

ENGAGEMENT PLAN

Concordia Code Amendment

By the Chief Executive, Department for Housing and Urban Development
(the Designated Entity)

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Government of South Australia

Department for Housing
and Urban Development

Executive Summary

Purpose

The purpose of engagement is to ensure key stakeholders and interested community are aware of the draft Concordia Code Amendment and the opportunity to provide feedback, gather informed feedback that contributes to the final code amendment, inform stakeholders and engagement participants of the outcomes and meet mandatory engagement requirements under the Community Engagement Charter.

Key messages

- The South Australian Government has identified approximately 995 hectares of land at Concordia, near Gawler, to be rezoned to provide more homes for South Australians.
- Rezoning land at Concordia is part of the single largest release of residential land in the state's history, including land at Onkaparinga Heights, Sellicks Beach and Dry Creek.
- The draft Concordia Code Amendment has been prepared by the Chief Executive of the Department for Housing and Urban Development (DHUD) and aims to rezone the land in the Barossa Council area to deliver a new master planned community.
- It is anticipated that approximately 10,000 to 12,000 additional homes could be built in the Concordia growth area over the next 30 years, accommodating about 25-30,000 new residents.
- A master planned community of this size would include town centres, healthcare, education, major open space, public transport and other infrastructure.
- Draft changes to the planning rules aim to support a vibrant community with:
 - a new town centre and multiple shopping precincts, each with a main street, providing focal points for residents and visitors
 - a variety of housing types and densities, including affordable homes
 - areas of open space for recreation that also protect and enhance the environment
 - greater tree protections and more plantings
 - a new 24 ha employment zone for business, commercial and low-impact, light-industrial activities
 - social infrastructure such as education, community services and emergency services.
- A new 'Emerging Main Street Subzone' is proposed as part of the Code Amendment to enable flexibility in how activity centres develop over time, while guiding the development of main streets to create a township character, encourage pedestrian activity, and focus housing density around centres to promote walkable neighbourhoods.
- Concept plans are included as part of the draft Code Amendment:
 - the 'basic infrastructure' concept plan shows the indicative location the main road network and stormwater detention basins

- the 'land use' concept plan shows the indicative location of activity centres, community facilities/recreation areas, gateway entrances, landscaped buffers, shared pathways, while specifying the amount of land to be reserved for schools and emergency services.
- DHUD has worked with state and local government, landowners and service providers to identify infrastructure needs to support growth in the Concordia area, including roads, utilities, stormwater infrastructure and community services.
- Instruments to secure equitable financial contributions to infrastructure are the subject of continuing negotiations with landowners to provide the flexibility that is needed to allow for the provision of infrastructure to evolve as development progresses and more information becomes available.
- Rezoning will not occur until infrastructure requirements, costs and timing in-line with stages of the development have been finalised.
- Concordia was first identified as a housing growth area in the 30-year Plan for Greater Adelaide, published in 2010, and most recently in the Greater Adelaide Regional Plan published in 2025.
- Concordia is located entirely outside of the Barossa Valley Character Preservation District and Environment and Food Production Areas.
- This Code Amendment will play an important role in delivering more residential land allotments to market and providing more affordable homes for South Australians.
- Visit the YourSAy website to find out more about the draft Code Amendment and to provide your feedback by 31 July 2025 at yousay.sa.gov.au/concordia.

Key target audiences

- State and Federal MPs
- South Australian Government agencies
- LGA and affected councils
- Utilities/infrastructure providers
- Affected landowners and occupiers
- Traditional Owners
- Planning and development peak bodies
- Community interest groups
- Local community and businesses
- Broader SA community
- State-wide and local media

Communication and engagement methods

Tactic	Audience
Direct letters to key stakeholders: - consultation launch - informing of outcome	Minister for Planning, state and Federal MPs, state agencies, LGA, councils, Utilities, Traditional Owners, Planning and development peak bodies, RDA - Barossa, Gawler, Light, Adelaide Plains
Emails to stakeholders: - consultation launch - informing of outcome	Community organisations, local business associations
Direct letter to affected and adjacent landowners and occupiers	Landowners and occupiers within and adjacent to the affected area

