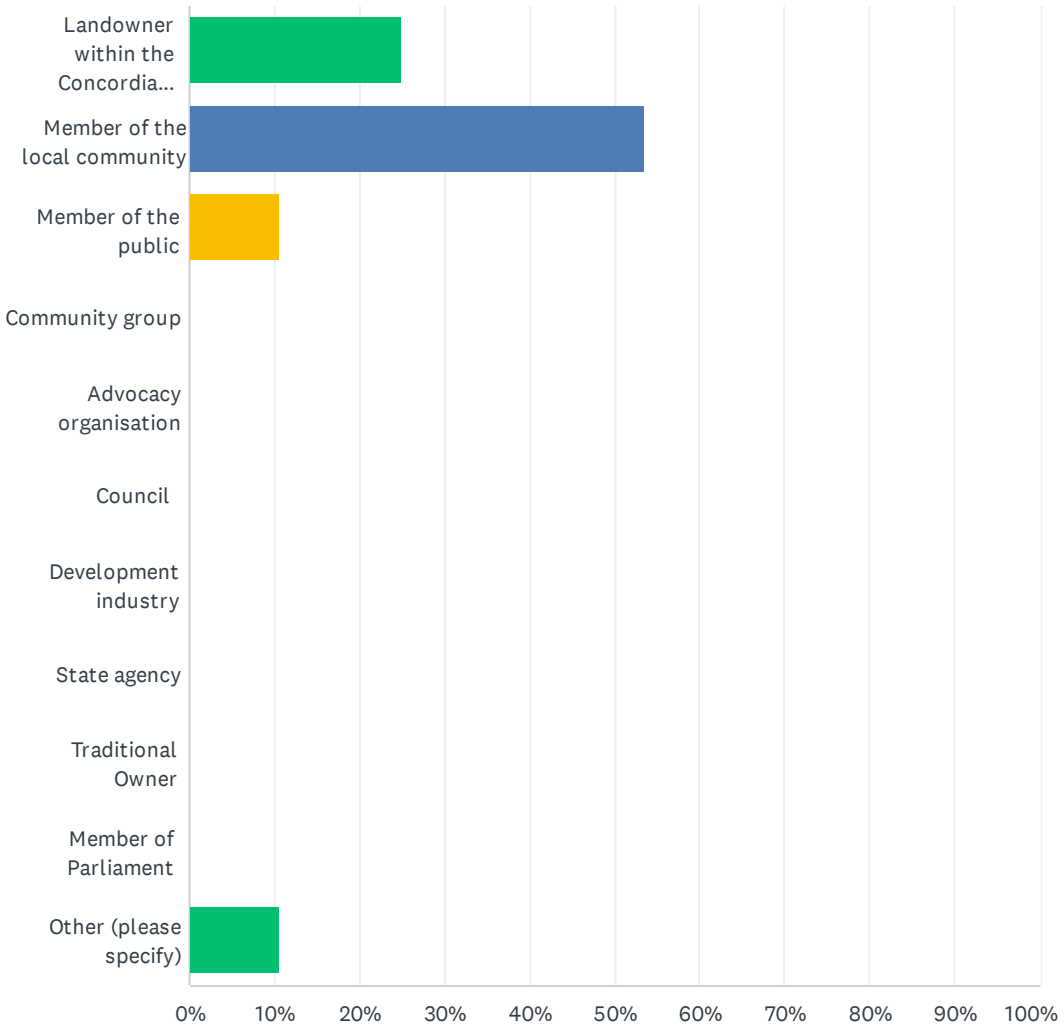
More information

Phone: 1800 752 664
Email: PlanSA@sa.gov.au
Visit YourSAy: yoursay.sa.gov.au/concordia-code-amendment
Visit PlanSA: plan.sa.gov.au/en/ca/concordia

Attachment 2 – Evaluation results

Q1 What is your interest in the draft Concordia Code Amendment?

