

A landscape photograph showing a vast green field in the foreground, a line of trees and houses in the middle ground, and a blue sky with white clouds in the background. The text is overlaid on the upper half of the image.

Turning Vision into Reality

**The Barossa Council's Policy
Positions for Concordia**



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Executive Summary

The development of Concordia represents a significant opportunity to create a thriving, well-integrated community that respects and enhances the unique character of the Barossa. Critical to the success of the development is achieving a careful balance between the needs of this self-contained community of 30,000 residents, with the existing communities and the unique region it will be part of.

This policy document provides a central reference point for advocacy and planning efforts in the pursuit of achieving The Barossa Council's vision for Concordia. The Council's vision is for Concordia to be a vibrant, connected and contemporary community created with liveability, sustainability and longevity at its core.

Central to achieving this vision is the establishment of activity centres that promote walkability and accessibility. These centres need to serve as focal points for community life, bringing together essential services, retail spaces, community and recreational facilities within a walkable distance of residential areas. By reducing reliance on car travel, Concordia's activity centres should aim to enhance local economic resilience, create safer streets, and promote a connected, active lifestyle. Thoughtfully designed streetscapes, with human-scaled public spaces, foster a sense of place and community pride, attracting residents and visitors alike to experience the area's distinct character.

Housing diversity is also a key feature of Concordia's development model. By offering a range of housing types, from single-family homes to medium-density options, Concordia can create an inclusive community that meets the needs of a diverse population. The mix of housing options would support demographic diversity and promote affordability, making Concordia an attractive destination for families, professionals, and retirees alike. Careful attention to architectural styles and materials would ensure new housing complements the aesthetic of the Barossa region, adding to the area's charm while fostering a cohesive neighbourhood identity.

A commitment to sustainable development in Concordia can be underpinned by a strategy for integrated infrastructure delivery, ensuring consistent standards and streamlined approvals and delivery. This approach can allow for efficient, coordinated delivery of utilities, transport links, and public amenities, maximising the benefits of development while minimising disruptions. Concordia is poised to become a model for integrated, sustainable development, reinforcing the identity of the Barossa and enhancing the quality of life for its residents.

The Council is committed to advocating for a Concordia development that seeks to deliver positive environmental impacts through a considered approach to planning and design. Its vision is to create a harmonious relationship between the natural and built environment. By seeing sustainable principles embedded into every stage of development, Council aims to see a new township created where nature is not only preserved but celebrated, providing a model for sustainable, environmentally conscious urban living.



This Policy Position document provides a comprehensive framework to help guide the design and development of Concordia, empowering Council to advocate for development outcomes that will reinforce the unique identity of the Barossa and deliver an exemplary new township community.



Background

Introduction

Concordia Growth Area presents an important strategic opportunity for the Barossa and Greater Adelaide to unlock housing to support a growing population.

The rezoning as proposed by the State Government would see the development of nearly 1,000 hectares of land to provide capacity for significant urban growth.

The Barossa Council is a critical stakeholder in this process, ultimately responsible as the governance body at local level managing the assets, services and representing the community. The Barossa Council is working to advocate for quality outcomes that will support the new residential population and provide appropriate new community infrastructure that is balanced with the needs of residents across the whole Barossa local government area.

The Council has also highlighted that the development has the potential to improve transport movement in support of economic viability of existing local businesses, services and institutions in both Gawler and the Barossa, and demonstrate best-practice environmental practices.

The success of a significant development of this nature requires quality design, planning, and execution. Eventually, The Barossa Council will be responsible for the maintenance and renewal of many of these new assets and infrastructure. As such, it is critical that they are well designed and deliver now and into the future.

Concordia represents a significant opportunity for the Barossa, not only to provide new diversity and choice of housing for existing and new community members, but also to support the character and function of the southern areas of the local government area. To fulfil this opportunity, it is important that the Council is proactive in its efforts to guide the development in a manner that will meet its vision for Concordia. This document forms part of Council's efforts – articulating policy positions as they relate to the design and function of the development.

Purpose of this Document

The purpose of this document is to provide The Barossa Council with consolidated policy positions covering expected design and infrastructure decisions that may inform the shape of Concordia.

These positions will inform and provide a central reference point for advocacy and planning efforts in the pursuit of achieving The Barossa Council's vision for Concordia.

The Council's vision is for Concordia to be a vibrant, connected and contemporary community created with liveability, sustainability and longevity at its core. This vision is supported by key principles referenced throughout this document.



Concordia Growth Area

The Site & Proposal

The Concordia Growth Area is approximately 984 hectares of land, sitting in the Barossa Council within the Greater Adelaide Planning Region.

The land is located approximately 40 km north-east of the Adelaide CBD, north-east of the Township of Gawler, less than 10 km west of Sandy Creek, and is delineated as part of the greater Barossa Geographical area being separated from towns to the south by the North Para River.

The land is identified as a 'Future Urban Growth Area' within the 30 Year Plan for Greater Adelaide and is currently subject to a Minister Initiated Code Amendment, which was commenced on 28 April 2023.

The proposal is a new master planned development catering to up to 12,000 dwellings and over 30,000 residents.

A master planned development of this scale proposes to include a town centre, supporting activity centres, major transport infrastructure, schools, health care, early learning, aged care, a network of open space and a diverse range of housing options.

30-Year Plan for Greater Adelaide – Identified Future Growth Area

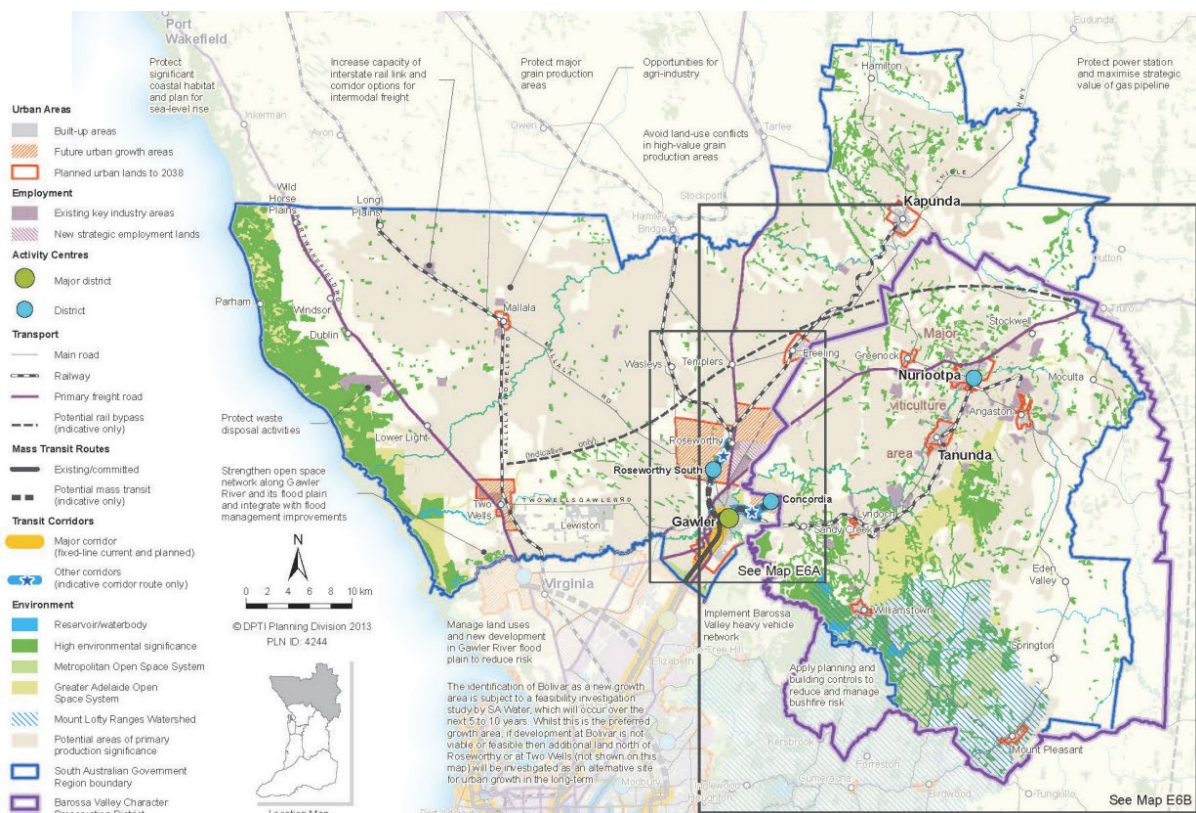


Figure 1 Barossa Directions Map (pg. 160, 30 Year Plan for Greater Adelaide)¹

¹ Figure 30-Year Plan for Greater Adelaide

Aerial Oblique Photograph and Highlighted Boundaries of Concordia



Figure 2 Concordia Land Trust Supplied Image – Oblique Aerial Photograph of Concordia Development Site²

² Concordia Land Trust Image – Oblique Aerial Photograph of Concordia Development Site

Legislative Context

Section 12 of the *Planning, Development and Infrastructure Act 2016* defines the primary object of the Act to support and enhance the State's liveability and prosperity. It seeks to do this in a manner that is ecologically sustainable and meet the diverse needs and expectations of the State's communities, supported by an effective, efficient and enabling planning system.

In pursuit of achieving this objective, the State Government has a role to play in facilitating the integrated delivery and management of infrastructure, public spaces and facilities, consistent with planning principles and policies.

The Department for Housing and Urban Development (DHUD) is the Government's strategic and delivery arm for housing growth. The housing portfolio covers all aspects of housing, housing infrastructure, urban development, planning including infrastructure requirements (trunk, social, economic, health, safety and other critical needs of communities of this size).

Planning and Land Use Services (PLUS) sits within the department and manages the planning and land use systems and policy tools for South Australia. This includes strategic planning, growth management, building and land use services. PLUS is tasked with delivering key reform initiatives such as:

- ePlanning platform
- Land Supply Dashboard
- Code Amendment Map Viewer
- Metropolitan development activity tracker

Importantly for Concordia, the State Government is leading the code amendment process with a commitment to deliver a Code Amendment supported by an infrastructure scheme that aims for the orderly development of this site. Council is working as a key stakeholder with State Government to influence these outcomes and advocate for community needs.

Notably, Concordia Growth Area sits adjacent to, albeit outside, the *Character Preservation (Barossa Valley) Act 2012*. Given the location of and interface with the Character Preservation District, it is Council's desire to see the development of Concordia have regard to the character values set out in the Act and its role as a gateway to the Barossa.

Code Amendment Process³

The Planning and Design Code (the Code) is a statutory instrument under the *Planning, Development and Infrastructure Act 2016*, for the purposes of development assessment and related matters within South Australia.

The Code contains the planning rules and policies that guide what can be developed in South Australia. Planning authorities use these planning rules to assess development proposals.

A code amendment is a proposal to change the policies, rules, or mapping within the Code.

On 28 April 2023, the Minister for Planning approved the initiation of a Code Amendment .

The Minister has determined that the demand for housing in Adelaide warrants the release of this land for development. The amendment affects all land parcels shown in the image.

Infrastructure investigations are progressing in parallel with the Code Amendment to determine infrastructure requirements and agreements required to support the land being rezoned.

Per the proposal to initiate, the State Government has committed to the following supporting the following investigations and bodies of work:

- Preliminary Site Investigation
- Geotechnical
- Rural Interface Assessment
- Landscape Visual Impact Assessment
- Economic Strategy Addendum
- Aboriginal Cultural Heritage
- Social Infrastructure
- Urban Design (Structure Planning)
- Transport Infrastructure
- Stormwater Management
- Detailed Infrastructure Analysis
- Infrastructure Funding Plan

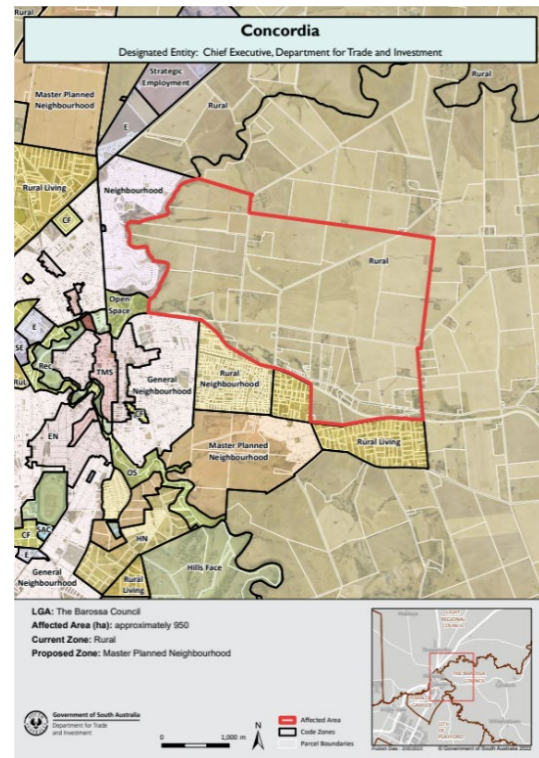


Figure 3 Concordia Growth Area

³ Code Amendment Letter of Initiation – Development Area Map

The policy positions articulated in this report provide a foundation for engagement with the State Government during their investigations and a tool for advocacy for community driven outcomes.

The Premier's Housing Roadmap outlines timeframes associated with the rezoning and delivery of Concordia⁴. The progress of the Concordia Code Amendment process can be monitored via the PlanSA website⁵. The Roadmap indicates that community engagement on the code amendment is forecast to be completed, and thereby the land rezoned, in September 2025. Public consultation will occur as part of the code amendment process.

⁴ [More homes for South Australians | Department for Housing and Urban Development](#) [[More homes for South Australians | Department for Housing and Urban Development](#)] Accessed: 25.02.2025

⁵ [View code amendment | PlanSA](#) [https://plan.sa.gov.au/have_your_say/code-amendments/view_consultation_item?queries_search_query=Concordia_Code_Amendment] Accessed: 25.02.2025



Understanding The Barossa Position

A Vision for Concordia

The Barossa Council has a vision for Concordia as outlined below and endorsed 15 October 2024.

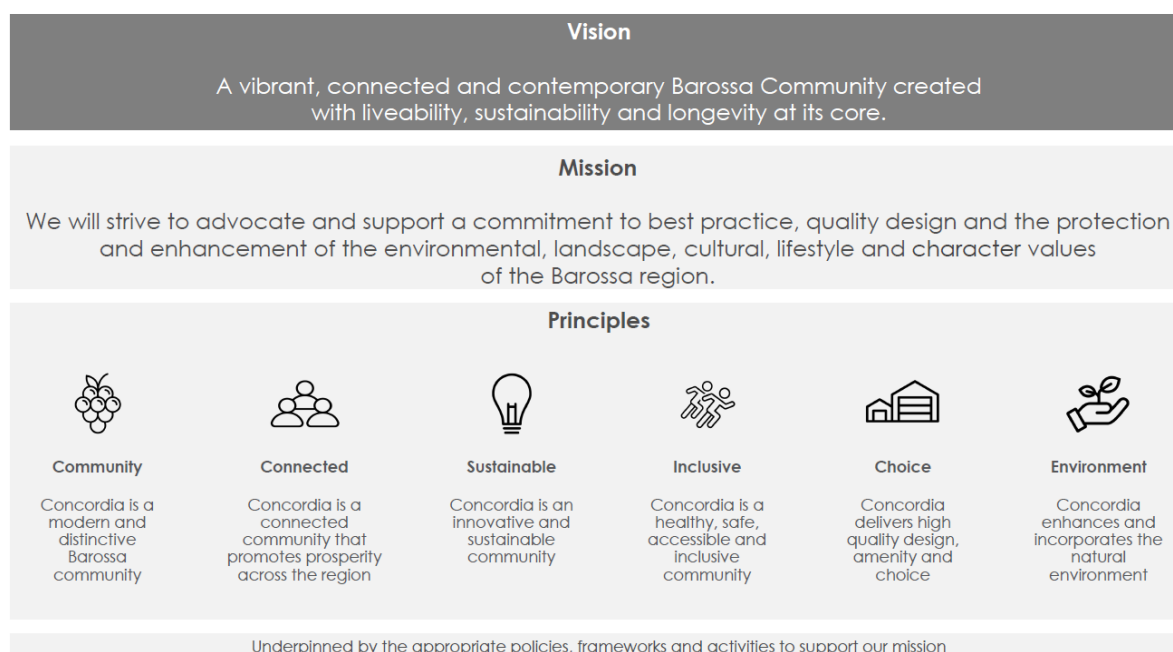


Figure 4 The Barossa Council Vision For Concordia

For each of the principles, the Council has endorsed the following supporting guidance.

Community

Concordia is a modern and distinctive Barossa community

- Create a modern standalone community with an appropriate visual/green belt buffer between Gawler and surrounding townships and high quality and clear entrances/gateways.
- Reinforce Barossa's unique character through adherence to design guidelines, as we build for the future.
- Complement the rolling topography and interface with surrounding natural and rural landscape for which the Barossa is known.
- Ensure high quality interface of the development with key transport corridors.

Connected

Concordia is a connected community that promotes prosperity across the region

- Build physical, social, cultural and economic links with the network of Barossa townships.
- Provide a high-quality transport system which supports all modes of transport options to accommodate the needs of this community, with capacity for growth.

- This is to ensure connectivity within the community, to the broader Barossa region and surrounds, and to metropolitan Adelaide.
- Promote a higher order road (e.g., arterial road spine) from Sturt Highway to Barossa Valley Way to provide ease of access to Concordia and through movement to southern Barossa.
- Promote the extension of the Rail line to Concordia as early as possible in the development.
- Improve access to employment across the Barossa region and closer to where people live.

Sustainable

Concordia is an innovative and sustainable community

- Encourage the adoption of smart cities and intergenerational equity principles.
- Deliver a low-carbon and resilient community in changing climatic conditions.
- Deliver efficient and sustainable water resource management.
- Attract investment and promote opportunities to stimulate employment and productivity across the entire region.

Inclusive

Concordia is a healthy, safe, accessible and inclusive community

- Interconnected transport corridors and pathways which integrate seamlessly with the built environment.
- Create a community of walkable and sustainable neighbourhoods, in support of living locally principles.
- Deliver a town centre with numerous neighbourhood activity centres and local activity centres, connected by a variety of walk, cycle, road and public transport options.
- Equity and flexibility across social infrastructure to support the strengthening and expansion of sport and recreation, arts, social and cultural initiatives.
- Shared, co-located and accessible social infrastructure designed to meet the needs of the community with flexibility to meet future demand.

Choice

Concordia delivers high quality design, amenity and choice

- Deliver a built environment that is visually appealing and promotes liveability.
- Deliver considerably integrated and co-located trunk infrastructure to preserve visual amenity and ensure separation and protection of open space for community benefit and enjoyment.
- Deliver an appropriate mix of land use and densities to encourage transition from higher density at the core to lower density at the edge, living locally and to promote accessibility, efficient use of infrastructure and open space.
- Deliver high quality housing choice with regard to design, size, type and affordability to promote diversity and character.
- Deliver manageable landscaped buffers and high-quality streetscapes.



Environment

Concordia enhances and incorporates the natural environment

- Integrate the natural environment in all aspects of the built environment.
- Promote the integration of recreation paths, watercourses and vegetation corridors for recreation.
- Maximise a sustainable green/treed/vegetated setting year round as is experienced in the Barossa, and ensure a constant touchpoint with nature throughout the development. This will also deliver a point of difference to surrounding developments.
- Protect and celebrate native flora and fauna Aboriginal and cultural heritage and water courses.
- Ensure the provision of generous open space and amenities.

Strategic Alignment

In addition to this endorsed vision, the Council has also committed to advocating for positive development outcomes at Concordia through its **Corporate Plan**, with Concordia listed as a strategic action under Land Use and Development (CS15-2).

In addition, the vision for Concordia is referenced within its **Community Plan 2024-44**, stating that these principles for the Concordia development and policy drivers are consistent with the aspirational goals and strategic outcomes of the Community Plan.

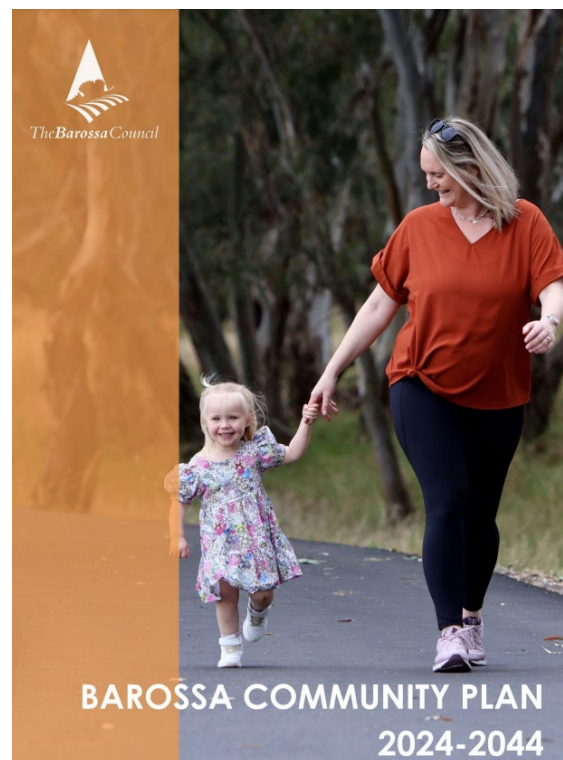


Figure 5 Barossa Community Plan

The Barossa, Now and Into the Future

The Barossa Council area is located to the north-east of metropolitan Adelaide, between 50 and 80 kilometres from the Adelaide CBD. It is bound by the Light Regional Council area in the north, the Mid Murray Council area in the east, the Adelaide Hills Council area in the south, and the City of Playford and the Town of Gawler in the west.