Tactic	Audience
Key stakeholder online briefing ahead of launch	Barossa, Town of Gawler and Light Regional councils, large landowners, DIT, SA Water
Briefings for working group at monthly meetings, as required	Barossa Council, Town of Gawler Council and councils, large landowners, DIT, SA Water
In-person briefings for Traditional Owners	Kaurna Yerta Aboriginal Corporation, Kaurna Nation Cultural Heritage Association, Ngadjuri Nation Aboriginal Corporation (NNAC), Peramangk Aboriginal Corporation
Online government and industry information session/s	Councils, LGA, state agencies, planning and development industry peak bodies, utilities
In-person information session for landowners	Affected landowners
In-person information session for local community	Local community and businesses, affected landowners and occupiers
Public online information sessions	Broader SA community and all stakeholders
PlanSA website	Planning practitioners, key industry stakeholders
YourSAy website and newsletter	Broader SA community, community interest groups, housing providers/organisations, planning practitioners
Eventbrite website	Broader SA community and all stakeholders
Communications collateral: - fact sheet - FAQs - brochure - event display boards - hard copy maps/concept plans	Primary audience: community, local businesses and affected landowners Secondary audience: all stakeholders
Planning Ahead newsletter	Planning practitioners, building and housing industry stakeholders, state agencies
Planning Policy Forum	Planning practitioners and building industry
Media release, interviews, potential launch event	Broader SA community and all stakeholders
Social media	Broader SA community and all stakeholders
PlanSA Service Desk email, phone	Broader SA community and all stakeholders
Hard copies of code amendment available to view	Broader SA community
Digital communications tool kit, including newsletter content, consultation website links, image	Stakeholder networks

Evaluation

An engagement report will be prepared outlining what was heard during consultation and how feedback was considered in finalising the code amendment. It will include evaluating the engagement process against the Community Engagement Charter principles, informed by an engagement evaluation survey sent to all engagement participants and a project/engagement lead survey.

Background information

Concordia was first identified for future urban growth in the 30-year Plan for Greater Adelaide (published in 2010 and 2017) and was identified as a growth area in the Greater Adelaide Regional Plan, published in 2025.

Almost 65% of the growth area is controlled by Concordia Land Trust, and about 10% is owned by Metro Homes SA or they have contracts in place with landowners. The remaining land is owned by a number of private or government entities.

In 2018, Concordia Land Trust prepared the Urban Framework Plan as part of a business case to establish a precinct authority. The Urban Framework Plan is effectively a master plan document, including several technical studies.

The business case was not supported and, in 2021, Concordia Land Trust sought to initiate a proponent-led Code Amendment for a portion of the growth area.

In early 2022, the State Planning Commission recommended that the Department for Housing and Urban Development's Chief Executive lead the Code Amendment, given the significance of the site, but that the amendment should not progress until a cross-government approach to infrastructure had been resolved.

In early 2023 the Housing Infrastructure Planning and Development Unit, now known as the Growth Infrastructure Coordination Unit (GICU), was established to facilitate a cross-government approach to infrastructure planning.

This Code Amendment seeks to rezone land for a new, master planned residential community with appropriate civil infrastructure as well as social, education, recreation, commercial and retail services to support the growing population.

In parallel to the Code Amendment, GICU is working with local government, landowners, utilities and other major stakeholders to ensure appropriate agreements are in place to facilitate coordination, funding, timing and delivery of critical infrastructure. For the first time, these agreements are being delivered through infrastructure schemes.

The infrastructure scheme will help ensure basic infrastructure, including stormwater and roads, is funded and provided to support a master planned community of this scale.

Social infrastructure is intended to be provided through separate social infrastructure deed(s). This includes land to be reserved for major physical infrastructure like schools, ambulance and fire stations, and other community services.

To facilitate the coordination of both social and basic infrastructure provision, the Code Amendment is proposing to introduce two new concept plans into the Code.

This new approach could be used in future greenfield rezonings to ensure social infrastructure is provided in a timely and equitable manner.

An Infrastructure Scheme Report will be prepared and submitted to the Minister for Planning, for approval. However, the Infrastructure Scheme will need be finalised before the Code Amendment is adopted, to enable infrastructure agreements to be approved and executed before the Code Amendment comes into effect.

Engagement already undertaken

Engagement with councils and utilities was undertaken by Concordia Land Trust to gain technical input in developing the Urban Framework Plan and as part of the review carried out by Tract Consulting in 2021.

Early stakeholder engagement

In 2023, a cross-government working group, including the Department for Infrastructure and Transport, Barossa Council, Town of Gawler Council, SA Water, Concordia Lands Trust, Metro Homes and DHUD/PLUS, was assembled to assist with identifying infrastructure requirements and preparing the structure plan.

Introductory meetings were held with Concordia Land Trust and Metro Homes outlining the process for the structure plan and Code Amendment. These meetings were held separately, following the same agenda to ensure consistent information was provided.