Answered: 28 Skipped: 0

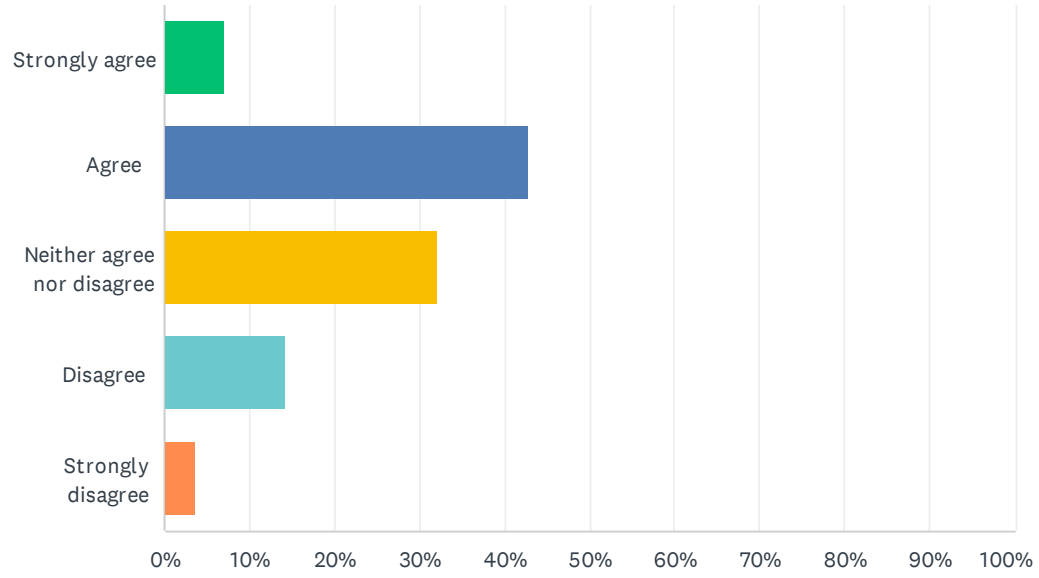


ANSWER CHOICES	RESPONSES	
Landowner within the Concordia growth area	25.00%	7
Member of the local community	53.57%	15
Member of the public	10.71%	3
Community group	0.00%	0
Advocacy organisation	0.00%	0
Council	0.00%	0
Development industry	0.00%	0
State agency	0.00%	0
Traditional Owner	0.00%	0
Member of Parliament	0.00%	0
Other (please specify)	10.71%	3
TOTAL		28

#	OTHER (PLEASE SPECIFY)	DATE
1	Gas pipeline operator	9/15/2025 2:43 PM
2	Landowner opposite the proposed development area. We live in Hewett, on the North Para River.	9/13/2025 7:14 PM
3	I live on Lyndoch Road in Gawler East	9/12/2025 4:59 PM

Q2 I feel the engagement genuinely sought my input to help shape the proposal

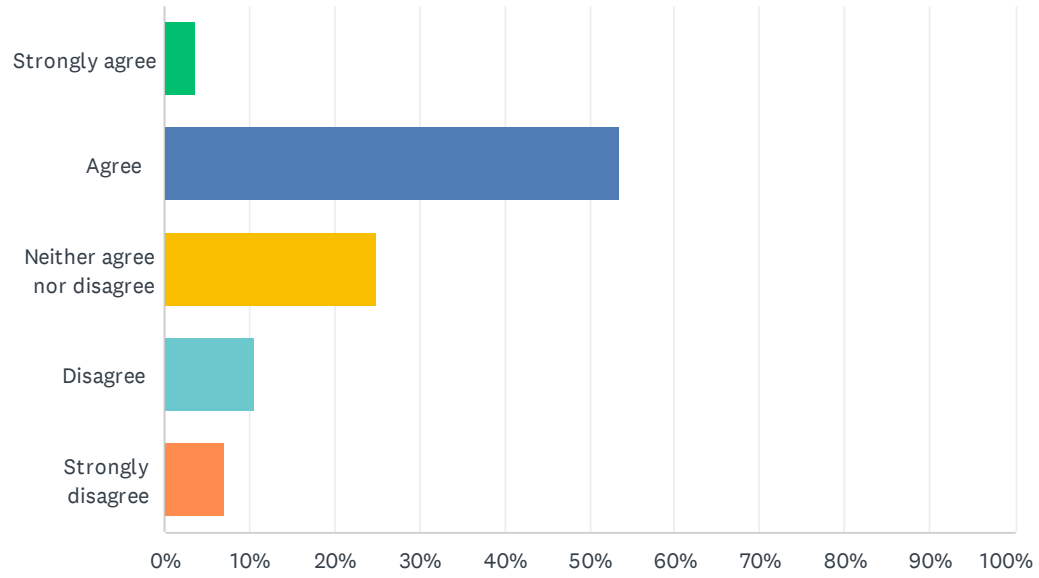
Answered: 28 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	7.14%	2
Agree	42.86%	12
Neither agree nor disagree	32.14%	9
Disagree	14.29%	4
Strongly disagree	3.57%	1
TOTAL		28

