





Appendix 3: Communications materials

Letter from Scheme Coordinator to affected landowners

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| <p style="text-align: right;">OFFICIAL</p> <p style="text-align: right;"> Government of South Australia Department for Housing and Urban Development</p> <p style="text-align: right; font-size: small;">Growth and Infrastructure Coordination Unit Level 13 1 King William Street Adelaide SA 5000 GPO Box 1475 Adelaide SA 5001</p> <p>16 October 2025</p> <p>Ms Jane Citizen By email: [email]</p> <p>Dear Title Name</p> <p>Re: Draft Concordia Basic Infrastructure Scheme</p> <p>I am writing to introduce myself as the newly appointed Scheme Coordinator for the Draft Concordia Basic Infrastructure Scheme.</p> <p>My role is to oversee the technical investigations and preparation of the draft scheme to make sure critical infrastructure is planned, funded and delivered in step with development of the Concordia growth area.</p> <p>The draft scheme for Concordia is the first of its kind in South Australia. It represents a new approach to coordinating infrastructure delivery in major greenfield developments, replacing traditional infrastructure deeds with a more transparent and equitable model.</p> <p>It outlines how infrastructure such as roads, bridges, stormwater management, water and sewerage will be delivered to support the new master-planned community at Concordia.</p> <p>A key component of the draft scheme is the funding arrangement that sets out responsibilities and cost-sharing arrangements ahead of when development occurs. The funding arrangement introduces a new charging model that ensures developers and landowners make fair contributions towards the infrastructure required to develop their land.</p> <p>Importantly, landowners are under no obligation to develop or sell their land, and financial contributions under the scheme will only be required if, and when, land is developed.</p> <p>Draft scheme now available for feedback</p> <p>The draft Concordia Basic Infrastructure Scheme has now been prepared in-line with the approved Draft Outline, and includes:</p> <ul style="list-style-type: none">• scoped and costed infrastructure projects proposed to be delivered under the scheme• a works program that outlines when these projects need to be delivered, based on development triggers and who is responsible• a proposed funding arrangement detailing how the infrastructure projects will be funded under the scheme. <p>Draft standard policies and guidelines for establishing and delivering basic infrastructure schemes in South Australia, including Concordia, are also being finalised.</p> <p>The draft policies cover topics such as works-in-kind requirements, staging of works, scheme review and variation processes, development application referrals and preliminary agreements, as well as more information on the role of the Scheme Coordinator.</p> | <p style="text-align: right;">OFFICIAL</p> <p>Have your say</p> <p>As a landowner within the Concordia growth area, I encourage you to review the draft scheme and supporting documents and share your views.</p> <p>You can access all relevant information and provide feedback via the private PlanSA webpage for Concordia landowners at [redacted]</p> <p>Please note, due to the commercially sensitive nature of information in the funding plan, a password is required to view the document. The password is: [redacted]</p> <p>We will also hold information sessions where you can learn more about the draft scheme and ask questions:</p> <ul style="list-style-type: none">• Online information session, Thursday 30 October, 3pm-4pm Presentation by Scheme Coordinator, Iain McPhillips, followed by Q&A session Register via Eventbrite to join: [redacted]• In-person drop-in session, 4 November 10:30am-1:30pm Drop-in in anytime during the session to talk with the team and ask questions Meeting room, Lyndoch Library, 29 Barossa Valley Way, Lyndoch Register via Eventbrite to help us plan staff numbers: [redacted] <p>The consultation runs from 16 October to 23 November 2025, and I welcome your participation in this important process.</p> <p>Next steps</p> <p>Following the consultation, all feedback will be considered in finalising the draft scheme and will be included in the final Scheme Report. This report will be provided to the Minister for Planning for a decision on whether to adopt the scheme for implementation.</p> <p>A summary of what was heard and how it influenced the final scheme will be shared with all participants.</p> <p>The draft scheme and the final Scheme Report is expected to be provided to the Minister for a decision in early 2026.</p> <p>If approved, the final Concordia Basic Infrastructure Scheme and Scheme Report, including all feedback, will be published on the PlanSA website, with personal contact details and confidential information redacted.</p> <p>If you have any questions or would like to discuss the draft infrastructure plan further, please contact the Growth and Infrastructure Coordination Unit via email at DHUD.GICU@sa.gov.au or phone (08) 7133 3126.</p> <p>Yours sincerely</p> <p></p> <p>Iain McPhillips SCHEME COORDINATOR Concordia Basic Infrastructure Scheme</p> |
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Letters to SA Water and DIT

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| <p style="text-align: right;">OFFICIAL</p> <p style="text-align: right;"> Government of South Australia Department for Housing and Urban Development</p> <p style="text-align: right; font-size: small;">Growth and Infrastructure Coordination Unit Level 13 1 King William Street Adelaide SA 5000 GPO Box 1475 Adelaide SA 5001</p> <p>16 October 2025</p> <p>Ms Jane Citizen Role XX department By email: [email]</p> <p>Dear Title Name</p> <p>Re: Consultation on the draft Concordia Basic Infrastructure Scheme</p> <p>I am writing to formally advise that consultation on the draft Concordia Basic Infrastructure Scheme, the Draft Basic Infrastructure Scheme Practitioner Guideline and the associated draft policies has now commenced.</p> <p>This consultation period will run from 16 October to 23 November 2025 with affected landowners, in accordance with the statutory requirements of the <i>Planning, Development and Infrastructure Act 2016</i> and the Community Engagement Charter.</p> <p>As a key infrastructure provider within the Concordia growth area and contributor to the development of the draft scheme, your continued engagement is greatly valued.</p> <p>You can access all relevant information and provide feedback via the private PlanSA webpage for Concordia landowners at [redacted]</p> <p>Affected landowners are also invited to learn more about the draft scheme at:</p> <ul style="list-style-type: none">• an online information session on 30 October, 3pm-4pm, involving a presentation by Scheme Coordinator, Iain McPhillips, followed by a Q&A session• an in-person drop-in session on 4 November 10:30am to 1:30pm at Lyndoch Library meeting room, where affected landowners can drop-in anytime during the session to speak with staff and ask questions. <p>About the draft infrastructure scheme</p> <p>The draft Concordia Basic Infrastructure Scheme has been prepared in-line with the approved Draft Outline, and includes:</p> <ul style="list-style-type: none">• scoped and costed infrastructure projects proposed to be delivered under the scheme• a works program that outlines when these projects need to be delivered, based on development triggers and who is responsible• a proposed funding arrangement detailing how the infrastructure projects will be funded under the scheme. | <p style="text-align: right;">OFFICIAL</p> <p>Draft standard policies and guidelines for establishing and delivering basic infrastructure schemes in South Australia, including Concordia, have also been prepared.</p> <p>The draft Basic Infrastructure Scheme Practitioner Guideline provides guidance on infrastructure charging and contribution mechanisms and outlines the process for establishing basic infrastructure delivery schemes under the <i>Planning, Development and Infrastructure Act 2016</i>.</p> <p>The suite of draft policies include:</p> <ul style="list-style-type: none">• Policy 1: Planning Referrals and Preliminary Agreements• Policy 2: Works-in-Kind Agreements• Policy 3: Works Program• Policy 4: Reviews and Variations. <p>Please note, due to the commercially sensitive nature of information in the funding plan, a password is required to view the document. The password is: [redacted]</p> <p>Next steps</p> <p>Following the consultation, all feedback will be considered in finalising the scheme and will be included in the Scheme Report which will be provided to the Minister for Planning to assist with decision making. A summary of what was heard and how it influenced the final scheme will be shared with all participants.</p> <p>The final infrastructure scheme and Scheme Report, including all feedback, will be published on the PlanSA website, with personal contact details and confidential information redacted.</p> <p>The Concordia Basic Infrastructure Scheme is expected to be completed by early 2026.</p> <p>Thank you again for your ongoing collaboration and commitment to supporting coordinated infrastructure delivery for the Concordia growth area.</p> <p>If you have any questions or would like to discuss the draft infrastructure plan further, please contact the Growth and Infrastructure Coordination Unit via email at DHUD.GICU@sa.gov.au or phone (08) 7133 3126.</p> <p>Thank you for your time and consideration.</p> <p>Yours sincerely</p> <p></p> <p>Iain McPhillips SCHEME COORDINATOR Concordia Infrastructure Scheme Department for Housing and Urban Development</p> |
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Letter from Scheme Coordinator to Infrastructure Coordination Group members

OFFICIAL

Government of South Australia
Department for Housing
and Urban Development

21 October 2025

Ms Jane Citizen
Role
Organisation
By email: [email]

Growth and
Infrastructure
Coordination Unit
Level 13
1 King William Street
Adelaide SA 5000
GPO Box 1475
Adelaide SA 5001

Dear Title Name

Re: Notification of consultation – draft Concordia Basic Infrastructure Scheme landowner consultation

I am writing to formally advise that consultation on the draft Concordia Basic Infrastructure Scheme, along with the draft Basic Infrastructure Scheme Practitioner Guideline and associated draft policies, began on 16 October and concludes on 23 November 2025.

This consultation period is targeted to affected landowners within the Concordia growth area, as well as The Barossa Council and the Town of Gawler, in accordance with the statutory requirements under the *Planning, Development and Infrastructure Act 2016* and the Community Engagement Charter.

The purpose of this engagement is to seek feedback on key aspects of the draft scheme, including:

- the proposed infrastructure funding plan and timing of delivery
- the methodology for calculating infrastructure charges
- the operative provisions outlined in the draft policies and guideline.

As members of the Infrastructure Coordination Group, you will receive a briefing on the draft scheme and supporting documents at your next scheduled meeting on 29 October 2025.

This will provide an opportunity to discuss details of the draft Concordia Basic Infrastructure Scheme, as well as draft guidelines and policies for basic infrastructure schemes in South Australia ahead of being finalised for the Minister's consideration.

To view the draft practitioner guideline and draft policies, and for more information, visit the [PlanSA website](#).

Should you have any questions ahead of the briefing, please do not hesitate to contact me on [redacted] or [redacted]

Yours sincerely


Iain McPhillips
SCHEME COORDINATOR
Concordia Infrastructure Scheme

Letter from Scheme Coordinator to industry and state agencies

OFFICIAL

Government of South Australia
Department for Housing
and Urban Development

21 October 2025

Title name surname
Role
Organisation
By email: [insert email address]

Growth and
Infrastructure
Coordination Unit
Level 13
1 King William Street
Adelaide SA 5000
GPO Box 1475
Adelaide SA 5001

Dear Title Name

Re: Draft guidelines and policies for basic infrastructure schemes in South Australia and update on the draft infrastructure scheme for Concordia growth area

I am writing to introduce myself as the newly appointed Scheme Coordinator for the Concordia Basic Infrastructure Scheme and provide an update on development of policies and guidelines for basic infrastructure schemes across South Australia.

Basic infrastructure schemes are a new approach to coordinating infrastructure delivery in major greenfield developments, replacing traditional infrastructure deeds with a more transparent and equitable model.

They ensure essential infrastructure such as roads, bridges, stormwater management, water and sewerage are planned and delivered in-step with the new residential development.

A key component of the basic infrastructure scheme is the funding arrangement that sets out responsibilities and cost-sharing arrangements ahead of when development occurs.

The funding arrangement introduces a new charging model that ensures developers and landowners make fair contributions towards the infrastructure required to develop their land.

[Draft standard policies and guidelines](#) for establishing and delivering basic infrastructure schemes in South Australia, including Concordia, have been developed and are now being finalised.

The draft Basic Infrastructure Scheme Practitioner Guideline provides guidance on infrastructure charging and contribution mechanisms and outlines the process for establishing basic infrastructure delivery schemes under the *Planning, Development and Infrastructure Act 2016*.

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The suite of draft policies include:

- Policy 1: Planning Referrals and Preliminary Agreements
- Policy 2: Works-In-Kind Agreements
- Policy 3: Works Program
- Policy 4: Reviews and Variations.

The South Australian Government has worked with government agencies, councils and industry to develop these draft policies and guidelines.

Should you wish to arrange a briefing on the draft practitioner guideline and policies, please contact the Growth and Infrastructure Coordination Unit.

Update on draft Concordia Basic Infrastructure Scheme

In parallel, formal consultation is now underway with affected landowners, The Barossa Council and the Town of Gawler on the draft Concordia Basic Infrastructure Scheme.

The draft infrastructure scheme for the Concordia growth area has been developed in-line with the approved [Draft Outline](#) and includes:


- scoped and costed infrastructure projects proposed to be delivered under the scheme
- a works program that outlines when these projects need to be delivered, based on development triggers and who is responsible
- a proposed funding arrangement detailing how the infrastructure projects will be funded under the scheme.

This consultation period is running from 16 October to 23 November 2025, in accordance with the statutory requirements of the Community Engagement Charter.