The South Australian Government publicly announced on 12 February 2023 that land at Concordia has been identified for rezoning for residential use as part of a broader announcement, including Hackham, Dry Creek and Sellicks Beach, about the government fast tracking what will be the single largest release of residential land in the state's history – set to deliver at least 23,700 more homes for South Australians. This announcement was the first of the government's A Better Housing Future suite of announcements throughout the week.

Infrastructure scheme draft outline engagement

To support this code amendment and ensure the infrastructure needed to service future housing is well-understood and planned for before the land is rezoned, the South Australian Government is developing an infrastructure scheme for the Concordia Growth Area.

The infrastructure scheme includes basic infrastructure such as roads and stormwater management and may include water, waste water and electricity. It also details who will fund the infrastructure and when it will be delivered, to ensure infrastructure is available in-line with development of the land.

The Draft Outline for the Infrastructure Scheme was developed to identify the scope of work and further investigations required to develop the funding arrangements that enable the infrastructure and work program.

Affected landowners, council and persons intending to undertake development within the growth area were invited to provide feedback on the Draft Outline in February and April 2025.

Engagement purpose

The purpose of engagement is to:

- raise stakeholder and interested community awareness of the draft code amendment and opportunity to provide feedback
- raise awareness of work already undertaken to strategically plan for future infrastructure needs in the Concordia growth area
- gather informed feedback on the draft code amendment from stakeholders and interested community for consideration in finalising the code amendment
- inform stakeholders and interested community of the engagement outcomes and final decision
- meet statutory engagement requirements for code amendments, including meeting the [Community Engagement Charter](#) requirements.

Engagement objectives

The engagement objectives are to:

- inform stakeholders and interested community of why the draft code amendment has been developed and the proposed amendments to the planning rules
- inform stakeholders and interested community of work to strategically plan for future infrastructure needs for the Concordia growth area
- inform stakeholders and interested community of the opportunity to provide feedback on the draft code amendment, including the concept plans and new subzone
- ensure all stakeholders and interested community have:
 - appropriate opportunities to provide feedback on the draft code amendment
 - equitable access to the information they need to provide relevant and meaningful feedback for consideration in finalising the code amendment
 - sufficient time to hear of the consultation, understand what is proposed and provide their feedback on the draft code amendment
- gather relevant and meaningful feedback from stakeholders and interested community for consideration in finalising the code amendment for the Minister's decision
- inform stakeholders and interested community of the consultation and outcomes of the code amendment process.

Scope of Influence

Feedback can influence the Code Amendment in the following ways:

- the location of zones, sub-zones and overlays in the affected area, which guide the type of development that is and isn't appropriate and apply planning rules within the zone area

- planning rules included in the new Emerging Main Street Subzone
- aspects included in the concept plans, such as the location of activity centres, schools, community facilities, roads, intersection upgrades and stormwater management.

Aspects of the project that stakeholders cannot influence during this stage of engagement are:

- whether the Concordia growth area is rezoned for residential development – this area is identified as a growth area in the 30-year plan for Greater Adelaide (2010 and 2017) and Greater Adelaide Regional Plan (2025)
- the boundaries of the Concordia growth area – these are defined in the Greater Adelaide Regional Plan (2025)
- the location of small, local areas of open space within the affected area, as these are determined through the land division process
- instruments which are separate to the Code, such as the *Planning, Development and Infrastructure Act 2016* and its associated regulations
- policies within existing zones, subzones, overlays and general development policies, which have a broader application to the whole of South Australia
- the policies/zoning applying to areas outside of the area affected by this Code amendment.

Key messages

The following key messages will underpin engagement regarding the draft Concordia Code Amendment. Additional key messages will be created for specific stakeholder communication collateral as required.

Overarching key messages

- The South Australian Government has identified approximately 995 hectares of land at Concordia, near Gawler, to be rezoned to provide more homes for South Australians.
- Rezoning land at Concordia is part of the single largest release of residential land in the state's history, including land at Onkaparinga Heights, Sellicks Beach and Dry Creek.
- The draft Concordia Code Amendment has been prepared by the Chief Executive of the Department for Housing and Urban Development (DHUD) and aims to rezone the land in the Barossa Council area to deliver a new master planned community.
- It is anticipated that approximately 10,000 to 12,000 additional homes could be built in the Concordia growth area over the next 30 years, accommodating about 25-30,000 new residents.
- A master planned community of this size would include town centres, healthcare, education, major open space, public transport and other infrastructure.
- Draft changes to the planning rules aim to support a vibrant community with:
 - a new town centre and multiple shopping precincts, each with a main street, providing focal points for residents and visitors
 - a variety of housing types and densities, including affordable homes