Barossa (Now)

The population estimate for The Barossa Council area as of the 30 June 2023 is 26,268⁶. Key demographic characteristics from the 2021 Census are listed in the table below, with comparative data provided for Greater Adelaide and South Australia. Key differences with comparative data are shaded.

Demographic Attribute	Barossa Council	Greater Adelaide	South Australia
Median Age	45	39	41
Couples with Children	29%	29%	27%
Older couples without children	16%	11%	12%
Lone person households	25%	27%	27%
Medium and high-density housing	6%	26%	22%
Aboriginal and Torres Strait Islander	1.2%	1.7%	2.4%
Median weekly household income	\$1,471	\$1,601	\$1,470
Median weekly mortgage repayment	\$335	\$360	\$346
Median weekly rent	\$295	\$320	\$300
Households renting	17%	28%	27%
Households with a mortgage	39%	36%	34%
Overseas born	12%	28%	24%
Language at home other than English	3%	21%	18%
University attendance	2%	6%	5%
University qualification	16%	26%	23%

⁶ Estimated Resident Population (2023) id ([weblink](#))



Trade qualification	26%	20%	21%
Unemployment	3.4%	5.5%	5.4%
Participation rate (population in labour force)	61%	62%	60%

Figure 6 ABS Census data 2021 - Barossa Council Area comparison

In summary, the existing population of The Barossa Council area tends to be:

- Older, with a higher proportion of older households without children.
- Renting less, with a higher proportion of homeowners.
- Born in Australia, with a lower proportion of people born overseas (half the state average) and only speaking English at home.
- Less university qualified and more likely to be employed in a trade.

In terms of growth, the Council area has experienced stable growth for the past 15 years as shown in the figure below.

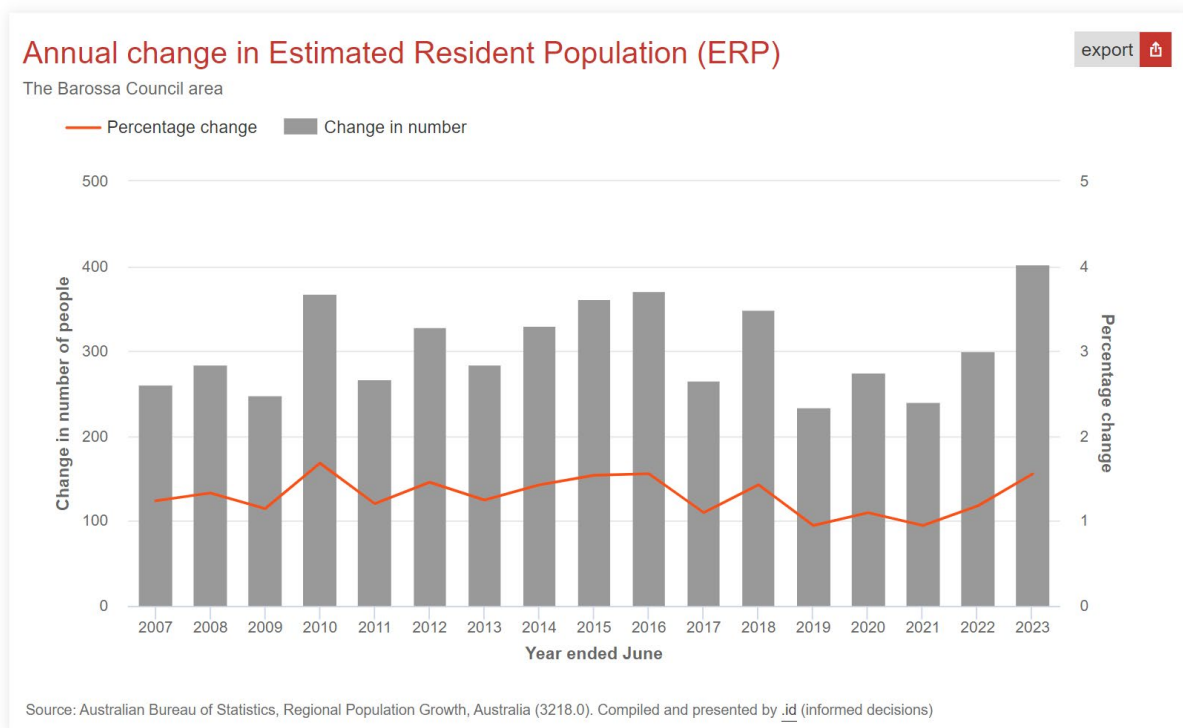


Figure 7 ABS Annual Change in Estimated Resident Population for The Barossa Council Area

This represents growth over the past 15 years at between 1 and 1.6% or between 200 and 400 new residents per annum. (400 new residents at the average household size of 2.4 equates to 167 dwellings.)

Analysis of the types of dwellings in The Barossa Council area in 2021 shows that 92.2% of all dwellings were separate houses; 6.5% were medium density dwellings, and none were in high density dwellings, compared with 73.3%, 23.1%, and 3.0% in the Greater Adelaide respectively.

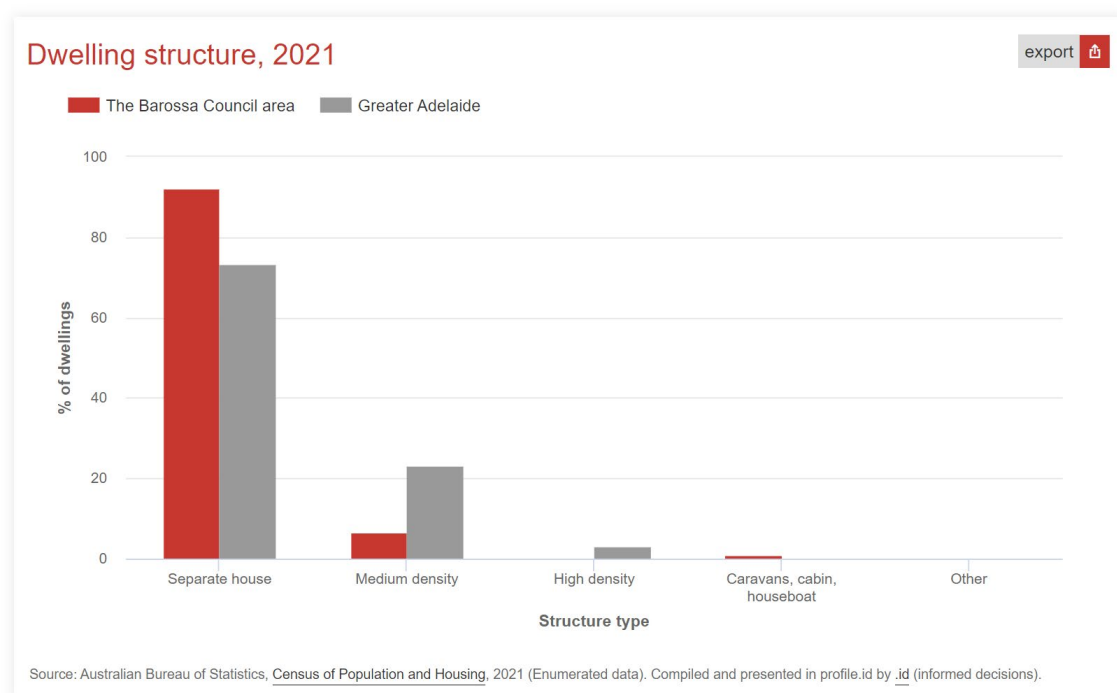


Figure 8 ABS Dwelling Structure 2021 for The Barossa Council Area comparison

In addition to dwellings more likely to be low density and defined as 'a separate house', analysis of the number of bedrooms shows that there was a lower proportion of dwellings with 2 bedrooms or less, and a higher proportion of dwellings with 4 or more bedrooms.

The major differences between the number of bedrooms per dwelling of The Barossa Council area and Greater Adelaide were:

- A larger percentage of 4 bedroom dwellings (30.1% compared to 20.6%)
- A smaller percentage of 2 bedroom dwellings (12.0% compared to 18.3%)
- A smaller percentage of 3 bedroom dwellings (46.5% compared to 49.9%)

Further, the largest changes in the number of bedrooms per dwelling in The Barossa Council area between 2016 and 2021 were for 4 bedrooms (+465 dwellings).

In short, residents within the Barossa tend to live in traditional, detached dwellings on larger lots.

Barossa (Expected)

While the design and character of the Concordia development will influence the demographic profile, it is expected that Concordia will share similar demographic characteristics with other growth areas to the north of Greater Adelaide.

In a recent retail analysis undertaken by Urbis, the demographic profiles of nearby growth areas were reviewed and compared against Greater Adelaide, providing insights that could indicate the expected demographic profile for Concordia.

Confidential Table: Key Demographic Characteristics for Selected Growth Areas in Region, 2021 (Urbis 2024)

	Growth Areas in Playford	Growth Areas in Catchment	Total Catchment ¹	Adelaide
Income:				
Avg. Per Capita Income	\$36,600	\$40,700	\$40,000	\$43,100
Ave. Household Income	\$102,600	\$111,800	\$98,700	\$107,200
Age Profile:				
0-4	11%	8%	5%	5%
5-14	15%	14%	13%	12%
15-24	13%	15%	12%	12%
25-39	34%	27%	17%	21%
40-54	13%	18%	19%	19%
55-64	7%	10%	14%	12%
65+	7%	9%	20%	19%
Average Age	29.9	33.1	41.7	40.5
Household Composition:				
Couple with No Children	27%	29%	30%	26%
Family with Children	51%	52%	41%	41%
Lone person household	18%	16%	26%	28%
Group Household	3%	3%	2%	4%
Average Household Size	2.77	2.65	2.44	2.45
Dwelling Structure:				
Separate house	98%	99%	87%	73%
Semi-detached and units	2%	2%	9%	16%
Apartment	0%	0%	1%	8%
Place of Birth:				
Australia	81%	86%	86%	71%
Overseas Born	19%	14%	14%	29%

1. Total Catchment includes the Light, Gawler and Barossa Councils.

Source: ABS: Urbis

Figure 9 Confidential Table: Key Demographic Characteristics for Selected Growth Areas in Region, 2021 (Urbis 2024)

As shown, the comparison indicates Concordia to be younger with more families and less residents aged over 55 years old. This is important to consider in the context of community infrastructure.

Concordia is likely to comprise smaller lots and a mix of dwelling types than currently provided across the townships within The Barossa Council area. These differences in urban form, together with closer proximity to the urban areas of Greater Adelaide, are likely to attract a different demographic (as shown), more akin to Greater Adelaide and much younger than is currently experienced in The Barossa Council area.



Protecting & Enhancing the Barossa

Concordia is located at the southern gateway to the Barossa Valley. It offers a unique opportunity to develop in a manner that respects and enhances the renowned character of the region, whilst balanced with the understanding the development is an urban residential development and aiming to support the growing South Australian population. Density needs will be greater than that seen in the prevailing historical character of the Barossa.



Figure 10 Image of Concordia Growth Area - The Barossa Council – View Over Concordia (Facing East) ¹

The Barossa is distinct from metropolitan Adelaide, marked by its historic settlement patterns, open countryside, and a diverse landscape of fields, vines, orchards, and towns with a village feel that blend into their rural surroundings.

The visual appeal of the region comes from its natural features, including expansive rural views across to the Barossa Ranges, remnant native vegetation, large trees, open spaces, rolling hills, and watercourses. Development at Concordia should respect its distinctive position in this renowned region.

Council seeks consideration by developers and state government of maintaining separation from surrounding areas, creating a new gateway entrance from the Sturt Highway, carefully managing the rural-urban interface along the edge of the Character Preservation District, and developing in a manner that can integrate with the landscape and the site's natural features and topography, protecting views through to the Barossa Ranges. Development should also be designed and sited to consider key viewpoints such as internal hillcrests and ridgelines and natural features such as the North Para River. Part of the key character of the village style development, and the ability to delineate "villages", may be through smart design of infrastructure, open spaces and corridors within the Concordia development. The Barossa Council is advocating for this outcome for the Concordia community.

The Barossa Council is advocating for Concordia as a distinct township that pursues urban and residential design that adopts an ethos that blends its own modern identity with the unique character of the Barossa within the confines and understanding of the strategic intent and importance of Concordia for future housing supply and associated benefits of that supply. Concordia represents an opportunity for design to distinguish it from other nearby urban areas and offer a modern Barossa township feel.

Concordia is not subject to the *Character Preservation (Barossa Valley) Act 2012* ('the Act'). However, given the development of Concordia adjoins the Character Preservation district's southern edge and provides an important gateway and interface role to the Character Preservation District, Council is advocating for the consideration by State Government and Developers of character values of the district as outlined in the Act. These character values include:

- a. the rural and natural landscape and visual amenity of the district
- b. the heritage attributes of the district
- c. the built form of the townships as they relate to the district
- d. the viticultural, agricultural and associated industries of the district
- e. the scenic and tourism attributes of the district.

Council uses these values to inform internal policy development for Concordia and education of State Government and Developers about the importance of these values to the Barossa region.

Council's Roles

The Council has existing defined roles that underpin its service decisions.

At this planning phase of the Concordia development, Council will predominantly play an **Advocator** role, engaging with the state government and private developers on behalf of the community. It will also play a **facilitator and/or advocator role** in the development of planning policy, structure planning and funding mechanisms that seek to achieve these outcomes.

Over time, the Council will transition to a **Provider/Regulator** role as the development occurs and service requirements commence (e.g. customer services, community development, development approvals, waste collection, asset maintenance, etc.).

Throughout the various stages of the development, Council is committed to acting as a **Leader** and will be proactive in its efforts to influence a positive, sustainable outcome for the development, delivering a vibrant, connected and contemporary community.



Figure 11 Overview of Council's Roles

Council's Advocacy Approach

Council's approach to advocacy with regard to Concordia is to be proactive about the future of Concordia and to invest in well-considered and informed policy positions. Efforts will align with the Council Advocacy Strategy 2020-2024.

Council has invested in the creation of a formal internal Concordia Working Group, with staff actively participating in the State Government-led Code Amendment and Infrastructure Scheme processes. Council staff also maintain close working relationships with key officers and consultants progressing supporting work.

Likewise, Elected Members are committed to providing political support as required, in the spirit of partnership and pragmatic optimism, and reflecting the views of the community. Council recognises that not every desired outcome can be achieved. While Council will advocate for optimal outcomes, it will strive to find pragmatic solutions for the benefit of both the future Concordia community and the region more broadly.



Desired Outcomes of Development

Council has prepared a series of policy positions that articulate its desired outcomes for the Concordia development.

Role of these Policy Positions

It is intended that these positions be strengthened and supported by proposed statutory mechanisms, such as the planning policy in the South Australian Planning Code, Structure Plan and relevant associated Infrastructure Scheme as well as through planned efforts for delivery of design guidelines, and other agreements and guidelines that are intended to be prepared by Council, the State Government and developers.

Policy positions are supported by an identified link to the Council's Vision for Concordia and reference to key trends and drivers that Council has identified as important to consider in the pursuit of desired outcomes for the development.

Policy Position Themes

Policy positions have been prepared against the following themes of development:

- **Design & Character**
- **Land Use**
- **Transport Network**
- **Sport, Recreation and Open Space**
- **Community Infrastructure**
- **Other Hard Infrastructure**
- **Environmental Management**

Policy Position Use and Application

The policies herein will inform and be replicated across a variety of mediums to enable Council to strongly advocate for its vision for Concordia.

Each policy position section is designed so that it can be separated from this consolidated document for consideration, adoption and distribution.

Each policy position section should be read with other relevant supporting State or Council guidelines, which collectively will guide the development of Concordia.

Design & Character

Design & Character

Introduction

Concordia, located at the southern gateway to the Barossa Valley. It offers a unique opportunity to be developed in a manner that respects and enhances the renowned character of the region, whilst balanced with the understanding the development is an urban residential development and aiming to support the growing South Australian population. Density needs will be greater than that seen in the prevailing historical character of the Barossa.

The Barossa is distinct from metropolitan Adelaide, marked by its historic settlement patterns, open countryside, and a diverse landscape of fields, vines, orchards, and towns with a village feel that blend into their rural surroundings. The visual appeal of the region comes from its natural features, including expansive rural views across to the Barossa Ranges, remnant native vegetation, large trees, open spaces, rolling hills, and watercourses.

Council seeks for development at Concordia to have consideration to its position in this important region, including regard to maintaining separation from surrounding areas, creating new entrances from the Sturt Highway and Barossa Valley Way, and careful management of the rural-urban interface along the edge of the Character Preservation District. Further, Council advocates for development to consider integration with the landscape and the site's natural features and topography, including protection of views through to the Barossa Ranges.

Council seeks elements of a township character shaped by traditional 'main street' urban design principles, encouraging walkable streets (where reasonably achievable taking into account the topography, demographics and final design outcomes), convenient access to retail and local services, and fostering a self-contained community. Building materials and signage may ideally all contribute to Concordia's distinctive sense of place.

The development of Concordia presents an opportunity to deliver an additional Barossa township, with regard to its rural context and undulating topography, noting modern aspirations. This includes the opportunity to create a strong sense of place for residents and visitors, attracting a dynamic community and serving as a southern gateway to the Barossa.

Delivering Council's Vision

The Design and Character of Concordia is critical to delivering Council's vision, in particular:

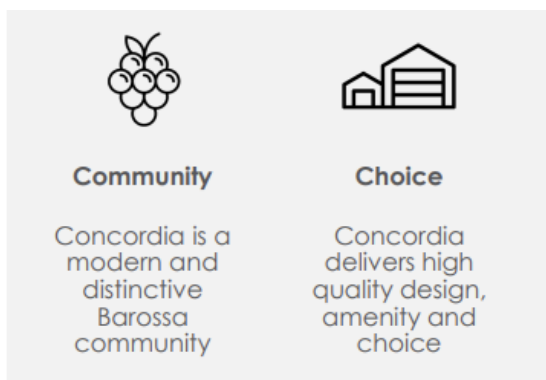


Figure 12 Excerpt of The Barossa Council Vision for Concordia Growth Area

Trends and Drivers in Design & Character

Trend 1: A lack of unique township character

Many new greenfield developments on the edges of Australian urban areas reflect a standardised and homogenous character with limited variation in housing design and a lack of canopy cover and greening⁷.

This uniformity is driven by economies of scale and consumer preferences for low maintenance, large footprint homes and smaller yards. Applying a consistent pattern allows developers to keep construction costs competitive and more expediently deliver new product to market with relatively high yields. Serving this market is important (particularly in the context of a national housing crisis) but need not be the only consideration for development at Concordia.

Given undulating topography, Concordia may lend itself to more diversification in urban design and built form by way of necessity. Council supports diversification of urban design, public realm and built form, with liveability and walkability considered core principles to the planning process. The application of a variety of urban design and built form outcomes will be encouraged by way of advocacy and, where possible, through Council led guidelines and policy.

Trend 2: Poorly designed centres⁸

Adding to the lack of character in typical suburban developments is the preference for developers to adopt designs for retail centres that are inward-facing, offering little in the way of pedestrian-friendly access. These centres typically comprise one or two anchor stores (often one of the major supermarkets) and a predictable range of chain stores, with few additional services. The standard 'box-like' form of prefabricated concrete is typically surrounded by large expanses of car parking, further detracting from their appeal.

⁷ How to turn a housing development into a place where people feel they belong (2019) The Conversation ([weblink](#))

⁸ Should one size fit all? Retail centres in culturally diverse new suburbs (2022) Cities People Love, Taylor, Goodman, Kroen ([weblink](#))

While this approach facilitates speed of delivery, lower costs, ease of maintenance and optimises space efficiency, it reinforces the utilitarian design and fails to reflect the local character or contribute to a distinctive sense of place.

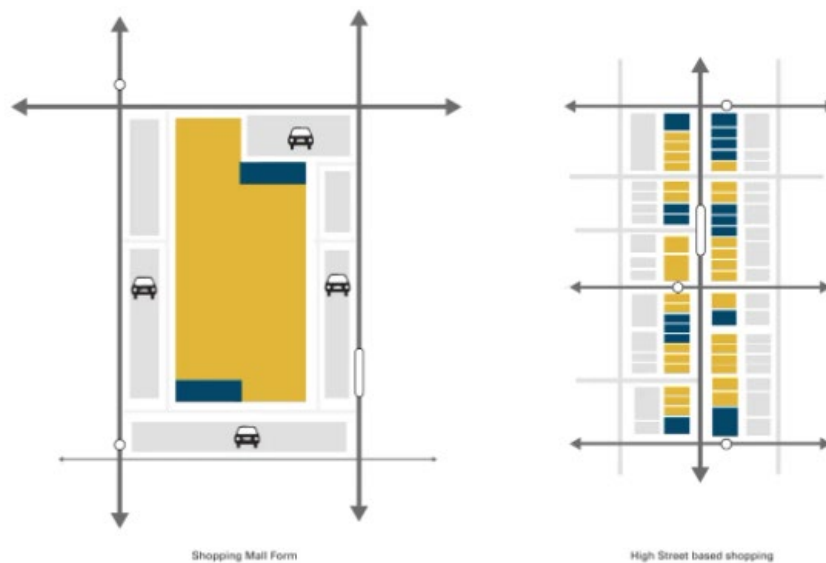


Figure 13 Representation of a typical shopping centre surrounded by carparking versus a potential 'main street' design⁸

While there are examples of new developments that incorporate a town square or reserve, with food and beverage offerings and al fresco areas at the perimeter or centre, the aspiration for Concordia should be for the inclusion of a 'main street' offering, more reflective of the townships in the Barossa Valley, particularly in the main Activity Centre.