It is anticipated that the final Concordia Basic Infrastructure Scheme will be completed by early 2026.


If you have any questions or would like to discuss the draft guidelines and policies for basic infrastructure schemes in South Australia further, please contact the Growth and Infrastructure Coordination Unit via email at DHUD.GICU@sa.gov.au or phone (08) 7133 3126.

Yours sincerely


Iain McPhillips
SCHEME COORDINATOR
Concordia Basic Infrastructure Scheme

Letter from Scheme Coordinator to LGA

OFFICIAL

 Government of South Australia
Department for Housing
and Urban Development

Growth and
Infrastructure
Coordination Unit
Level 19
1 King William Street
Adelaide SA 5002
GPO Box 1475
Adelaide SA 5001

21 October 2025

Ms Karen Teaha
Acting CEO
LGA South Australia

By email: lgasa@lga.sa.gov.au

Dear Ms Teaha

Re: Update on draft guidelines and policies for basic infrastructure schemes in South Australia and the draft infrastructure scheme for Concordia growth area

I am writing to introduce myself as the newly appointed Scheme Coordinator for the Concordia Basic Infrastructure Scheme and provide an update on the development of policies and guidelines for basic infrastructure schemes across South Australia.

Basic infrastructure schemes are a new approach to coordinating infrastructure delivery in major greenfield developments, replacing traditional infrastructure deeds with a more transparent and equitable model.

They ensure essential infrastructure such as roads, bridges, stormwater management, water and sewerage are planned and delivered in-step with the new residential development.

A key component of the basic infrastructure scheme is the funding arrangement that sets out responsibilities and cost-sharing arrangements ahead of when development occurs.

The funding arrangement introduces a new charging model that ensures developers and landowners make fair contributions towards the infrastructure required to develop their land.

[Draft standard policies and guidelines](#) for establishing and delivering basic infrastructure schemes in South Australia, including Concordia, have been developed and are now being finalised.

The draft Basic Infrastructure Scheme Practitioner Guideline provides guidance on infrastructure charging and contribution mechanisms and outlines the process for establishing basic infrastructure delivery schemes under the *Planning, Development and Infrastructure Act 2016*.

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The suite of draft policies include:

- Policy 1: Planning Referrals and Preliminary Agreements
- Policy 2: Works-In-Kind Agreements
- Policy 3: Works Program
- Policy 4: Reviews and Variations.

The South Australian Government has worked with government agencies, councils and industry to develop these policies and guidelines.

Should you wish to arrange a briefing on the draft guideline and policies, please contact the Growth and Infrastructure Coordination Unit.

Please note, a briefing for councils and the LGA will be provided once the guideline and policies have been finalised.

Consultation on draft Concordia Basic Infrastructure Scheme

In parallel, formal consultation is now underway with affected landowners, The Barossa Council and the Town of Gawler on the draft Concordia Basic Infrastructure Scheme.

The draft infrastructure scheme for the Concordia growth area has been developed in-line with the approved [Draft Outline](#) and includes:


- scoped and costed infrastructure projects proposed to be delivered under the scheme
- a works program that outlines when these projects need to be delivered, based on development triggers and who is responsible
- a proposed funding arrangement detailing how the infrastructure projects will be funded under the scheme.

This consultation period is running from 16 October to 23 November 2025, in accordance with the statutory requirements of the Community Engagement Charter.

It is anticipated that the final Concordia Basic Infrastructure Scheme will be completed by early 2026.


If you have any questions or would like to discuss the draft guidelines and policies for basic infrastructure schemes in South Australia further, please contact the Growth and Infrastructure Coordination Unit via email at DHUD.GICU@sa.gov.au or phone (08) 7133 3126.

Yours sincerely


Iain McPhillips
SCHEME COORDINATOR
Concordia Basic Infrastructure Scheme

Letter from Scheme Coordinator to Gawler River Floodplain Management Authority

OFFICIAL

 Government of South Australia
Department for Housing
and Urban Development

Growth and
Infrastructure
Coordination Unit
Level 19
1 King William Street
Adelaide SA 5002
GPO Box 1475
Adelaide SA 5001

21 October 2025

Mr David Hitchcock
Executive Officer
Gawler River Floodplain Management Authority

By email: eo@grfma.com

Dear Mr Hitchcock

Re: Update on draft guidelines and policies for basic infrastructure schemes in South Australia and the draft infrastructure scheme for Concordia growth area

I am writing to introduce myself as the newly appointed Scheme Coordinator for the Concordia Basic Infrastructure Scheme and provide an update on development of policies and guidelines for basic infrastructure schemes across South Australia.

Basic infrastructure schemes are a new approach to coordinating infrastructure delivery in major greenfield developments, replacing traditional infrastructure deeds with a more transparent and equitable model.

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A key component of the basic infrastructure scheme is the funding arrangement that sets out responsibilities and cost-sharing arrangements ahead of when development occurs.

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The South Australian Government has worked with government agencies, councils and industry to develop these draft policies and guidelines.

Should you wish to arrange a briefing on the draft guideline and policies, please contact the Growth and Infrastructure Coordination Unit.

Consultation on draft Concordia Basic Infrastructure Scheme

In parallel, formal consultation is now underway with affected landowners, The Barossa Council and the Town of Gawler on the draft Concordia Basic Infrastructure Scheme.

The draft infrastructure scheme for the Concordia growth area has been developed in-line with the approved [Draft Outline](#) and includes:


- scoped and costed infrastructure projects proposed to be delivered under the scheme
- a works program that outlines when these projects need to be delivered, based on development triggers and who is responsible
- a proposed funding arrangement detailing how the infrastructure projects will be funded under the scheme.

This consultation period is running from 16 October to 23 November 2025, in accordance with the statutory requirements of the Community Engagement Charter.



It is anticipated that the final Concordia Basic Infrastructure Scheme will be completed by early 2026.

If you have any questions or would like to discuss the draft guidelines and policies for basic infrastructure schemes in South Australia further, please contact the Growth and Infrastructure Coordination Unit via email at DHUD.GICU@sa.gov.au or phone (08) 7133 3126.

Yours sincerely


Iain McPhillips
SCHEME COORDINATOR
Concordia Basic Infrastructure Scheme

Letter from Scheme Coordinator to Local MPs

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| <p style="text-align: right;">OFFICIAL</p> <p style="text-align: right;"> Government of South Australia Department for Housing and Urban Development</p> <p style="text-align: right;"><small>Growth and Infrastructure Coordination Unit Level 13 1 King William Street Adelaide SA 5000 GPO Box 1475 Adelaide SA 5001</small></p> <p>21 October 2025</p> <p>Title Name Surname MP Member for X</p> <p>By email: (insert email address)</p> <p>Dear Title Name</p> <p>Re: Update on draft Concordia Basic Infrastructure Scheme</p> <p>I am writing to inform you that formal consultation is now underway on the draft Concordia Basic Infrastructure Scheme and supporting documents.</p> <p>This consultation is being conducted in accordance with the statutory requirements of the <i>Planning, Development and Infrastructure Act 2016</i> and the Community Engagement Charter, and is targeted to directly impacted landowners within the Concordia growth area, The Barossa Council and the Town of Gawler.</p> <p>The consultation period will run from 16 October to 23 November 2025 and seeks feedback on key aspects of the draft scheme, including the proposed infrastructure funding plan, timing of infrastructure delivery, and the operative provisions outlined in the guideline and policies.</p> <p>About the infrastructure scheme</p> <p>The draft Concordia Basic Infrastructure Scheme has been prepared in-line with the approved Draft Outline, and includes:</p> <ul style="list-style-type: none">• scoped and costed infrastructure projects proposed to be delivered under the scheme• a works program that outlines when these projects need to be delivered, based on development triggers and who is responsible• a proposed funding arrangement detailing how the infrastructure projects will be funded under the scheme. <p>Draft standard policies and guidelines for establishing and delivering basic infrastructure schemes in South Australia, including Concordia, are also being finalised.</p> <p>The draft scheme for Concordia is the first of its kind in South Australia. It represents a new approach to coordinating infrastructure delivery in major greenfield developments, replacing traditional infrastructure deeds with a more transparent and equitable model.</p> | <p style="text-align: center;">OFFICIAL</p> <p>It outlines how infrastructure such as roads, bridges, stormwater management, water and sewerage will be delivered to support the new master-planned community at Concordia.</p> <p>A key component of the scheme is introducing a new charging model enabling the recovery of infrastructure costs as land is developed.</p> <p>By setting out funding responsibilities and cost-sharing arrangements ahead of development, the scheme ensures developers and landowners make fair contributions towards the infrastructure required to develop their land.</p> <p>Importantly, landowners are under no obligation to develop or sell their land, and financial contributions under the scheme will only be required if, and when, land is developed.</p> <p>Should you have any questions or wish to discuss the consultation further, please contact the Growth and Infrastructure Coordination Unit via email at DHUD.GICU@sa.gov.au or phone (08) 7133 3126.</p> <p>Thank you for your ongoing interest in the Concordia growth area and your support for planning initiatives that deliver infrastructure in-step with development.</p> <p>Yours sincerely</p> <p> Iain McPhillips SCHEME COORDINATOR Concordia Basic Infrastructure Scheme</p> |
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Fact sheets

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Government of South Australia
Department for Housing and Urban Development

DRAFT Concordia
Basic Infrastructure Scheme Engagement –
October 2025

FACT SHEET

DRAFT Basic Infrastructure Scheme - Scheme Coordinator Role

Appointment of Scheme Coordinator

After receiving the referral of an approved Draft Outline for an Infrastructure Scheme from the Minister for Planning (Minister), the Chief Executive of the Department of Housing and Urban Development (Chief Executive) is responsible for appointing a Scheme Coordinator.

A Scheme Coordinator can be a suitably qualified individual, a committee with a range of expertise, or a precinct authority.

Consideration of Scheme Coordinator candidates or committee members should include the following skills and capabilities:

- o Qualifications or experience in a field that is relevant to the role, such as planning, engineering, project management (or related)
- o Technical skills in infrastructure planning and delivery
- o Commercial acumen, development industry experience
- o Negotiation and conflict management skills
- o Knowledge of the operation and requirements of the *Planning, Development and Infrastructure Act 2016* (PDI Act).

Preferred candidates must have the capacity to satisfy legislative requirements of the role, act in public interest, as well as other standard terms and conditions associated with the role.

Section 165(4) allows appointment of a Scheme Coordinator under any conditions determined appropriate by the Chief Executive.

The Chief Executive must receive agreement from the State Planning Commission on the appointment.

Other key functions of the Chief Executive in relation to Infrastructure Schemes

Under the PDI Act, the Chief Executive must:

- establish a fund for the scheme, where it includes the imposition of a charge
- ensure that the Commission is kept informed about the operation of the scheme (and any significant changes to the scheme)

The Chief Executive is also responsible for the functioning of the Department, providing administrative support to the Scheme Coordinator.

Scheme Coordinator Fact Sheet

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Government of South Australia
Department for Housing and Urban Development

Role of the Scheme Coordinator

Once appointed, the duties carried out by the Scheme Coordinator relate firstly to the preparation of the Draft Scheme and Final Scheme Report for the Minister's to consider adopting, and if adopted, to coordinate the collection of charges and delivery of infrastructure in accordance with the approved Scheme.

In preparing a proposed scheme, the Scheme Coordinator is required to undertake the following functions, as per section 166(1) of the PDI Act:

- Prepare scoped and costed proposals for the Scheme that accord to any relevant Design Standards
- Develop a work program and the Funding Arrangement (including a Charge under subdivision 7, if one was proposed as part of the Draft Outline) for the Scheme.
- Undertake consultation in relation to the proposed scheme in accordance with requirements under the Community Engagement Charter
- Such other functions assigned by the Minister after consultation with the Chief Executive
- Prepare a Final Scheme Report outlining the outcomes of the above activities, including a copy of the prepared Draft Scheme recommended for adoption, and furnish a copy with the Minister for determination

Should the Draft Scheme be adopted for implementation by the Minister, section 168 of the PDI Act requires the Scheme Coordinator to:

- If a funding arrangement is approved, administer the funding arrangement and to provide advice to the Minister about the enforcement of the charge.
- Maintain the works program and oversee the delivery of any infrastructure or works that form part of the scheme
- Ensure that essential infrastructure forming part of the Scheme is procured and delivered in a timely manner and at a reasonable cost, and in accordance with the Department's procurement framework
- Keep proper records and public and prepare a public annual report on the administration of the scheme for the life of the scheme.
- Seek out and bring to the attention of the Chief Executive any alternative funding sources for infrastructure under the relevant Scheme
- Facilitate the periodic review of the Charge
- Provide advice to the Minister about what should happen on the completion of the works associated with the scheme
- Provide advice on any other matter at the request of the Minister or as the scheme coordinator thinks fit
- Such other functions as delegated or provided for by the Chief Executive or by the Minister, after consultation with the Chief Executive.