- areas of open space for recreation that also protect and enhance the environment
- greater tree protections and more plantings
- a new 24 ha employment zone for business, commercial and low-impact, light-industrial activities
- social infrastructure such as education, community services and emergency services.
- A new 'Emerging Main Street Subzone' is proposed as part of the Code Amendment to enable flexibility in how activity centres develop over time, while guiding the development of main streets to create a township character, encourage pedestrian activity, and focus housing density around centres to promote walkable neighbourhoods.
- Concept plans are included as part of the draft Code Amendment:
 - the 'basic infrastructure' concept plan shows the indicative location the main road network and stormwater detention basins
 - the 'land use' concept plan shows the indicative location of activity centres, community facilities/recreation areas, gateway entrances, landscaped buffers, shared pathways, while specifying the amount of land to be reserved for schools and emergency services.
- DHUD has worked with state and local government, landowners and service providers to identify infrastructure needs to support growth in the Concordia area, including roads, utilities, stormwater infrastructure and community services.
- Instruments to secure equitable financial contributions to infrastructure are the subject of continuing negotiations with landowners to provide the flexibility that is needed to allow for the provision of infrastructure to evolve as development progresses and more information becomes available.
- Rezoning will not occur until infrastructure requirements, costs and timing in-line with stages of the development have been finalised.
- Concordia was first identified as a housing growth area in the 30-year Plan for Greater Adelaide, published in 2010 and most recently in the Greater Adelaide Regional Plan, published in 2025.
- This Code Amendment will play an important role in delivering more residential land allotments to market and providing more accessible and affordable homes for South Australians.
- Concordia is located entirely outside of the Barossa Valley Character Preservation District and Environment and Food Production Areas.
- Visit the YourSAy website to find out more about the draft Code Amendment and to provide your feedback by 31 July 2025 at yousay.sa.gov.au/concordia.

Secondary key messages – reserving land for social infrastructure

- The Greater Adelaide Regional Plan identifies the need to reserve land for future social infrastructure in growth areas.
- Social infrastructure can include health, education or community facilities, as well as police, justice or emergency services facilities like ambulance and fire stations.

- The Concordia Code Amendment proposes a new way to reserve land for social infrastructure by identifying the key essential facilities and their size on a concept plan.
- The Code's concept plan will be supported by social infrastructure deed(s), which establish responsibilities of landowners and developers to provide or fund these critical community services when required.
- This new approach could be used in future greenfield rezonings to ensure social infrastructure is provided in a timely and equitable manner.
- Feedback on this approach to social infrastructure is strongly encouraged from local government, agencies, as well as the broader community.

Secondary key messages – infrastructure scheme

- To support this code amendment and ensure the infrastructure needed to service future housing is well-understood and planned for before the land is rezoned, work is underway to develop an infrastructure scheme for the Concordia growth area.
- The infrastructure scheme includes basic infrastructure, such as roads and stormwater management, and may include services such as water, waste water and electricity.
- The infrastructure scheme will identify who will fund the infrastructure and when it will be delivered, providing transparency and ensuring infrastructure is available in-line with development.
- The detailed infrastructure requirements are currently being finalised in consultation with landowners in the Concordia growth area.

Secondary key messages – Housing Roadmap

- The availability of land for residential development is critical to addressing the housing shortage.
- As part of the South Australian Government's Housing Roadmap, the government is boosting residential land supply, paving the way for close to 40,000 new residential homes across the state through the A Better Housing Future plan and the current pipeline of residential rezonings.
- Land releases under the Better Housing Future Plan include:
 - 2,000 homes at Onkaparinga Heights - rezoned
 - 10,000-12,000 homes at Concordia – under rezoning process
 - 1,700 homes at Sellicks Beach – under rezoning process
 - 10,000 homes at Dry Creek – under rezoning process.
- This will be the single largest release of residential land in the state's history – set to deliver at least 23,700 more homes for South Australians.
- Additional potential housing allotments are currently in the pipeline of residential code amendments under development, initiation, consideration or adoption.
- This unprecedented land release is expected to open the door to housing for more than 90,000 South Australians.

- Increasing residential land supply in the right places, at the right time, will support the property market and create more diverse and affordable housing to meet the needs of our growing population.

Stakeholder and community mapping

The following section identifies the stakeholders and communities that will be interested in and actively engaged in this consultation process. It also identifies engagement needs and techniques to best inform and consult with the target audiences.

It attributes levels of engagement, which reference the [International Association for Public Participation \(IAP2\) public participation spectrum](#), and is outlined below.