A main street design ethos provides for engaging, pedestrian friendly streets, with active frontages for retail. This design helps to encourage greater diversity of retail and commercial uses and also provides spaces for other services and mixed-use opportunities (such as housing above retail and commercial.) While the provision of supermarkets as anchors are essential, there should be provision for diverse streetscapes, adaptable use and co-location with community building centres and commercial offerings.

The development of Concordia may benefit from the adoption of main street principles in Activity Centres reflective of other Townships in the Barossa Valley. . Vibrant activity centres can provide opportunities to 'live locally', support economic activation and create an appealing destination that can serve more than its local community.

Trend 3: A lack of quality greenery

Modern Australian housing developments are increasingly characterised by a lack of trees and natural elements as developments maximise site coverage⁹. In many cases, properties are designed with low-maintenance landscaping and smaller outdoor spaces, often replacing traditional gardens with paved areas or artificial turf. This trend is driven by a combination of homeowner preferences for reduced upkeep, and a growing concern over potential damage from large trees, such as falling limbs or root systems encroaching on homes.

While these choices may offer short-term convenience, they come at the cost of biodiversity and environmental health. Provision of trees and plants provide essential habitat for local wildlife, contribute to cooling urban areas, and improve overall liveability. The removal or reduction of natural elements not only diminishes the ecological value of new developments but also contributes to the urban heat island effect, making these suburbs hotter and less comfortable, particularly during Australia's harsh summers.

The development of Concordia should see priority given to early inclusion of endemic vegetation, incorporating large shade trees and landscaped public spaces that promote biodiversity and environmental sustainability. By integrating green infrastructure and maintaining a balance between development and nature, Concordia can foster a healthier and more resilient community, ensuring a liveable environment that stands apart from other suburban developments. Similarly, the development of Concordia can maximise its access to the North Para River and integrated waterways, presenting opportunities to integrate recreational open spaces with natural assets.

⁹ Study reveals tree canopy decline in Adelaide (2023) Nearmap ([weblink](#))

Policy Positions

A Contemporary Barossa Community

Concordia should be designed to distinguish it from nearby urban areas and balance modern aspiration and affordability with the character of the Barossa Valley.

Explanation	Development Considerations
- The Barossa region is characterised by its rolling landscapes, vineyards and townships. - Maintaining a 'Barossa Township' feel is critical to success and Concordia should be inspired by a sympathetic and contextual design approach to complement the character of the region. - Barossa townships are well shaded, green and walkable. Street trees are critical to assist in creating the 'feel' of a Barossa Township, providing canopy cover and tree-lined avenues. - Traditional townships are supported by a 'Main Street' with a mix of land uses and residential densities, providing choice for housing and opportunities for local employment and services. - Careful and considered treatments of the rural and urban interfaces of the development is also important, particularly at the interface with the Character Preservation District (CPD), but also with the Sturt Highway as the primary vantage point of the development for most travellers.	- A township centre that utilises a traditional grid pattern with uniform street widths. - Development in activity centres should adopt a 'Main Street' design ethos and character. - Deciduous street trees should be planted in an avenue along 'Main Streets' within activity centres. - Density encouraged in Activity Centres, to lower density on the peripheries of the development where interfaces with rural land. - Design enhancements such as entrance walls, feature lighting and planter beds shall be designed to minimise maintenance and used sparingly at key points throughout the development to provide a sense of entrance and set a distinctive development tone. - Where possible, the landscape character will be enhanced, with development siting to consider key viewpoints such as distant elevated terrain (i.e. foothills), internal hillcrests and ridgelines, and natural features such as the North Para River.

Main Street Urban Design Principles

Concordia should adopt 'Main Street' urban design principles that focus on creating thriving, unique, pedestrian-friendly and connected Main Streets.

Explanation	Development Considerations
- Maintaining a 'Barossa Township' feel is critical to the success and Concordia. - Barossa townships are well shaded, green and walkable. - Traditional townships are supported by a 'Main Street' with a mix of land uses and residential densities, providing choice for housing and opportunities for local employment and services.	- Development in an activity centre should adopt a 'Main Street' design ethos with a high-quality public realm. - Main Streets should be designed to meet relevant urban design principles (refer below). - Typical design features include buildings that are low to mid-rise with limited (0-2 m) front setbacks and presenting active street frontages (i.e. with a solid to void ratio of not more than 1:3 on ground level). - Buildings along Main Streets should be oriented towards the street and not towards rear car parking areas. - A minimum of 2.4-metre-deep verandahs / awning or other design solutions should extend over the adjoining footpath to provide shelter to pedestrians. - Front building elevations should consist of a combination of glass, brick, stone, timber, render or corrugated iron.

Main Street Urban Design Principles

Table 1 Adapted from Creating Places for People: An Urban Design Protocol for Australia Cities¹⁰

Principle	Main Street Aspiration
Support A Thriving Local Economy	- Enhance the local economy by creating spaces where people want to visit, shop, and invest. - Support local businesses by providing attractive, functional spaces that encourage people to linger and engage with the area. - Promote a mix of residential, commercial and civic uses, stimulating activity throughout the day and supporting a vibrant night-life, accessible by foot to surrounding neighbourhoods. - Encourage the use of footpaths and areas adjacent open spaces to create community experiences or extension of commercial offerings. - Encourage infrastructure that enables events at scale

¹⁰ Creating Places for People: An Urban Design Protocol for Australia Cities (2011) ([weblink](#))

Principle	Main Street Aspiration
Create a Unique Sense of Place	• Celebrate the unique characteristics of a township, such as heritage, culture, and community, and establish a strong sense of identity. • Respect the needs and aspirations of the community, fostering opportunities for people to prosper and creating a place people are proud to call home. • Link the community to its past by preserving and celebrating local heritage and culture.
Provide Comfort	• Prioritise human-scale design to achieve comfortable and inviting space not dominated by roads, cars or vast open spaces (e.g. verandahs over street-based alfresco dining). • Create a shaded and sheltered environment that protects people from noise, heat, wind, and rain, enhancing walkability. • Encourage slower traffic speeds to ensure a safe and relaxed pedestrian experience, with consolidated car parking provided behind buildings and on-street car parking limited to time-restricted provision.
Provide Connectivity	• Ensure easy navigation with clear sightlines and paths that allow people to see where they are and where they are going. • Connect people to essential services like jobs, schools, shops, and public transport, making the area convenient and accessible. • Provide a range of transport options, including walking, cycling, and public transport, reducing reliance on cars and promoting active lifestyles.



Housing diversity and choice

Concordia provides a mix of housing design, size and type, offering choice and encouraging a diverse and vibrant community.

Explanation	Development Considerations
- Concordia has a practical challenge to deliver housing yields that support a growing population in a way that enhances and broadly reflects a Barossa township character. - To achieve this, the development needs to comprise a mix of densities, with higher densities at the core to lower density at the periphery (i.e. at the interface with the rural landscape). - In addition to character, the benefit of this approach is that Concordia can offer a variety of housing choice and use a variety of densities to maximise the site's topography and limit significant earthworks. - The 'missing middle' is a term often used to describe medium-density housing that falls between low-density detached homes and high-rise apartments. This medium-density housing is important to achieving the housing choice desired, comprising town houses and low-rise apartments. - With an ageing population across the Barossa, providing for 'ageing in place' and providing access to nearby medical services will support long term sustainability. Likewise, it is expected that Concordia will provide affordable housing options for a younger demographic. - Dwelling elevations facing public streets and common	- Deliver a built environment that promotes liveability. - Deliver appropriate housing quality and choice with regard to design, size, type and affordability to promote diversity and character. - Deliver an appropriate mix of land use and densities to encourage transition from higher density at the core to lower density at the site's periphery. - The minimum density of residential allotments is to be 35 dwellings per hectare (net) within 150 metres of the edge of an activity centre. - Residential dwellings should address any type of street (local, collector and arterial) and present an active facade to the street (i.e. have windows in the front façade and on secondary street frontages) that are vertical in proportion - Dwellings on corner allotments shall provide for a secondary frontage, where appropriate. - Dwellings adjacent or abutting open space should address the open space. - Residential allotments should be of a suitable size and dimension to accommodate residential development that is sensitive to the natural topography. - Earthworks and retaining walls are encouraged to be constructed during the land division stage to deliver efficient and affordable site works construction. - Density used intentionally to maximise the topography and limit significant earthworks. - Retaining walls should be limited in their height and where appropriate stepped to minimise their visual impact.

Explanation	Development Considerations
driveways make a positive contribution to the streetscape and the appearance of common driveway areas. Garages and carports should not dominate the streetscape.	Landscaping should also be used where appropriate to minimize their visual impact. - Development at the edge of Concordia provides a complementary transition to natural or rural landscapes by providing lower density housing. - An earth mounded landscaped buffer is desired to adjoining rural areas and Barossa Valley Way. - On steeper sloping land (i.e. with a gradient exceeding 1 in 8) space is provided around buildings to accommodate site works and retaining walls. - Garages and carports should not dominate the streetscape.: (

Streetscapes

Concordia streetscapes deliver the desired Barossa Township character and support walkability through quality paths, lighting and tree canopy.

Explanation	Development Considerations
- Street trees in the Barossa townships play a crucial role in defining the character and enhancing the liveability of these areas. - Establishing trees that provide canopy within streetscapes is essential, even where road widths are limited. - Street trees create green, attractive environments that encourage outdoor activity and support both physical and mental wellbeing, fostering healthier communities. - Shady, tree-lined streets and parks draw people together, building stronger social networks, reducing stress, and creating safer, more cohesive neighbourhoods. - Trees filter pollutants from the air, reduce summer temperatures, intercept rainfall to prevent flooding, and provide habitats that support local biodiversity, enhancing both environmental quality and residents' quality of life. - Tree-lined streets may boost property values, reduce cooling costs, lower stormwater management expenses, and attract more shoppers to green, pleasant retail areas, benefiting local economies. - Innovative green infrastructure, such as root vaults and structural soils, can facilitate tree growth in constrained spaces (where soil conditions allow.) - A balanced approach should be taken to integrate street trees with services and vehicle movements, ensuring the landscape aligns with the street hierarchy and width. This approach not only adds to the district's historic charm but also	- Streets are provisioned with avenues of street trees to provide amenity, shade and canopy (refer Council Guidelines). - Street lighting is to be provided throughout the development. - All street lights and poles shall be of an approved SA Power Networks standard (to Council's satisfaction) and facilitate smart technology, where appropriate. - Light columns shall be located in the verge and shall not obstruct footpaths. <i>The design of roads and footpaths to meet the design guidance provided in the Transport Network section.</i> <i>Further regard to be had to relevant Council guidelines.</i>

improves environmental and
community well-being.



Materials

Materials used are reflective of the Barossa Valley.

Explanation	Development Considerations
• Typical building materials used in the towns within the Barossa Valley reflect the region's history, climate, and agricultural character. • Ideally, development within Concordia will seek to apply similar traditional building materials to emphasise the connection to the Barossa Valley. • Stone is a dominant material, particularly sandstone and bluestone, which are often locally sourced. These stones are used in many character buildings, churches, and cottages, giving them a solid, rustic appearance. • Red or ochre-coloured bricks are also common, particularly in more recent historical buildings. These bricks complement the stonework and are often seen in conjunction with timber and iron. • Timber is also often used for window frames, doors, verandahs, and roofing supports within traditional Australian cottages and farmhouses (as both a primary and secondary material). • Render and plaster is also sometimes used (especially those of a more colonial style) over stone or brick walls and painted in earthy tones or whites to blend with the surrounding landscape. • Corrugated iron is also widely used for roofing and sometimes for wall cladding. Its durability and practicality make it well-suited to the climate, and it has become a characteristic feature of rural Australian architecture.	• Buildings in Concordia are encouraged to incorporate a variety of materials and incorporate the use of stone (or engineered type products), brick, timber, render and corrugated iron (where practical) whilst balancing the needs for affordable housing. • These materials may contribute to the cohesive, traditional look of the Barossa Valley, reflecting both its European character and history, and its adaptation to the Australian environment. • The use of materials and colours should promote energy efficient design outcomes and lower long term costs to residents. • Other sustainable design initiatives such as planting of trees to provide shade and adoption of water and energy efficient appliances will help to reduce household costs (and protect the environment).

Signage

Concordia should be provisioned with effective signage and public art to create a unique sense of place.

Explanation	Development Considerations
- The Barossa Council has a Signage Policy¹¹, which seeks to protect the unique character of the townships and rural landscape of the Barossa. - There is significant community benefit in the provision of quality signage and public art. - Public art influences perceptions of place, creating and enhancing cultural and community identity, while also promoting the wider role and contexts in which art can contribute to the social, environmental and collaborative fabric of society. - Public art can assist in making streets and buildings more identifiable and to develop and promote community identity. - The incorporation of interpretive signage should be considered where appropriate, such as to provide information about native vegetation or historical context of a site (particularly along the North Para River). - Wayfinding signage can incorporate distance markers and directions to reserves or destinations along/near open spaces (i.e. in support of active living). - Wayfinding signage is particularly important for higher order parks and along key linear connections.	Signage should adhere to the Council's policy, and: - be clear and concise (this can include using images instead of words and using designs, text sizes and colours that are easy to read) and sympathetic to the rural setting - be positioned adjacent to pathways or at predictable locations - use consistent and interesting designs - business signage to be placed on buildings in preference to free-standing signs. - not interfere with the safety of road users or endanger the safety of members of the public. Signage should be considered as part of the Council's asset management plans and maintenance regimes. Street name signs should comply with AS1742.5, adhere to Council's Property Identification Policy, and be installed on poles located at least 1.85 metres from the back of kerb and provided with a 200mm pointer blade. Public art should be considered as part of development to create local landmarks and focal points. Public art should be hard-wearing and require minimal maintenance.

¹¹ Signage Policy (2023) The Barossa Council ([weblink](#))

Land Use

Land Use

Introduction

Concordia offers a distinctive opportunity to create a vibrant, self-sustaining community that balances the demand for housing with a diverse mix of land uses. The opportunity exists to integrate residential areas with spaces for local employment, ensuring that the township is not just a place to live, but a place to work and thrive. With a thoughtful approach to housing density, Council is of the view that Concordia can offer a range of choices, from traditional family homes to higher-density options around its activity centres, supporting an inclusive and dynamic community suited to different lifestyles.

Activity centres that serve the daily needs of residents, providing convenient access to retail and local services, should be at the core of Concordia's design. These centres can create a lively atmosphere, fostering social interaction, and encouraging vibrant day-to-night activity. Through provision of employment land, the township can promote local job creation, reducing the need for long commutes and contributing to the long-term sustainability of the district's economy.

The development of Concordia needs to be sensitive to the surrounding rural landscape. It is the vision of Council that the design can feature lower-density housing at the periphery to respect the rural interface, while promoting higher-density and mixed-use developments around centres and low points of the varied topography. This could support the preservation of the area's visual amenity and rural charm, while promoting a lively and diverse community. The thoughtful integration of building materials, public spaces, and green infrastructure can reflect both the region's character and Concordia's modern aspirations, making it a unique addition to the Barossa.

To realise the vision for Concordia as a vibrant, self-sustaining community, it is essential to see the allocation of land for both housing and employment opportunities. This would provide local jobs, limit the need for travel, and support the region's economy. Fostering a mix of housing densities promotes creation of an inclusive community, while activity centres can ensure residents have easy access to essential services and recreational opportunities. Concordia can serve as a model for sustainable growth, blending its rural context with modern living.

Delivering Council's Vision

The Design and Character of Concordia is critical to delivering Council's vision, in particular:



Figure 14 Excerpt of The Barossa Council Vision for Concordia

Trends and Drivers in Land Use

Trend 1: Limited housing diversity

The Barossa Council area currently provides very limited access to diverse housing choices. Analysis of the types of dwellings through ABS Census Data from 2021 shows that 92.2% of all dwellings were separate houses and only 6.5% were medium density dwellings, and none were high density dwellings. Similarly, across the housing supply of the Council area, there is a much smaller percentage of 2-bedroom dwellings when compared to Greater Adelaide (12.0% compared to 18.3%).

This is common at the edges of Australia's cities, which tend to favour low-density, car-dependent suburbs. The prevalence of low density detached housing also gives rise to what many refer to as the 'missing middle', a term used to describe medium-density housing that falls between low-density detached homes and high-rise apartments. This medium-density housing is important to achieving the housing choice desired, comprising town houses and low-rise apartments.

With an ageing population across the Barossa, coupled with a lack of housing diversity, there is a risk that older residents will need to leave the Council area to find housing that suits their stage of life. Residents also may need to leave the Council area to find affordable housing, which is a concern particularly for the younger workforce.

This development offers the chance to focus on growth principles that integrate greater density housing and housing mix especially around key activity centres. By offering a variety of housing products—ranging from townhouses, apartments, retirement and aged care development to compact homes with shared green spaces—this development can provide residents with more choice, enabling them to live locally and rely less on car travel. Thoughtfully designed walkable neighbourhoods with parks, community gardens, and accessible amenities will foster a vibrant, connected, and sustainable community.

While Australians have traditionally favoured large homes⁶, the shift towards more sustainable living aligns with the modern desire for affordability, lower environmental impacts, and efficient use of land. Smaller, energy-efficient homes designed with flexible, multi-functional spaces not only reduce energy consumption and maintenance costs but also create opportunities for a more eco-friendly lifestyle. By incorporating passive solar design, public green spaces, and sustainable building practices, Concordia can meet the needs of today's families without the excesses associated with suburban sprawl.

The development of Concordia has the opportunity to set a new standard for development by promoting a mix of housing types, including medium-density options that enhance liveability and reduce environmental impacts. By creating a self-sufficient community with walkable streets, green spaces, and diverse housing, Concordia can preserve the unique character of the Barossa while fostering a future-focused, sustainable lifestyle. This balanced approach can support both environmental sustainability and social cohesion, offering residents a high quality of life in a dynamic, resilient community.

Trend 2: Importance of Access to Activity Centres

Well-designed activity centres, conveniently located near residential areas, support walkable, connected, and vibrant neighbourhoods. Walkable places can support residents' access to a diverse mix of shops, services, parks, and public spaces, while also acknowledging that Concordia will be centred predominantly around the use of private vehicles as the primary mode of transport. A mix of transport options are desired to support the transport needs in Concordia, including provision for public transport and accessible car parking. Walkability can further enhance quality of life by encouraging physical activity, lowering pollution, and creating safe, active streets. This sense of connectivity can contribute to community cohesion, making local streets and spaces feel more welcoming and secure for people of all ages and abilities¹².

The economic benefits of walkable activity centres are significant¹³. When people can easily reach businesses and amenities on foot, local economies thrive, as small businesses and retail spaces benefit from increased foot traffic. Many communities that invest in walkable infrastructure often see returns in the form of increased local spending and greater economic resilience. Walkable environments also attract private investment, amplifying economic growth through job creation and increased property values.

Beyond economic gains, walkable activity centres strengthen community identity and appeal¹⁴. They offer places where people gather, connect, and form lasting ties, reinforcing the social fabric and creating a distinct sense of place. Vibrant, human-scaled environments foster cultural and social vitality, which can be further enriched by active streetscapes, diverse shopfronts, and an inviting public realm. Both residents and visitors are drawn to spaces that support a strong local character and active street life.

For the development of Concordia, it is important that future activity centres are designed with walkability and accessibility at their core, ensuring these spaces promote active transportation, support local businesses, and foster a connected, lively community that celebrates the unique character of the Barossa.

¹² Cities Alive: Towards a walking world (2019) ARUP ([weblink](#))

¹³ Economic Value of Walkability (2024) T Litman, Victoria Transport Policy Institute ([weblink](#))

¹⁴ Walkability and Its Relationships With Health, Sustainability, and Livability: Elements of Physical Environment and Evaluation Frameworks (2021) A Baobeid, M Koc and S Al-Ghamndi, Frontiers in Built Environment ([weblink](#))



Trend 3: Local employment opportunities

Data shows that central business districts (CBDs) in Australian capital cities account for only 10-20% of metropolitan employment, indicating that 80% of jobs are located outside these urban centres¹⁵. This highlights the critical importance of ensuring that growth areas have high-quality transport connectivity, rather than solely focusing on improving access to CBDs.

The economy is undergoing significant changes, with recent data revealing that the industries driving economic growth have shifted significantly over the past 35 years. While information technology, professional services, and banking were once dominant sectors based in CBDs, they are no longer the primary growth industries. Over the past five years, sectors such as healthcare and social assistance, along with education and training, have gained prominence.

This shift in economic focus presents a positive outlook for growth areas, as these sectors are predominantly located in regional and suburban settings. By enhancing infrastructure and preparing for this growth, there are substantial opportunities for new communities such as Concordia.

Key areas for growth in employment expected as a result of the Concordia development include population serving (retail, health care and aged care) and knowledge intensive jobs and presents opportunities to support the broader Barossa region workforce needs¹⁶.

The allocation of population serving employment land in Concordia is critical. This will support liveability, provision of local jobs, limit the need for residents to travel long distances for work and services, support the region's economic sustainability and enhance the quality of life for its residents.

¹⁵ Embracing Change Transforming Suburbs Into Thriving Urban Hubs (2023) National Growth Areas Alliance ([weblink](#))

¹⁶ Concordia Economic Strategy Research Summary (2016) URBIS



Town Centre & Supporting Centres

Concordia can provide local retail, and commercial land uses, to support its new community through vibrant, connected neighbourhoods.

