



NOTICE OF ORDINARY COUNCIL MEETING
Tuesday 20 February 2024
in the Council Chambers, 43-51 Tanunda Road, Nuriootpa,
commencing at 5.30pm.

Martin McCarthy
CHIEF EXECUTIVE OFFICER
THE BAROSSA COUNCIL

A D D E N D U M A G E N D A

7. DEBATE REPORTS

7.1 Office of the Mayor and CEO

7.1.7	Concordia Vision	2
-------	------------------------	---

DEBATE REPORT

7.1 Office of the Mayor and CEO

7.1.7 CONCORDIA VISION

**Author: Senior Strategy Advisor
24/23486**

PURPOSE

To endorse The Barossa Council Vision, Mission and Principles for the Concordia Development and note the update.

RECOMMENDATION

That Council having reviewed the Vision, Mission and Principles as outlined at Attachment 1:

- (1) Approve the Vision, Mission and Principles.
- (2) Note the need to utilise the Vision, Mission and Principles as a reference document in future activity for the Concordia Development.

REPORT

Background

The Concordia Development has been identified by the State as a priority greenfield land development of strategic importance. In April 2023, the State initiated the process for infrastructure planning and delivery for growth at Concordia. The development has the capacity to deliver in the order of 10,000 allotments and 25,000-30,000 residents.

Currently the location is one of four priority development areas for the Housing Infrastructure Planning and Development Unit (HIPDU). HIPDU has been established within the Department for Trade and Investment and functions as a growth areas coordination unit. HIPDU is responsible for delivering state led growth areas to increase housing supply, which includes establishing infrastructure delivery tools as part of the land use planning process.

The Barossa Council is currently working with HIPDU as well as major developers on planning for the Concordia growth area.

Introduction

As part of early internal project planning work, it was identified that a clear and consistent Vision was required as an important foundational tool to unite and align The Barossa Council strategy and advocacy for outcomes as part of the Concordia growth area development.

The strategic vision and supporting principles will provide the foundation and a constant point of reference for the Barossa Council in all future advocacy,

engagement, decision making and activities in relation to the Concordia growth area.

Discussion

Work to complete the Vision, Mission and Principles has been undertaken through review of existing strategic documents at a local and state level, engagement with the Concordia Working Group and subsequently consultation with Elected Members via the Elected Members Workshop on 7 February 2024.

Document reviewed include:

- The Barossa Community Plan 2020-2040
- The in-progress Barossa Growth and Infrastructure Investment Strategy
- The 30-year plan for Greater Adelaide
- A Better Housing Future
- Greater Adelaide Regional Plan Discussion Paper

Internal engagement included:

- Workshop and subsequent validation with the Concordia Working Group
- Review of feedback given in forums prior to 2024 by Elected Members
- Consultation with Elected Members at the Elected Member Workshop on 6 February 2024

The Vision, Mission and Principles have been developed internally and changes suggested through engagement activities have been adopted. It is now in final form and ready for endorsement by the Council.

Summary and Conclusion

The Vision, Mission and Principles will be shared in final form with all critical internal and project related stakeholders and embedded in all future activity related to the Concordia Working Group. This work will also be revisited on an ongoing basis to ensure these reflect the needs, wants and interests of the Barossa Community.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1 Concordia Vision_Final Draft for Council Endorsement 20 Feb 24 [!\[\]\(4fe57c3593bf1b21d272ae7ac8dfaf77_img.jpg\)](#) 

Supporting references

Please note the below are provided for interest only and are not required reading for the purposes of endorsing the Vision, Mission and Principles.

Reference documents have included:

- The Barossa Community Plan 2020-2040
- The Corporate Plan 2023 - 2027
- The in-progress Barossa Growth and Infrastructure Investment Strategy
- The 30-year plan for Greater Adelaide
- A Better Housing Future
- Greater Adelaide Regional Plan Discussion Paper

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

The initial relates to all Community and Corporate Plan strategies and actions.

Legislative Requirements

Nil

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

Financial Management and Resource considerations

Nil

Risk Management considerations

The development and adoption of a Vision, Mission and Principles for Concordia is a risk mitigation activity, in so far as it may minimise the risk of disparate, misaligned, or unnecessary activity, and/or miscommunication with stakeholders and/or resultant reputational damage.

Regard was had to the Community Plan 2020-2040 and Corporate Plan 2023-2027 which were developed through extensive community engagement, to demonstrate commitment to furthering the communities needs and wants and to promote community adoption of the vision for Concordia in time (e.g., minimise the risk of community opposition and reputational damage).

COMMUNITY ENGAGEMENT

The Vision, Mission and Principles were developed internally with consultation undertaken with the Concordia Working Group and with the Elected Members as representatives of the community via the Elected Members Workshop on 6 February 2024.

Engagement with the broader external community on the Vision or related works may be required in the future.

DRAFT

Vision for Concordia

Ordinary Council Meeting

Tuesday 20 February 2024



Office of the
Mayor and CEO

DRAFT

Vision for Concordia Growth Area

Vision

A vibrant, connected and contemporary Barossa Community created with liveability, sustainability and longevity at its core.

Mission

We will strive to advocate and support a commitment to best practice, quality design and the protection and enhancement of the environmental, landscape, cultural, lifestyle and heritage values of the Barossa region.

Principles



Community

Concordia is a modern and distinctive Barossa community



Connected

Concordia is a connected community that promotes prosperity across the region



Sustainable

Concordia is an innovative and sustainable community



Inclusive

Concordia is a healthy, safe, accessible and inclusive community



Choice

Concordia delivers high quality design, amenity and choice



Environment

Concordia enhances and incorporates the natural environment

Underpinned by the appropriate policies, frameworks and activities to support our mission

DRAFT

Vision for Concordia Development

	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 heritage and 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. › 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 20-minute neighbourhoods with 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 heritage, Aboriginal heritage and water courses. › Ensure the provision of generous open space and amenities.

DRAFT

Thank you.