Scheme Coordinator Fact Sheet

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Government of South Australia
Department for Housing and Urban Development

Scheme Coordinator Code of Conduct

Standards of conduct and professionalism for scheme coordinators are outlined in [Code of Conduct for Infrastructure Scheme Coordinators](#).

This code of conduct requires all scheme coordinators to:

- work with the highest ethical standards to maintain public confidence in the integrity of development assessment under the PDI Act
- act honestly and ethically with a high degree of accountability
- seek the advice of the Chief Executive if they have any doubt regarding a function they may perform under the PDI Act.

Codes of conduct are adopted by the Minister to be observed by professionals operating in the planning system under the *Planning, Development and Infrastructure Act 2016*.

For more information: 7133 3126
Growth and Infrastructure Coordination Unit dhud.gicu@sa.gov.au
Department for Housing and Urban Development dhud.sa.gov.au

Scheme Coordinator Fact Sheet

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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 zoning 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.



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 forms 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

Where can I find further information about the Concordia Code Amendment?

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

Visit the PlanSA website: plan.sa.gov.au/en/ca/concordia




Frequently asked questions


Frequently Asked Questions and Explanatory Notes

Draft Concordia Basic Infrastructure Scheme

By the Scheme Coordinator
For consultation under 166(1)(c) of the Planning, Development and Infrastructure Act 2016



plan.sa.gov.au



Government of South Australia
Department for Housing
and Urban Development

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Introduction to basic infrastructure schemes

What is a basic infrastructure scheme?

A basic infrastructure scheme is a new mechanism for use between landowners, councils, infrastructure providers and developers, to plan for and deliver the **basic infrastructure** required to enable and support future development of a growth area.

It sets out what infrastructure will be provided, the standard to which it will be provided, the timeframe in which it will be delivered, and how it will be funded.

A basic infrastructure scheme will:

- establish the obligations of each party
- provide the timing for infrastructure delivery, including the staging and trigger points for when infrastructure is required as part of a development
- set out cost estimates of new infrastructure
- include a plan/map showing the location of the new infrastructure
- be managed by a Scheme Coordinator who will coordinate delivery of required infrastructure.

Part 13 of the *Planning, Development and Infrastructure Act 2016* is the relevant legislation for infrastructure delivery schemes.

What is meant by 'basic infrastructure'?

Basic infrastructure is defined in the *Planning, Development and Infrastructure Act 2016*, and refers to the infrastructure that must be in place to enable or support new development. This includes:

- Energy infrastructure (electricity, gas)
- water supply
- sewerage infrastructure
- communication networks
- Roads, causeways, bridges, and culverts associated with roads
- Stormwater management infrastructure
- Embankments, wells, channels, drains, drainage holes or other forms of works or earthworks connected with the provision of the preceding infrastructure.

A basic infrastructure scheme is limited to the funding and delivery of basic infrastructure, where it is reasonably necessary and efficient to provide under a scheme for a designated growth area.

Why are infrastructure schemes being introduced?

Delivering enabling infrastructure in the right place at the right time is essential to unlocking land supply for new housing and businesses.

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Securing finance and funding for enabling infrastructure can be particularly challenging. Factors such as population growth, network capacity constraints, aging assets, multiple dispersed growth fronts, and increasing regulatory and environmental requirements make infrastructure provision both capital-intensive and time-consuming.

Much of the funding relies on government budgets, which are often constrained and face competing priorities. As a result, infrastructure delivery can be delayed, despite high demand for serviced land.

Development charges and contributions from private sector investment offer a pathway to help fund the required infrastructure associated with the development of growth areas.

Charges and contributions from private sector sources have traditionally been applied via the use of planning conditions, deeds and bonding arrangements, however these tools as funding and delivery mechanisms are often ad hoc in application and ineffective in delivering the outcomes intended, particularly for large-scale growth areas.

Infrastructure delivery schemes under the *Planning, Development and Infrastructure Act 2016* offer a more sustainable way to facilitate infrastructure coordination and delivery, including a more diverse and transparent funding sources.

What are the benefits of a basic infrastructure scheme?

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:

- the cost of infrastructure is established, with costs shared across landowners
- the timing of infrastructure is delivered at appropriate stages of land development
- an evidence-based approach is used to ensure an appropriate scope and methodology are employed
- infrastructure can be delivered in an orderly manner, to meet demand from residential growth
- design integration with existing road, stormwater and open space networks
- appropriate governance framework and review mechanisms are developed for the scheme
- transparent decision-making process and fund disbursement process for all stakeholders.

What is the role of the Scheme Coordinator?

The Scheme Coordinator plays a central role in managing and delivering infrastructure schemes under the *Planning, Development and Infrastructure Act 2016*. They are appointed by the Chief Executive of the Department for Housing and Urban Development, and act as the operational lead for the scheme.

In preparing a proposed scheme, the Scheme Coordinator is required to:

- prepare scoped and costed infrastructure proposals for the draft scheme
- develop a work program and the funding arrangement for the draft scheme

- undertake consultation in relation to the proposed scheme in accordance with requirements under the Community Engagement Charter
- such other functions assigned by the Minister after consultation with the Chief Executive
- prepare a final Scheme Report outlining the outcomes of the above activities, including a copy of the prepared draft scheme recommended for adoption, and furnish a copy with the Minister for determination.

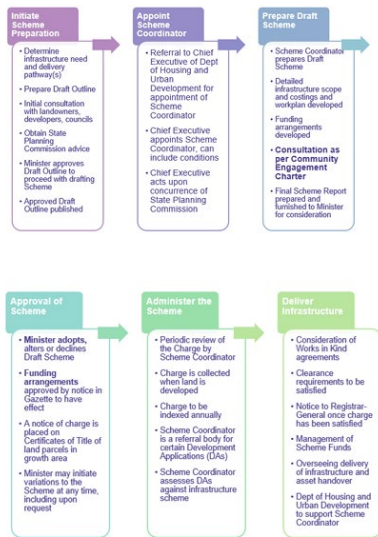
Should the draft scheme be adopted by the Minister, the Scheme Coordinator's role includes:

- administer the funding arrangement and to provide advice to the Minister about the enforcement of the charge
- maintain the works program and oversee the delivery of any infrastructure or works that form part of the scheme
- ensure that essential infrastructure forming part of the scheme is procured and delivered in a timely manner and at a reasonable cost
- keep proper records and prepare a public annual report on the administration of the scheme for the life of the scheme.
- seek out and bring to the attention of the Chief Executive any alternative funding sources for infrastructure under the relevant scheme
- facilitate the periodic review of the charge.

The Scheme Coordinator must also comply with the Minister's adopted Code of Conduct for Infrastructure Scheme Coordinators, which outlines ethical and professional expectations.

For more information about the Scheme Coordinator role, view our [Fact Sheet on Scheme Coordinators](#).

What is the process to establish a basic infrastructure scheme?



What type of development is anticipated within the Concordia Growth Area?

The Concordia Master Plan¹ provides the urban development framework for delivering a master planned community within the Concordia Growth Area. Together with the recent rezoning, the master plan supports a broad range of land uses and activities to serve the future community, including:

- residential
- mixed use activity centres
- health and education facilities
- employment land
- open space and recreation areas.

The draft scheme assumes a residential density of 17 households per hectare and 2.5 persons per household.² Based on this, the growth area is expected to accommodate:

- 25,000 to 30,000 residents
- approximately 12,000 dwellings
- 15 ha of employment land, supporting up to 1,200 jobs³ over the life of the scheme.

Future development applications within the Concordia Growth Area will be guided by the provisions of the Planning and Design Code that relate to the site and detail contained within *Concept Plan 160 – Concordia Growth Area: Basic Infrastructure and Concept Plan 161 – Concordia Growth Area: Land Use*. These concept plans outline the location and scale of key land uses, facilities and infrastructure requirements that are anticipated requirements to service the growth area.

How was it determined what infrastructure is required?

The preparation of the draft scheme and associated outputs has been informed by the Concordia Master Planning process which was supported by a suite of technical reports. These reports provide the strategic justification, scope, and costings for the infrastructure projects required to service the Concordia Growth Area.

Transport, social infrastructure, stormwater management and services investigations were undertaken to inform the master plan. Investigations support the development of the Concordia Code Amendment are available through [Plan SA webpage](#).

The master plan and future zoning determines the type, scale and characteristics of the proposed development, and identifies the major infrastructure needed to support the growth area.

The *Concordia Growth Area Infrastructure Scheme Draft Outline* identified the nature and intended scope of infrastructure projects to be further investigated.

What is the status of the Concordia Code Amendment?

On 29 September 2025, the Minister adopted the Concordia Code Amendment, rezoning the Concordia Growth Area to the Master Planned Neighbourhood Zone in the Planning and

¹ Concordia Master Plan, Mesh, April 2025

² Based on comparable greenfield growth areas, demographic trends, spatial analysis and consistent with the Urban Economic Strategy and AECOM Social Infrastructure Strategy reports.

³ Concordia Employment Lands Assessment, Urbis, April 2025, Page 33

Design Code. The Code amendment is expected to come into effect upon consolidation into the online Code, anticipated in November 2025.

The Minister's approval of the Concordia Code Amendment Proposal to Initiate was also subject to the condition that all necessary agreements or deeds are executed as required to secure the funding and/or delivery of infrastructure required to accommodate the development of the growth area.

The Code amendment therefore applies the Coordinated Development Overlay over the Concordia Growth Area, deferring urban development until suitable infrastructure delivery mechanisms are in place. Additionally, Part 1 of the Code will be updated to allow for the removal of all or part of the overlay, pursuant to section 71(e) of the Act, where the Minister is satisfied that infrastructure arrangements are in place and no other barriers to urban development exist.

Why was a basic infrastructure scheme selected for the Concordia Growth Area?

A basic infrastructure scheme was identified as the most appropriate infrastructure delivery mechanism to support the objectives of the Concordia Code Amendment for the following reasons:

- early investigations highlighted a broad range of basic infrastructure, including roads and stormwater management infrastructure, would reasonably necessary to support expected residential development.
- significant trunk infrastructure is likely to reasonably be necessary to support expected residential development.
- there are multiple landowners (45) over fragmented land ownership (75 parcels), making it difficult to coordinate infrastructure delivery to support the development of the Concordia Growth Area over time
- there will be a need to coordinate the infrastructure delivery with agreed scope and expected timeframes for development of the growth area.

The draft 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.

An infrastructure scheme will help to ensure infrastructure is provided in step with the pace of development.

What infrastructure is included in the Draft Concordia Basic Infrastructure Scheme?

Basic infrastructure is necessary for the purposes of the development proposed within the designated growth area (on account of the Concordia Code Amendment). It is considered to be reasonably necessary and efficient to coordinate the design, construction and funding of the following types of basic infrastructure, due to the scale of the proposed development:

- roads or causeways, bridges, culverts associated roads
- stormwater management infrastructure
- water and wastewater infrastructure
- embankments, earthworks, channels, drains, drainage associated with the infrastructure.

It is considered that the provision of electricity, gas and communication infrastructure can be accommodated via existing augmentation and connection funding and coordination processes.

Draft Concordia Growth Area Infrastructure Scheme report also outlines a list of infrastructure projects, their locations and specifications and costings as well as when they will be delivered and how they will be funded.

How will other types of basic infrastructure be provided?

The Act provides for several charging or contribution mechanisms to ensure the delivery of infrastructure occurs alongside the development that it supports. Different mechanisms suit different infrastructure types.

As such, the scheme is one of several infrastructure funding and delivery mechanisms that will fund the full range of infrastructure required to deliver the Concordia Growth Area, as illustrated in **Figure 4**.

The scheme's funding arrangement accounts only for basic infrastructure (as defined in the Act), and where certain situations apply. Excluded basic infrastructure can be delivered via development conditions for land division applications and existing processes for energy and telecommunication connections.



The proposed basic infrastructure scheme will cover key projects such as enabling transport infrastructure, internal collector roads, pedestrian bridges, land for the link road, and contributions toward the water and sewer infrastructure.

Some infrastructure works are expected to be directly delivered by developers as part of the land division approval process, rather than funded through a specific arrangement.

How will social and community infrastructure be provided?

The **Concordia Concept Plan (Land Use)** identifies the key features of the master-planned community and the approximate locations for social infrastructure, including:

- state schools (at least one public secondary school and four public primary schools with integrated pre-school and long day care)
- local community centres and sports and recreation reserves

- district level open space and district community centre.

The minimum amount of land that needs to be reserved for education, emergency services and health is outlined in a table.

