



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



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

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