Q3 I am confident my views were heard during the engagement

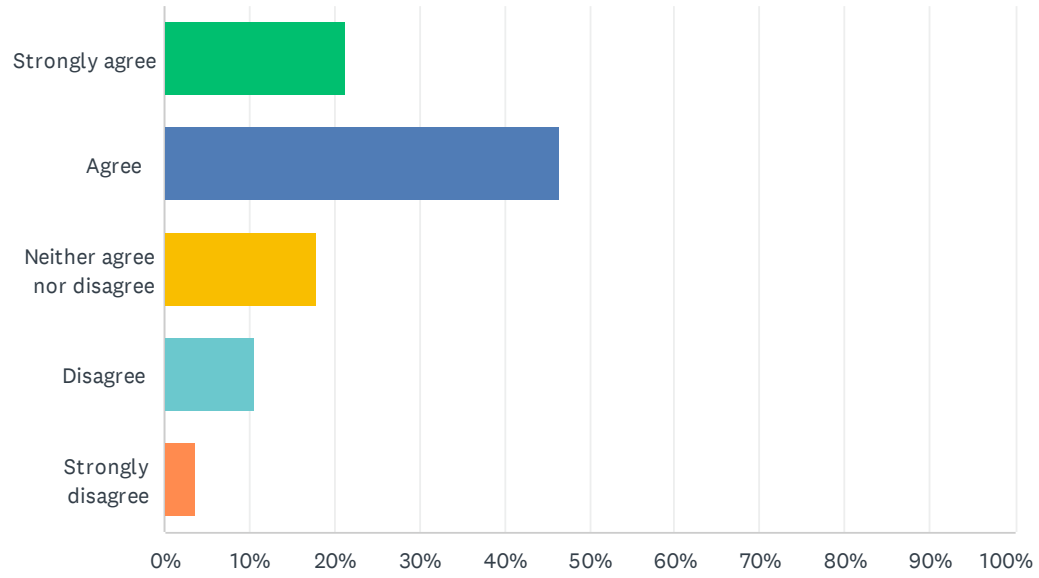
Answered: 28 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	3.57%	1
Agree	53.57%	15
Neither agree nor disagree	25.00%	7
Disagree	10.71%	3
Strongly disagree	7.14%	2
TOTAL		28

Q4 I was given an adequate opportunity to be heard

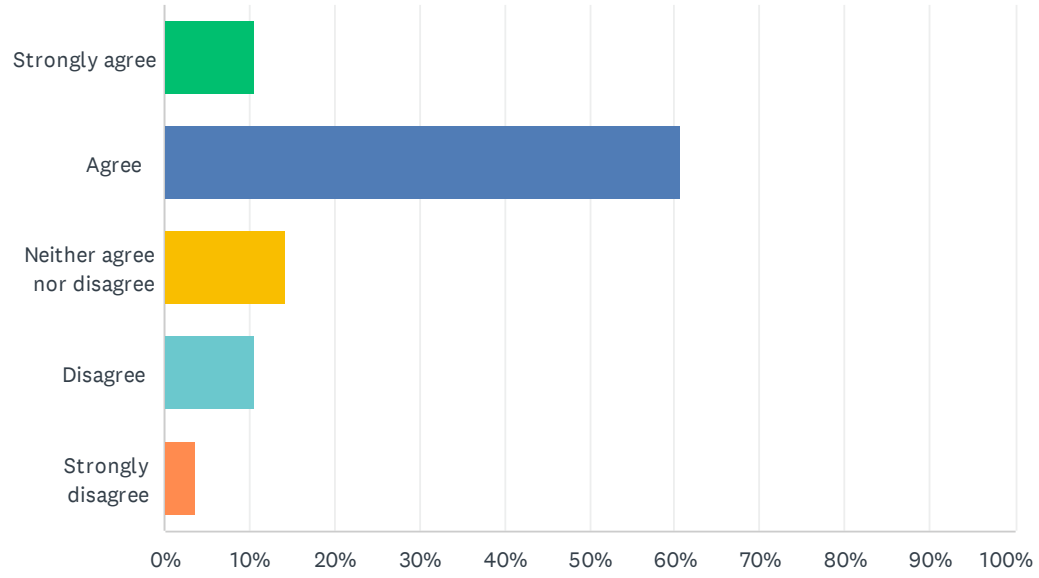
Answered: 28 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	21.43%	6
Agree	46.43%	13
Neither agree nor disagree	17.86%	5
Disagree	10.71%	3
Strongly disagree	3.57%	1
TOTAL		28