Explanation	Development Considerations
- Neighbourhoods are the places where people live, spend time with family and friends, and connect with community. - These places are critical in supporting community health and wellbeing. - Residents should be able to travel across Concordia through a variety of modes, to support a healthy, active lifestyle. - Concordia should be about 'living locally' giving people the ability to meet most of their daily needs within a short walk from home, with access to safe cycling and public transport options. - Neighbourhoods should be structured so they have a centre with a perimeter. - A primary Town Centre should be supported by four (4) smaller activity centres to set the tone and character of this development as a self-contained township and not an expansion of suburbia. - Certain patterns emerge in configuring uses to maximise the success of a Town Centre. - The provision of an active Town Centre with a mix of retail and commercial services is critical to the success of the overall development. - A Main Street with major retailers should be located in the retail core of the Town Centre complemented by hospitality and retail services. - Tertiary uses such as childcare and medical services can be located throughout the township in support of the smaller activity centres.	- Neighbourhoods should be walkable. Within the constraints of topography, 75% of residential allotments are desired to be within 400 metres of an activity centre. - Development, including buildings, within an activity centre should have a main street character with quality public realm. - Town and Neighbourhood Activity centres should have a focal gathering point and to promote main street appeal. - Buildings shall present an attractive and active face to the public realm. - Quality centres support walkable neighbourhoods and provide choice and variety to residents, ideally complemented by the provision of quality open spaces and nearby recreation opportunities. - Wide shared paths should connect centres. - Street trees and cooled linear parkways to provide shade and support comfortable active travel. <i>Additional guidance about the design of streets, location and design of carparking and provision of pathways is provided in Design and Character and Transport sections.</i>

Land Use Siting

Land uses and built form sited to protect important viewsheds.

Explanation	Development Considerations
- Concordia is located at the southern gateway to the Barossa Valley. It offers a unique opportunity to develop in a manner that respects and enhances the renowned character of the region. - The Barossa Valley is distinctive with open countryside and a diverse landscape of fields, vines, orchards, and towns. - The visual appeal of the region comes from its natural features, including expansive rural views across to the Barossa Ranges, remnant native vegetation, large trees, open spaces, rolling hills, and watercourses. - Careful and considered treatments of the rural and urban interfaces of the development is important, particularly at the interface with the Character Preservation District (CPD). - The rolling topography of the development site presents opportunities to design and site development in a manner that can limit the visual impact, particularly the viewsheds through to the Barossa Ranges and foothills.	- Designing infrastructure and land division that appropriately manage the rural-urban interface along the edge of the Character Preservation District which does not adversely impact the right to utilise rural land for its purpose. - Developing in a manner that can integrate with the landscape and the site's natural features and topography, protecting views through to the Barossa Ranges. - Development designed and sited to consider key viewpoints such as internal hillcrests and ridgelines and natural features such as the North Para River. - Buildings designed and sited to integrate with the natural topography of the land using measures such as split-level building construction and other approaches that minimise the extent of cut and fill. - Building height and dwelling density (i.e. multistorey and medium to high density developments, like townhouses and apartments) reserved for lower points of the development site, leveraging topography to shield visual impact, with ridgelines and hill tops reserved for open spaces. - An earth mounded landscape buffer is desired to adjoining rural areas and Barossa Valley Way.

Access and Inclusion

Concordia is easy to navigate and enjoy for all.

Explanation	Development Considerations
- The Council is committed to achieving access and inclusion for everyone through the development of Barossa, Light and Lower North Regional Disability Access and Inclusion Plan 2018-2023 and The Barossa Council's Disability Access and Inclusion Action Plan 2020-2023. - The Action Plan complements the values of the Community Plan that sets out "A commitment to our community, embracing a culture of mutual respect, inclusion, safety and security". - The main purpose of the Action Plan is to provide an integrated approach to achieving equitable access and inclusion for everyone and ensuring facilities and services are universally accessible to all residents and visitors. - Ideally, disability is a natural part of human diversity and people living with disability are to be seamlessly included in all aspects of life.	- Concordia should be designed with universal design principles, providing Disability Discrimination Act (DDA) compliant paths and accessible civic and commercial buildings. - Concordia should provide easy access to Council services and facilities and to increase the opportunities for people living with a disability that live, work, play, volunteer and visit the region. - Likewise, where possible, developers should encourage new homeowners to adopt universal design principles in the design of their new homes, providing housing options for an ageing population and those living with disability.

Transport Network

Transport Network

Introduction

Transport is an essential part of everyone's lives and is delivered through a network of roads, rails and pathways supporting a range of modes and everyday activities. The transport system connects community members to their destinations and services, enabling them to take part in social and recreational activities and moving people and goods to support businesses and industries.

As a 'greenfield' development, Concordia has an opportunity to optimally design its transport network in support of not just movement within the new development but to improve the broader network and connection through to the Barossa Valley and nearby townships. The transport network sets the tone for the development and will have a significant impact on the overall success of Concordia.

It is critical that Concordia is provided with a high-quality transport network that provides for the efficient and effective movement of people to and across the development. Central to Council's vision for Concordia is a direct, high volume transport link from the Sturt Highway to Barossa Valley Way as a new gateway and entry to the Southern end of the Barossa Valley. Public transport is critical, as is an integrated network of pathways, to encourage active modes of movement.

Delivering Council's Vision

A well-designed transport network is critical to delivering Council's vision for Concordia, in particular:



Figure 15 Excerpt of The Barossa Council Vision for Concordia

Trends and Drivers in Transport

Trend 1 - Car Dependence

South Australia is very car dependant for travel, with approximately 85% of people using cars as their primary mode of commuting¹⁷. South Australians are particularly reliant on cars in regional areas and urban fringes where other forms of transport are limited. The number of registered cars has increased by 4.5% over the past 5 years and the number of electric vehicle sales has doubled between 2022 and 2023¹⁸.

According to the 2021 census, more than one in four (27%) households within the Barossa own more than three cars, and nearly three quarters (72%) of people travel to work by private car¹⁹. Less than one percent (<1%) use public transport to commute to work and roughly three percent (3%) ride a bike or walk. Also, during this period, the percentage of people who travelled to work in a private car was approximately six percent (6%) higher than the Greater Adelaide average²⁰.

Concordia has an opportunity to encourage more active modes of transport through the provision of local amenities and services connected by a comprehensive network of pathways. Extension of the Gawler Rail Line and supporting public transport will also help provide effective alternatives to driving for future residents. Active transport options will enhance the liveability of the new township.

¹⁷ ABS Census 2021

¹⁸ EPA State of the Environment 2023 ([weblink](#))

¹⁹ ABS Census 2021

²⁰ ABS Census 2021 – Barossa Council Area)



Trend 2 - Investment in Rail

The Australian and South Australian governments jointly funded the electrification and modernisation of the Gawler Rail line to deliver a faster, cleaner and more reliable service, delivering an electrified network through Adelaide from Gawler to Seaford²¹.

The Gawler Rail Electrification Project included electrification of the Gawler passenger rail line, replacement of the signalling system, fencing of the rail corridor, twelve new three-car electric trains and the upgrade of thirteen pedestrian crossings. The project was completed in 2023²².

The benefits of an electrified Gawler Rail line include clean and green high-performance trains delivering an improved passenger experience, better reliability and safety, and encouraging people to take public transport and leave their cars at home.

The extension of the Gawler Rail line to service Concordia was part of the vision outlined in the previous 30-Year Plan for Greater Adelaide (GARP). However, it is not shown in the new draft GARP, which is of concern to Council and will be raised during public consultation. Instead, the plan references new 'investigations' for future mass transit options and network improvements to integrate growth areas with existing investment in the Gawler Rail line, and to investigate improved east-west connectivity within the region²³.

This is reflected in the 2024/25 State Budget, which includes provisions for \$10 million over two years towards investigating network extensions for outer metropolitan and regional passenger rail services²⁴.

The extension of the rail line is critically important to the success of Concordia. Concordia should capitalise on the recent investment in rail and be provided with convenient access to quality public transport via rail. The Barossa Council strongly supports the extension of the rail line from Gawler to within the edge of the Concordia township to deliver Council's vision for a true, modern and distinctive Barossa community. Access to rail will also need to be supported by a network of public transport (e.g. frequent metro bus movements) as well as pathways and roads to enhance liveability and provide convenient access from across the whole of Concordia to this critical infrastructure.

²¹ DIT Gawler Rail Electrification Project, 2023 ([weblink](#))

²² DIT Gawler Rail Electrification Project, 2023 ([weblink](#))

²³ Draft Greater Adelaide Regional Plan (2024) ([weblink](#))

²⁴ South Australia's State Budget (2024) ([weblink](#))

Trend 3 - Public Transport Access

Despite investments in public transport nationally, use of public transport has significantly decreased over the last several years. From the 2021 census, across the nation, public transport only represents 8.3% of daily trips²⁵. Lockdowns, working from home during the COVID-19 pandemic and resultant behavioural impacts is expected to have had an impact on this trend in census data and there is evidence that rates have risen since the census data was collected²⁶.

In 2022, a Select Committee of the Legislative Council (the Committee) was established to inquire into and report on public and active transport in South Australia. The Committee recommended that the state government reviews its policies and processes to ensure that public transport services and infrastructure improve. The Committee also concluded that in both metropolitan Adelaide and in regional centres, buses should be more frequent, that there should be improved connectivity between regional centres (specifically to provide access to health services), better integration of different modes of transport (taking advantage of the opportunities that technological advances offer), fair and equitable fares that are easy to understand and implement, and in particular, simplified eligibility criteria for concessioners. Accessibility for people with disabilities and safety conditions and amenities of bus and train stops were also presented as areas for improvement²⁷. These lessons can help inform design and service decisions for Concordia.

Access to public transport to enable travel within Concordia and to nearby towns and centres is critical, as is walking and cycling paths to connect to it. Regular public transport should be available as soon as the area is occupied by residents ²⁸.

Development in Concordia needs to be provisioned with access to frequent buses for internal connection as well as to connect the new township with other Barossa townships, complementing access to rail, and providing connections to Greater Adelaide. The transport network needs to be designed to make it easy and convenient for residents to access bus terminals and public transport services, supported by walkable, connected pathways. Services should be made available as soon as the area is occupied. This will deliver against Council's vision for a connected development that promotes prosperity across the region.

²⁵ ABS Census 2021 – National

²⁶ Public Transport Patronage Rises Post-Pandemic (2023) Roy Morgan [weblink](#)

²⁷ Parliament SA Committees ([weblink](#))

²⁸ Transport NSW Future Transport Strategy (2022) ([weblink](#))



Trend 4 - Active Transport

Active transport (also referred to as active mobility or active travel) incorporates all modes of transport relying on human power for propulsion. The most familiar modes are walking and cycling, but other modes include but are not limited to scooters, skateboards and running.

Increasing the share of active transport can result in a range of physical health benefits caused by inactivity, which is the fourth leading risk factor for global mortality, according to the World Health Organisation (WHO)²⁹.

Due to sedentary lifestyles, cases of obesity, heart disease, strokes and certain cancers and diabetes are rising. Changing mobility behaviour towards more active travel could have huge benefits for physical and mental health. For people who cycle or walk a minimum of 150 minutes a week as recommended by the WHO, the risk of mortality is reduced by 10%.

Other benefits include environmental, with active transport modes not typically resulting in emissions. The associated environmental benefits from a shift from cars to active transport includes reduced energy consumption and greenhouse gas emissions. Road transport can account for anywhere between 20 and 50% of carbon emissions in a region, depending on the industry it supports³⁰ and reducing the number of cars on the road also reduces air pollution, traffic noise, and congestion. It also helps our roads to be safer and increase the quality of life in our townships.

Development in Concordia needs to be supported by an integrated network of paths and trails that connect activity nodes, encouraging active modes of transport and helping to reduce vehicle reliance and resultant impacts. This will deliver against Council's vision of an inclusive development where Concordia is healthy, safe and accessible.

²⁹ Promoting Active Modes of Transport, Interreg Europe, 2019 ([weblink](#))

³⁰ Barossa SA Snapshot 2021/22 ([weblink](#))

Trend 5 - Smart City Transport Planning

The concept of a 'smart city' is one where both information and communication technologies improve the functioning of the urban environment. Smart cities harness technology to increase the quality of life of its residents³¹.

As Concordia grows, smart transport solutions could include using real time data and analysing transport data of the transport network to provide residents with up-to-date, convenient information on all modes of transport. Residents should have access to information on all modes of transport to make informed travel choices. The development should also be designed to ease the adoption of emerging technologies, such as electric vehicles and autonomous vehicles.

The Australian Government has developed the National Electric Vehicle Strategy³², which aims to increase the uptake of electric vehicles (EVs) by increasing the supply, affordability and accessibility of EVs providing resources, systems and infrastructure to enable the rapid uptake of EVs³³.

Similarly, the South Australian Government is partnering with the RAA in expanding the statewide charging network to include 530 chargers across 140 electric vehicle charging stations in over 50 rural, regional and metropolitan service locations³⁴. The availability of charging stations needs to expand with the increasing purchase of electric vehicles, which should be catered for at Concordia.

Concordia needs to be designed with smart city principles in-mind, providing access to sensors and smart signage that can help improve the daily lives of its future residents. Roads should be designed to factor in future demands for autonomous travel and public electric charging infrastructure provided in key activity nodes to help facilitate the transition to electric vehicles. Where practical, new homes should be provisioned with adequate power connections and smart meters to facilitate easy installation of private charging infrastructure. This will deliver against Council's vision of an innovative and sustainable community.

Smart City design opportunities are highlighted with a Δ symbol.

³¹ The Barossa Council Smart Region Strategic Plan (2022)

³² National Electric Vehicle Strategy (2023) ([weblink](#))

³³ National Electric Vehicle Strategy (2023) ([weblink](#))

³⁴ Statewide EV Charging Network (2024) ([weblink](#))

Policy Positions

The following policy positions and development considerations have been developed by Council in response to these identified trends and in support of achieving the vision for Concordia. These policy positions should be considered in conjunction with Council Guidelines including but not limited to Land Division Guidelines.

Sense of Arrival

Concordia should provide a sense of arrival and facilitate connection to the Southern end of the Barossa Valley. This is a new Barossa Township and not an extension of suburbia.

Explanation	Development Considerations
- It is critically important that the development does not appear as an extension of suburbia (particularly as viewed from Sturt Highway). - Convenient connection through to Sturt Highway is critical to achieve this, complemented by a natural/green interface with the surrounding natural and rural landscape. - This landscape character (i.e. the interplay of geology, topography, vegetation, water bodies and other elements and features) is important and unique to Concordia and the Barossa Valley and should be enhanced where practicable.	- A new major road connection to Sturt Highway supported by a high-quality entrance statement. - This connection should join through Concordia to Barossa Valley Way, providing enhanced connections and supporting tourism and local freight movements. - Natural landscape buffers on the periphery of the development with targeted earth mounds and effective use of natural topography will protect key views from Sturt Highway and the surrounding landscape. - Key viewpoints to consider include distant elevated terrain (i.e. foothills), internal hillcrests and ridgelines, and natural features such as the North Para River.

Regional Movement

Connection through to Sturt Highway is critical to improve regional traffic movement (including for freight and tourist entry into the Barossa via Barossa Valley Way).

Explanation	Development Considerations
- There are constraints on the capacity of road networks south of the development and there are benefits in providing a sense of separation and arrival to Concordia (taking advantage of the natural separation from Gawler provided by the North Para River). - A major road connection to the Sturt Highway and continued direct link through to Barossa Valley Way is critical to achieving this and in delivering improved traffic movement. - The provision of a dual lane collector that facilitates movement into the site and to Barossa Valley Way can achieve improved regional movement while providing a pleasant pedestrian environment. - Providing avenue tree planting and high-quality streetscape finishes will help add to the sense of entry into this new community.	- A major road connection to the Sturt Highway, facilitated by a full grade separated interchange. - The location of the interchange will need to consider various constraints including separation to the Horrocks Highway/Main North Road/Sturt Highway interchange. (Similar interchanges have been implemented along the Northern Expressway at Angle Vale Road, Curtis Road and Womma Road, with some nearing capacity and will see significant increases in traffic volumes with the impending developments at Roseworthy³⁵). - The layout and design of the development's subdivision will need to cater for a major connector in a manner that allows cross neighbourhood movement and direct route from Sturt Highway to Barossa Valley Way. - Where practical, major transport infrastructure upgrades should be located and designed to deliver multiple infrastructure outcomes. (For example, Council understands that the Bruce Eastick North Para Flood Control Dam requires renewal, and the State should consider leveraging the new Sturt Highway interchange to resolve impending issues with this existing critical infrastructure.)

³⁵ draft Greater Adelaide Regional Plan (2024) ([weblink](#))

Road Hierarchy

Concordia's road network should meet Council's design standards and facilitate efficient and effective movement. The major arterial connections should be the responsibility of the State Government.

Explanation	Development Considerations
- Non-arterial roads will be expected to meet Council's design standards and use high-quality construction materials to ensure durability and safety. - Arterial roads will need to meet the design requirements of the Department for Infrastructure and Transport (DIT). - Natural landscaping features should be used to manage cut and fill and, where possible, avoid the use of structured retaining walls, particularly around the site's peripheries so to complement the rural interface. - Where possible, the landscape character will be enhanced, with development siting to consider key viewpoints such as distant elevated terrain (i.e. foothills), internal hillcrests and ridgelines, and natural features such as the North Para River. - High-quality transport corridors should provide smooth connections between the development and the wider transport network, benefiting both residents and visitors.	- Road layout designed around the premise of a central major junction (hub and spoke) design. - Roads laid out to maximise the natural landform and limit significant earthworks. - Wider streets for primary connectors, supported by integrated off-street cycle/walking pathways and footpaths either side of connectors. - Less formalised and more 'rural' streets on the edges of the development with single footpaths. - The denser the area, the more formalised the street design that should be applied. - Road widths may need to be widened to cater for topography and reduce the need for retaining walls. - Roads should be provisioned with avenue tree planting to provide canopy for shade and amenity. - Adequate car parking in centres and around activity nodes, and in activity centres, located at the rear of buildings and through well-design parallel parking (refer Vehicle Parking).

Council has prepared indicative road cross sections to inform road designs as per the Land Division Guidelines.

Road Design

Transport infrastructure at Concordia should be designed to deliver durable, safe, and accessible roads that complement the township's character, promote connectivity and amenity, and provide efficient access for all users, now and into the future.

Explanation	Development Considerations
• The road layout in Concordia should provide safe, convenient access for pedestrians, vehicles, and cyclists, with specific provisions for accessibility where required. • Streetscape and amenity enhancements will help create a welcoming and visually appealing environment, promoting connectivity, ease of navigation, and inclusive shared spaces. • Roads must be designed to meet immediate and long-term needs, including the pavement structure and stormwater drainage. • All users, from local residents and businesses to public transport and emergency services, must have safe, efficient access. • Road safety considerations should be prioritised throughout each phase of construction, ensuring that large vehicles, such as emergency or waste collection trucks, can operate without reversing or mounting kerbs. •	• Roads designed to a consistent, reliable standard that supports efficient traffic flow, safety, slow speed environments in neighbourhoods and around activity centres, and connectivity for all road users. • Roads should be durable and require minimal maintenance. • Road pavement design should be built to last for its intended lifespan and with consideration to the adjoining land uses and likely traffic volumes. • Road geometry must provide sufficient space for emergency service vehicles, waste collection vehicles and street-cleaning vehicles to carry out their functions in a forward direction. • Bus routes should be supported by effective road design (e.g. periodic widening and heavier pavement treatment around intersections) and bus shelters at agreed intervals.

Site Topography & Vegetation

The design of the transport network at Concordia should seek to maximise the natural landform, limit significant earthworks and complement with vegetation.

Explanation	Development Considerations
The Concordia transport network should be designed to integrate with the landscape, with roads and layouts designed to suit the site's natural features and topography.	- A coordinated development pattern that complements the site's natural features and slope of the land. - Designed to incorporate existing vegetation wherever possible. - Vegetation planted in appropriate locations to mitigate the visible extent of buildings, earthworks and retaining walls, while mitigating fire risk. - Consider use of low-maintenance, native plant species suited to local soils and climate, limiting irrigation and pruning requirements, and using plants resilient to foot traffic. - Adjusting densities to suit the topography and at the outer edges of the development.

Kerbs and Gutters

Concordia's road network facilitates the management of stormwater through the provision of effective kerbs and gutters.

Explanation	Development Considerations
- The use of kerbs and gutters in Concordia should provide consistency with other Barossa townships, with the exception of semi-mountable kerbs. - In addition to providing a defined edge to the roadway and improving the aesthetics of roads, kerbs and gutters are important in the management of stormwater. - Water sensitive urban design (WSUD) interventions can also capitalise on natural stormwater runoff to support trees and verge vegetation through the considered placement of tree-inlets and use of swales and other water sensitive urban design treatments. - WSUD should be designed and applied only where soil conditions can accommodate this treatment without causing damage to infrastructure.	- All streets are provided with a kerb and gutter in accordance with Council requirements. - Kerb outlet sleeves for the disposal of stormwater shall be provided for each allotment that drains to the road. - Kerb inverts and crossing places shall be provided in upright kerbs for safe and convenient access to allotments where necessary. - Tree inlets installed adjoining street trees where soil conditions are conducive, and stormwater management not compromised. ▲ Smart City Consideration An integrated network of moisture sensors is one way that the watering of street trees could be calibrated to ensure optimal establishment and tree health without wasting water.