Social infrastructure is not included in the infrastructure scheme. Instead, Land Management Agreements and Developer Agreements (referred to as deeds) are prepared to manage delivering social infrastructure, which are separate to the infrastructure scheme.

The new planning rules and concept plan guiding social infrastructure provision are intended to be supported by social infrastructure deeds, which are negotiated to secure necessary land between either the South Australian Government or the Barossa Council and landowners.

Although there is no obligation for landowners to sign a social infrastructure deed, without a deed, landowners in the Concordia Growth Area will not be able to develop their land for purposes envisaged by the rezoning.

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](#).

How will open space be provided?

Open space areas – such as neighbourhood or local-scale parks, playgrounds, nature reserves, cycling and walking trails – will be managed through the Open Space Contribution Scheme, which is separate from the Basic Infrastructure Scheme and Social Infrastructure Deeds.

The location and size of these spaces will be decided during the land division process, and developers will contribute through a 12.5% open space requirement or payment as part of that process.

Who is the Scheme Coordinator for the Concordia Basic Infrastructure Scheme?

The Chief Executive of the Department for Housing and Urban Development appointed Mr. Iain McPhillips, Executive Director Housing Development, as the Scheme Coordinator for the Concordia Basic Infrastructure Scheme.

The Scheme Coordinator is responsible for overseeing the preparation of the Draft Concordia Basic Infrastructure Scheme, and if approved by the Minister, for its ongoing administration.

More information on the role of the Scheme Coordinator, see the [Scheme Coordinator Fact Sheet](#).

Key components of the draft scheme

What is the draft scheme?

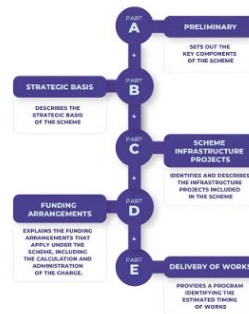
The draft scheme is the legal document that outlines the plan for the funding and delivery of the basic infrastructure needed to support the development of the Concordia Growth Area.

It includes:

- the scope of infrastructure projects to be coordinated and funding via the scheme
- the funding arrangement for each of the infrastructure projects, including the method for calculating the charge and how costs are shared between landowners and developers as development progresses
- a works program outlining who is responsible for delivering the infrastructure projects and when
- the administrative arrangements for how the scheme is to operate.

How is the draft scheme document structured?

The draft scheme comprises five main parts as identified below:

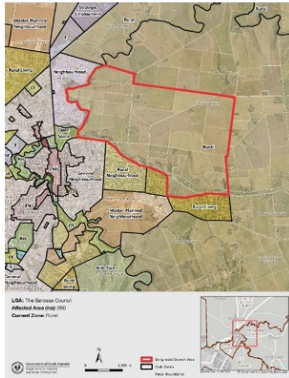


The scheme also includes several appendices that provide more detail and the evidence-base for the information contained within the draft scheme.

What land is included in the Concordia draft scheme?

The scheme applies to the designated growth area identified as the Concordia Growth Area, as shown in the plan below.

Concordia Growth Area



How long will the scheme run for?

This scheme is expected to operate for a 34-year period from 2026 to 2057. Given the duration of the scheme, the scheme's delivery has been split into phases with infrastructure works allocated against each phase. The Scheme Phases include:

- Phase 0-600 Lots (2026-2029)
- Phase 1-2000 Allotments (2030-2036)
- Phase 2-Balance Allotments (2036-2057).

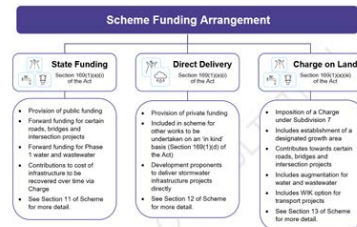
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Infrastructure costing and funding

How will infrastructure projects included in the scheme be funded?

The funding arrangement of a scheme identifies the sources of funding and financing for the delivery of the draft scheme. It is proposed that the scheme infrastructure projects will be funded through a variety of sources, including state forward funding (to be partially recovered through the charge), or via developer works (direct delivery) or the charge on the land.

Figure 5 from the draft scheme:



What is the net developable area and how is it calculated?

The anticipated total development yield for land uses within the Concordia Growth Area has been determined through a parcel-specific land budget plan, developed for the growth area. This plan is informed by the supporting investigations.

The net developable area is calculated by subtracting land allocated for:

- transport infrastructure
- open space
- community and education facilities
- drainage and utility services
- other encumbered land

from the gross developable area.

What is the Infrastructure Funding Plan document?

The infrastructure funding plan provides the evidence-base for the scheme funding arrangement, and outlines the key infrastructure needed to support the development of the Concordia Growth Area.

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It explains:

- what infrastructure will be delivered
- who is responsible for delivering it
- when it will be needed
- how it will be funded, including how costs are shared between landowners and developers as development progresses.

The plan is based on detailed investigations and the Concordia master plan. During the consultation period, the infrastructure funding plan and supporting documents are available to landowners and councils within the growth area.

How much will the infrastructure scheme cost?

Cost details relating to the infrastructure scheme are provided within the infrastructure scheme document and are summarised within the Executive Summary and Figure 1 of the document.

How is each landowner's contribution calculated?

The infrastructure funding plan outlines all required infrastructure, who will deliver it, when it's needed, and how costs are shared as development progresses.

Each landowner's contribution is calculated based on:

- the amount of developable land they own after the rezoning
- who benefits from the infrastructure
- the estimated cost of delivering critical infrastructure.

The funding model considers fairness, affordability, and ensures infrastructure is fit-for-purpose. Detailed cost estimates, payment amounts, and timing are included in the infrastructure funding plan.

When will payment be required?

A landowner would not be required to make a financial contribution under the infrastructure scheme until the land is developed.

Payment would be triggered when the land is developed, and an application is made for the creation of new titles for the land. If the land is not developed, no payment is required.

Will the charge amount change over time?

Yes. The Concordia Basic Infrastructure Scheme is anticipated to operate from 2026 to 2057 and will be reviewed by the Scheme Coordinator at least every 5 years.

Each review will consider factors such as:

- changes in infrastructure scope or costs
- land values
- development impacts on infrastructure requirements
- inflation and cost escalation.

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These reviews help ensure the infrastructure charges remain fair, up-to-date, and aligned with actual delivery costs.

For more details, view the [Draft Policy 4: Basic infrastructure scheme – Reviews and variation](#).

What is a works-in-kind agreement?

Landowners or developers may elect to deliver part of the required infrastructure identified within the scheme themselves – known as 'works-in-kind' instead of paying the infrastructure charge.

A works-in-kind agreement is a legal agreement that allows developers to build required infrastructure rather than make a monetary contribution. The agreed value of the works can offset or reduce the required monetary contribution. These arrangements are at the discretion of the Scheme Coordinator.

[Draft Scheme Policy 2 – Works-in-Kind](#) offers a draft decision-making framework for works-in-kind agreements.

This framework is expected to clearly explain when works-in-kind agreements can be used, the process for entering into an agreement and how the system will be operated, including the management of credits.

Can I deliver infrastructure in lieu of paying the charge as 'works-in-kind'?

Yes. This option is voluntary and must meet the approval requirements set out in the scheme. Within the infrastructure scheme document provision is made for certain infrastructure to be delivered as works-in-kind.

Other infrastructure, such as major sewer and water infrastructure is not suitable for delivery as works-in-kind.

Works-in-kind must be delivered to the standards specified by the relevant asset owner, such as Department for Infrastructure and Transport or the local council or a relevant engineering standard.

It is proposed that works-in-kind will be incorporated into the final infrastructure scheme and can help meet funding obligations. If you plan to deliver infrastructure this way, it's important to also consider how the works will be staged and prioritised.

For more details see [Draft Scheme Policy 2: Basic Infrastructure Scheme – Works-in-Kind](#).

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Timing and delivery of infrastructure

How will the Scheme Coordinator ensure infrastructure is delivered on time when landowners or developers are responsible for building it?

If you are required to directly deliver under the scheme, this will be included as a condition of your development approval. The works must be completed before your land titles can be cleared and the scheme notation is removed from your Certificate of Title.

This also applies if you are delivering infrastructure as works-in-kind instead of paying the infrastructure charge.

If you choose to pay the charge instead, the Scheme Coordinator will use those funds to arrange and deliver the required infrastructure.

Can I propose to use an independent third-party water or wastewater provider?

Yes. You can propose using a third-party provider.

Infrastructure SA has been directed by the Premier to oversee these proposals for housing until the Coordinator General's office is established. Their role includes:

- assessing private proposals for the delivery of water and wastewater infrastructure
- making a determination on viability (technical, commercial and master planning impacts)
- acting as an independent third mediator in the event there is any dispute between the private proponent and a state government agency.

This oversight operates on a cost-recovery basis, with fees determined case-by-case based on actual assessment costs.

Any change to nominated service providers from the current version of the scheme would be considered as a variation to the scheme and will go through a variation procedure to consider the nature of the change.

To submit a proposal or discuss your servicing options, contact Infrastructure SA at infrastructure@sa.gov.au.

How will staging of infrastructure works be managed?

The Concordia Basic Infrastructure Scheme provides indicative timing and staging for infrastructure delivery. The Scheme Coordinator will generally aim to avoid works being delivered out of sequence.

Development should align with the planned delivery of infrastructure to ensure timely and efficient servicing and avoid premature or isolated infrastructure extensions.

If out-of-sequence works are needed, landowners or developers can apply for their proposal to be considered.

For more details on how infrastructure works are planned and scheduled under the approved scheme, see our [Scheme Policy 3: Basic Infrastructure – Staging of Works](#).

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Administration of the scheme

Can landowners/developers request changes to the scheme?

If you are a landowner or developer as part of the Concordia Basic Infrastructure Scheme, and want to propose changes to the scheme, you can submit a written request to the Minister. However, there are important things to know:

- if you are proposing a change, you will need to cover the cost of any investigations or technical studies needed to support your request
- the Scheme Coordinator will manage the assessment process.

For more information about the variation process, view our [Scheme Policy 4: Basic Infrastructure Scheme – Reviews and Variation](#).

What happens if I have entered into a contract to sell my land?

If the Minister approves the final infrastructure scheme, any financial obligations under the scheme will apply when the land is developed.

If you have sold the land or the land is under contract, these obligations will transfer to the new landowner.

Contributions toward infrastructure are only triggered when development occurs – such as when the land is developed (e.g. when new land titles are created) – and remain attached to the land regardless of ownership.

Will my development application be referred to the Scheme Coordinator?

If your land is within the Concordia Growth Area, your application may be referred to the Scheme Coordinator to make sure it aligns with planned infrastructure delivery.

This helps ensure that new developments don't disrupt infrastructure delivery and that any required infrastructure charges are applied fairly while providing some flexibility, especially for minor or low-impact proposals.

A development application will be referred to the Scheme Coordinator if:

- it falls within the Infrastructure Coordination Overlay, and
- it is a type of development specified in Schedule 9 of the *Planning, Development and Infrastructure (General) Regulations 2017*, and
- it is not classified as deemed-to-satisfy development.

You can request a preliminary agreement before lodging your application. Benefits include:

- faster approvals – key infrastructure matters are resolved early
- greater certainty – you will know upfront what infrastructure charges or conditions may apply
- streamlined process – avoids the need for a referral during formal assessment.

More information on how development referrals and applications for preliminary agreements to the Scheme Coordinator are managed, view our [Scheme Policy 1: Basic Infrastructure Scheme – Referrals and Preliminary Agreements](#).

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Can I appeal a decision made under the scheme?

Yes. If your development application is refused – including if the refusal is based on a direction from the Scheme Coordinator under the Concordia Basic Infrastructure Scheme – you have the right to appeal.

As a landowner or developer, you can lodge an appeal with the Environment, Resources and Development Court under the *Planning, Development and Infrastructure Act 2016*.

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Engagement on the draft scheme

What is the purpose of the current engagement on the draft scheme?

This consultation relates to the engagement required to be undertaken by the Scheme Coordinator for the draft Concordia Basic Infrastructure Scheme under 166(1)(c) of the *Planning, Development and Infrastructure Act 2016*.

Due to the technical and financial nature of the draft infrastructure scheme, consultation on the draft scheme and associated documents is targeted to key stakeholders and directly affected landowners and developers.

Feedback from this engagement process will enable the Scheme Coordinator to consider any amendments to the draft scheme in the final Scheme Report prior to furnishing to the Minister for determination.

As this is the first infrastructure delivery scheme developed under the new planning system, engagement activities will also be designed to help raise awareness and to gather feedback on how infrastructure schemes work. To assist with this, draft Basic Infrastructure Scheme Practitioner Guideline and a suite of draft policies, associated with the implementation of the draft scheme, will also be consulted on.

What engagement has already been undertaken?