Q5 I was given sufficient information so that I could take an informed view

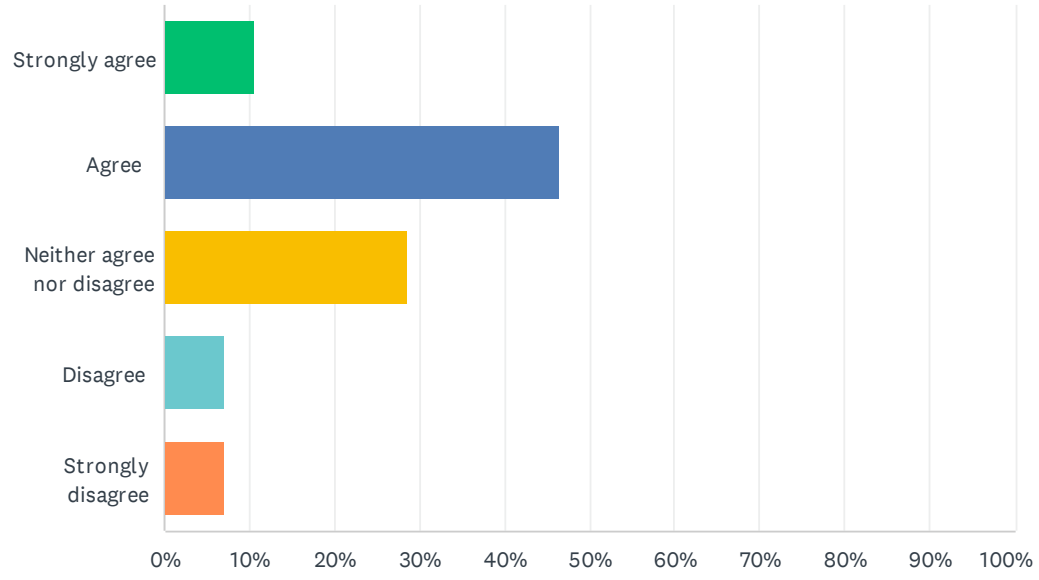
Answered: 28 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	10.71%	3
Agree	60.71%	17
Neither agree nor disagree	14.29%	4
Disagree	10.71%	3
Strongly disagree	3.57%	1
TOTAL		28

Q6 I felt informed about why I was being asked for my view, and the way it would be considered