- An INFORM level of engagement commits to providing information that helps stakeholders to understand the problem/issue, alternatives, opportunities or solutions. It commits to keeping stakeholders informed.
- A CONSULT level of engagement builds on the inform level to also seek feedback on the problem/issue and may include looking at options, alternatives, etc. It commits to keeping stakeholders informed and letting them know how their feedback was used.
- An INVOLVE level of engagement builds further to work directly with stakeholders to ensure that their views are consistently understood and considered. It commits to ensure stakeholder views are reflected in project outcomes and letting them know how this impacted on decision making.
- A COLLABORATE level of engagement commits to partnering with stakeholders at each step in the decision-making process including the development of alternatives and the identification of the preferred solution. It involves working together with stakeholders to formulate solutions and incorporate their advice and recommendations into decisions to the maximum extent possible.

Stakeholder and community mapping

Stakeholder	Nature of interest in the project and/or potential impact of the project	Stakeholder needs/expectations for engagement in the project
Working Group		
Government Working Group, includes representatives from: <ul style="list-style-type: none"> • DHUD (GICU and PLUS) • Department for Infrastructure and Transport • Gawler Council • Barossa Council • Light Regional Council • SA Water • Concordia Lands Trust • Metro Homes 	Leading work to develop the structure plan and infrastructure scheme to support residential growth and directly impacted by the draft Code Amendment.	Expect to be provided an opportunity to provide feedback on the draft Code Amendment Expect their expertise and feedback on the draft code amendment to be incorporated in the Code Amendment to the greatest possible extent.
State and Australian Government MPs		
Minister for Planning Nick Champion MP Premier Peter Malinauskas MP	Decision makers	Expect to be informed and kept up to date on the Code Amendment and infrastructure scheme's development and progress.
Mr Matt Burnell MP, Member for Spence Ms Ashton Hurn, Member for Schubert Hon Tony Piccolo, Member for Light Ms Penny Pratt, Member for Frome	Their electorates are directly impacted by the proposed Code Amendment. The communities they represent will have a strong interest in the Code Amendment and be directly impacted by rezoning the land for residential development, new activity centres, community facilities and roads.	Need to understand impacts of the draft Code Amendment and infrastructure scheme on their electorate. Expect an opportunity to provide feedback on the draft Code Amendment
South Australian Government Agencies		
Department for Premier and Cabinet	The draft Code Amendment is part of the South Australian Government's Housing Roadmap to address the housing crisis.	Expect to be informed and kept up to date on the Code Amendment and infrastructure scheme's development and progress.
Renewal SA	Have a role in delivering new urban development directions outlined in the Greater Adelaide Regional Plan. Input into opportunities for infrastructure to drive economic activity, attract investment and enhance liveability and land values.	Need to understand impacts of the Code Amendment and associated infrastructure requirements on their future work and resourcing. Need to ensure relevant overarching government policies regarding delivering new urban developments are considered in developing the Code Amendment and associated infrastructure. Expect their expertise regarding infrastructure, economic opportunities and liveability for new urban development to be incorporated in the draft Code Amendment to the greatest extent possible.
Infrastructure SA	Provide overarching advice and cost assurance to the South Australian Government for major projects, potentially including the Concordia master planned development.	Need to be engaged early so as can provide informed advice to the South Australian Government if significant government investment is required in the development. Expect their expertise regarding infrastructure to be incorporated in the draft Code Amendment and associated infrastructure scheme to the greatest extent possible. Need to understand impacts of the Code Amendment and infrastructure requirements on their future work and resourcing.
Department for Infrastructure and Transport	Part of working group to develop the infrastructure requirements to support the Code Amendment	As lead agency for transport, expect their expertise regarding major road networks, public transport and walking/cycling trails to be incorporated in the Code Amendment and associated infrastructure scheme to the greatest extent possible.