Pedestrian Movement

Concordia should be provisioned with a functional network of quality footpaths that can connect future residents to activity nodes and encourage active movement.

Explanation	Development Considerations
- The development of Concordia can be undertaken in a manner that encourages active modes of travel through the effective design and placement of footpaths. - Increasing the share of active transport provides many social and health benefits. - A quality footpath network can also support the use of public transport (including rail and buses) and support vibrant activity nodes.	- Footpaths should form an integrated network that helps connect residents to activity nodes. - Footpaths shall be provided on one side adjacent to the roadway in all 'Local' roads and on both sides of all 'Collector' roads. - Footpaths shall be constructed and finished in either bitumen, concrete or blockwork (preferably brushed concrete). - Footpaths should be separated from the kerb (per road cross sections) to provide space for street trees and improved amenity to pedestrians. - Footpaths shall be constructed before development of lots occurs to set the levels for the footpath and provide immediate pedestrian access (unless otherwise agreed). - Damage to verges, crossovers, kerbs and footpaths will be monitored and rectified by whomever responsible.

Cycling & Shared Use Paths

Concordia shall be provisioned with safe, well-considered and connected cycling and shared movement paths to help promote active lifestyles and connections to activity nodes and public transport.

Explanation	Development Considerations
• Cycleways and shared use paths can promote active lifestyles. • To make them safe, it is essential to ensure proper separation from vehicles, appropriate width, smooth surfaces, clear signage, passive surveillance and lighting. • Paths should be provisioned with convenient access points and link key activity nodes like schools, centres, open spaces and recreational areas. • Paths should provide access to public transport. • Given the topography of Concordia, it is likely that paths will follow waterways. • Surface water can cause erosion and undermine pathways. • Effective drainage is essential to provide longevity and limit maintenance.	• Cycling and shared use paths shall be constructed to the satisfaction of Council. • Paths should be finished in appropriate surfacing to provide a smooth and safe surface suitable for small-wheeled devices (such as in-line skates, skateboards and prams) and wheelchairs and gophers, while also providing access for cyclists and walkers. • Paths shall be designed to facilitate the drainage of surface water (particularly in proximity to creeks and watercourses). Δ Smart City Consideration 'Smart Lighting' on both bollards and poles that activate with movement could help to encourage extended use of pathways while limiting power consumption.

Public Transport

Access to rail and buses is critical to the success of Concordia. The development should be provisioned with direct access to public transport through the extension of rail from Gawler, and the provision of supporting bus services. Early delivery of these services is vital for a walkable, active, and liveable township.

Explanation	Development Considerations
- The provision of access to mass transit options will provide community access to commute to Adelaide and access essential services without needing to drive their cars. - The location of the rail extension and terminus has been subject of several engineering studies. The conclusion from the work undertaken is that a rail extension and terminus within the existing rail reserve (at grade) is the most feasible and recommended solution for Concordia³⁶. - The preferred scenario is the extension to provide convenient and integrated rail access to Concordia via a park'n'ride facility at the southern edge of the development site. - The advantage of this design is that it can facilitate the future extension of rail deeper into the Southern Barossa Valley (i.e. Lyndoch), provide access to residents in Gawler.	- The Gawler Rail line should be extended and adjoin the southern boundary of the development. - This is critical infrastructure and should be delivered as part of the early development phases of land release (i.e. Stages 1, 2, 3 and 4), within the coming 10 years. - While the topography of the site and adjoining river adds complexities³⁷, rail will deliver positive community outcomes aligned to the vision for Concordia as an active and liveable township. - An integrated park and ride facility on the southern edge of the development provides convenient access supported with pathways to link into the development. - Bus services should also be provided, particularly to link residents within Concordia to the railway station, complement the rail service, and link to other Barossa townships. - Public transport services should be high quality, high frequency, timely, direct and reliable³⁸. - Public transport services should be supported by quality pathways and considered placement of shelters and investment in quality signage. - Public transport services should be delivered early in the development timeline to ensure early uptake as an integrated part of the lifestyle offer at Concordia.

³⁶ Precision Rail Australia Engineering Report - Concordia Land Track Alignment Study (2019)

³⁷ Precision Rail Australia Engineering Report - Concordia Land Track Alignment Study (2019)

³⁸ Strategic Passenger Transport Plan (2010) City of Playford ([weblink](#))



Δ Smart City Consideration

Real time arrival and schedule data and the provisions of smart signs and interactive kiosks could help encourage uptake of public transport by future community members.



Vehicle Parking

Concordia should have convenient access to vehicle parking in a manner designed to limit negative impacts on the amenity of streetscapes.

Explanation	Development Considerations
- While encouraging active movement and public transport use at Concordia is a priority, adequate car parking is still crucial to support lively activity centres. - However, poorly designed car parks can be unattractive, create heat islands, and discourage walkability. - Vehicle parking areas should typically be located behind buildings, allowing centres to feature 'active frontages' that encourage pedestrian access and create a vibrant 'main street' atmosphere with the benefits of passive surveillance, engaging shopfronts and more walkable streets. - Parking should also be strategically placed near schools, park-and-ride facilities, shops and community centres.	- Large vehicle parking areas should be designed and located behind buildings and connected to facilitate shared access and movement. - Mainstreets and activity centres should also be provided with discreet short-term vehicle parking (i.e. parallel parking) reflecting traditional 'mainstreet' design principles. - Trees shall be planted to limit heat island effect, provide shade and improve the amenity within parking areas. - Where soil conditions allow, vehicle parking should be provisioned with water sensitive urban design (WSUD) treatments such as permeable paving. Δ Smart City Consideration - Parking sensors linked to dynamic signage is one way that car parking can be optimised and facilitate effective traffic movement within centres. - EV Chargers should be pre-emptively integrated in the design and layout of shared parking areas.

Smart Transport

Concordia should be provisioned with smart technology to support an enhanced transport network and the transition to new transport technologies.

Explanation	Development Considerations
- Smart cities can support an integrated transport network and help transition to new transport technology. - Autonomous vehicles (AVs) are an emerging part of the transport mix, whether for on-demand use (i.e. autonomous taxis) or driver-assisted technology and will continue to grow in use as safety risks are resolved and providers expand their fleet³⁹. - Likewise, EVs will continue to grow in popularity and supply, and need to be supported by both public and private charging infrastructure. - As already highlighted, dynamic signage can support movement, utilising parking sensors, traffic data and arrival/departure times for public transport.	Δ Smart City Consideration - Clearly delineated lanes and road marking will assist the safe passage of autonomous vehicles (AVs). - Designated drop off and pick up zones for AVs (whether cars or buses) may help encourage adoption and deployment. - Smart infrastructure (such as traffic lights and road signs) can communicate to AVs via 'vehicle to infrastructure' technology. - High speed internet connectivity will be beneficial for business and to support smart infrastructure (particularly in centres). - Quality bike parking and secure lock up facilities should be provided to support 'multi-mode' transport (i.e. providing facilities to enable residents to comfortably cycle from their home to catch a train or a bus, reducing the need to drive their car). - Supportive governance/bylaws for emerging transport technology such as e-bikes, e-scooters and e-skateboards.

³⁹ Transport for NSW (TfNSW) CAV Readiness Strategy (2022) ([weblink](#))



Sport, Recreation & Open Space

Sport, Recreation & Open Space

Introduction

Sport plays a vital role in Australian communities. It is about more than just providing opportunities for physical activity; it is integral to the social fabric of regional communities. Sports bring people together, fostering a sense of belonging, inclusion and connection that transcends age, gender, and socio-economic status.

Moreso in the regions than in the metropolitan area, clubs act as more than teams; these are community institutions where multiple generations come together to support their local side. These represent the gathering of families and friends on weekends to watch games, share meals, and engage in community activities. Joining the local team is a rite of passage, providing opportunities to develop skills, build confidence, and create lifelong friendships.

Well-designed and located open space also provides a range of community benefits, from cooling the urban environment, to providing secondary stormwater management, tree canopy and biodiversity. Open space should also provide opportunities for recreation.

The amount of open space should be balanced with the need for quality open spaces. Investment in open space should seek to maximise community benefit and meet local community needs.

It is critical that Concordia is provided with ample high-quality space and high-quality sporting infrastructure. Sport and recreational infrastructure should form part of an integrated network of open space that supports active movement and maximises recreational opportunities for all. Sport and recreation is part of the Barossa lifestyle and important to supporting community cohesion.

Delivering Council's Vision

Sport, Recreation & Open Space is critical to delivering Council's vision for Concordia, in particular:



Figure 16 Excerpt of The Barossa Council Vision for Concordia

Trends and Drivers in Sport, Recreation and Open Space (New Section)

The success of the future provision of Sport, Recreation and Open Space will be influenced by broad community needs and demands⁴⁰, such as:

- Increasing time pressures on community members.
- Accessibility inhibitors (e.g. lack of public transport).
- Technological and cultural changes increasing sedentary lifestyles.
- Ageing populations and mobility restrictions.
- Smaller backyards and larger homes.
- Perceptions of safety.
- Biodiversity and conservation impacts.
- Changing weather patterns.
- Local government's ability to maintain and renew community infrastructure.

Likewise, there are also trends affecting both the design and use of Sport, Recreation and Open Spaces.

Trend 1 – Public Private Partnerships (PPPs)

Public Private Partnerships (PPPs) allow governments and the private sector to work together and share resources on key projects. Sporting infrastructure is often developed through partnerships between the state government, councils and clubs (with support from relevant supporting codes) and/or developers⁴¹ (such as in developments like the Barossa Park Project and others under the Council's 'The Big Project').

Typically, it is the developer (in partnership with a council) who designs and delivers new open spaces, which are then vested (over time) to the council as the development progresses.

Factors to consider include:

- Timing - As development needs to be early enough to support and attract a new community, but not too early to be financially unsustainable and/or underutilised.
- Whole-of-life management and costs – With a design that considers the long-term implications of maintenance and renewal.
- Governance - Ensuring clear arrangements for access, use, maintenance and renewal before or at the time of development.
- Economies of scale and value for money - Such as through the integrated delivery of a large package of assets.
- Potential to generate competition amongst experienced consortia - e.g. approaching the open market to benefit from innovative design, service and partnership outcomes.

For Concordia, it is important that the state government, council and developers or other identified stakeholders (e.g. education and health entities) work in partnership

⁴⁰ City of Swan Standards of Provision: Open Space and Community Buildings Adopted October 2017

⁴¹ Measuring the Value and Service Outcomes of Social Infrastructure PPs (2021) Infrastructure Partnerships Australia ([weblink](#))

together to design and deliver key projects, with consideration of timing, whole-of-life management costs and governance arrangements upfront.

Trend 2 – Adapting to Climate Change

Arguably, one of the greatest challenges now facing government policy makers is mitigating and responding to climate change⁴². Current and future climate change impacts may include:

- Reduced rainfall, ensuing droughts and resultant water restrictions.
- Greater level of evaporation from open spaces and a faster deterioration of surface quality.
- Reduced recharge to groundwater and reduced groundwater availability for self-supply.
- More extreme weather events, resulting in flash flooding and soil erosion.
- Higher temperatures causing major heat events, leading to heat related illness and asset deterioration.
- Damage to buildings and infrastructure due to heat stress, reduced moisture in the soil, flooding and extreme winds/storms and bushfire.
- Disruption to electricity supplies from network overloads.

Practical responses to the effects of climate change for open spaces and supporting infrastructure includes greater use of Water Sensitive Urban Design (WSUD) and Environmentally Sustainable Design (ES), in addition to measures to improve air quality and reducing heat island temperatures through the clever use of green space and tree canopies.

In Concordia, the upfront capital of ESD should be balanced with the whole-of-life cost for buildings, and facilities should be designed to withstand the extremes of weather and provide refuge from heat, and protection from flooding.

⁴² Adopting to Change – Forming New Habits: Climate Change Adaption Plan for the RDA Barossa Region (2014) RDA Barossa ([weblink](#))

Trend 3 – Sustainable Design

Historically, the provision of open space has been one dimensional, with open space having only one function. However, the last 30-40 years has seen growing demand for more multiuse open spaces to improve outcomes for the community and provide service efficiencies. Multiuse open spaces are sustainable open spaces that provide a range of recreation opportunities, including participating in organised sport. Well-designed open spaces are more inclusive for the whole community and, in turn, are more likely be utilised by more people for physical activity⁴³.

Research has also shown that high quality and accessible open space is important in providing spaces and opportunities for people's physical and mental health and well-being. Spaces that are inviting and enjoyable can attract more people and more frequent use, thus having a greater impact on individual physical activity. Well-being can also be improved through the physical and mental health and fitness benefits provided by sport and recreation activities that are facilitated by appropriately designed open space. Likewise, the integration of recycled, repurposed and sustainable materials further lowers the environmental impact of open space.

The design of open spaces in Concordia should ensure connectivity and integration to support a variety of community benefits, promoting physical, mental, and social health with high accessibility for all users. Sustainability principles should guide the use of recycled, repurposed, and sustainable materials to minimise the environmental impact.

⁴³ Creating active communities: How can open and public spaces in urban and suburban environments support active living? A literature review (2010) Rolfe & Kellet, UniSA / South Australian Active Living Coalition

Trend 4 – Co-location of Facilities

Traditionally, community buildings and open space have been planned, designed and built for separate sections of the community, which has resulted in duplication, underutilisation or a lack of community access to these buildings.

There are many benefits of co-locating open spaces and community buildings⁴⁴ such as:

- Less duplication.
- Maximising use of community buildings and associated services.
- Maximising the efforts of volunteers.
- Reduced operating costs.
- Increased usage and revenue.
- Shared capital costs.
- Creation of community hubs.
- Improved relationships between community groups and organisations.
- Shared public infrastructure delivered through a council, state and federal government partnership.

It is important that Concordia balances the trend towards shared and co-located facilities against the preference and established norms within the Barossa for the provision of sporting facilities and infrastructure in familiar patterns that have proven workable and sustainable (e.g. football, cricket and netball sharing facilities). Likewise, while schools offer opportunities for co-location of facilities, this needs to be carefully considered in terms of both governance and design.

⁴⁴ How To Plan For A Community Recreation And Sports Hub – Guide (2018) Office of Recreation, Sport and Racing ([weblink](#))



Trend 5 – Challenges Maintaining Open Spaces & Assets

A common trend experienced across developments in Greater Adelaide (and nationally⁴⁵) is the 'over servicing of open space at the commencement of developments. Developers are incentivised to drive land sales and competition through the provision of gardens, water features, play spaces, outdoor exercise equipment, BBQs and shelters in open spaces. While the amenity created for new residents is high, over time, these open spaces can become difficult and costly to maintain. This is be further exasperated when council's manage varying service levels across its council area or determine the service level of the development area is over serviced.

While the Council is very supportive of high-quality open spaces, this needs to be balanced against the sustainable management of these spaces and consideration also given to consistency between assets in Concordia and across the region, and appropriate maintenance levels that benefit the entire Barossa and regional community.

The other challenge that can be created is when open spaces act as regional drawcards, pulling people in to utilise and stay for longer periods than what the open space can cater to. This in turn can place pressure on the provision of other facilities (such as public toilets) and has longer term implications for maintenance when the council can no longer afford management, maintenance and renewal of the open space and associated embellishments.

For Concordia, it is important that a balance is struck between the need to provide quality open spaces and facilities, but for these to be designed thoughtfully and restrained to ensure sustainable maintenance and management over the long term. Likewise, the materials and assets chosen should reflect the standard used across the Barossa and should not require a higher level of service to maintain (i.e. providing equitable distribution of resources across The Barossa Council).

⁴⁵ Standards of Provision: Open Space and Community Buildings (2017) City of Swan

Sporting Facilities

The Need for Sporting Facilities

The dispersed township character of The Barossa Council has resulted in a 'per capita' higher level of open space to ensure adequate provision (particularly for sport). According to a 2013 study, the council area provides nearly 1.5 times the levels required to meet an ideal ratio of 9 hectares per 1,000 people, comprising access to fourteen sporting precincts that supports (among other codes) AFL, netball, tennis, cricket and soccer⁷. The Council is currently focussing on the development of four key district and regional locations (supported by local level facilities) to cater to existing and projected sporting infrastructure demand.

The composition of these facilities and pattern of utilisation suggests that Concordia may need more space for sport than nationally benchmarked comparisons, but likely less than currently provided within the Council area as new residents will not have the same challenge of proximity and distance to access new facilities as existing residents.

The Council also provides three swimming pools (two outdoor and one indoor) with 'The Rex' facility in Tanunda providing a 25m indoor lap pool, leisure pool, and supporting courts facility for basketball, squash, 24/7 access gym, crèche, cafe and sports store.

Despite townships across the Barossa boasting a broad range and number of sporting infrastructure, the existing facilities are at or nearing capacity, based on projected growth of existing facilities *and* as shown by strong demand for court upgrades to accommodate existing growth (per The Big Project research⁴⁶), hire requests, regular requests for field access and new facilities. There is limited or no room for growth whether due to changes in resident population, expansion of women's sport, or demand and participation levels.

All major codes have experienced growth in recent years. In particular, the Barossa, Light and Gawler Football League experienced a 76% increase in participation in Australian rules football between 2014 to 2019. Growth has been underpinned by the increased uptake of football by girls and women and the creation of the AFLW and flow on investment in facilities such as unisex changeroom facilities⁴⁷.

Similarly, soccer continues to enjoy growth, driven by growth in participation by girls and women, leveraging Australia's recent hosting of the Women's FIFA World Cup. All major codes are committed to achieving growth in sporting participation at all levels of competition.

Concordia is being designed to support 12,000 new allotments and a current population forecast of over 30,000 people. While the demographic profile is not yet known, Council believes strongly that sporting infrastructure will be critical to the success of the development and the health and wellbeing of the new residents to

⁴⁶ The Big Project (2024) The Barossa Council ([weblink](#))

⁴⁷ SANFL Infrastructure Plan 2022-2032



facility integration and cohesions with the surrounding Barossa community (and broader region).

Barossa residents currently enjoy a ratio of approximately one district level sporting facility to 2000 residents. This high ratio reflects the distance between townships and scale of facilities provided and character of the Barossa and how development has occurred for over 175 years. To achieve this same ratio for Concordia, the development would need to provide approximately 12 new district level facilities.

Council does not believe that this high ratio is necessary due to the nature of the development being contained in one collective location, but it does underscore the high demand for sporting infrastructure in the region. It also shows that well-designed and located sporting and open space can align to the Barossa character.

The Council advocates for an elevated level of sporting infrastructure to ensure that the new development can cater for demand over time and can deliver a similar lifestyle for new residents as enjoyed by existing Barossa residents.

Residents within the Barossa Valley do not have convenient access to beaches or retail-based recreational activities. Sport is their primary outlet and community connector. These new residents will require this same access to high-quality infrastructure.

For the number of residents currently expected at Concordia (30,000 residents) and with consideration to the geographical area of the development, the Council advocates for the provision of the following sporting facilities.

The Type of Sporting Facilities Required

Sporting facilities perform as important community infrastructure that needs to be well considered and designed to integrate with the broader provision of recreation and open space.

The tables below outline the intended use of sporting facilities, relevant development considerations and the provision of facilities expected by Council for Concordia.

Intended Uses	Development Considerations
- Catering for a range of sports, competition levels and training needs. - Providing ability for higher level competition (regional competitions and events). - Meeting the diverse needs of the community through supporting, multi-functional spaces (including spaces for	Sportsgrounds should: - Meet user/sports association 'standard' requirements. - Provide multi-use clubrooms capable of supporting commercial catering, meeting spaces, functions and other broad community needs (i.e. beyond sport). - Provide unisex change rooms. - Provide quality well designed grass/synthetic surface playing fields/pitches. - Provide quality hardcourt surfaces (i.e. painted, bitumen).

multi-generational connection and cultural cohesion). • Incorporating natural habitat, large trees, local, native vegetation, and refuge for wildlife.	• Provide lighting adequate for training and competition. • Provide viewing areas, seating and shelters. • Provide both off and on street carparking. • Integrate supporting recreation facilities (e.g. playgrounds, 3x3 basketball, skating, per those listed in Neighbourhood Reserves).
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Table 2 Intended use of sporting facilities

The following facilities are considered necessary to meet the current and future demands for sport in Concordia, informed by Council's understanding of existing demand in the region.

Sporting Precincts (A minimum of two precincts)

Comprising a combined club and shared facilities, including multiuse clubroom, unisex changerooms and facilities as listed. A well-designed sporting club/precinct could include several sporting codes together, such as winter AFL, netball, hockey, soccer, etc.

	Per Precinct	Total	
Facility	Number		Features/Notes
AFL / Cricket Oval	1-2	2-4	Illuminated
Junior AFL Oval	1-2	2-4	Option to be linked with schools
Netball Courts	6	12	Illuminated
Multiuse Clubroom*	1	2	
Playground	1	2	Neighbourhood Level
Other	1	2	Skate or BMX and/or 3x3 basketball

* Incorporating commercial kitchen, function space, offices, meeting rooms, unisex changerooms (AFL standard), gym, community storage, etc.

Table 3 Provision of facilities expected by Council for Concordia – Sporting Precincts

Other (Distributed)

Facilities should be distributed across the development site and accessible from / adjoining district and neighbourhood level open space, where practical.