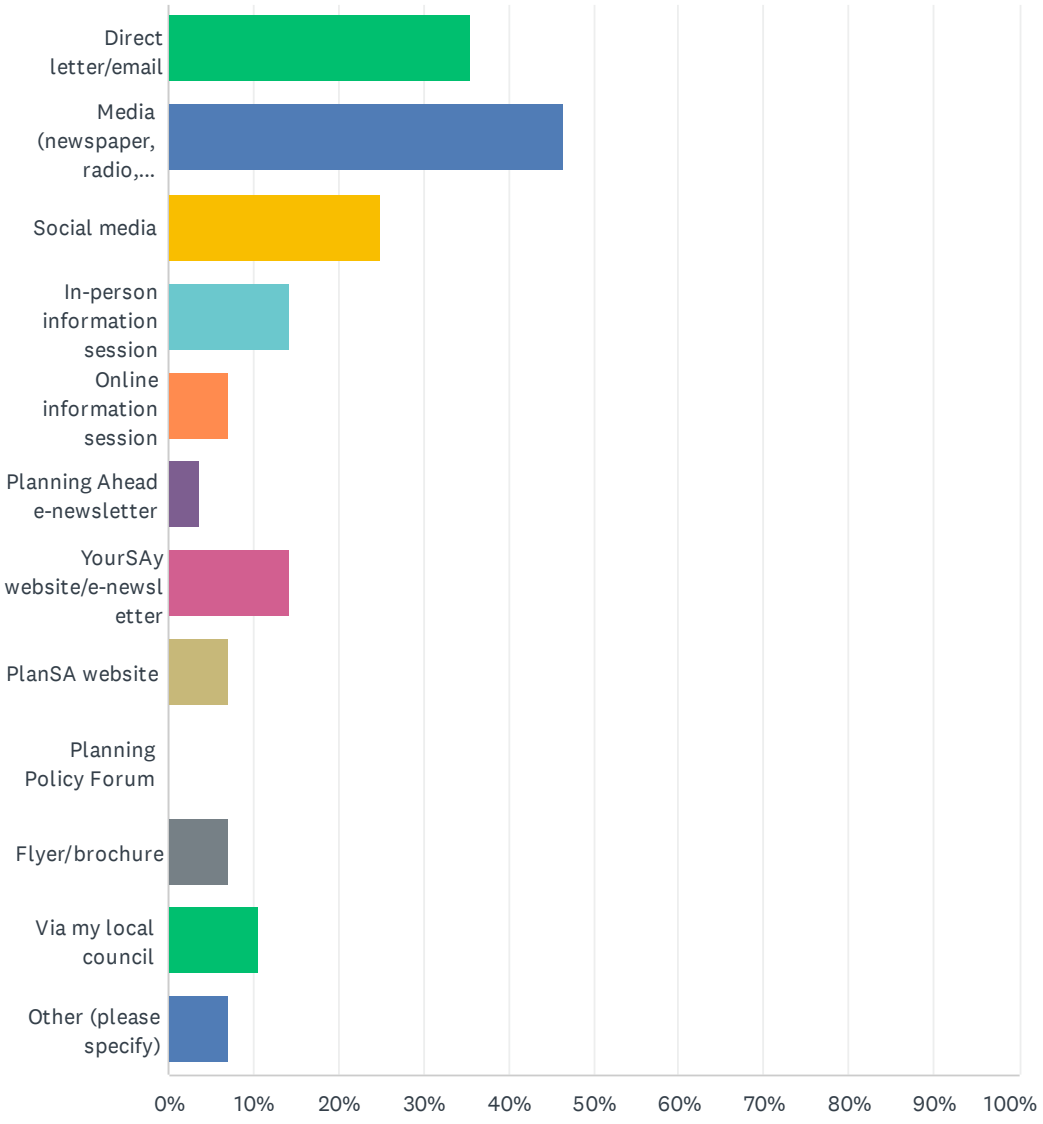
Answered: 28 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	10.71%	3
Agree	46.43%	13
Neither agree nor disagree	28.57%	8
Disagree	7.14%	2
Strongly disagree	7.14%	2
TOTAL		28

Q7 How did you hear about the draft Concordia Code Amendment? (Please select all relevant options.)

Answered: 28 Skipped: 0



ANSWER CHOICES	RESPONSES	
Direct letter/email	35.71%	10
Media (newspaper, radio, television)	46.43%	13
Social media	25.00%	7
In-person information session	14.29%	4
Online information session	7.14%	2
Planning Ahead e-newsletter	3.57%	1
YourSAy website/e-newsletter	14.29%	4
PlanSA website	7.14%	2
Planning Policy Forum	0.00%	0
Flyer/brochure	7.14%	2
Via my local council	10.71%	3
Other (please specify)	7.14%	2
Total Respondents: 28		

#	OTHER (PLEASE SPECIFY)	DATE
1	Locals conversation	9/13/2025 6:28 PM
2	my nieghbour passed on the information initially	9/13/2025 4:42 PM

Q8 Do you have any other feedback or comments you would like to share on the engagement process?