Stakeholder	Nature of interest in the project and/or potential impact of the project	Stakeholder needs/expectations for engagement in the project
	<p>Input regarding alignment, funding and timing of major road networks, such as a Gawler Bypass to avoid unnecessary traffic through Gawler and to reduce congestion in the township.</p> <p>Input regarding public transport requirements including rail extension and new station.</p> <p>Input regarding regional level cycling and walking integrated into the major road network infrastructure.</p>	<p>Expect their expertise regarding infrastructure and transport to be incorporated in the draft Code Amendment and associated infrastructure scheme to the greatest extent possible.</p> <p>Need to understand impacts of structure plan on their future work and resourcing.</p>
<p>Department for Environment and Water</p> <ul style="list-style-type: none"> Water and River Murray Division Environment, Heritage and Sustainability Division National Parks and Wildlife Service 	<p>Input regarding water sensitive urban design and sustainability particularly regarding environmental impacts, stormwater management, biodiversity corridors and climate change mitigation actions such as urban greening.</p>	<p>Expect their expertise regarding water, sustainability, biodiversity and other environmental impacts, and climate change mitigation requirements to be incorporated in the draft Code Amendment to the greatest extent possible.</p> <p>Need to understand impacts of the Code Amendment on their future work and resourcing.</p>
Environment Protection Authority	<p>Interest in future impacts of development on the environment, including soil, air quality, noise and water quality</p>	<p>Expect their expertise on water, sustainability, biodiversity and other environmental impacts, and climate change mitigation requirements to be incorporated in the draft Code Amendment to the greatest extent possible.</p> <p>Need to understand impacts of the Code Amendment on their future work and resourcing.</p>
Office for Design and Architecture SA	<p>Interested in influencing and shaping the significant development, contributing to healthy neighbourhoods, integrating smart and sustainable technologies and supporting design innovation to improve quality of life, attract investment and reduce impact on the environment.</p> <p>Support infrastructure and planning delivery across government and support government procurement.</p>	<p>Expect their expertise on embedding good design that improves quality of life, attracts investment and reduces environmental impacts into the Code Amendment to the greatest extent possible.</p>
Department for Education	<p>Input regarding education capacity, location and funding requirements.</p>	<p>As lead agency for education, expect their expertise regarding education requirements to be incorporated in the Code Amendment to the greatest extent possible.</p> <p>Need to understand impacts of the Code Amendment and associated structure plan on their future work and resourcing.</p>
Office of the Technical Regulator	<p>Input into the delivery of infrastructure and the provision of services and utilities.</p>	<p>Expect to be consulted on the draft Code Amendment and for their feedback to be listened to, understood and considered in decision making.</p>
SA Housing Trust	<p>Input regarding affordable and social housing needs in the growth area to service the population and broader region.</p>	<p>Expect their expertise regarding affordable housing needs and associated services are incorporated into the Code Amendment to the greatest extent possible.</p> <p>Need to understand impacts of structure plan on their future work and resourcing.</p>
Office for Early Childhood Development	<p>Input regarding early childhood services capacity, location and funding requirements.</p>	<p>As lead agency for early childhood services, expect their expertise regarding early childhood services to be incorporated in the Code Amendment to the greatest extent possible.</p> <p>Need to understand impacts of the Code Amendment and associated structure plan on their future work and resourcing.</p>
Office for Recreation, Sport and Racing	<p>Input regarding size, location and funding of required facilities and open spaces, and into options for regional traditional and non-traditional recreation opportunities.</p>	<p>As lead agency for sport and recreation, expect their expertise regarding requirements to be incorporated in the Code Amendment to the greatest extent possible.</p> <p>Need to understand impacts of structure plan on their future work and resourcing.</p>
South Australian Tourism Commission	<p>Interested in the impacts of the growth area on tourism industry, particularly in the Barossa Valley.</p>	<p>Expect their expertise regarding tourism is incorporated into the Code Amendment to the greatest extent possible.</p>

