



Fact Sheet

Infrastructure schemes for growth areas

Infrastructure schemes help to ensure that the infrastructure needed to service future urban development, such as new housing, is well-understood and planned for in line with the rezoning of the land.

It is a legally binding planning tool for use between landowners, councils, infrastructure providers and developers, setting out what infrastructure and construction works are required to support a new housing community, how and when it will be delivered, and who pays for it.

Basic infrastructure schemes can be developed for areas designated for strategic growth and provide the mechanism to ensure the staged and coordinated delivery of infrastructure that is needed to make a neighbourhood liveable.

What infrastructure is included in a basic infrastructure scheme?

Infrastructure in basic infrastructure schemes can include:

- roads or causeways, bridges, culverts associated roads
- stormwater management infrastructure
- embankments, wells, channels, drains, drainage, earthworks connected with infrastructure
- water and sewerage infrastructure
- communications networks
- electrical and gas infrastructure.

How is the infrastructure scheme developed?

The Department for Housing and Urban Development works with state agencies and relevant local councils, landowners and service providers to identify the infrastructure required to support future housing in growth areas.

This information is gathered through investigations with infrastructure providers, council, state government agencies and other stakeholders to develop the scheme. An Infrastructure Scheme Coordinator is then appointed to oversee the development of the scheme, which includes preparing scoped and costed proposals, developing a program of work, establishing funding arrangements and consulting on the scheme.

Landowners within the specific growth area are then consulted on the draft infrastructure scheme and their feedback is considered in updating the draft scheme before it is submitted to the Minister for Housing and Urban Development for a decision.

How is the scheme paid for?

An infrastructure funding plan forms part of the infrastructure scheme, and lists the infrastructure that may be required, who will be delivering it, when it is likely to be required to support development of the land, and how the costs will be shared as development occurs.

How will development applications interact with the infrastructure scheme?

When a development application is lodged for approval, it will be assessed against the policies in the Planning and Design Code, including the new Infrastructure Coordination Overlay and associated concept plan(s).

This overlay is spatially applied where a scheme exists, providing planning policy to support operation and delivery of the scheme and identifying when a development application must be referred to the Scheme Coordinator.

The purpose of the referral, as set out in the overlay, is to guide the relevant authority on:

- whether the development is consistent with infrastructure provision under the relevant scheme
- whether the development compromises or conflicts with planned infrastructure provided for under a scheme
- infrastructure capacity and servicing associated with a development within the scheme area, and
- whether contributions or other conditions are required under the relevant scheme.

This will ensure development is consistent with, and will not compromise, the scheme and enables infrastructure charging and delivery through the development approval.

An applicant can alternatively opt to obtain preliminary advice and agreement from the Scheme Coordinator before lodging the application under section 123 of the PDI Act, avoiding the need for a formal referral to the Scheme Coordinator through a development application process.

This approach utilises the planning system's existing architecture and does not introduce new assessment tools. It supports a streamlined and nimble process that will support the rollout of well-planned and serviced growth areas.

For more information, read our fact sheet on [how infrastructure schemes interact with the Planning and Design Code](#).

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