Early engagement

In 2023, a cross-government working group was formed, including the Department for Infrastructure and Transport, Barossa Council, Town of Gawler, SA Water, Concordia Lands Trust, Metro Homes and the Department for Housing and Urban Development (DHUD), to advise on infrastructure requirements and preparing the master plan.

DHUD undertook initial consultation on the infrastructure scheme and Code amendment for the Concordia Growth Area. Stakeholder groups engaged in the process included: Ministers, state government departments/agencies, regional and local government, First Nations, landowners and adjacent landowners, local community and businesses, land developers and investors, and utility providers.

The Barossa Council and DHUD formed the Project Working Group and Project Control Group to develop the draft infrastructure scheme and meetings are held regularly.

Between September and October 2024, DHUD held workshops with key stakeholders to inform the structure plan for the future growth of Concordia. DHUD then worked with state agencies and local government, landowners and service providers, to identify infrastructure needs to support growth, including roads, utilities, stormwater infrastructure and community services.

Consultation on infrastructure scheme draft outline

An outline of the Concordia Basic Infrastructure Scheme (Draft Outline) was prepared to identify the scope and further investigations required to proceed with appointing a Scheme Coordinator and preparing the draft scheme, including the funding arrangements and work program.

During preparation of the Draft Outline, the Act required the Minister to take reasonable steps to consult with:

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- the owners of land within the proposed designated growth area
- the person or persons who are intending to undertake any relevant development within the proposed designated growth area
- the council within whose area the proposed designated growth area is situated. In the case of Concordia, this is the Barossa Council.

On 30 January 2025, the Growth and Infrastructure Coordination Unit (GICU) of the Department for Housing and Urban Development sent out communication and engagement materials to landowners, developers and The Barossa Council, inviting feedback on the Draft Outline.

This consultation period ended on 14 February 2025 and several amendments were made in response to feedback received. On 2 April 2025, the Draft Outline was circulated for a second round of consultation which closed on the 16 April 2025.

All feedback was reviewed in detail and incorporated into the revised version of the Draft Outline where appropriate. The [Concordia Infrastructure Scheme Draft Outline](#) was approved by the Minister for Planning in June 2025.

Public consultation on basic infrastructure concept plan

Public feedback on the basic infrastructure required to support a new master-planned community at Concordia was carried out as part of the 6-week public consultation on the draft Concordia Code Amendment from 19 June to 31 July 2025.

The [draft basic infrastructure concept plan](#) (Concept Plan 160) included in the draft Code amendment shows where the main road network and stormwater management may be located, in-line with infrastructure planning.

Information about the proposed basic infrastructure was included in key messaging and communication materials throughout the Code amendment consultation and questions specifically relating to feedback on basic infrastructure were included in the consultation survey.

The engagement report for the Concordia Code Amendment is available on the [PlanSA website](#).

Will the Concordia Basic Infrastructure Scheme be publicly available?

Once approved by the Minister, it is expected that the Concordia Basic Infrastructure Scheme will be published on PlanSA web. This is to ensure cost transparency and accountability.

Any confidential or commercially sensitive information will be carefully reviewed and may be excluded from public release to protect privacy and commercial interests.

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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 was land at Concordia identified for rezoning?

A – The Concordia Code Amendment rezones 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 new planning rules support a diverse, vibrant new community at Concordia?

A – Changes to the planning rules support a vibrant community with:

- a new town centre with a main street, and multiple shopping precincts, 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 15 ha employment zone for business, commercial and low-impact, light-industrial activities.

A new way to reserve land for the key community facilities and services needed to support future residents is also part of the rezoning process.

Q – Why has land been rezoned to 'Master Planned Neighbourhood Zone'?

A – About 980 ha of land in the Concordia growth area has been 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 applied across the whole Master Planned Neighbourhood Zone.

This new subzone guides development of activity centres, with one centrally located neighbourhood-level activity centre and three smaller local activity centres planned for the Concordia growth area.

The neighbourhood-level 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 rezoned to 'Employment Zone'?

A – About 15 ha on the southern side of Ironbark Road has been 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 will be in the Concordia growth area?

A – Changes to the planning rules support a variety of housing types and densities across the growth area.

Each activity centre will 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, can also be located near public open space.

Residential neighbourhoods will consist of lower density housing.

About 15 per cent of homes across the Concordia growth area are anticipated to be affordable homes in accordance with the Planning and Design Code's Affordable Housing Overlay. For more information on affordable housing, visit homedeserve.sa.gov.au/developing.

Q – How does the land use concept plan guide the provision of social infrastructure such as state schools, community facilities and emergency services?

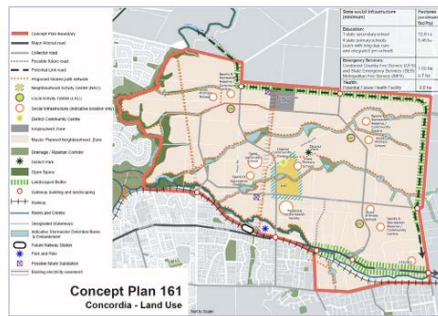
A – A land use concept plan for the Concordia growth area includes a new way to reserve land for the key community services and facilities needed to support future residents.

The concept plan identifies the key features of the master-planned community and the approximate locations for social infrastructure, including:

- state schools (at least 1 state secondary school and 4 state primary schools with integrated pre-school and long day care)
- local community centres and sports and recreation reserves
- district level open space and district community centre.

The minimum amount of land that needs to be reserved for education, emergency services and health is outlined in a table.

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](#).



Q – How will land for social infrastructure be secured?

A – The new planning rules and concept plan guiding social infrastructure provision are intended to be supported by social infrastructure deeds, which establish a legal agreement with either the South Australian Government or the Barossa Council to secure necessary land.

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 has now appointed Iain McPhillips as Scheme Coordinator to oversee developing the infrastructure scheme.

For more information about the basic infrastructure scheme for Concordia growth area, view:

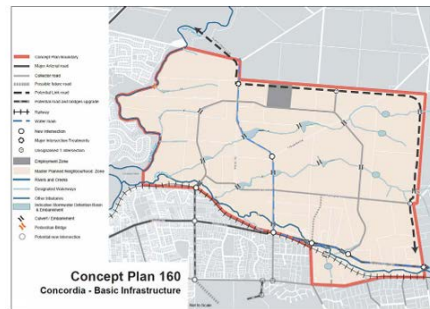
- our fact sheet on [infrastructure schemes for designated growth areas](#)
- visit the PlanSA Infrastructure schemes webpage: plan.sa.gov.au/en/infrastructure-schemes

Q – How does the basic infrastructure concept plan guide the provision of infrastructure in the Concordia growth area?

A – As part of changes to the planning rules, a [new concept plan](#) helps 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 highlights the need for infrastructure and helps ensure the location for planned infrastructure is considered during development.



Q – How will developments be coordinated with the infrastructure scheme?

A – The Concordia Code Amendment introduces two new 'overlays' across the growth area, which apply planning rules that protect the land needed to deliver essential infrastructure and ensure the assumptions and capacity of the planned infrastructure remain consistent with the growth area's development.

These two new overlays applied across the growth area are:

- the 'Coordinated Development Overlay', which defers urban development until removed by the Minister for Planning, to ensure agreements are in place to provide all necessary essential infrastructure before development
- the 'Infrastructure Coordination Overlay', to ensure land use is coordinated with delivering necessary services and infrastructure, including referral to the Scheme Coordinator to ensure development aligns with the infrastructure delivery scheme for Concordia.

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.

Q – Were affected landowners, community and industry consulted on the draft Code Amendment?

A – Yes, the public were [invited to provide feedback](#) on the draft Code Amendment from 19 June to 31 July 2025 to help shape the planning rules for future development in the Concordia growth area.

More than 190 submissions were received from affected landowners, community, councils, state government agencies, industry, advocacy organisations and MPs.

Submissions provided a range of feedback and comments on a wide range of topics.

The themes receiving the greatest number of mentions in submissions were:

- roads and traffic congestion
- infrastructure
- housing density
- developing on agricultural land
- environment.

All feedback was carefully considered in finalising the Concordia Code Amendment. Full details of feedback received and how it influenced the final Code Amendment are available in the [engagement report](#).

Q – What changes were made to the draft Concordia Code Amendment following consultation?

A – Changes to the Code Amendment were made in response to feedback received from affected landowners, community, industry, local and state government and advocacy groups.

Key changes include:

- applying the new 'Coordinated Development Overlay' across the growth area, which defers urban development until removed by the Minister for Planning, to ensure agreements are in place to provide all necessary essential infrastructure before development
- applying a new 'Infrastructure Coordination Overlay' across the growth area, to ensure land use is coordinated with delivering necessary services and infrastructure and aligns with the infrastructure delivery scheme for Concordia
- reducing the size of the Employment Zone from 24 ha to 15 ha, to better align with the Employment Land Assessment recommendations

- improvements to the Emerging Main Street Subzone to allow a broader range of land uses fronting main streets and improve terminology and consistency
- updates to the basic infrastructure concept plan to:

- o provide space for a landscaped buffer or mound between the potential link road (and associated infrastructure) and rural land/the Character Preservation District
- o show potential road upgrades outside of the growth area south of Calton Road, including a possible future road extending in a south-west direction from the Cheek Avenue and Calton Road intersection
- updates to the land use concept plan, particularly relating to:
 - o buffers and landscaping along Barossa Valley Way, potential link roads and gateways to the growth area
 - o increasing the amount of land set aside for emergency services and state schools, including setting aside land for a potential future health facility
 - o increasing the size and extent of the Neighbourhood Activity Centre to better reflect the Concordia Master Plan
 - o extending the shared path networks to better show connections with the proposed road network.

The [engagement report](#) includes full details of the feedback received and the changes made as a result.

Q – Where can I learn more about the new planning rules for the Concordia growth area?

A – You can learn more about the Concordia Code Amendment by:

- visiting: yoursay.sa.gov.au/concordia-code-amendment
- visiting: plan.sa.gov.au/en/ca/concordia
- emailing: PlanSA@sa.gov.au
- phoning: 1800 752 664

PlanSA private landowners webpage

Information for landowners in Concordia growth area

Have your say on the draft Concordia Basic Infrastructure Scheme and find the latest information on the Code Amendment.

What's being decided?

The South Australian Government identified approximately 995 hectares of land at Concordia, near Gawler, to be rezoned to provide more homes for South Australians.

The [affected area map](#) shows the area being rezoned, which includes a parcel of land that you own.

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.

The South Australian Government has appointed Iain McPhillips as the Scheme Coordinator to oversee developing a basic infrastructure scheme to ensure critical infrastructure is planned, funded and delivered in step with development of the Concordia growth area.

Concordia Code Amendment finalised

The Concordia Code Amendment has now been finalised and adopted by the Minister for Planning.

Affected landowners, other stakeholders and the community were invited to share their feedback on the draft Concordia Code Amendment from 19 June to 31 July 2025 to help shape future development in the Concordia growth area.

[Changes were made](#) in response to feedback received from affected landowners, community, industry, local and state government and advocacy groups.

You can read more about the consultation in our ["What we heard"](#) (PDF, 397.0 KB) summary and the [engagement report](#) includes full details of the feedback received and the changes made.

For more information visit the [YourSAy](#) and [PlanSA](#) webpages.

On this page

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| Concordia Code Amendment finalised |
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Concordia Basic Infrastructure Scheme

To support this Code amendment and ensure the infrastructure needed to service future housing is well-understood and planned for before the land is rezoned, work is underway to develop a [basic infrastructure scheme](#) for the Concordia growth area.

The infrastructure scheme outlines the types of basic infrastructure that will be provided, such as roads, bridges, stormwater management, water and sewerage. It also details who will fund the infrastructure and when it will be delivered, to ensure infrastructure is available in-line with development of the land.

A key component of the draft scheme is the funding arrangement that sets out responsibilities and cost-sharing arrangements ahead of when development occurs.

The funding arrangement introduces a new charging model that ensures developers and landowners make fair contributions towards the infrastructure that is required to develop their land.

Importantly, landowners are under no obligation to develop or sell their land, and financial contributions under the scheme will only be required if, and when, land is developed.

The draft Concordia Basic Infrastructure Scheme has now been prepared in-line with the approved [Draft Outline](#) (PDF, 485.1 KB), and includes:

- scoped and costed infrastructure projects that are proposed to be delivered under the scheme
- a works program that outlines when these projects need to be delivered, based on development triggers and who is responsible
- a proposed funding arrangement detailing how the infrastructure projects will be funded under the scheme.

Draft standard policies and guidelines for establishing and delivering basic infrastructure schemes in South Australia, including Concordia, are also being finalised.

The South Australian Government has worked with government agencies, councils, industry and affected landowners to develop the draft infrastructure scheme for Concordia.

