



DRAFT Concordia Basic Infrastructure Scheme Engagement – October 2025

DRAFT Scheme Policy 3

DRAFT Basic Infrastructure Scheme - Works Program

Purpose

This document outlines the considerations and procedures for scheduling of Scheme Infrastructure Projects under a Works Program approved as part of a Basic Infrastructure Scheme.

1. Legislative Basis

Under section 166(1)(b) of the *Planning, Development and Infrastructure Act 2016* (the Act), a Scheme Coordinator is required to develop a Works Program for any proposed Infrastructure Scheme.

Pursuant to section 168(1)(a) and (b) of the Act, the Scheme Coordinator is responsible for:

- Overseeing the delivery of infrastructure and works that form part of a Scheme
- Administering the associated Funding Arrangement

The Scheme Coordinator should also seek to ensure that essential infrastructure is procured and delivered in a timely and cost-effective manner, consistent with the principles outlined in section 168(2) of the Act.

2. Scope

This policy applies to the Scheme Coordinator in considering the:

- Staging and prioritisation of Scheme Infrastructure Projects
- Maintenance a rolling program of works
- Management of out-of-sequence work proposals.

3. Interpretation of Works Program

- The Works Program within a Basic Infrastructure Scheme determines the priority and estimated timing for delivery of each Scheme Infrastructure Project forming part of the Scheme.
- Timing and staging of works is based on population growth triggers and assumed infrastructure demand at the time of Scheme preparation or last review.



- Actual delivery of infrastructure projects once the Scheme is approved will depend on development rates, propensity for works-in-kind proposals and the funding available in the Scheme Fund.
- The Scheme Works Program is indicative and subject to change.
- The Scheme Coordinator must undertake a periodic review of the Scheme (and associated Works Program) at least every five years. This may trigger a formal Scheme variation process to align estimated and actual delivery timelines.
- To maintain current information on infrastructure delivery between formal reviews, the Scheme Coordinator will maintain a rolling Works Schedule on the PlanSA Portal, showing the status of each Scheme Infrastructure Project.

4. Monitor and Review of Works

- 4.1 Due to the need for flexibility in infrastructure delivery timing to respond to the rate of development, the Scheme Coordinator will monitor infrastructure delivery activity in between formal reviews of the Scheme.
- 4.2 A publicly-available rolling Works Schedule will be maintained on the PlanSA Portal, showing the status of each Scheme Infrastructure Project, including the following milestones:
- Date of scheduled commencement of detailed investigations
 - Commencement of detailed investigations
 - Procurement
 - Construction underway
 - Completion,
- 4.3 The Scheme Coordinator will regularly update the Works Schedule to reflect progress and alignment with the approved Works Program.
- 4.4 Updates will be informed by monitoring:
- Development applications referred to the Scheme Coordinator under section 122 of the Act
 - Preliminary agreements entered into under section 123 of the Act
 - Works-in-Kind (WIK) agreements approved by the Scheme Coordinator
 - Development Conditions imposed by the Scheme Coordinator in relation to the delivery of works
 - Completion and handover of Scheme Infrastructure Projects to Asset Owners.

5. Out-of-Sequence Works

- 5.1 The delivery of Scheme Infrastructure Project should align with the timing and staging outlined in the approved Scheme Works Program.

- 5.2 Where out-of-sequence works are proposed, a party may apply for consideration of their works. The application must demonstrate that the proposed works will not significantly disrupt the intended sequencing of the Works Program.
- 5.3 In assessing an out-of-sequence works application, the Scheme Coordinator must consider the following:
- a) Sequenced Infrastructure Delivery**
Development should align with planned infrastructure delivery to ensure timely and efficient servicing, and avoid premature or isolated infrastructure extensions.
 - b) Alignment with Infrastructure and Concept Plans**
Proposals must be consistent with adopted structure plans, regional growth strategies, and infrastructure sequencing frameworks to support coordinated and orderly urban growth.
 - c) Efficient Use of Infrastructure Investment**
Priority should be given to developments that leverage existing infrastructure and avoid creating long-term maintenance or upgrade costs to infrastructure within the Scheme.
 - d) Equitable Cost Distribution**
Infrastructure costs must be fairly apportioned across all benefiting landowners. Early developers should not gain an unfair advantage or create future cost burdens.
 - e) Integrated Land Use and Infrastructure Planning**
Development must be coordinated with relevant infrastructure and service agencies to maintain connectivity, functionality, and service standards across the network.
 - f) Protection of intended Urban Function**
Out-of-sequence development must not compromise the layout, access, infrastructure corridors, or liveability of the broader planned urban area.
 - g) Clear Justification and Exceptional Circumstances**
Out-of-sequence development should only proceed where a strong strategic justification exists, supported by evidence that the proposal will not undermine infrastructure delivery, sequencing, or the public interest.
 - h) Avoidance of Sacrificial or interim works**
Out of sequence development should avoid the need for interim or sacrificial infrastructure works. Where such works are required, the associated costs shall be borne in full by the party undertaking such works.

6. Reporting on Delivery

- 6.1 An annual report summarising the delivery of Scheme Infrastructure Projects, including Works In Kind activity, shall be published in association with other reporting provided in relation to the Scheme.



7. Definitions

Asset Owner	Relates to any public authority is identified within the Infrastructure Scheme as having a present, contingent or future legal or equitable estate or interest in any goods or property.
Charge	Means a charge imposed under Part 13, subdivision 7 of the PDI Act.
Department	Department for Housing and Urban Development
In Kind Agreements	refers to an agreement between the Scheme Coordinator and a developer regarding the provision of infrastructure works by developers in exchange for a 'credit' or offset against the Charge.
Out of Sequence Development	Infrastructure works proposed to be delivered outside the indicative timing set out in the Works Program or infrastructure which is proposed for delivery at a time ahead of when the infrastructure would otherwise be required.
Scheme Infrastructure Projects	An infrastructure project forming part of the Scheme.
Works in Kind	means the construction or provision of the whole or part of infrastructure works and/or land that is identified in an approved Infrastructure Scheme pursuant to Part 13 of the <i>Planning, Development and Infrastructure Act 2016</i> in lieu of a cash payment, to meet the whole or part of their infrastructure contribution liability.
Works Program	The schedule of infrastructure projects included in the Scheme, outlining indicative timing, staging, and delivery priorities as required under Section 166 (1)(b) of the Act
Works Schedule	A rolling, publicly available record maintained by the Scheme Coordinator that tracks the status of each Scheme Infrastructure Project which is updated on a yearly basis.

8. Roles and Responsibilities

Minister for Planning	Approves the Scheme (including the Charge as part of the Funding Arrangement), and associated policies and procedures.
Scheme Coordinator	Make decisions on applications from developers and finalise and execute In Kind Agreements with developers, in consultation with the Asset Owner.
Department	The Scheme Coordinator would be supported in the day to day function of the fund and WIK considerations by GICU.
Asset Owner	Responsible for endorsing infrastructure design standards, reviewing delivery proposals, certifying completion of works, and accepting handover of asset.



For more information:

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