



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.

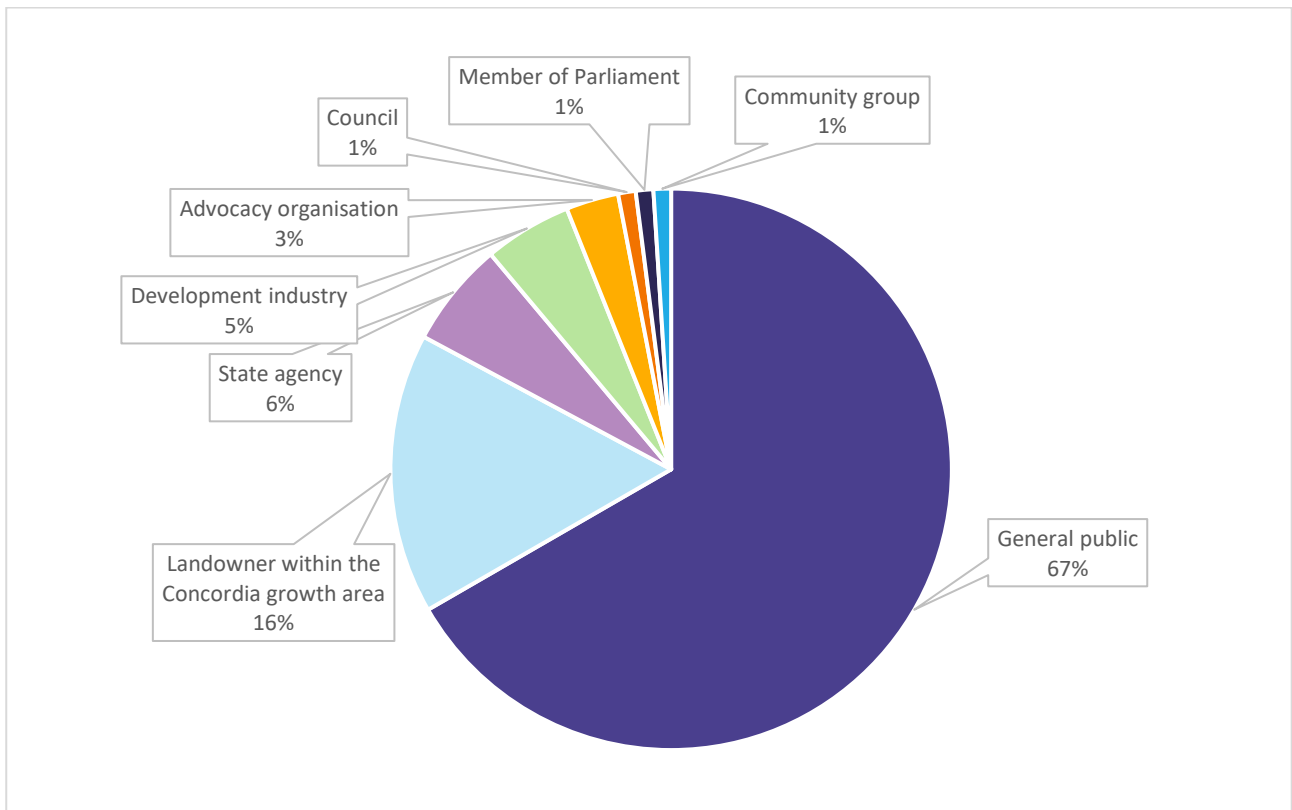


Figure 1: Submission stakeholder type

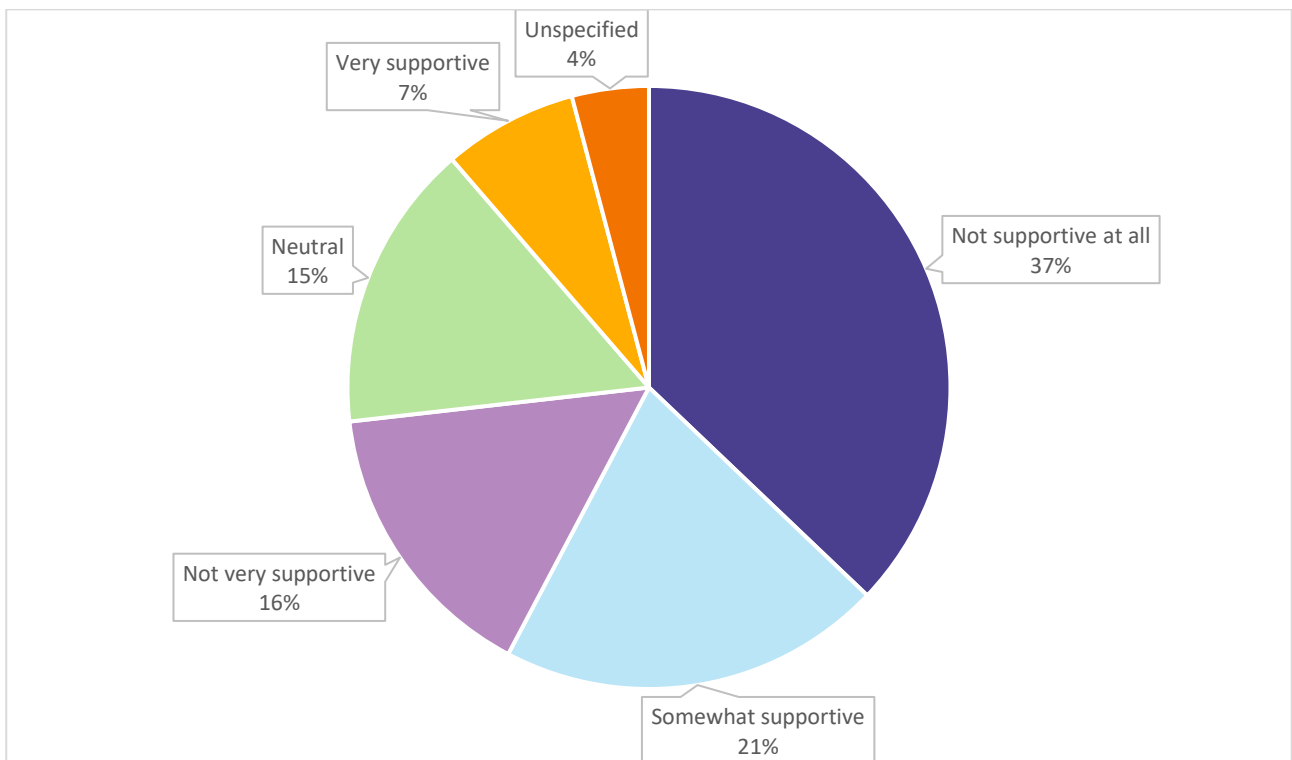


Figure 2: How supportive of the Code amendments was the submission?

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.