Community feedback received during consultation on the draft Concordia Code Amendment has also been carefully considered in developing the draft basic infrastructure scheme.

Have your say

You are invited to share your feedback on the draft Concordia Basic Infrastructure Scheme and the associated guidelines and policies, particularly on the timing for funding to deliver the required infrastructure, approach to calculating infrastructure charging and policies and guidance materials.

Learn more by reading:

- [Draft Concordia Basic Infrastructure Scheme](#) (PDF, 3.5 MB)
- [Draft Funding Plan](#) (PDF, 3.5 MB)
 - [Appendix A: Concordia Land Use Concept Plan](#) (PDF, 1.8 MB)
 - [Appendix B: Concordia Basic Infrastructure Concept Plan](#) (PDF, 560.6 KB)
 - [Appendix C: Concordia Growth Area Masterplan](#) (PDF, 3.5 MB)
 - [Appendix D: Concordia Land Use Budget Plan](#) (PDF, 3.0 MB)
 - [Appendix E: Concordia Basic Infrastructure Scheme Funding Arrangement Charge on Land Calculation Table](#) (PDF, 226.2 KB)
 - [Appendix F: Cost Estimates](#) (PDF, 10.8 MB)
 - [Appendix G – Investigations: Geotechnical](#) (PDF, 4.9 MB)
 - [Appendix G – Investigations: SA Water](#) (PDF, 1.2 MB)
 - [Appendix G – Investigations: Stormwater](#) (PDF, 39.5 MB)
 - [Appendix G – Investigations: Transport](#) (PDF, 28.3 MB)
 - [Appendix H](#) (PDF, 87.1 KB)
- [Policy 1: Planning Referrals and Preliminary Agreements](#) (PDF, 229.7 KB)
- [Policy 2: Works-In-Kind Agreements](#) (PDF, 269.2 KB)
- [Policy 3: Works Program](#) (PDF, 211.6 KB)
- [Policy 4: Reviews and Variations](#) (PDF, 297.7 KB)
- [Fact Sheet – Infrastructure Scheme Coordinator Role](#) (PDF, 87.3 KB)
- [Frequently asked questions and explanatory notes](#) (PDF, 687.9 KB)
- [Basic Infrastructure Delivery Schemes Practitioner Guideline – draft](#) (PDF, 11 MB)

Join an information session for affected landowners:

- Online information session, Thursday 30 October, 3:00 pm to 4:00 pm
Presentation by Scheme Coordinator, Iain McPhillips, followed by Q&A session
[Register via Eventbrite](#).
- In-person drop-in session, 4 November 10:30 am to 1:30 pm
Drop-in in anytime during the session to talk with the team and ask questions
Where: Meeting room, Lyndoch Library, 29 Barossa Valley Way, Lyndoch
[Register via Eventbrite](#) to help us plan staff numbers for the event.

Send us your feedback via:

- [online survey](#)
- email: PlanSASubmissions@sa.gov.au (subject: Submission – Concordia Infrastructure Scheme)
- post: Concordia Growth Area Infrastructure Scheme, Department for Housing and Urban Development, GPO Box 1815, Adelaide SA 5001

Hard copies of the documents are available on request by contacting the [Growth and Infrastructure Coordination Unit](#).

Consultation is open from 16 October to 26 November.

Next steps

Following the consultation, all feedback will be considered in finalising the draft scheme and will be included in the final Scheme Report. This report will be provided to the Minister for Planning for a decision on whether to adopt the scheme for implementation.

A summary of what was heard and how it influenced the final scheme will be shared with all participants.

The draft scheme and the final Scheme Report is expected to be provided to the Minister for a decision in early 2026.

If approved, the final Concordia Basic Infrastructure Scheme and Scheme Report, including all feedback, will be published on the PlanSA website, with personal contact details and confidential information redacted.

Do you have agreement with a developer/business?

If you have a contractual agreement (Option Agreement) with a developer/business, offering them the right of first option to purchase your property in order to develop the land, please complete the [online form](#) to let us know.

We will then include them in future consultation activities we plan with landowners.

Update your contact details

To provide or update the email or postal address that we use to keep you updated, complete our [online form](#).

Fact sheets





- [Fact sheet – Infrastructure Scheme Coordinator role \(PDF, 87.3 KB\)](#)
- [Fact sheet – Reserving land for key community facilities and services in Concordia \(PDF, 261.0 KB\)](#)
- [Fact sheet – Infrastructure schemes for growth areas \(PDF, 76.6 KB\)](#)
- [Frequently asked questions – Rezoning land at Concordia, near Gawler \(PDF, 302.6 KB\)](#)
- [Frequently asked questions and explanatory notes \(PDF, 667.9 KB\)](#)

Further information

For further information contact the Growth and Infrastructure Coordination Unit, Department for Housing and Urban Development via:

- Email: DHUD.GICUnit@sa.gov.au
- Phone: (08) 7133 3126

PlanSA private Concordia Basic Infrastructure Scheme webpage

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Concordia Basic Infrastructure Scheme

Information for key stakeholders on developing the Infrastructure Scheme to support the Concordia Code Amendment.

What's being decided?

The South Australian Government led the [Concordia Code Amendment](#) to rezone approximately 995 hectares of land in the Barossa Council region to facilitate residential development in the future.

To support this Code Amendment and ensure that infrastructure planning is part of the rezoning process, an infrastructure scheme will be used to ensure the infrastructure requirements to service future housing within the [Concordia Growth Area](#) are well-understood and planned for.

The infrastructure scheme will include basic infrastructure required to service a future community, such as roads, bridges, stormwater management, water and sewerage.

The infrastructure scheme will also identify who will fund the infrastructure and when it will be delivered, providing transparency and ensuring infrastructure is available in-line with development.

Draft Outline for the infrastructure scheme

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 \(PDF, 485.1 KB\)](#) has been published.

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

Landowners, council and persons intending to undertake development within the growth area were invited to provide feedback on the draft outline in February and April 2025, helping to shape the final version.

As a result of the first stage of consultation, the following key changes were made:

- the draft outline was simplified to focus on the core elements of the Infrastructure Scheme under the *Planning, Development and Infrastructure Act 2016*
- further clarification was added throughout the draft outline to address concerns and issues raised
- more information and additional frequently asked questions were added to this page.

On this page

- [Concordia Basic Infrastructure Scheme](#)
- [What's being decided?](#)
- [Draft Outline for the infrastructure scheme](#)
- [Developing the Concordia Basic Infrastructure Scheme](#)
- [Concordia Code Amendment finalised](#)
- [Update your contact details](#)
- [Find out more](#)
- [Further information](#)

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View a [summary of what we heard \(PDF, 62.5 KB\)](#) during the first stage of consultation.

Following the second stage of consultation no substantial changes to the draft outline were required. The key changes made were:

- minor edits to page 5 of the draft outline (changing reference from Appendix C to Attachment B) and a spelling correction on page 9.

View a [summary of what we heard \(PDF, 226.4 KB\)](#) during the second stage of consultation.

Now the draft outline has been finalised, the Minister for Planning has initiated the Concordia Growth Area Basic Infrastructure Scheme.

Developing the Concordia Basic Infrastructure Scheme

The South Australian Government has appointed Iain McPhillips as the Scheme Coordinator to oversee developing the infrastructure scheme in-line with the draft outline.

Developing and preparing to deliver the infrastructure scheme includes:

- developing a master plan (also known as a structure plan) to help coordinate infrastructure planning across government departments and ensure requirements are fully understood before rezoning
- developing an infrastructure funding plan for delivering the required infrastructure in-line with the development
- developing an integrated structure plan, informed by the master plan, showing details such as topography, site constraints, infrastructure included in the scheme and the funding plan.

The Concordia Basic Infrastructure Scheme is currently being prepared and 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.

Concordia Code Amendment finalised

The Concordia Code Amendment has now been finalised and adopted by the Minister for Planning.

[Changes were made](#) in response to feedback received from affected landowners, community, industry, local and state government and advocacy groups.

You can read more about the consultation in our [‘What we heard \(PDF, 62.5 KB\)’](#) summary and the [engagement report](#) includes full details of the feedback received and the changes made.

For more information visit the [YourSAy](#) and [PlanSA](#) webpages.

Update your contact details

To provide or update your current contact details, so we can keep you updated with the latest information, complete our [online form](#).

Find out more

- View the finalised [Concordia Growth Area Basic Infrastructure Scheme Draft Outline \(PDF, 485.1 KB\)](#)
- Read the second draft [Draft Outline for the Concordia Growth Area Infrastructure Scheme, March 2025 \(PDF, 572.4 KB\)](#)
- Read the initial draft [Draft Outline for the Concordia Growth Area Infrastructure Scheme, November 2024 \(PDF, 1.7 MB\)](#)
- View the [Concordia Growth Area Map \(PDF, 2.7 MB\)](#)
- View the [Concordia Code Amendment](#)
- ask a question by emailing DHUD.GICUnit@sa.gov.au
- Read more about [Infrastructure Schemes](#)
- Read the [frequently asked questions and explanatory notes \(PDF, 667.9 KB\)](#)

Further information

For further information contact the Growth and Infrastructure Coordination Unit, Department for Housing and Urban Development via:

- Email: DHUD.GICUnit@sa.gov.au
- Phone: (08) 7133 3126



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Infrastructure schemes

Delivering enabling infrastructure in the right place, at the right time, is critical in unlocking land supply for new housing and businesses.

A range of infrastructure is needed to support future communities, such as roads, energy and water supply, sewerage, schools and health facilities. It is important to confirm what infrastructure is required, who's responsible, the standard and timing of the infrastructure needed early in the growth planning process.

As part of the modernisation of South Australia's planning system, infrastructure delivery schemes under the *Planning, Development and Infrastructure Act 2016* have been introduced as a more equitable and transparent process for coordinating, funding and delivering infrastructure.

About infrastructure schemes

Overview of Infrastructure schemes ▾

Types of Infrastructure schemes ▾

Infrastructure Schemes Coordinators ▾

South Australia's first Infrastructure schemes ▾

Initiated infrastructure schemes

Concordia designated growth area ▲

Infrastructure Scheme Type: Basic Infrastructure Scheme

Scheme Reference: B1.2025.1(draft)

Draft Outline Approval Date: 13 June 2025

Scheme Coordinator: Mr Iain McPhillips

Status: Draft in preparation – consultation underway with landowners, council and persons intending to undertake development within the growth area.

Overview

To support the [Concordia Code Amendment](#), work is underway to develop a basic infrastructure scheme to ensure the delivery of infrastructure that is immediately needed to make a neighbourhood liveable.

The Minister for Planning has initiated the preparation of the draft Concordia Basic Infrastructure Scheme with the approval of the Draft Outline, following consultation with landowners, council and persons intending to undertake development within the growth area.

Mr Iain McPhillips, Executive Director Housing Infrastructure at the Department for Housing and Urban Development, has been appointed as the Scheme Coordinator to oversee preparation of the draft Concordia Basic Infrastructure Scheme (Draft Scheme).

Documents

- [Draft Outline for Concordia Growth Area Infrastructure Scheme \(PDF, 485.1 KB\)](#)
- [State Planning Commission advice on Draft Outline for Proposed Concordia Basic Infrastructure Scheme \(PDF, 425.7 KB\)](#)
- [Draft Scheme Policy 1 – Planning Referrals and Preliminary Agreements \(PDF, 229.7 KB\)](#)
- [Draft Scheme Policy 2 – Works-In-Kind Agreements \(PDF, 269.2 KB\)](#)
- [Draft Scheme Policy 3 – Works Program \(PDF, 211.8 KB\)](#)
- [Draft Scheme Policy 4 – Reviews and Variations \(PDF, 297.7 KB\)](#)
- [Draft Basic Infrastructure Delivery Scheme Practitioner Guide \(PDF, 1.1 MB\)](#)

Documents

If you can't find a document, try searching PlanSA's [resources library](#).