Answered: 17 Skipped: 11

#	RESPONSES	DATE
1	Don't forget to put THE BRIDGE OVER THE NORTH PARA RIVER IN FIRST 💯🌏.	9/17/2025 9:54 PM
2	More opportunity for in person sessions	9/17/2025 6:05 PM
3	I felt that as a community member I was able to be heard regarding what I thought were issues with the growth area, but when it is stated in the code amendment that it will go ahead irrespective of what is feed back from the community, I wonder if the Government really cares what the community or feed back says. Maybe pure lip service only. Only time will tell if issues raised will be noted, looked at or reviewed or planning adjusted to accommodate issues that may have been raised. The community feed back and review was probably a bit short especially when there is a 182 page document plus attachments/potential attachments to read, comprehend and then offer feed back.	9/16/2025 5:33 PM
4	I do not believe my personal situation was taken into consideration. Some existing property owners adjacent to the proposed development have unique circumstances that need to be addressed.	9/16/2025 12:14 PM
5	Just wondering why the gas pipeline that is nearby didn't get a mention when we specifically advised of it.	9/15/2025 2:43 PM
6	People provide feedback but no one listens then bits go pear shaped. Land is opened up for sale but infrastructure isn't there to support the land sales...and how do I know this...I live in it, but it gets done anyway. Sometimes I wonder why I bother....	9/14/2025 7:07 AM
7	Feedback windows such as this survey are very tight. (1 week). We are not always able to access internet and feel at least 4 weeks is appropriate.	9/13/2025 7:14 PM
8	Very disappointed	9/13/2025 6:28 PM
9	Only to be kept informed of further development and of course land realignment Gola and Barossa living in Sunnydale Avenue I am not in agreement with Gawler taking over this part of caliber	9/13/2025 3:25 PM
10	I attended the information session and while staff and Labor's prospective member heard what I had to say about the need to action on Lyndoch Road and the extension of the railway line, they weren't listening. I got the distinct impression no one is willing to act as no one could tell me who's responsibility it was, just that it's wasn't their responsibility. The whole event just came across as a box ticking exercise. People were empathetic as they were familiar with the problems, but no one came with a plan to address them - except the shuttle bus idea, instead of extending the railway line along the rail corridor, which appears to have been preserved for no railway. And for the record: dumb idea.	9/13/2025 2:35 PM
11	We believe the engagement process was adequate however, we question how much our opinions will influence and direct the future planning for this development.	9/13/2025 9:55 AM
12	The rolling hills are being ripped up so it won't be stopped. Why this isn't happening along Port Wakefield road mystefies me. Theres already a major roadway crossing poor agriculture land. Perfect for development.	9/13/2025 7:54 AM
13	the main rd to get trucks out of gawler needs to be built first, lyndoch rd needs resurfacing before any more cars are put on it and sunnydale needs to be closed off so it doesnt become a thoroughfare	9/13/2025 7:33 AM
14	The engagement did not feel meaningful. It should have occurred much earlier in the process. It felt like my views were not really wanted as Government had already made a decision	9/12/2025 11:47 PM
15	Was surprised not more emphasis on the traffic issues for Gawler which is evident now & before development happens. Hopefully opportunity to commence requests for federal funding of bridge work.	9/12/2025 8:44 PM
16	Avoid bringing traffic into the residential areas of Gawler East by building the NE connector	9/12/2025 6:23 PM

	to join Concordia to the Sturt Highway…providing this essential infrastructure at the start will alleviate and solve all the traffic problems highlighted by almost every respondent to your recent community engagement…and would turn almost all of those opposed to the Concordia Development into supporters!	
17	This was a good process - just need to see the results that people of the community are heard. The survey results emulated my own thoughts to the development	9/12/2025 4:59 PM

Designated Entity's engagement evaluation

The engagement was evaluated by DHUD Communications and Engagement Specialist.