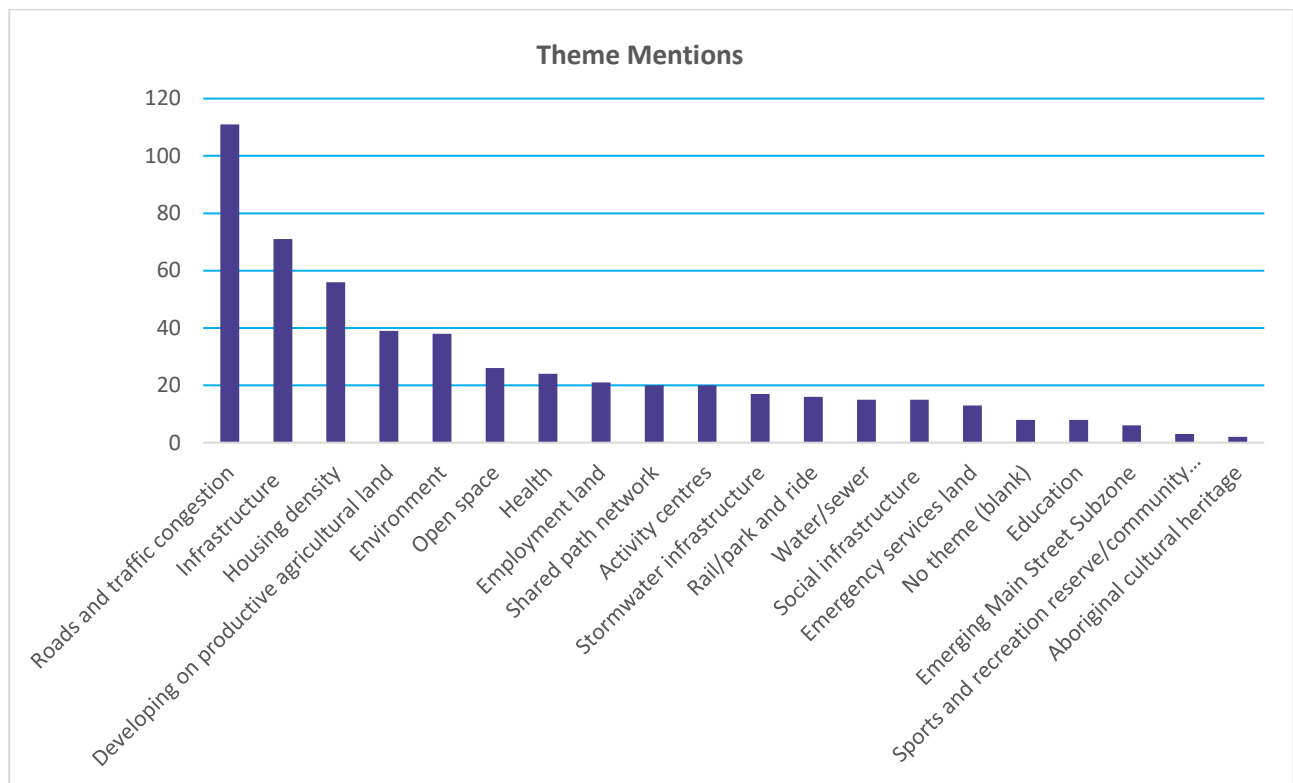


Figure 3: Number of times a theme was mentioned across all submissions

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, Sunnysdale 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.

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