Facility	Number	Features/Notes
Hockey	1-2	Synthetic / Illuminated
Lawn Bowls	2-3 Greens	Synthetic / Illuminated
Multiuse Clubroom	1-2	
Tennis Courts	16	Illuminated Option to be linked with schools
Soccer (Senior)	2-3	Synthetic / Illuminated
Soccer (Junior)	2-3	Option to be linked with schools Synthetic preferred
Athletics	2	Option to be linked to ovals or schools (include long jump, shotput, javelin, etc.)

Table 4 Provision of facilities expected by Council for Concordia – Other (Distributed)



Indoor Recreation Precinct (One Precinct)

Facility	Number	Features/Notes
Indoor Recreation	1	4-6 Courts (min)
Gymnastics		Shared
24/7 Gym	1-3	
Other	1	Skate or BMX

Table 5 Provision of facilities expected by Council for Concordia – Indoor Recreation Precinct

As shown, the Council is supportive of sharing sporting fields and facilities with local schools, but also acknowledges that access can be restricted. Governance (such as joint-use arrangements) needs to be carefully considered, as does the intended extent of use and design of facilities (such as turf) to ensure that it can be sustainably used to meet demand without causing damage or shortening the life of the asset.

Council is also supportive of the co-location of sporting facilities with District and Neighbourhood Level open spaces. Ovals and fields can help to augment community access for passive recreation.

Likewise, sporting facilities should be designed to incorporate large trees and other landscaping to reduce heat, provide shade and add amenity to nearby neighbourhoods.

Lighting should allow for evening training and night games for key facilities, in accordance with relevant standards and guidelines from their respective codes (e.g. SANFL Guidelines).

Smart technology should be leveraged to limit energy consumption and assist with navigation and promotion of access to sporting facilities.

Governance Arrangements

The Barossa Council is committed to maximising the community benefits that can be obtained through the use of its facilities whilst ensuring equitable, transparent and responsible management of its occupancy agreements.

To this end, it has developed a framework for the use⁴⁸, occupancy and management of Council buildings and land and the terms, conditions and principles upon which occupancy agreements will be developed. It is supported by guidelines that guide Council's application of individual Shared Use Lease, Exclusive Use Lease, Ground Lease, Licence & Hire Permit Agreements Conditions of Use.

Council's framework for the use, occupancy and management of Council buildings and land seeks to ensure that:

- There is flexibility and an opportunity for all community members as individuals, groups or organisations to be able to access Council facilities for a mix of welfare, social, cultural, recreational and community functions, activities and services
- Council is promoting and supporting the optimal use and management of its facilities in accordance with Council's sustainability objectives.
- Fees and charges for hire of Council community facilities meet principles of social justice, equity and value for money and demonstrates Council's commitment to a fair, accountable and transparent process.
- There is a clear process and criteria in place for the consideration of applications for fee reduction, subsidy or waiver for the hire of Council facilities.

Council recognises the need to provide community facilities that are equipped for a range of different uses and cater to the needs of a range of different users, and therefore will consider the granting of a Lease, Licence or Hire Permit in accordance with the following principles

Principle	Description
Equitable Distribution	Equitable distributed facilities with priority given to The Barossa Council ratepayers, residents, locally based groups and not-for-profit organisations
High Occupancy	Ensuring high occupancy rates for all facilities
Consistency	Ensuring consistent tenure conditions across facilities
Clear Responsibilities	Defining responsibilities and costs associated with the construction, maintenance and operation of facilities upfront
Partnerships	Acknowledging the value of community organisations through the development of partnerships and shared values in the development of healthy and sustainable communities
Alignment	The intended use is in accordance with the Community Land Management Plan (CLMP), Council's relevant Strategic Plans and any relevant Council strategies as well as suiting the

⁴⁸ Lease, Licence and Hire Permit Policy, The Barossa Council, 2023 ([website](#))

	purpose of the community facility and adjacent community infrastructure
Simplicity	Ensuring the system utilises the simplest form of agreement for the circumstances and risks of each user

Table 6 Principles for community facilities governance

Within the above context, the primary use of community facilities will be to facilitate activities that provide community development outcomes and benefits for The Barossa Council ratepayers, residents, businesses and visitors.

Council will enter into a range of occupancy agreements with community facility users tailored to suit the nature of the facility, usage, user profile and Council's legislative and governance obligations. Council's occupancy agreement options are summarised below.



Figure 17 Overview of arrangements



Figure 18 Overview of arrangements (continued)

Fees and Charges will be applied to the hire, lease and license of community facilities. Facility inspections and occupancy agreement reviews will occur annually, taking into consideration facility maintenance, public health conditions, utilisation, capital development planning and financial review.

Where appropriate, Council will require the Lessee or Licensee to establish 'sinking funds' to act as a mechanism to recognise the future finances required to replace assets such as synthetic pitches and courts. Each year, the Lessee or Licensee will be required to quarantine a determined annual amount and eventually contribute 50% towards the future cost of the playing surface replacement.

Open Space

What will Council accept as open space?

Section 198 of the *Development, Planning and Infrastructure Act 2016* stipulates that land divisions greater than 20 allotments **must contribute 12.5%** of the subject area toward open space.

The useability of land for recreation purposes will factor into Council's assessment of land to be counted towards the open space contribution. Council will consider the following factors before accepting a parcel of land as open space:

- **Quality and quantity:** Open space that is high quality, useable and appealing will be prioritised over the quantity of open space.
- **Land topography:** Open space needs to be useable for its intended purpose and requirements and have a slope of less than 1 in 4. Steep gullies are not considered to be appropriate open space.
- **Water systems:** Open space can be co-located with land used for stormwater management areas and natural waterways, providing it is useable and connected as part of the broader open space network (refer **Table 1**).
- **Transmission corridors:** Open space can be co-located with land used for the transmission of power providing the open space is high quality, well designed, functional and accessible. Open Space directly under powerlines should not be included in calculation of open space.
- **Land contamination:** Where land is contaminated it will not be accepted as open space unless there is a commitment and a plan for remediation (i.e. by the developer).
- **Buffers:** Open space that comprises a landscaped buffer is at least 10m wide.

Land Affected by Flooding as a Contribution to Open Space

Table 7 Land Affected by Flooding as a Contribution to Open Space

Drainage capacity of land	Meaning	Open Space Useability	Infrastructure	Contribution to Open Space
1:100-year event	1% chance that a storm event will occur in a year (major storm event)	Most useable. land will only experience inundation on rare occasions.	Suitable for most types of infrastructure including play spaces and BBQs (but excludes habitable buildings i.e. clubrooms)	Yes (up to 100%)
1:20 year event	5% chance that a storm event will occur in a year	Suitable for playing fields and irrigated passive open areas with land subject to	Suitable for some types of infrastructure such as fencing, goal posts and seating	Yes (up to 50%)

Drainage capacity of land	Meaning	Open Space Useability	Infrastructure	Contribution to Open Space
		short/infrequent inundation		
1:5-year event	18% chance that a storm event will occur in a year	Not useable. Low lying and/or subject to inundation several times per year.	Not suitable for any infrastructure	No
Channel / swales	Designed to channel water to other areas	Not useable	Not suitable for recreation infrastructure	No
Channel / swale shoulders (at 1:100-year event levels)	1% chance that a storm event will occur in a year (major storm event) and cause inundation of channel shoulders	Shared pedestrian and cyclist pathways	Shoulder areas may be suitable for sealed / unsealed linear trails / boardwalks and associated infrastructure such as seating and signage	Yes (up to 100%) of areas at or above 1:100 flood levels.

For Concordia, the North Para River acts as part of the boundary between neighbouring Councils (i.e. The Barossa Council, Light Regional Council and the Town of Gawler). As such, governance concerning maintenance and management of open space and future assets (such as footbridges) within future open space adjoining the river (and within the waterway) will need to be arranged as the development progresses.

How should open space be designed?

The following **Guiding Design Principles** have been prepared to help shape the design and location of open space in Concordia.

Table 8 Guiding Design Principles have been prepared to help shape the design and location of open space in Concordia.

Principles	Supporting Guidelines
Provision of open space to meet community needs	- Development of open space should reflect the hierarchy of the reserves (e.g. district, neighbourhood or local). - Open space should fulfil minimal acceptable standards with respect to gradient, flooding, proximity to transmission corridors and contamination (refer Table 1). - Open spaces should be equitably spread across Concordia so that all future residents have opportunities to pursue formal and informal recreation activities. - Households should be within a 5-minute walk or 400 metres from useable open space.
Diverse and quality open spaces	- Open spaces should be high quality and provide diverse facilities that encourage people of all ages and abilities to use open spaces and be active. - The amount of open space should be balanced with the need for quality open spaces. - A mix of open space types should be provided to cater for diverse community interests (recreation, sport, natural). - Investment in open space should maximise community benefit and meet local community needs. - Open spaces should be designed to protect, accommodate and integrate large trees to provide shade, habitat and urban cooling.
Accessible recreation and sport opportunities	- Open spaces should be available for use by all, and exclusive use should be limited (outside of use by sporting clubs as per lease/licence agreements with Council). - Open spaces should be accessible for cyclists and pedestrians. - Open space destinations should be easy to find and provide car parking. - Open spaces should be accessible to people with disability or mobility impairment. - Connected linear open spaces that support the movement of people (walking, bike riding, jogging) through the open space network should be provided. - Open space should equitably distribute recreational facilities (e.g. playgrounds, dog parks, BMX, skating, basketball, shelters, BBQs, seating, other furniture).
Quality open space	Unique, high-quality parks and reserves should be created to provide destinations for community activities and events and maximise the natural landscape.

Principles	Supporting Guidelines
destinations at key locations	
Environmentally sustainable open spaces	• Natural assets should be managed to improve or increase habitats for wildlife and be resilient to a changing climate. • Sustainable practices should be adopted in the design and management of open spaces (e.g. water management, irrigation, energy efficient lighting, etc). • Open spaces should incorporate native vegetation and other vegetation that provides habitat for wildlife, and which incorporates connected open space corridors. • Where possible, materials will be recycled, repurposed and natural.
Open spaces that are safe, activated and create a sense of place	• Open spaces should create a sense of place through the provision of facilities, signage (arrival and wayfinding), art and activities that reflect the history, culture and identity of the Barossa (as well as the Aboriginal and Cultural Heritage of land within Concordia, particularly land adjoining the North Para River). • Key open spaces and destinations should be designed to support future activation through activities, events and facilities that increase the vibrancy and safety of the open space.
Open spaces that are designed to be financially sustainable	• The Council is accountable and responsible for the ongoing maintenance and eventual replacement of open space assets. • As such, these assets should be designed for efficient maintenance and renewal, achieving an appropriate balance between full life cycle costs and community benefit. • This can be achieved through the careful choice and placement of open space assets, the design and placement of gardens (e.g. in areas that can be easily accessed and safely maintained), a preference for low-maintenance planting species and irrigated grassed areas limited in number and scale where they can be enjoyed by the community while not creating a heavy maintenance burden. • Entry statement gardens are an example of assets that are often installed without consideration of maintenance or safety.

Open Space Hierarchy

Open space should be designed and allocated to meet the requirements as set out in the following hierarchy of spaces.

- **Regional**
- **District**
- **Neighbourhood**
- **Local**
- **Linear open space and corridors**
- **Sportsgrounds**

Intended uses and development considerations are provided in the following tables. All open spaces within the hierarchy should be designed to meet the Guiding Design Principles. In addition, open space should form part of an integrated network, providing connection between (and integration of) both passive and active spaces. Informal recreation equipment should be distributed across this network encouraging play and recreation as part of community movement through the open space network.

Regional Level Reserves

Table 9 Intended Uses and Development Considerations - Regional Level Reserves

Intended Uses	Development Considerations
- Recreation destination that will draw people from outside Concordia and supporting extended visits (several hours). - A focal point in the region due to the size, unique character or diverse features of the region. - Provides an appealing and high-quality recreation setting with diverse facilities and activity opportunities. - Provides ability to cater for a broad range of user groups and uses linked to activities and events. - Ability to be activated in the evening (e.g. lighting and community facilities). - Incorporating tree canopy and natural habitat (e.g. large trees, local native vegetation and refuge for wildlife) at the peripheries and/or in pockets.	- At least 4 hectares in size (excluding sporting facilities). Incorporating: - Multi-function spaces that accommodate a range of recreation activities - Capacity to cater for large numbers of users - Irrigated turf, formal and informal gardens. - Carparking, public toilets, BBQs, shelters, furniture. - Regional Level Playground - Informal structured sport (e.g. 3x3 basketball, BMX, skating, etc.) - Secured Dog Park.

District Level Reserve

Table 10 Intended Uses and Development Considerations - District Level Reserve

Intended Uses	Development Considerations
- District recreation destination for Concordia. - Provides an appealing and high-quality recreation setting with diverse facilities and activity opportunities. - Provides ability to cater for a broad range of user groups and uses linked to activities and events. - Ability to be activated in the evening (e.g. lighting and community facilities). - Incorporating tree canopy and natural habitat (e.g. large trees, local native vegetation and refuge for wildlife) at the peripheries and/or in pockets.	- Located within 1.6km of all households. - At least 3 hectares in size (excluding sporting facilities). Incorporating: - Irrigated turf, formal and informal gardens. - Carparking, public toilets, BBQs, shelters, furniture. - District or Regional Level Playground - Informal structured sport (e.g. 3x3 basketball, BMX, skating, etc.) - Secured Dog Park.

Neighbourhood Level Reserve

Table 11 Intended Uses and Development Considerations - Neighbourhood Level Reserve

Intended Uses	Development Considerations
• Provide an appealing and high-quality passive setting with facilities to encourage stay (e.g. dog walking, children's play). • Provides opportunity to link to local schools and community facilities. • Incorporating tree canopy and natural habitat (e.g. large trees, local native vegetation and refuge for wildlife).	• Located within 500-800m of all households. • Between 0.5 and 1 hectares in size. Incorporating: • Spaces for play and passive recreation • Irrigated turf. • Longer stay amenities such as BBQs, shelters, park benches and bins. • Playground and/or nature play. • 3x3 basketball.

Local Level Reserve

Table 12 Intended Uses and Development Considerations - Local Level Reserve

Intended Uses	Development Considerations
• Provide an appealing and high-quality passive setting for short periods of stay (i.e. minutes). • Provides a landscape to contribute visual amenity and character to the neighbourhood. • Incorporating tree canopy and natural habitat (e.g. large trees, local native vegetation and refuge for wildlife).	• Located within 400m of households. • Between 0.2 and 0.5 hectares in size. Incorporating: • Informal spaces for play and passive recreation. • Irrigated turf. • Park benches and bins. • Shade. • Nature play.

Minor reserves (i.e. smaller than Local) are not desired due to functional limitations and difficulties to undertake maintenance, other than where they can contribute to the visual amenity and character of the area or serve as a pedestrian/cycling connection.

Linear Open Space and Corridors

Table 13 Intended Uses and Development Considerations - Linear Open Space and Corridors

Intended Uses	Development Considerations
- Supporting a walkable, healthy community. - Connecting Concordia destinations, such as shopping centres, sportsgrounds, recreation parks, waterways and rail. - Incorporating natural habitat, large trees, local, native vegetation, and refuge for wildlife. - Integration and promotion of Aboriginal heritage and First Nation story telling.	- Providing walking and cycling pathways. - Should form part of the edge of neighbourhoods and linked to neighbourhood or district reserves. - Often following natural features (such as riparian corridors, waterways or valleys) and maximising the recreational value of powerline easements. - Providing opportunities for interpretive signage and place-naming to reflect Aboriginal heritage and First Nation story telling. - Providing opportunities for careful integration of activity nodes with gym and outdoor exercise equipment.

Open Space Assets (by Hierarchy)

The following table provides a guide for the range of facilities and features that are expected across the varying types of open spaces as set out in the open space hierarchy.

The table is a guide for Council decisions in consultation with the developer. It is a guide only; not every facility listed will necessarily be provided in each open space of the respective type.

Y = Expected facility/feature for the hierarchy of open space

• = Expected facility/feature for the hierarchy of open space in higher density areas

Table 14 A guide to open space assets (hierarchy)

Facility & Feature	Regional	District	Neighbourhood	Local	Connecting
Barbecue (BBQ)	Y	Y	•		
Basketball (3x3)	Y	Y	Y	•	
Car Parking	Y	Y	Y		
Dog Park		Y	•	•	
Drinking Fountain		Y	Y		
Exercise Equipment		Y	Y	Y	Y
Events (Significant)	Y				
Events (Medium)	Y	Y	•		
Garden Bed (Feature)	Y	Y	Y	•	
Garden Bed (Natural)	Y	Y	Y	Y	Y
3x3 Basketball	Y	Y	Y	•	
Irrigated Grass	Y	Y	Y	Y	
Lighting (Paths)	Y	Y	Y	•	Y
Outdoor Exercise				•	Y
Path – Shared	Y	Y	Y		Y
Path – Pedestrian	Y	Y	Y	Y	Y
Playspace – Major	Y				
Playspace – Large		Y	•		
Playspace – Medium			Y	•	
Playspace – Small				Y	
Public Toilet	Y	Y	With BBQ		
Rubbish Bins	Y	Y	Y	Y	Key Nodes
Seating	Y	Y	Y	Y	Y
Shelter	Y	Y	Y	•	
Skate/BMX	Y	Y			
Trees – Canopy	Y	Y	Y	Y	Y
Water Feature	Y	Y	•	•	



Facility & Feature	Regional	District	Neighbourhood	Local	Connecting
Water Sensitive Urban Design	Y	Y	Y	Y	•

Playspaces

Play is an important part of children's development. Play helps children develop a range of skills required in adulthood, such as problem solving, creativity, resilience, independence, flexibility and interaction with other children. Playspaces in public parks provide opportunities for children to engage in play as well as being physically active and socially connected. Playspaces also provide an important wellbeing opportunity for parents or caregivers to connect with each other and form new community support networks.

A hierarchical approach to providing playspaces will be adopted (refer table below), with Regional and District playspaces generally large with diverse activity opportunities, catering for multiple age groups and 'all abilities', connected to higher level recreation spaces and facilities. Neighbourhood playspaces will generally feature a number of play elements that cater for more than one age group; whereas local playspaces will only provide basic equipment that cater for one age group (generally young children aged 3-7 years).

Table 15 Playspace guides to approach

Major	Large	Medium	Small
\$1M-\$5M Mix of age groups	\$500k-\$1M Mix of age groups	\$100K-\$500k Age specific	>\$100K Age specific / small equipment

Event Spaces

The Barossa Council is committed to supporting and hosting events that align with community well-being outcomes, promote inclusivity, and celebrate connection while furthering economic growth and sustainability⁴⁹.

The development of Sporting, Recreation and Open Spaces across Concordia provides an opportunity to pre-emptively design and plan for event use.

Table 16 Intended Use and Development Considerations - Event Spaces

Intended Uses	Development Considerations
- Foster community engagement and inclusivity. - Facilitate events that celebrate and reflect the diverse cultures, traditions, and identities within the community. - Promote a sense of unity and shared celebration. - Promote economic growth and sustainability.	Regional and District Level Open Spaces that are designed to accommodate events through the provision of infrastructure such as: - Conveniently located and distributed power supply. - Natural amphitheatres that capitalise on topography and landform. - Sporting facilities that support events through the provision of facilities for hospitality, access to public toilets, safe movement of pedestrians, access for service vehicles, power, lighting, data and other supporting infrastructure needs for events.

Event Classifications (referenced in the table *Facility and Feature Provision by Open Space Hierarchy* table) are defined by Council's draft Event Management Policy, per descriptions below.

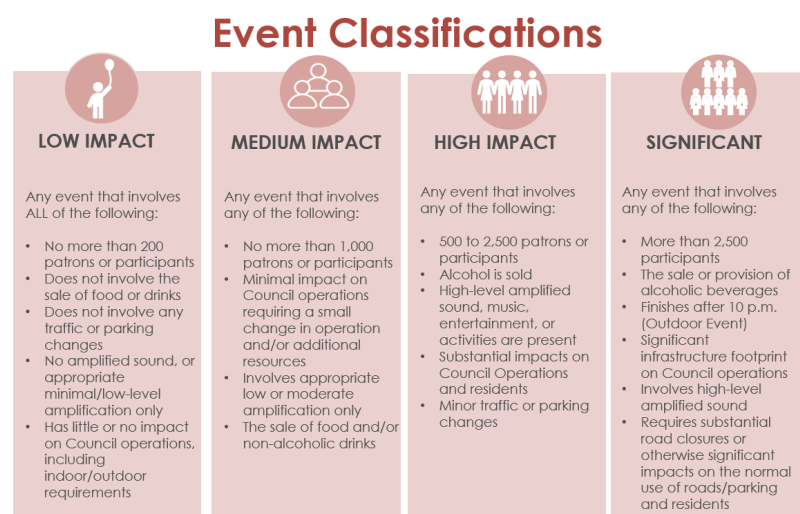


Figure 19 Event Classifications

⁴⁹ Event Management Policy (2024) The Barossa Council ([weblink](#))

Community Infrastructure

Community Infrastructure

Introduction

Community infrastructure comprises the facilities, spaces, services, and networks that improve our community's quality of life and well-being and play a key role in encouraging people to live in or visit an area. It includes facilities such as libraries, community hubs, youth centres, and services such as health, education, early childhood support, community development, culture, sport, recreation, parks and open spaces, and emergency services. These elements collectively contribute to social sustainability through identity, inclusion, and cohesion. Community infrastructure facilitates the delivery of social services, supporting a happy, safe, connected and healthy community⁵⁰.