Stakeholder	Nature of interest in the project and/or potential impact of the project	Stakeholder needs/expectations for engagement in the project
Department for Health and Wellbeing	Input regarding adequate health care and aged care capacity, funding and suitable locations to service increased population and broader region.	As lead agency for health and aged care, expect their expertise regarding health and wellbeing requirements to be incorporated in the Code Amendment to the greatest extent possible. Need to understand impacts of Code Amendment on their future work and resourcing.
Department of Human Services	Input regarding aspects of the Code Amendment relating to accessibility and inclusion, including meeting the needs of children and young people, people living with disability and culturally and linguistically diverse communities.	As lead agency accessibility and inclusion, expect their expertise to be incorporated in the Code Amendment to the greatest extent possible. Need to understand impacts of Code Amendment on their future work and resourcing.
Department of Energy and Mining	Input regarding high-tech and sustainable/renewable energy options.	As lead agency for energy, expect their expertise regarding sustainable energy options and related government policy to be incorporated in the Code Amendment and associated infrastructure scheme to the greatest extent possible. Need to understand impacts of the Code Amendment and associated infrastructure scheme on their future work and resourcing.
Department of Primary Industries and Regions	Interested in protecting primary industries in the areas surrounding the growth area and mitigation measures to minimise impacts of development on neighbouring primary industries.	Expect their expertise regarding primary industries to be incorporated in the Code Amendment to the greatest extent possible.
Northern and Yorke Landscape Board	Area is within landscape board boundary. Input regarding sustainability, particularly links with biodiversity corridors and opportunities to create habitat through storm water management.	Expect opportunity to give feedback regarding biodiversity corridors and opportunities to create habitat through storm water management as well as addressing impacts on neighbouring land. Need to understand how the Code Amendment may impact on their future work.
Green Adelaide	Area is outside of Green Adelaide boundary but their expertise in urban sustainability and urban greening could help identify opportunities for the Concordia Code Amendment.	Need to understand benefits of them being involved given the area isn't within the Green Adelaide boundary Expect their input to be carefully considered and incorporated into the broad-scale structure plan
Department of the Premier and Cabinet – Aboriginal Affairs and Reconciliation	Interest in potential impacts on Aboriginal heritage or significant sites in or near the proposed area.	Expect to be informed of projects potentially impacting Aboriginal Country and to be consulted regarding impacts on Aboriginal heritage or significant sites in or near the proposed area
Country Fire Service Metropolitan Fire Service South Australian Fire and Emergency Services Commission (SAFECOM) South Australian State Emergency Service	Interested in managing bushfire risk and emergency services access	Expect opportunity to provide feedback regarding accessibility for emergency service vehicles and fire risk management for the development
SA Police	Input regarding policing requirements and access as part of the Code Amendment and public safety	Expect opportunity to provide input regarding accessibility for emergency service and requirements regarding policing and opportunity to promote public safety through the Code Amendment
Gawler River Floodplain Management Authority	Interested in the Code Amendment's impacts on flood risks and mitigation measures along Gawler River and the floodplain.	Expect an opportunity to provide feedback on the Code Amendment's impacts on flood risk, mitigation measures to address flood risk and floodplain management along Gawler River.
LGA and affected councils		
Town Council of Gawler	Council has proposed to change the council boundary to include Concordia growth area as outlined in Gawler Community Plan 2030+, stating the community will look to Gawler to provide services. This is included as part of their future planning and would impact on council revenue and service delivery. The South Australian Local Government Boundaries Commission is investigating the proposed boundary change with consultation occurring from July 2024 to	Need to understand the impact of the Code Amendment on council resources and services, whether or not there is a shift in council boundary. Expect to be engaged early and kept informed on the Code Amendment and associated infrastructure scheme's progress.

Stakeholder	Nature of interest in the project and/or potential impact of the project	Stakeholder needs/expectations for engagement in the project
	<p>September 2024 and a decision yet to be made. Council planners would be involved in planning/building approvals in growth area if council boundary moves.</p> <p>Existing Gawler community services and facilities, businesses and transport routes will be impacted by growth area development adjacent to Gawler, and additional services and road improvements will impact the existing town centre, community and businesses in Gawler.</p> <p>Decisions regarding planning future council services, infrastructure and budget would be impacted by the future Code Amendment.</p> <p>Input local knowledge to meet growth area and surrounding region's needs and local community sentiment.</p> <p>Part of working group to develop the infrastructure requirements to support the Code Amendment</p>	<p>Expect their ideas, concerns and local knowledge regarding the Code Amendment and associated infrastructure to be listened to, understood and incorporated into the Code Amendment to the greatest extent possible.</p>
The Barossa Council	<p>Gawler growth area is in the Barossa Council area. Development would impact on council revenue and service delivery. Council planners would be involved and planning/building approvals in growth area.</p> <p>Decisions regarding planning future council services, infrastructure and budget would be impacted by the structure plan.</p> <p>Input local knowledge regarding infrastructure requirements to meet growth area and surrounding region's needs and local community sentiment.</p> <p>Part of working group to develop the infrastructure requirements to support the Code Amendment</p>	<p>Need to understand impact of the Code Amendment on council resources and services.</p> <p>Expect to be engaged early and kept informed on the Code Amendment and associated infrastructure scheme's progress.</p> <p>Expect their ideas, concerns and local knowledge regarding the Code Amendment and associated infrastructure to be listened to, understood and incorporated into the Code Amendment to the greatest extent possible.</p>
Light Regional Council	<p>Potential bypass road to Roseworthy located near the boundary/within Light Regional Council area to support growth area.</p> <p>Code Amendment and associated infrastructure may impact Light Regional Council residents through changes to transport networks, community services and employment opportunities.</p>	<p>Need to understand impact of Code Amendment, such as new town centre, community facilities and services, infrastructure and potential bypass road on council resources and services and local community.</p> <p>Expect to be engaged early and kept informed on Code Amendment and associated infrastructure planning's progress.</p> <p>Expect their ideas and concerns regarding the Code Amendment and associated infrastructure to be listened to, understood and considered in decision making.</p>
Local Government Association	<p>Represent councils that will be directly impacted by the draft Code Amendment.</p>	<p>Expect to be consulted on the draft Code Amendment and for their feedback to be listened to, understood and considered in decision making.</p> <p>Expect to receive information regarding how their feedback was considered and influenced the broad-scale structure plan</p>
Utilities		
SA Water	<p>Part of working group to develop the infrastructure requirements to support the Code Amendment.</p> <p>Input into stormwater, potable water and sewerage/wastewater infrastructure and water sensitive urban design (incorporating capturing and using stormwater to benefit open spaces).</p>	<p>Expect to be consulted on the draft Code Amendment and for their feedback to be listened to, understood and considered in decision making.</p> <p>Expect to receive information regarding how their feedback was considered and influenced the broad-scale structure plan</p>
APA Group SA Power Networks	<p>Input into electricity requirements and high-tech/sustainable options</p> <p>Input into gas requirements and high-tech/sustainable options</p>	<p>Expect to be consulted on the draft Code Amendment and for their feedback to be listened to, understood and considered in decision making.</p>