Publications ▼

Fact sheets ▼

Guides ▼

Infrastructure Schemes Update

SA's First Infrastructure Scheme



A **Basic Infrastructure Scheme** established under Part 13 of the PDI Act for the coordination, funding and delivery of basic infrastructure at Concordia



Includes a **schedule of infrastructure projects** that are considered *reasonably necessary and efficient* to coordinate, funding and deliver through the scheme

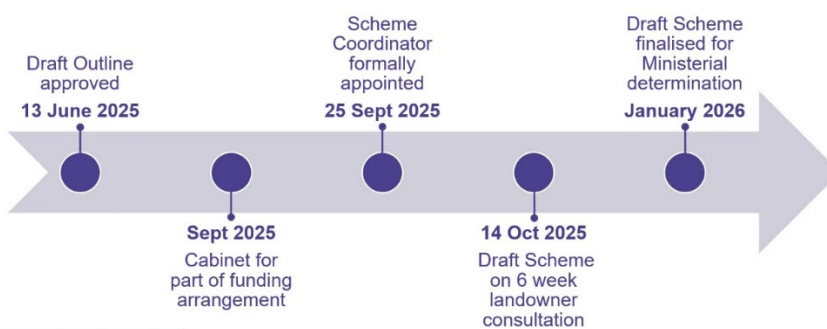


Outlines **responsibilities and timing triggers**, and proposes the imposition of a **charge on land** to be registered in land titles and **payable upon development**

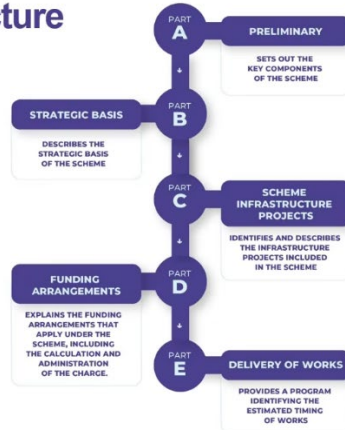
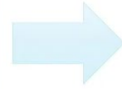


The Concordia Basic Infrastructure Scheme is **currently in draft form** - engagement underway with landowners

Concordia Scheme – Key Milestones



Concordia Scheme Structure



Concordia Scheme – Key Points

| | |
|----------------------------------|-----------------------|
| Roads, bridges and intersections | Stormwater management |
| Water supply | Wastewater |

- Lifespan of Scheme - 32 years
- Three Phases - based on timing of enabling infrastructure
- Subject to 5 year periodic reviews, or as necessary, with variation process in place
- Funding Arrangement
 - Provision of state funds
 - Direct delivery
 - Charge on land



Concordia Landowner Engagement*

Engagement period – 14 Oct to 23 Nov 2025

Concordia landowners page includes:

1. Draft Concordia Basic Infrastructure Scheme
 2. Draft Concordia Infrastructure Funding Plan
 3. Draft Infrastructure Scheme Policies
- + Background investigations and technical reports
Fact Sheets, FAQs, Explanatory Notes
Survey, details of briefings, information sessions



*Also includes formal engagement with affected councils, developers with interest in land, state agencies and utility providers

Concordia Scheme Next Steps

- **Industry briefings to commence in coming weeks**
- **Updated PlanSA Website content**
- https://plan.sa.gov.au/our_planning_system/schemes/infrastructure_schemes
- Draft Scheme Policies and Practitioner Guide (relate to Schemes broadly)
- Includes explanation of Scheme structure and considerations
- Scheme expected to be finalised in **January**
- **Remove the Coordinated Development Overlay upon Scheme approval.**

Reminder email regarding information sessions

From: [DHUD:Plan_Build_Correspondence](#)
Subject: Reminder: draft Concordia Basic Infrastructure Scheme information sessions
Date: Wednesday, 29 October 2025 2:27:00 PM

Good afternoon,

We are following up on the letter sent on 16 October to all landowners affected by the draft Concordia Basic Infrastructure Scheme, to remind you of the opportunity to review the draft scheme, share your feedback and attend a landowner information session to learn more.

You can access all relevant information and provide feedback via the private PlanSA webpage for Concordia landowners at plan.sa.gov.au/plan-sa-concordia.

Please note, due to the commercially sensitive nature of information in the funding plan, a password is required to view the document. The password is:

[REDACTED]

You can learn more about the draft scheme and ask questions at the following information sessions:

- **Online information session, Thursday 30 October, 3pm-4pm**
Presentation by Scheme Coordinator, Iain McPhillips, followed by Q&A session
Register via Eventbrite to join: [REDACTED]
- **In-person drop-in session, 4 November 10:30am-1:30pm**
Drop-in in anytime during the session to talk with the team and ask questions
Meeting room, Lyndoch Library, 29 Barossa Valley Way, Lyndoch
Register via Eventbrite to help us plan staff numbers: [REDACTED]

The consultation runs from 16 October to 23 November 2025.

If you have any questions or would like to discuss the draft infrastructure plan further, please contact the Growth and Infrastructure Coordination Unit via email at DHUD.GICU@sa.gov.au or phone (08) 7133 3126.

Kind regards,
Growth and Infrastructure Coordination Unit

Affected landowner information drop-in session display boards

Background to the draft Concordia Basic Infrastructure Scheme

The South Australian Government 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.

The Concordia Code Amendment has now been finalised and adopted by the Minister for Planning.

To support the Concordia Code Amendment and ensure the infrastructure needed to service future housing is well-understood and planned for before development occurs, work is underway to develop a basic infrastructure scheme for the Concordia growth area.

The South Australian Government has appointed Iain McPhillips as the Scheme Coordinator to oversee developing a basic infrastructure scheme to ensure critical infrastructure is planned, funded and delivered in step with development of the Concordia growth area.

plan.sa.gov.au 

About the draft Concordia Basic Infrastructure Scheme

The draft infrastructure scheme outlines the types of basic infrastructure that will be provided, such as roads, bridges, stormwater management, water and sewerage.

It also details who will fund the infrastructure and when it will be delivered, to ensure infrastructure is available in-line with development of the land.


The draft Concordia Basic Infrastructure Scheme has now been prepared in-line with the approved Draft Outline, and includes:

- scoped and costed infrastructure projects that are proposed to be delivered under the scheme
- a works program that outlines when these projects need to be delivered, based on development triggers and who is responsible
- a proposed funding arrangement detailing how the infrastructure projects will be funded under the scheme.

Draft standard policies and guidelines for establishing and delivering basic infrastructure schemes in South Australia, including Concordia, are also being finalised.

The South Australian Government has worked with government agencies, councils, industry and affected landowners to develop the draft infrastructure scheme for Concordia.

Community feedback received during consultation on the draft Concordia Code Amendment has also been carefully considered in developing the draft basic infrastructure scheme.

plan.sa.gov.au 

Draft scheme funding arrangement

A key component of the draft scheme is the funding arrangement that sets out responsibilities and cost-sharing arrangements ahead of when development occurs.


The funding arrangement introduces a new charging model that ensures developers and landowners make fair contributions towards the infrastructure that is required to develop their land.

Importantly, landowners are under no obligation to develop or sell their land, and financial contributions under the scheme will only be required if, and when, land is developed.

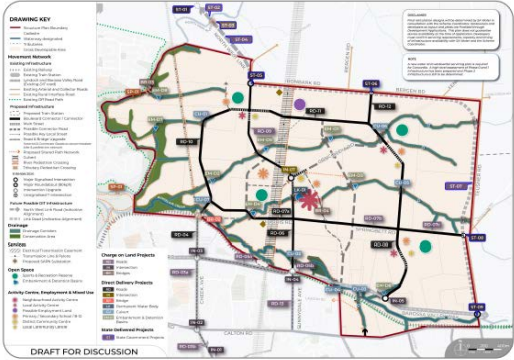
There are three parts to the scheme funding arrangement.

Scheme Funding Arrangement

| State Funding <small>Section 169(1)(a)(i) of the Act</small> | Direct Delivery <small>Section 169(1)(a)(ii) of the Act</small> | Charge on Land <small>Section 169(1)(a)(iii) of the Act</small> |
|--|--|---|
| <ul style="list-style-type: none"> • Provision of public funding • Forward funding for certain roads, bridges and intersection projects • Forward funding for Phase 1 water and wastewater • Contributions to cost of infrastructure to be recovered over time via Charge • See Section 11 of Scheme for more detail. | <ul style="list-style-type: none"> • Provision of private funding • Included in scheme for other works to be undertaken on an 'in kind' basis (Section 169(1)(d) of the Act) • Development proponents to deliver stormwater infrastructure projects directly • See Section 12 of Scheme for more detail. | <ul style="list-style-type: none"> • Imposition of a Charge under Subdivision 7 • Includes establishment of a designated growth area • Contributes towards certain roads, bridges and intersection projects • Includes augmentation for water and wastewater • Includes W/M option for transport projects • See Section 13 of Scheme for more detail. |

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Draft Concordia Basic Infrastructure Scheme Funding Plan




Infrastructure will be delivered in three phases:

- Phase 0 delivers the infrastructure needed to support the first 600 allotments based on existing infrastructure capacity
- Phase 1 delivers the infrastructure needed to deliver the next 2000 allotments
- Phase 3 delivers the infrastructure needed to deliver the remaining allotments.

State government forward funding for early infrastructure projects includes:

- Cheek Avenue and Barossa Valley Way interventions
- Phase 1 enabling and trunk water infrastructure
- Phase 1 wastewater infrastructure
- Funding to support commencement of the Concordia Growth Area

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Draft infrastructure scheme phases

| Alignment Capacity | 400 Lots | 1,000 Lots | Full development of CSA |
|--------------------------------|---|--|--|
| Phase | Phase 0 | Phase 1 | Phase 2 |
| Direct Delivery Infrastructure | RD-06 Concordia Road | RD-08 New Concordia Road with Metro Homes L&L | RD-04 Cheek Avenue |
| | SW-001 Early Water Works | | RD-07a Horns Road |
| | SS-001 Early Wastewater Works | | RD-08 New Internal Connector Road Link |
| Charge on Land Infrastructure | RD-01B Barossa Valley Way | RD-07a Cheek Avenue | *RD-07b Springbett Road |
| | RD-07 Sunnyside Avenue | RD-07b Nicholson Parade | *RD-09 New North-South Connector Road |
| | RD-06a BWW and Concordia Rd Intersections | RD-07a Barossa Valley Way | *RD-08 New North-South Connector Road |
| | | RD-08a Hillman Parade & Scherberg Drive | RD-02 New Pelicanon Str Wipe Crossing |
| | | RD-02 Carlton Rd & Cheek Ave | RD-04 New Pelicanon Bridge Crossing |
| | | RD-03 Barossa Valley Way and Cheek Avenue Intersection | |
| | | RD-05 Barossa Valley Way into growth area | |
| | | *SW-02 Water Enabling Works | *SW-03 Retained Water |
| | | *SW-01 Water Internal Works | *SS-02 Trunk Sewer |
| | | *SS-01 Wastewater Enabling Works | ST-02 Short Highway Interchange |
| State Delivered Infrastructure | | | ST-02 Arterial Road Section |
| | | | ST-03 Arterial Road Bridge |
| | | | ST-04 Arterial Road Section |
| | | | ST-05 Major Arterial Intersection |
| | | | ST-06 Major Arterial Intersection |
| | | | ST-07 Arterial Road Link |
| | | | ST-08 Major Arterial Intersection |
| | | | ST-09 Major Arterial Intersection |

*Projects partially funded via the Charge on Land

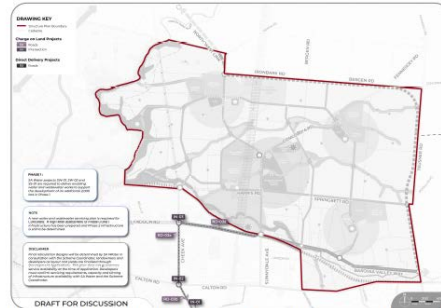
**Final delivery pathway and appointment of cost for projects RD-07b, RD-07c, and RD-09 to be considered as part of development of the Charge on Land within the Phase 2 of the scheme. Consideration is provided upon the timing and delivery of these road link delivery projects. RD-07b and RD-09 are subject to the timing of external road network and road hierarchy. RD-07c, RD-07d, and RD-09 is determined by road or a higher order force of road infrastructure or where order dependencies are determined through technical studies, the infrastructure may be considered as part of the Charge within Phase 2 of the Infrastructure Scheme.

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State government forward funded local transport interventions

| Project ID | Project title and description | Estimated cost |
|------------|--|----------------|
| IN-01 | McMillan Parade and Schomburgk Drive Construction of a roundabout | ██████ |
| RD-03b | Cheek Avenue Upgrade to existing connector road | ██████ |
| IN-02 | Calton Road and Cheek Avenue Upgrade to roundabout | ██████ |
| RD-03a | Cheek Avenue Upgrade to existing connector road between Barossa Valley Way/ Lyndook Road and Calton Road | ██████ |
| IN-03 | Barossa Valley Way and Cheek Avenue Intersection upgrades | ██████ |
| RD-05a | Barossa Valley Way Upgrade to existing road between Cheek Avenue and Concordia Road | ██████ |



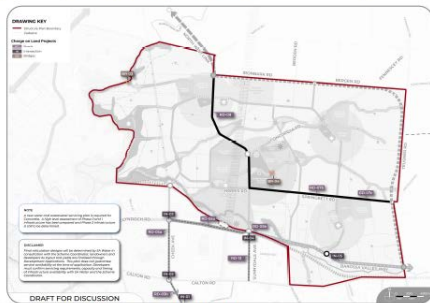
*Funding subject to additional work required to finalise both the costs and the scope of the proposed infrastructure works.