Delivery of flexible and adaptable community facilities that cater to changing community needs is sought in Concordia. This includes provision of facilities across Concordia that are safe, inclusive, welcoming and create a space for the community to connect. Forecast as one of the fastest growth communities in the Barossa Valley, there is a critical role to be played by Council, developers and service providers alike in responding to the service and facility needs of future residents of Concordia.

The pace and scope of change is unprecedented, and Concordia is expected to be more diverse than the existing Barossa community, thereby presenting potential for a more complex range of social, health and wellbeing issues. Growth is occurring where there is no or limited pre-existing community infrastructure.

As the community grows, it is important that Council has a robust understanding of community needs through research and ongoing dialogue. Council must balance its social and financial responsibilities in an environment where multiple pressures exist, and ensure its facilities are well-designed, appropriately located, and sustainable now and into the future.

Delivering Council's Vision

Community Facilities are critical to delivering Council's vision for Concordia, in particular:



Figure 20 Excerpt of The Barossa Council Vision for Concordia

⁵⁰ Australian Infrastructure Audit (2019) Infrastructure Australia ([weblink](#))

Trends and Drivers in Community Facilities

Trend 1 – Quality Mix

In the development of community facilities at Concordia, a diverse range of spaces needs to be considered to meet the needs of a growing and varied population. Community precincts will be essential, acting as multipurpose spaces that serve as central gathering points for services, events, and programs⁵¹. By integrating areas for recreation, learning, and social interaction, these precincts can accommodate the different needs of various groups, creating a vibrant and connected community.

Flexible spaces that can promote social interaction, health programs, and lifelong learning are crucial for wellbeing and preventing isolation. Library services should also play a pivotal role in community life, with modern libraries functioning as part of integrated hubs for learning, digital access, and social engagement, offering resources and programs that benefit residents of all ages. These spaces will support education, provide gathering areas, and promote lifelong learning, making them an integral part of the community fabric.

In addition, leisure and recreation facilities provide spaces for physical activity and social interaction, encouraging a healthy and active lifestyle. These facilities, combined with outdoor spaces and walking trails, will foster a sense of community through shared activities and sports.

Integrating arts and culture is crucial for creating a sense of place at Concordia and contribute to community development⁵². Arts and cultural spaces allow for creative expression and help celebrate community identity. Whether through public art, performance spaces, or cultural programs, these elements have the potential to enrich the local environment and foster a unique character, making Concordia a vibrant place to live and visit.

It is critical that community facilities at Concordia are designed to accommodate a variety of needs, from community precincts and youth spaces to leisure, education, and cultural areas, ensuring a well-rounded and inclusive environment for all residents.

⁵¹ Community Facilities Planning Framework (2019) City of Casey ([weblink](#))

⁵² Reclaiming Arts & Culture in Community Development (2024) B Lepani, Our Collective ([weblink](#))

Trend 2 – Multiuse Facilities

The move towards multiuse community facilities reflects the need for adaptable spaces that can serve a variety of functions, responding to the evolving needs of the community. Community facilities should be designed to support a range of activities day-to-day while also being capable of expanding or reconfiguring as community demands change over time. By designing spaces that cater to different user groups, including those who may need a higher level of support, such as accessibility and safety features, these facilities ensure that everyone in the community can engage in and benefit from shared spaces.

An essential aspect of this approach is the co-location of services. Bringing together versatile community meeting spaces within sporting facilities offers significant advantages. Co-location allows for the pooling of resources, resulting in better facilities than if facilities were provided separately. It also promotes the efficient use of space and common areas, such as halls and amenities, which can be shared between organisations. This can foster greater synergy and collaboration and integrated service delivery.⁵³.

The Community Hub model is an increasingly popular solution in areas experiencing growth, like Concordia. These hubs combine multiple services, activities, and facilities in one place, creating vibrant spaces where a wide range of needs are met in both formal and informal ways. Centrally located, often near schools, shops, parks, and transport routes, these hubs become key gathering points for the community. With flexible, multipurpose spaces, they can accommodate various programs, events, and activities, ensuring that the facilities remain relevant and well-utilised as community needs shift over time. Consolidated facilities streamline management and coordination, reduce staffing and enable service synergies.

It is critical that community facilities at Concordia are designed to be multiuse, adaptable, and integrated into the broader community, ensuring they provide not only for current needs but can evolve to meet the future demands of a growing and diverse population.

⁵³ Community Facilities Study & Delivery Strategy (2017) Mount Barker / Elton Consulting ([weblink](#))

Trend 3 – Sustainable

The development of community facilities is increasingly focused on environmentally sensitive design, reflecting a growing commitment to sustainability. These facilities can be functional spaces for community use as well as showcases for sustainable building methods and practices⁵⁴. A key element of this trend is the use of sustainable materials. Building materials are carefully chosen to have a lower environmental impact, often including recycled or locally sourced products that reduce the carbon footprint of construction. Additionally, adaptive reuse—repurposing existing structures rather than building new ones—can significantly reduce waste and the energy used in construction while preserving valuable resources.

The use of natural light is another critical factor in environmentally sensitive design. Incorporating large windows, skylights, and strategic positioning of buildings to maximise daylight reduces the need for artificial lighting, cutting down on energy consumption and creating brighter, more inviting spaces. Natural light has also been shown to improve the well-being of building users, making these facilities not only energy-efficient but also healthier environments for the community.

Urban cooling is another focus, particularly important in Australia's climate. Environmentally sensitive designs can incorporate green roofs, shade structures, and vegetation around facilities to reduce the heat island effect in urban areas. By using native plants and designing spaces that encourage airflow, these facilities help to cool the surrounding area, making outdoor spaces more comfortable and reducing the need for air conditioning.

In addition to these design features, sustainable initiatives such as rainwater harvesting, solar panels, energy-efficient lighting, and stormwater treatment are increasingly being integrated into community facilities. These measures can reduce ongoing operational costs, contributing to the financial viability of the facility by decreasing energy and water consumption. Another strategy for long-term financial sustainability is the inclusion of income-generating spaces within these facilities, such as leasable office spaces or event venues, which can help offset maintenance and operational costs.

It is desired that community facilities at Concordia are designed with environmental sensitivity in mind, incorporating sustainable materials, energy-efficient features, and urban cooling solutions. This is in pursuit of a positive environmental impact but also financial sustainability to support the servicing of the community for generations to come.

⁵⁴ Environmentally Sustainable Design (ESD) Requirements – Council Buildings (2022) City of Charles Sturt ([weblink](#))

Trend 4 – Resilient

Community facilities play a vital role in building resilience within communities, serving as key places of support both during emergencies and in everyday life. In times of crisis, these centres can act as safe refuges, providing shelter, resources, and a space for coordination when it's needed most⁵⁵. Having a well-prepared community centre means there is a central, reliable location for people to gather and access essential services, whether during a natural disaster or in the aftermath of an emergency.

Beyond times of crisis, community facilities help build resilience by fostering strong connections among residents. They provide a space for people to come together, share experiences, and develop a sense of belonging. These connections strengthen the social fabric of the community, allowing people to support one another during difficult times and share resources and knowledge, which ultimately enhances the capacity of the entire community to withstand challenges.

By offering programs and services that promote social engagement, skills development, and health and wellbeing, community facilities contribute to long-term resilience. They help build individuals' capacities to adapt to changing circumstances and create a more connected, resourceful community. It is desired that community facilities are designed to not only meet immediate needs during emergencies but also to foster strong, resilient relationships among residents, building a community that can thrive in any situation.

It is desired that community facilities at Concordia are designed to enable use in times of crisis, ensuring they can serve as safe havens and support centres during emergencies. Equally important, these spaces must foster everyday social connections and personal development, helping to build a resilient, well-connected community that is prepared for whatever challenges may arise.

⁵⁵ Disaster Recovery Guide (2017) LGA SA ([weblink](#))

Trend 5 – Accessible

For the modern development of Concordia, it is important that community facilities are designed to be accessible to everyone, promoting inclusivity. The principle of equitable use ensures that all spaces cater to people of all abilities, from accessible ramps to clear signage and intuitive layouts. This aims to create an environment where no one is excluded, and all community members feel welcome⁵⁶.

Flexibility in use is another key principle. Community facilities should be adaptable, serving multiple purposes such as meeting spaces, recreational areas, or event venues. This ensures the spaces can meet the evolving needs of the community, providing a versatile environment for all residents.

Simple and intuitive design is important for easy navigation. Clear layouts and user-friendly features, like well-placed signage and easy-to-use amenities, make it easier for everyone to confidently access and use the facilities.

It is desired that community facilities in Concordia are designed using universal design principles, ensuring they provide equal access and a positive experience for all.

⁵⁶ Seven Principles of Universal Design (1997) Centre for Excellence in Universal Design ([weblink](#))

Policy Directions

Effective Provision

Concordia should be provisioned with flexible community facilities to cater for community needs and growth. Residents should not need to leave the township to access critical services.

Table 17 Policy direction and development considerations for the effective provision of Community Facilities

Explanation	Development Considerations
- Well-designed community facilities play a crucial role in building strong social connections and cohesion. - These facilities should be strategically placed for easy access by walking, cycling, and public transport, promoting healthy lifestyles while reducing car reliance. - When community facilities are easily reachable, residents are more likely to engage in local activities, enhancing community involvement and fostering a culture of active living. - Furthermore, facilities benefit from integration with sport and recreation facilities, schools, and parks, encouraging interaction and contributing to vibrant placemaking. - This proximity allows for seamless transitions between activities, encouraging residents to spend more time in their community and participate in a variety of social and recreational opportunities. - An effective number of facilities with sufficient and flexible spaces is essential to accommodate the diverse needs of the community. - Early investment in these facilities not only demonstrates a strong commitment to residents and their wellbeing but also attracts growth and fosters a sense of stability, paving the way for a thriving, interconnected community.	Provision of Facilities Refer table below. - Located in or adjacent accessible activity centre locations that are central to catchment populations and have reasonable access to transport. - Outside of the central activity centre where the Community Hub is to be located, community facilities should be integrated with Sport and Recreation facilities, to gain efficiencies in delivery and in pursuit of a multi-use and adaptable precinct model. - The Community Hub should be positioned to have strong connection to good quality public open space and designed to contribute to the public domain. - Facilities more broadly should be universal in design and not designed to cater to a specific demographic group (e.g. youths or aged) but rather provide adaptable and flexible spaces that can cater for a broad range of uses. In addition to the provision of Community Facilities as outlined, Council will advocate for the provision of other key social infrastructure, such as access to emergency services, police and health care facilities and other services.

Facility Provision Ratios

The below table has been informed by review of other growth council provisions and subject matter expertise from within Council. For the number of residents currently expected at Concordia (30,000 residents) and with consideration to the geographical area of the development, the Council advocates for the provision of the following facilities.

Table 18 Council Expectation of provision ratios for Community Facilities

Facility	Ratio to Residents	Number	Features/Notes
Council Facility			
Neighbourhood Multipurpose Space ⁵⁷	1:10,000	3	Min 350m2, incorporating main hall (1), foyer, meeting rooms (2), kitchen, DDA toilets, integrated into sport and recreation precincts.
Community Hub (including library services)	1:>25,000	1	Min 3500 m2, incorporating main hall (1), foyer, meeting rooms (3-4), kitchen, changing places toilet, library collection area, flexible working areas, digital kiosks, children's area, maker spaces, reading spaces, located in main central activity centre for Concordia Growth Area.
Shared Facility Potential			
Arts & Culture Performance Space	1:>100,000	0-1	Opportunity to be considered as part of a high school campus under shared community access arrangement and may be integrated with neighbourhood multipurpose space.
Other Facilities for Council to Advocate			
Child Care Centre	1:5,000	5	2,000 0-4-year-olds projected <i>Australian median 0.42 childcare places per child / approx. 840 places</i> ⁵⁸
Aged Care Facility	1:25,000	1	Linked with other activity centres and amenities
Medical Centre	1:25,000	1-2	GP clinic and allied health
Kindergarten	1:10,000	2-3	2,000 0-4-year-olds 3,500 5-14-year-olds
Public Primary School (inc. OHSC)		2	6,250 5-24-year-olds

⁵⁷ Community Facilities Study & Delivery Strategy (2017) Mount Barker / Elton Consulting ([weblink](#))

⁵⁸ Deserts and oases: How accessible is childcare in Australia? (2022) Mitchell Institute / Victoria University ([weblink](#))



Private Primary School (inc. OHSC)		1	(25% of final Concordia population projections) Public Primary School 1,500 Private Primary School 750 Public Secondary School 1,250
Public Secondary School		1	
Private B-12 School (inc. OHSC)		1	

Design

Community facilities at Concordia should be multipurpose, flexible and adaptable to the changing needs of its community, designed and located to encourage community use.

Table 19 Policy direction and development considerations for the design of Community Facilities

Explanation	Development Considerations
• Ideally, community facilities are designed with flexible spaces to meet a wide range of needs and ensure long-term relevance and sustainability. • The co-location of library services within a centralised Community Hub in the main activity centre allows for a seamless flow of activities, enhancing user interaction and maximising efficiency. These spaces should be seen as part of a cohesive hub rather than distinct entities. • Modern libraries and community hubs serve broader functions than their traditional roles, offering spaces for learning, collaboration, cultural activities, and social services, which enrich the overall community experience. • Community facilities more broadly act as central gathering places, meeting both formal and informal needs. They are characterised by the integration of multiple services and activities, enabling holistic community support and engagement. • Successful community facilities adapt to the character, needs, and assets of the local community, ensuring that they are tailored to foster social cohesion, support diverse populations, and provide essential resources.	• Community facilities should be designed with adaptable, multifunctional spaces that allow for various uses, with expandable floor areas, high ceilings and integrated audio-visual infrastructure. • Thoughtful integration of services encourages shared usage and for residents to stay longer. • Position facilities in central, easily accessible locations, integrated with sport and recreation facilities (with exception of main Community Hub) and in proximity to surrounding schools, parks, shops, and transport routes. This placement maximises community engagement and ensures that the facilities becomes a focal point of local activity. • Incorporate design elements that ensure accessibility for all community members, including those with mobility challenges (comprising easy access and effective signage), while promoting active transport options like walking and cycling to encourage healthier lifestyles. • Particularly with regard to a centralised Community Hub (incorporating a civic centre), create inviting public spaces within the hub that foster interaction, creativity, and engagement, giving the community a sense of ownership and making the facilities a vibrant, essential part of the local area. • Located on sites that enable possible expansion in the future and

	also allow the facility to be developed in stages • Designed to consider cost recovery with the inclusion of leasable space for community groups, meeting and activity rooms, function spaces for hire. • Designed to incorporate sustainable features such as rainwater harvesting, solar panels and energy-efficient lighting. • Consideration of technology solutions that support accessibility, self-service and inclusivity.
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Timing

Community facilities at Concordia should be developed progressively as the development occurs, with facilities available in a timely manner and accessible to early residents.

Table 20 Policy direction and development considerations for the timing of Community Facilities

Explanation	Development Considerations
- It is crucial to provide access to community facilities early to enable new residents to engage with their surroundings, fostering a sense of belonging and facilitate community connections. - Delaying access can hinder social networks and lead to feelings of isolation among residents. - The Council should focus on early investment in programming that support community integration. - By providing resources and activities that encourage interaction, the Council can help residents establish relationships and create a vibrant atmosphere. - As the community matures, the Council can gradually reduce its programming investment and shift responsibilities to other service providers, promoting sustainability. - Co-locating services in flexible spaces that can be leased to various service providers maximises the potential of community facilities and encourages collaboration.	By prioritising the timely provision of access to community spaces facilities, the Council lays the groundwork for a connected community that meets the needs of its residents now and in the future. For Council facilities, population triggers are indicated below: - Community Facility 1 – 1,000 residents - Community Hub – 7,500 residents - Community Facility 2 – 15,000 residents - Community Facility 3 – 20,000 residents Council will also consider partnerships with developers to provide access to interim community space early into the development (such as repurposing sales centres). For non-Council facilities, a range of facilities will be required across the life of the development and Council advocated for the timely provision of education facilities, medical and government services.

Other Hard Infrastructure

Other Hard Infrastructure

Introduction

The design, timing, and implementation of infrastructure is critical to the success and sustainability of any new development, particularly in growth areas like Concordia. Well-planned infrastructure ensures that essential services including transport, utilities, water, and communication networks are available when and where they are needed, preventing delays and inefficiencies. Well-timed infrastructure avoids bottlenecks and allows development to proceed smoothly and communities to flourish without facing shortages in services or access.

Infrastructure that is strategically designed from the outset can also reduce the long-term costs associated with retrofitting or expanding services after development has already begun. Additionally, clear timing and robust implementation ensures that the needs of residents and businesses are met, fostering economic growth, community wellbeing, and sustainability. Misaligned or delayed infrastructure can lead to social and economic disruptions and undermine the liveability of new developments.

The State Government has communicated its intention to develop a new infrastructure scheme, which is supported by the Department of Housing and Urban Development, that will supplement existing arrangements such as planning conditions, deeds and bonding arrangements. These schemes have been positioned as intended to help facilitate clarity around infrastructure projects by providing planning practitioners, developers, councils, infrastructure providers and landowners with a new legislative mechanism and suite of financial tools to assess their infrastructure requirements and delivery options. Infrastructure schemes are intended to further benefit the new planning system by⁵⁹:

- ensuring that new infrastructure is fully scoped, costed, timed and financed before works commence
- enabling infrastructure to be delivered when and where it is needed
- enabling stakeholders to agree on, and commit to, quality standards and areas of responsibility ahead of time
- ensuring that the cost of new infrastructure is spread fairly across all financial beneficiaries
- replacing the need for numerous infrastructure agreements between individual landowners, which can slow the process down
- enabling new growth areas to be unlocked for the benefit of the community enabling new infrastructure to be delivered in a more simple, transparent and expedient manner.

To fully capitalise on the benefits of these new legislative instruments, it is crucial that The Barossa Council establishes a clear position on how it envisages infrastructure delivery at Concordia. By formalising its Policy Positions, the Council can actively advocate for preferred outcomes as the state government progresses with the planning and implementation of new scheme arrangements. This will provide a

⁵⁹ Infrastructure Schemes (2024) PlanSA ([weblink](#))

strategic basis for influencing decisions and ensuring that local priorities are incorporated into state-level infrastructure planning.

Delivering Council's Vision

Infrastructure is critical to delivering Council's vision for Concordia, in particular:



Figure 21 Excerpt of The Barossa Council Vision for Concordia

Trends and Drivers

Trend 1 - Smart Cities

The Council is committed to advancing 'smart city' principles in Concordia, creating a township that embraces innovation⁶⁰. By integrating smart technologies into the master planning and design processes, Concordia could pursue a forward-thinking model that serves future generations. The Council's guiding principles—sustainability, connectivity, digital integration, community partnerships, data as an asset, and efficient infrastructure—can help guide the embedding of smart technology into Concordia's foundations.

Smart City options available for Concordia as it develops include the establishment of high-speed internet access, including 5G, to support the digital connectivity of residents, businesses, and visitors alike. Similarly, developers could consider deploying an 'Internet of Things (IoT)' network that could support a network of smart sensors for monitoring asset condition, reporting on car park availability, even tracking moisture levels in open spaces to enable efficient and targeted watering.

Other smart infrastructure could include intelligent public lighting and interactive play equipment, or information kiosks and real-time digital signage, that could help keep residents informed and connected. Energy resilience is another area for smart city thinking, such as through access to community energy schemes powered by distributed solar and battery systems, supported by virtual power plant (VPP) technology⁶¹. Smart building management systems could also be adopted to ensure community facilities operate efficiently, reducing energy costs while supporting sustainability goals⁶².

There is an exciting opportunity with the development of Concordia, to see the delivery of a model for sustainable township design and support 'future-ready' living. Embracing Smart City thinking could provide a significant foundation for Concordia's development.

⁶⁰ The Barossa Council Smart Region Strategic Plan (2022)

⁶¹ What are virtual power plants and why do they matter? (2021) ARENA ([weblink](#))

⁶² Building management systems (2024) Department of Climate Change, Energy, the Environment and Water ([weblink](#))



Trend 2 – Supercharged Telecommunications (5G)

Concordia has an opportunity to incorporate innovative telecommunications into its development through the adoption of 5G technology, setting a benchmark in high-speed connectivity for residents, businesses, and visitors alike. Unlike earlier 4G networks, 5G combines traditional mobile towers with a network of small emitters to deliver unparalleled speed, reliability, and reduced latency⁶³.

Often about the size of a pizza box, these 5G cells are deployed at closer intervals within communities. Through this network, consistent, high-speed signals may be enabled across the Concordia, bringing the full potential of digital connectivity to every corner of the community⁶⁴.

Adopting this approach could place Concordia as a leader in supporting emerging technologies like IoT, real-time data analytics, and interactive public services, fostering a connected and modern urban experience.

For the development of Concordia to deliver high-quality infrastructure, the deployment of 5G technology is essential. With high-speed internet as a foundation, there is an opportunity for the Concordia development to secure a competitive advantage, driving economic opportunity, reducing the need for travel, and creating an inclusive, technology-rich environment.

⁶³ 5G Unleashed: Realising the potential of the next generation of mobile technology (2022) Australian Mobile Telecommunications Association ([weblink](#))

⁶⁴ 5G vs. 4G: Learn the key differences between them (2024) TechTarget ([weblink](#))



Trend 3 – Integrated Water Schemes

There is an opportunity at Concordia to adopt innovative approaches in water management, creating an integrated water scheme that aligns with modern sustainability goals. Traditionally, urban water management was designed solely to channel stormwater away from development sites rapidly, often resulting in valuable resources flowing unused to the ocean. Today, water is recognised as a critical asset that, when thoughtfully managed, can deliver substantial environmental and community benefits. An integrated water network can turn Concordia into a model for sustainable water use, blending functionality with environmental responsibility⁶⁵.