	Evaluation statement	Response options (*Select answer)*
1	Engagement **occurred early enough** for feedback to genuinely influence the planning policy, strategy or scheme **(Principle 1)**	✓ Engaged when there was opportunity for input into scoping ✓ Engaged when there was opportunity for input into first draft ☐ Engaged when there was opportunity for minor edits to final draft ☐ Engaged when there was no real opportunity for input to be considered Consultation with major landowners, affected councils, key state government agencies and utility providers began very early in developing the Code Amendment and enabled input into scoping. The Concordia Working Group and key state government agencies continued to provide input and help shape the draft Concordia Code Amendment released for consultation. Key stakeholders were provided information ahead of public consultation to ensure they had the specific information they needed to fully participate in the engagement and provide informed feedback on the draft. Other stakeholders were directly notified of the draft Code Amendment and consultation at the beginning of public engagement to ensure they had the opportunity for input into the draft. Broad communication methods were used to raise awareness of the consultation opportunity in the broader interested community. The 6-week consultation period provided sufficient opportunity for community and stakeholders to provide input into the draft and influence the outcomes. Amendments were made in finalising the Code Amendment as a direct result of the feedback received.
2	Engagement **contributed to the substance** of the Code Amendment **(Principle 1)**	✓ In a significant way ☐ In a moderate way ☐ In a minor way ☐ Not at all.

	Evaluation statement	Response options (*Select answer)*
		As a direct result of feedback received from stakeholders and community a number of changes were made in finalising the Code Amendment for the Minister's consideration. This includes updates to the size of the Employment Zone, creating new overlays to ensure infrastructure is delivered in-line with development, changes to the Emerging Main Street Subzone and 'main street' definition, and updates to the basic infrastructure and land use concept plans.
3	The **engagement reached** those identified as the community of interest **(Principle 2)**	✓ Representatives from most community groups participated in the engagement ☐ Representatives from some community groups participated in the engagement ☐ There was little representation of the community groups in engagement Key stakeholders, including all affected councils, affected landowners, state agencies, development and planning industry, utilities, Traditional Owners, advocacy organisations, MPs, affected landowners, local community and interested members of the public all actively participated in the engagement process. There was a good level of engagement from community, with the majority of feedback received from local community, members of the public and affected landowners.
4	Engagement included the **provision of feedback to community about outcomes** of their participation	✓ Formally (report or public forum) ☐ Informally (closing summaries) ☐ No feedback provided A 'what we heard' summary was emailed directly to everyone that participated in the engagement by submitting feedback, registering to attend an information session or provided contact details at in-person events, along with the engagement evaluation survey, shortly after consultation closed. The email was also sent to those invited to attend the information session for government and industry stakeholders that were unable to/did not attend the session. The summary was also published on the YourSAy and PlanSA websites. When the Code Amendment is finalised the full engagement report will be sent directly to key stakeholders and engagement participants and

	Evaluation statement	Response options (*Select answer)*
		published on the YourSAy and PlanSA websites. Information will also be shared with the broader community in-line with the closing-the-loop communications in the engagement plan.
5	**Engagement was reviewed** throughout the process and improvements put in place, or recommended for future engagement **(Principle 5)**	✓ Reviewed and recommendations made in a systematic way ☐ Reviewed but no system for making recommendations ☐ Not reviewed Engagement was reviewed throughout and a number of additional tactics were delivered as a result of opportunities that arose and based on feedback/requests from stakeholders. These included an additional invitation to landowners to attend the information sessions and additional stakeholder briefings. See Section 5.2 for details of how the engagement process was reviewed and improved.
	Identify key strength of the Charter and guide	It ensures appropriate efforts are made for interested and affected stakeholders and community have the opportunity to influence planning decisions regarding Code Amendments. It also ensures engagement is evaluated to support improvements in future engagement processes.
	Identify key challenge of the Charter and guide	Evaluation of the engagement process is carried out prior to completion of the engagement report and final Code Amendment, meaning evaluation of how much influence engagement participants have and their perception of their level of influence over the final outcome is made before the final outcome is decided.

Attachment 3 – Copy of submissions received

Refer to separate attachment at https://plan.sa.gov.au/have_your_say/code-amendments/view_consultation_item?catsid=10014