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Charge on land

| Project ID | Project title and description | Estimated cost |
|------------|--|----------------|
| RD-05b | Barossa Valley Way Upgrade to side roads associated with Concordia Road intersection and others | ██████ |
| RD-13 | Sunnyside Avenue Upgrade of existing road via LAM treatments | ██████ |
| IN-04 | BWW and Concordia Road intersection Main entry to NAC | ██████ |
| IN-05 | Barossa Valley Way into growth area New major signalised intersection into Metro Homes site | ██████ |
| RD-07b | Springbett Road Upgrade to existing road between RD-07 and the new bypass road | ██████ |
| RD-07c | Springbett Road Upgrade to existing road between RD-07b and the new bypass road | ██████ |
| RD-09 | New North-South Connector Road Construction of a new boulevard collector road | ██████ |



of costs to be included in charge on land

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Next steps

Following the consultation, all feedback will be considered in finalising the draft scheme and will be included in the final Scheme Report. This report will be provided to the Minister for Planning for a decision on whether to adopt the scheme for implementation.

A summary of what was heard and how it influenced the final scheme will be shared with all participants.

The draft scheme and the final Scheme Report is expected to be provided to the Minister for a decision in early 2026.

If approved, the final Concordia Basic Infrastructure Scheme and Scheme Report, including all feedback, will be published on the PlanSA website, with personal contact details and confidential information redacted.

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Have your say

You are invited to share your feedback on the draft Concordia Basic Infrastructure Scheme and the associated guidelines and policies.

Consultation is open from 16 October to 23 November 2025.

Share your feedback by:

- completing the survey on the private PlanSA webpage for affected landowners
- emailing: PlanSASubmissions@sa.gov.au
- writing to: Concordia Basic Infrastructure Scheme, Department for Housing and Urban Development, GPO Box 1815, Adelaide SA 5001

Find out more

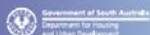
For more information about the draft Concordia Basic Infrastructure Scheme and how to share your feedback:

- scan the QR code to visit the private webpage for affected landowners
- email: DHUD.GICUnit@sa.gov.au
- phone: 7133 3126



Scan the QR code to visit

plan.sa.gov.au



Planning Ahead articles

Published 28 October 2025

Concordia Code Amendment now finalised



The Concordia Code Amendment has now been finalised and adopted by the Minister for Planning. The code amendment rezones approximately 995 hectares of rural land at Concordia to accommodate 10,000-12,000 additional homes over the next 30 years.

A master-planned community of this size will include town centres, healthcare, education, major open space, public transport and other infrastructure.

Changes to the Code amendment were made in response to feedback received from affected landowners, community, industry, local and state government and advocacy groups. Thank you to all those who provided feedback. Full details of the feedback received and the changes made can be viewed in the [engagement report](#).

Work is underway to finalise the [infrastructure scheme](#) for the Concordia growth area, in consultation with affected landowners and key government and industry stakeholders.

[Read more](#)

Published 2 December 2025

Concordia Infrastructure Scheme



To support the [Concordia Code Amendment](#), work is underway to develop an [infrastructure scheme](#) that ensures the infrastructure requirements for future housing in the Concordia growth area are well-understood and planned for.

The Concordia Basic Infrastructure Scheme is the first of its kind in South Australia. It represents a new approach to coordinating infrastructure delivery in major greenfield developments, replacing traditional infrastructure deeds with a more transparent and equitable model.

The South Australian Government has appointed Iain McPhillips as the Scheme Coordinator to oversee the scheme's development.

The draft scheme has been developed in-line with the approved [Draft Outline](#) and work is underway to finalise the scheme in consultation with affected landowners and key government and industry stakeholders.

Draft standard policies and guidelines for establishing and delivering basic infrastructure schemes in South Australia, including Concordia, are also being finalised.

For more information about the draft Concordia Basic Infrastructure Scheme and standard policies and guidelines, visit the [PlanSA website](#).

OFFICIAL

Reminder email regarding consultation closing

From: [DHUD:Plan_Build_Correspondence](#)
Subject: Reminder: draft Concordia Basic Infrastructure Scheme consultation closes soon
Date: Friday, 14 November 2025 4:46:00 PM

Good afternoon,

If you would like to share your feedback on the draft Concordia Basic Infrastructure Scheme please note consultation closes on **Sunday, 23 November 2025**.

You can read the draft scheme, funding plan and policies by visiting the private webpage for landowners in the Concordia growth area at:

plan.sa.gov.au/have_your_say/ [REDACTED]

Please note, due to the commercially sensitive nature of information in the funding plan, a password is required to view the document. The password is:

[REDACTED]

Share your feedback by:

- completing the [online survey](#)
- emailing: PlanSASubmissions@sa.gov.au (subject: Submission – Concordia Basic Infrastructure Scheme)
- posting your feedback to: Concordia Basic Infrastructure Scheme, Department for Housing and Urban Development, GPO Box 1815, Adelaide SA 5001

All feedback will be considered in finalising the draft scheme and will be included in the final scheme report. This report will be provided to the Minister for Planning for a decision on whether to adopt the scheme for implementation.

For further information contact the Growth and Infrastructure Coordination Unit at DHUD.GICUnit@sa.gov.au or call 7133 3126.

Kind regards,
Growth and Infrastructure Coordination Unit

Email to private landowners regarding consultation extended

From: [DHUD:Plan_Build_Correspondence](#)
Subject: Consultation on draft Concordia Basic Infrastructure Scheme extended
Date: Monday, 24 November 2025 11:45:00 AM

Good morning,

Consultation on the draft Concordia Basic Infrastructure Scheme has been extended to **Wednesday, 26 November 2025**.

Find out more about the draft scheme, funding plan and policies by visiting the private webpage for landowners in the Concordia growth area at:

plan.sa.gov.au/have_your_say/ [REDACTED]

Please note, due to the commercially sensitive nature of information in the funding plan, a password is required to view the document. The password is:

[REDACTED]

Share your feedback by:

- completing the [online survey](#)
- emailing: PlanSASubmissions@sa.gov.au (subject: Submission – Concordia Basic Infrastructure Scheme)
- posting your feedback to: Concordia Basic Infrastructure Scheme, Department for Housing and Urban Development, GPO Box 1815, Adelaide SA 5001

All feedback will be considered in finalising the draft scheme and will be included in the final scheme report. This report will be provided to the Minister for Planning for a decision on whether to adopt the scheme for implementation.

For further information contact the Growth and Infrastructure Coordination Unit at DHUD.GICUnit@sa.gov.au or call 7133 3126.

Kind regards,
Growth and Infrastructure Coordination Unit

OFFICIAL

Email re consultation extended to major landowners: Concordia Land Trust, Metro Homes SA and Meland Holdings

Concordia Infrastructure Scheme-Extension of Consultation Period



McPhillips, Iain (DHUD)

To

Cc



You forwarded this message on 21/11/2025 1:48 PM.



Fri 21/11/2025 1:45 PM

OFFICIAL

Dear All,

The consultation period for the Concordia Infrastructure Scheme has been extended until 5:00 PM on Wednesday, 26 November.

Please ensure that any consultation feedback is submitted by this time.

Thanks.


Iain McPhillips

Executive Director-Housing Development

Department for Housing and Urban Development

OFFICIAL

'What we heard' summary

 Government of South Australia
Department for Housing and Urban Development

What We Heard

Draft Concordia Basic Infrastructure Scheme Consultation

About the draft scheme

The Concordia Basic Infrastructure Scheme is being developed to support the [Concordia Code Amendment](#), which rezoned approximately 995 ha of land at Concordia to provide more homes for South Australians.

The scheme aims to ensure the infrastructure needed to service future housing is well-understood and planned for before the land is developed.

The draft Concordia Basic Infrastructure Scheme outlines the types of basic infrastructure that will be provided, such as roads, bridges, stormwater management, water and sewerage. It also details who will fund the infrastructure and when it will be delivered, to ensure infrastructure is available in-line with development of the land.

The draft Concordia Basic Infrastructure Scheme was prepared based on the approved [Draft Outline](#), and included:

- scoped and costed infrastructure projects that are proposed to be delivered under the scheme
- a works program that outlines when these projects need to be delivered, based on development triggers and who is responsible
- a proposed funding arrangement detailing how the infrastructure projects will be funded under the scheme.

The funding arrangement introduces a new charging model that ensures developers and landowners make fair contributions towards the infrastructure that is required to develop their land.

The Scheme Coordinator and the Department for Housing and Urban Development developed the draft scheme for Concordia with input from key state agencies and utilities, affected councils, landowners and technical expertise.

Broader feedback on infrastructure provision received during consultation on the draft Concordia Code Amendment was also carefully considered in developing the draft scheme.

plan.sa.gov.au

What we heard

Affected landowners, councils and key state agencies were invited to provide their feedback on the draft Concordia Basic Infrastructure Scheme between 16 October and 26 November 2025.

A total of 8 submissions were received from affected councils and landowners within the Concordia Growth Area, most of considerable length and detail, covering a wide range of topics.

Feedback generally showed support for draft scheme in concept, noting that this is the first infrastructure scheme to be prepared under the *Planning, Development and Infrastructure Act 2016*, and acknowledging opportunities to refine processes.


Concerns mostly related to direct impacts on landowner's properties, such as stormwater and traffic management and impacts on existing land use, and broader issues such as funding arrangements and managing the impacts of increased traffic across the wider area.

Key themes include:

- **Costing and scope concerns:** requests for greater detail on design standards, cost estimates and apportionment methodology.
- **Charge equity:** queries on apportionment and fairness of charges across residential and non-residential land uses, and viability of development under combined charges.
- **Land budget:** alignment with Concordia Code Amendment concept plan changes and impact on infrastructure demand.
- **Infrastructure staging:** concerns about sequencing and flexibility to enable multiple development fronts.
- **Delivery mechanisms:** calls for clarity on Works-in-Kind policy, procurement and triggers for delivery.
- **Stormwater strategy:** questions on practicality, prescriptiveness and downstream impacts.
- **Social infrastructure:** requests for transparency on land acquisition for schools and community facilities, and integration with private providers.
- **Future phases:** uncertainty regarding timing and calculation of Phase 2 charges and intentions relating to the introduction of Primary Infrastructure Schemes
- **Planning referral:** concerns raised about the scope of the referral to the Scheme Coordinator, the timeframe and implications for development approvals.

All feedback will be carefully considered in finalising the Concordia Basic Infrastructure Scheme for the Minister's decision on whether to proceed with the scheme.

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 Government of South Australia
Department for Housing and Urban Development

Engagement activities

The following engagement activities provided information to affected landowners, councils and key state agencies, and gathered their feedback:

- letters were sent to all affected landowners, councils and key state agencies via post or email to inform them of the draft scheme and invite their feedback
- PlanSA [private webpage for landowners](#) and online survey – the webpage was visited 381 times during the consultation period; no submissions were made via the online survey
- PlanSA [public infrastructure schemes](#) webpage – visited 569 times during the consultation period
- email submissions – all submissions were received via email, 6 from affected landowners and 2 from councils
- online information session for affected landowners, providing information and an opportunity to ask questions – attended by 2 landowners and 1 council representative
- in-person information session for affected landowners, providing information and an opportunity to ask questions – attended by 12 landowners and 2 council representatives
- targeted briefings for planning and building industry bodies, state agencies and major landowners, providing information about the draft scheme and broader basic infrastructure scheme policies and practitioner guidelines – 27 briefings provided to 14 organisations/key landowners
- online Policy Forum presentation for planning and industry professionals, providing information about draft basic infrastructure scheme policy and practitioner guidelines and an update on the draft Concordia Basic Infrastructure Scheme – attended by 132 people.

Next steps

All feedback is now being considered in greater detail in finalising the basic infrastructure scheme for the Concordia growth area.


A scheme 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 scheme in response to feedback received.

Once completed, this report will be provided to the Minister for Planning for a decision on whether to adopt the scheme and its funding arrangement for implementation.

The draft scheme and the final scheme report is expected to be provided to the Minister for a decision in early 2026. Affected landowners and councils will be directly notified of the Minister's decision in writing.

If approved, the final Concordia Basic Infrastructure Scheme and scheme report, including all feedback, will be published on the PlanSA website, with personal contact details and confidential and commercially sensitive information redacted.

3


 Government of South Australia
Department for Housing and Urban Development

More information

For further information about the Concordia Basic Infrastructure Scheme:

- visit: plan.sa.gov.au/have-your-say
- email: DHUD.GICU@sa.gov.au
- phone: (08) 7133 3126

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 Government of South Australia
Department for Housing and Urban Development