By designing an interconnected water system, Concordia has the potential to minimise water consumption and harness stormwater, rainwater, and recycled water for various uses across the township. Water Sensitive Urban Design (WSUD) offers Concordia an opportunity to reduce its reliance on external water sources while conserving precious natural reserves. Smart water infrastructure, such as efficient irrigation systems for green spaces and innovative stormwater management solutions, could help regulate water flow and limit run-off, enhancing resilience to droughts and extreme weather events. These strategies not only conserve water but also reduce stress on surrounding ecosystems, promoting a healthier, more sustainable township.

The importance of integrated water systems extends beyond conservation, offering Concordia opportunities to contribute positively to the local environment. Wetlands, bioswales, and rain gardens can act as natural filters within the water network, improving water quality and supporting biodiversity⁶⁶. These green infrastructure features also offer aesthetic and recreational value, creating lush, inviting public spaces for residents and enhancing the township's appeal. Through such initiatives, Concordia could support a diverse range of flora and fauna, reduce urban heat, and foster an environment that harmonises with the natural landscape of the Barossa Valley, and support the health of the North Para River.

To see the Council vision of Concordia as a sustainable Barossa township realised, the implementation of an integrated water management system is essential. This approach to water as a managed asset will provide long-term benefits by reducing reliance on external water sources, minimising waste, and enhancing the township's resilience to climate variability. By prioritising water sustainability, development at Concordia can demonstrate responsible urban development, creating a community that values environmental stewardship and sustainable living in harmony with its unique landscape.

⁶⁵ Water security: is it time to put recycled water back on the agenda? (2020) Australian Water Association ([weblink](#))

⁶⁶ What is water sensitive urban design? (2024) Water Sensitive SA ([weblink](#))

Policy Positions

Integrated Infrastructure

Concordia should be provisioned with carefully considered, consistent and integrated infrastructure that supports the establishment of a vibrant, connected Barossa Township.

Explanation	Development Considerations
• Establishing Concordia with well-designed, coordinated and unified infrastructure will help to foster a vibrant, connected and cohesive township. • Standardising infrastructure delivery across development stages and developers will deliver consistency and improve efficiency. • Embedding sustainability principles in design will minimise environmental impacts, enhance resource efficiency, and support Concordia's long-term success.	• Infrastructure should be consistent across the development areas and stages. • Infrastructure should be designed and developed in an integrated manner, maximising land reserved for infrastructure uses and effectively utilising common services areas (including trenches). • Infrastructure should be designed to minimise poor aesthetic outcomes or reduced functionality. • Infrastructure should be designed to minimise maintenance and enable efficient renewal.

Potable Water

Concordia should be supplied with traditional potable mains water supply services by SA Water. Connections shall be installed per design requirements and relevant standards of SA Water to provide adequate water supply to each created allotment.

Explanation	Development Considerations
- The development is located close to several large trunk mains servicing the Gawler and Roseworthy areas. - The water supply is sourced from the 4.5 GL reservoir near Williamstown and is fed into Gawler via a 650mm diameter main. - Previous SA Water advice was that the existing network had sufficient capacity for approximately 600 services prior to network augmentation⁶⁷. - SA Water has also recently commenced work to strengthen supply through the installation of a supply extension to Roseworthy and new tanks installed at Sandy Creek.	- Connections shall be installed in accordance with design requirements and relevant standards of SA Water to provide adequate water supply to each created allotment. - In planning new site infrastructure, the positioning of the existing water trunk mains traversing the site need to be taken into account. - The installation of a supply extension to Roseworthy should ensure capacity to deliver for the future residents of Concordia (e.g. the works need only be completed once).

⁶⁷ Concordia Services Infrastructure Review Report (2017) Wallbridge & Gilbert

Wastewater

Concordia wastewater services should be available at the commencement of occupancy of properties. Council does not intend to expand its Community Waste Management System (CWMS) to manage wastewater from Concordia (but may support development by a third party).

Explanation	Development Considerations
- Concordia and surrounding development areas are serviced by SA Water. - There are existing local reticulation collection networks and the Paterson Terrace Pump station, Gawler, transferring sewage to Bolivar Wastewater Treatment Plant (Bolivar WWTP). - Existing infrastructure located in the direct vicinity of Concordia is limited to small collection networks (e.g. 150mm and 225mm diameter in size). - SA Water has been heavily investing in the capital upgrade of the Bolivar WWTP and associated infrastructure and has a long-term objective to utilise this asset. - The collection of additional sewage will support the expansion of the Virginia Pipeline Scheme (VPS) and distribution of treated recycled water, assisting SA Water to meet its nitrogen reduction targets for discharge to the Spencer Gulf. - A similar solution in directing wastewater to Bolivar has been proposed for the nearby Roseworthy development.	- Council require wastewater to be managed in accordance with industry requirements and standards. - Wastewater services will be available at the commencement of occupancy of properties. - Council does not intend to run a CWMS for Concordia. - Any proposal for wastewater as an interim solution would need to be assessed by Council against the relevant policies and Acts. Any interim solutions should not result in external traffic or odour impacts. - If a developer was to consider operating a packaged plant or standalone wastewater system, it would need to be designed and sited to limit visual impact and mitigate odour. It should also not be located within the Character Preservation District. - Critical to the establishment of a wastewater system is a clear position on where water will be directed and contingencies for long-term operation (i.e. should the developer be unable to continue to deliver this service). - Similarly, Council would seek assurance of standards of maintenance and depreciation application and other matters for the protection of the community e.g. fixed price supply contracts avoided to ensure supply charges to future residents reflect the true cost of operating the system. - Council does support the reuse of wastewater for industry and agricultural use. - Council does support potential reuse of wastewater for open space.

- Council does not support investment in a 'purple pipe scheme' for access to treated wastewater at Concordia due to concerns with operating expenses and reliability.

Stormwater

Concordia should be provisioned with stormwater infrastructure that sensitively integrates within its water catchment and controls release of stormwater into the North Para River (and supporting tributaries).

Explanation	Development Considerations
- The overall development site falls from the east to the west, eventually draining into the North Para River. - There are several minor tributaries running through the site with the total catchment approximately 1600 ha (when factoring in a 700 ha catchment external yet draining through the site). - The site is elevated above the North Para River with clearly defined drainage paths, which provides good flood protection for most of the developable land. - Once developed, Concordia will produce a significantly larger volume of stormwater runoff than its undeveloped state. - A structured stormwater management system is required to manage runoff to the North Para River and environmental impacts of increased flows.	- The stormwater system will be designed in accordance with Council land division guidelines, including detention of post development peak flow rate discharge to not exceed pre development peak flow rate where possible. - The management of frequent storm event flow rates to mirror pre-development runoff characteristics. All discharge shall be consistent with the capacity of the stormwater drainage systems. - Erosion management measures are required to be constructed to protect the existing and new watercourses for all discharge flows. - Council prefers the utilisation of natural material stormwater erosion construction techniques where possible, including: rockwalls, native revegetation of laid back waterway banks. - Concrete channels as a mechanism of erosion control is not permitted. - Reintegrate urban water into the landscape to facilitate a range of benefits including microclimate cooling, local habitat and provision of attractive spaces for community use and wellbeing. - Minimise the environmental impacts of stormwater pollution through quality treatment measures. - Stormwater water quality should meet minimum EPA standards. - Preserve and enhance the ecological function of the site's

natural watercourses and ecosystems.

- Utilise a system of natural open creek lines and roadside open drains to retain, detain and move stormwater through the catchment and controlled discharge to the North Para River.
- Adopt Water Sensitive Urban Design (WSUD) through effective use of the undulating terrain and natural flow paths (delivering aesthetic, social and economic benefits).
- Rear of block easements for drainage purposes will be limited where possible in preference for drainage through public streets and waterways.

Electricity

Concordia shall be provided with electricity from South Australian Power Networks (SAPN) with all services placed underground to the requirements of the relevant service providers.

Explanation	Development Considerations
• Council understands that SAPN intends to supply the site through two new substations within the site utilising the existing transmission lines. • Alternative renewable technologies in utilising Photovoltaic (PV) solar panels and batteries storage within micro grid arrangements will require further consideration in providing energy efficient cost-effective solutions for Concordia.	• New SAPN substations should be carefully designed and located to limit impact on residential land uses. • Underground electrical power shall be provided to each allotment per a design approved by SA Power Networks and Council. • Where appropriate, services should be provided in a common service trench located as recommended, including in the Local Government Association of South Australia publication 'Services in Streets – A Code for the Placement of Infrastructure Services in New and Existing Streets'. • Supply capacity should be available in activity centres for the provision of public fast charging stations for electric vehicles.

Gas

Council is open to the provision for gas at Concordia being a market led decision. Council will be supportive if developers see “no gas” as an opportunity to enhance the environmental credentials of the development and limit carbon emissions.

Explanation	Development Considerations
• There is no obligation on developers to install gas for new developments. • It is common for new developments not to install gas reticulation in response to efforts to reduce CO2 emissions. • Notwithstanding, APA Group have previously recommended the preferred gas supply arrangement is via a new gate station off the adjacent Sea Gas supply line, providing supply benefits to the development and the larger APA gas network security in 'back feeding' their existing network assets.	• Council is open to the provision of gas being a developer led decision. • New homeowners could instead utilise energy efficient electric components, such as: ○ heaters and coolers ○ hot water systems ○ induction cookers supported by solar panels and battery storage. • This position has been applied by other developments across the country.

Communications

High-speed communication networks are essential for the success of Concordia as a modern, sustainable community.

Explanation	Development Considerations
• High speed networks provide a digital backbone that supports smart technologies, enabling efficient use of resources and enhancing residents' quality of life. • With the growing reliance on internet-based services, from remote work to online education and digital healthcare, access to fast and reliable connectivity is crucial in making Concordia an attractive place to live, work, and invest. • High-speed communication networks also facilitate the integration of smart technologies like smart meters, home automation systems, and intelligent transport networks. • This infrastructure also supports renewable energy management, as homes equipped with solar panels and battery storage can be better connected to energy grids, improving overall efficiency and reducing carbon emissions. • High-speed networks also support business, especially in technology and service sectors, that rely on cloud computing and data-driven operations. By ensuring that Concordia is equipped with advanced telecommunications infrastructure, the community can promote innovation, support a growing digital economy, and enhance its overall competitiveness in the region.	• As a minimum, Concordia needs to be provisioned with access to NBN fibre to the home. • In addition, 5G and other connectivity technology should be encouraged. • Free public Wi-Fi access should also be made available in key locations (e.g. activity centres). • Council is open to exploring ground leases for communications infrastructure (e.g. mobile technology cell towers). • Council also supports the installation of small cell antennae on infrastructure (such as sports lighting poles and buildings), where the installation appropriately responds to the visual amenity and character of a particular locality. • Council will work cooperatively with telecommunication carriers to ensure appropriate design, siting and location outcomes are achieved.

Public Lighting

Public lighting is to be provided throughout Concordia. Where possible, lighting should facilitate 'smart technology' to reduce energy consumption.

Explanation	Development Considerations
- The use of 'smart lighting' is gaining popularity with technology improvements and the growing demand for interconnectivity. - Smart Lighting is essentially an interactive light pole that can be used for street lighting, provide Wi-Fi interconnectivity, charge electric cars or provide video surveillance, etc⁶⁸. - Currently these types of fittings are cost prohibitive on a large scale and have been typically adopted on a trial basis only in select locations within South Australia⁶⁹. - However, as this technology advances and the associated costs are reduced this may become a more viable option for the proposed development moving forward. - For example, a more common application of smart lighting is the use of motion sensors to enable dimming when not required to save electricity.	- All new roads created through the development must be provided with public lighting in accordance with the requirements of the relevant Australian Standards. - Public lighting shall also be required in reserves under 1 Ha in size or where access to structures within the park is a feature or paths within the park form a linear link. - All public lights and poles shall be of an approved SA Power Networks standard (to Council's satisfaction) and facilitate smart technology, where appropriate. - Council supports SA Power Network adopting energy efficient and smart lighting technology. - Light columns shall be located in the verge and shall not obstruct footpaths. <i>The design of roads and footpaths to meet the design guidance provided in the Transport section and as per Council requirements in supporting Guidelines.</i>

⁶⁸ Smart Lighting Feasibility Study (2017) ARUP ([weblink](#))

⁶⁹ Oaklands Smart Precinct (2024) City of Marion ([weblink](#))

Environmental Management



Environmental Management

Introduction

The Council is committed to advocating for the Concordia development to deliver significant, positive environmental impacts through a considered approach to planning and design. Council's vision is to create a harmonious relationship between the natural and built environment.

By seeing environmental principles embedded into every stage of development, Council aims to see a modern township created where nature is not only preserved but celebrated, providing a model for sustainable, environmentally conscious urban living. Central to this commitment is the integration of natural features—recreation paths, watercourses, and vegetation corridors—that encourage active living and appreciation of the natural environment. Green corridors and recreational spaces connect residents with nature, fostering wellbeing while providing essential habitats for flora and fauna. This approach not only enhances environmental health but also gives Concordia a unique identity that sets it apart from other developments.

The development should also prioritise a sustainable, year-round green setting reflective of the iconic Barossa landscape. With abundant trees and vegetation, Concordia will offer residents continuous touchpoints with nature, enriching the area's visual appeal and strengthening community ties to the local environment.

Achieving this vision requires detailed planning, careful development, and ongoing management. Through these measures, Council aims to ensure Concordia's development contributes to lasting environmental benefits, enhancing both the community's quality of life and the natural environment for generations to come.

Delivering Council's Vision

Environmental Management is critical to delivering Council's vision for Concordia, in particular:

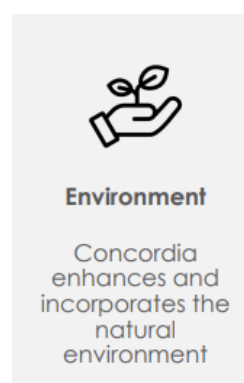


Figure 22 Excerpt from *The Barossa Council Vision*

Before Development

Quality site assessments, investigations and planning will limit environmental damage caused by the development of Concordia and protect high value environmental assets.

Explanation	Planning Considerations
• Early environmental assessments and planning will help integrate natural assets into the development of Concordia and support a healthy ecosystem. • An early site assessment will enable the identification of valued habitats, species, and areas of biodiversity. • A critical feature of Concordia is the high number of waterways feeding through to the North Para River. These creeks and overland flow paths offer varying degrees of environmental value and established vegetation (such as large gum trees). • The river and its surrounds also has environmental and cultural heritage value (for enhancement and protection). • Soil stability is also a key consideration as erosion can damage waterways (through sedimentation) and reduce the overall health of the landscape.	• Conduct environmental assessments to identify habitats and areas for protection. • Integrate these areas into the design of Concordia so that they can be protected and enhanced through the development. • Adopt sustainable principles in the design of the development, including the design and management of open spaces to support biodiversity, efficient water management, canopy cover and effective understorey planting (utilising native and endemic species). • Implement erosion and sediment control plans and stabilise soil before construction.

During Construction

Developers at Concordia should ensure compliance with all environmental legislation and approvals, minimise the potential for pollution, reduce waste, and implement effective controls to mitigate environmental impact during construction.

Explanation	Development Considerations
- It is critical that development occurs in a manner that complies with relevant legislation and approvals and minimises impacts to the environment. - Protecting designated green spaces, ecological corridors and existing vegetation supports the longevity of site biodiversity. - Careful measures must be taken to avoid harm to Aboriginal sites, objects, and remains, respecting cultural heritage throughout construction. - Controlling dust, noise, and air quality ensures minimal disruption to the surrounding community and safeguards environmental health. - Proper waste management, including safe disposal of hazardous materials and minimising construction waste, reduces environmental impact. - Effective water management is essential to prevent runoff, siltation, and contamination of stormwater assets and to protect local waterways. - Interventions will be required to limit debris and soil from entering established areas.	- Appropriate measures taken when excavating in proximity to the North Para River as there may be Aboriginal sites, objects and remains. - All reasonable and practical steps should be taken to minimise disruption to landowners and residents within the vicinity of construction. - Agreed existing vegetation (such as significant trees) to be adequately protected during construction. - Dust suppression measures implemented throughout the life of the development. - Construction noise limited to appropriate days and times in accordance with <i>Local Nuisance and Litter Control Act 2017</i>. - Construction waste limited and hazardous waste disposed of carefully and in accordance with relevant requirements. - Water quality monitored and stormwater management controls implemented to control runoff and reduce environmental impacts. - WSUD and natural assets should be protected from siltation. - Contaminated areas should be remediated and pollutants controlled on construction sites in accordance with agreed plans. - Vehicle washdown facilities may need to be employed to manage the distribution of debris and soil into established areas.

After Construction

Maintenance and care for natural features of Concordia is critical to delivering long-lasting environmental benefits.

Explanation	Development Considerations
- Managing natural assets strengthens the local ecosystem, supporting resilient, healthy natural environments. - Care and maintenance programs for landscaping and street trees is critical to ensure early aesthetic appeal and longevity. - Encouraging rainwater harvesting and reuse amongst the community will reduce pressure on natural water systems and contribute to sustainability outcomes. - Fostering community awareness and sustainable practices empowers residents to take active roles in environmental stewardship, supporting ongoing care for natural assets and encouraging a culture of environmental responsibility.	- Natural assets should be managed to improve biodiversity and increase habitats for wildlife. - Establishment care and maintenance of landscaping and street trees should be provided by developers for a minimum of 12 months (in agreement with Council). - Stormwater infrastructure (including WSUD) maintained regularly to ensure effective operation (including side entry pits, gross pollutant traps and sediment within WSUD filter systems). - Future community development activities should include a focus on sustainable practices to ensure long-term environmental care amongst the community (and beyond public land).

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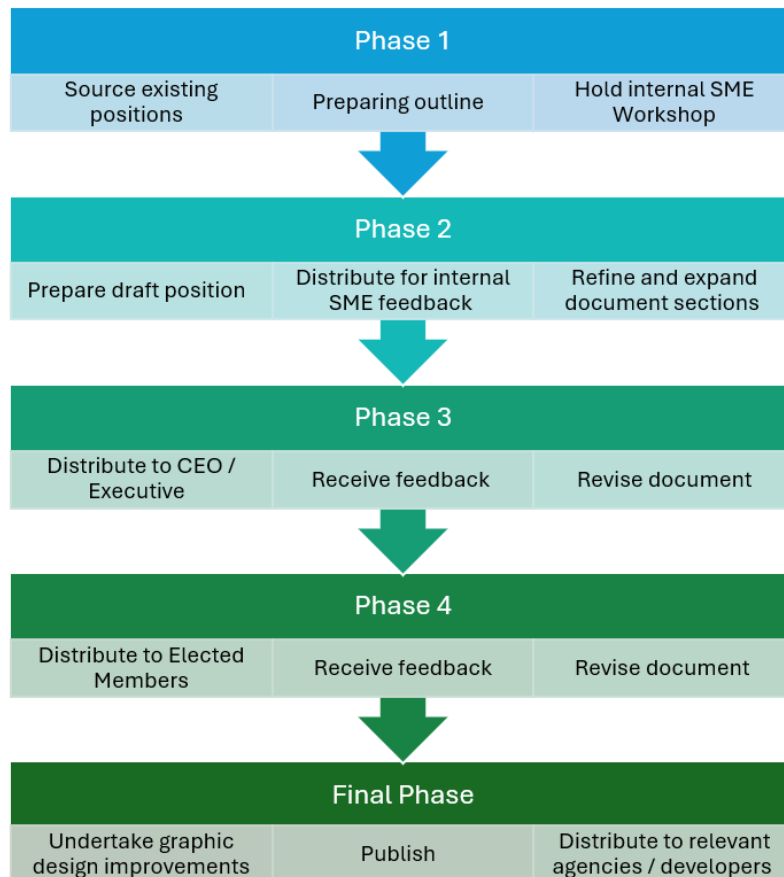
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Policy Development Process

Policy Development Phases

Positions to support Council's vision for Concordia have been developed in accordance with the following broad five phases. This page will be removed once policies are developed and endorsed and at publish phase.



Policy Development Status

Policy Area	Phase	Next Steps	ETA
Design & Character	4	Distribute to Elected Members	April 2025
Land Use	4	Distribute to Elected Members	April 2025
Transport	F	Publish	-
Sport, Recreation & Open Space	F	Publish	-
Community Facilities	4	Distribute to Elected Members	April 2025
Other Hard Infrastructure	4	Distribute to Elected Members	April 2025
Environmental Management	4	Distribute to Elected Members	April 2025

Document Control

8.	Document Control		
Corporate Plan Link:	CS3	Assets - Planning, construction, maintenance and operation of Council’s assets (Transport, Bridges, Community Wastewater Management System, Community, Cultural, Recreation and Stormwater)	
	CS6	Community - To help the prosperity and wellbeing of the community. Community grants programs. Support for community groups – networking, advice, input to The Big Project	
	CS10	Economic Development - Facilitating the economic well-being and quality of life of the local businesses and the community	
	CS15	Land Use and Development - Assessment of development applications for construction, alteration or demolition of buildings, and the division of land and changes in land use.	
Document Owner:	Chief Executive Officer		
Document Control Officer:	Senior Strategy Advisor		
Audience:	Internal Confidential		
Approval:	Council Resolution 2022-26/680		
Approval Date:	Review Date:	Reference:	
15/04/2025	15/04/2029	24/111500*	