Stakeholder	Nature of interest in the project and/or potential impact of the project	Stakeholder needs/expectations for engagement in the project
<p>Electranet</p> <p>SEA Gas</p> <p>Australian Gas Networks</p> <p>EPIC Energy</p> <p>NBN Co</p> <p>Optus</p> <p>Telstra</p> <p>Australian Telecommunications Authority</p>		<p>Expect to receive information regarding how their feedback was considered and influenced the broad-scale structure plan</p>
Landowners and occupiers		
Concordia Land Trust	<p>Owns the majority of land within the Concordia growth area (about 65%) and keen to develop land. Did significant work towards a proponent led Code Amendment.</p> <p>Leyton Funds Management (parent company of Concordia Land Trust) also own Gawler Central Shopping Centre adjoining the railway station. Keen for rail line extension to Barossa and want Gawler Central to become transport hub. Part of Business Case for Precinct Authority submitted to the Minister. Keen interest in infrastructure. (Engage through Concordia Lands Trust.)</p> <p>Part of working group to develop the infrastructure requirements to support the Code Amendment</p>	<p>Need clear and consistent information about the process and how they will be affected. Expect their previous work to develop a proponent led Code Amendment is considered in this draft Code Amendment.</p> <p>Expect to be engaged early, kept informed on the Code Amendment's progress and involved in developing infrastructure options.</p> <p>As the major landholder, expect to be consulted and all their needs, ideas and concerns to be listened to, understood and considered in decision making.</p> <p>Expect to receive information regarding how their input/feedback was considered and influenced the Code Amendment.</p> <p>Need the Code Amendment to meet their economic requirements for development.</p>
Metro Homes SA	<p>Owns land or has agreements with landowners within the Concordia growth area (about 10%) and keen to develop land.</p> <p>Part of working group to develop the infrastructure requirements to support the Code Amendment.</p>	<p>Need clear and consistent information about the process and how they will be affected.</p> <p>Expect to be engaged early, kept informed on the Code Amendment's progress and involved in developing infrastructure options.</p> <p>As a significant landholder, expect to be consulted and all their needs, ideas and concerns to be listened to, understood and considered in decision making.</p> <p>Expect to receive information regarding how their feedback was considered and influenced the Code Amendment.</p> <p>Need the Code Amendment to meet their economic requirements for development.</p>
Private landholders within affected area	Own land within the Concordia growth area. Directly impacted by Code Amendment.	<p>Need clear and consistent information about the process and how they will be affected, with the option to receive information directly from state government or via their representative (if they have an agreement with Metro Homes or Concordia Land Trust).</p> <p>Expect to be engaged early and kept informed on the Code Amendment's progress.</p> <p>Expect to be consulted on the Code Amendment and associated infrastructure.</p> <p>Expect their ideas and concerns to be listened to, understood and considered in decision making.</p> <p>Expect to receive information regarding how their feedback was considered and influenced the Code Amendment.</p>
Occupiers of land in affected area	Interested in how the Code Amendment may impact them and their local community.	<p>Need clear and consistent information about the process and how they will be affected.</p> <p>Expect to be engaged early and kept informed on the Code Amendment's progress.</p>

Stakeholder	Nature of interest in the project and/or potential impact of the project	Stakeholder needs/expectations for engagement in the project
		<p>Expect to be consulted and their ideas and concerns to be listened to, understood and considered in decision making.</p> <p>Expect to receive information regarding how their feedback was considered and influenced the Code Amendment.</p>
Developers and investors with an interest in land in the affected area	Interested in how Code Amendment would affect their interest in land development and investment in the affected area/new development.	<p>Need clear and consistent information about the process.</p> <p>Expect to be engaged early and kept informed on the Code Amendment's progress.</p> <p>Expect to be consulted and their ideas and concerns to be listened to, understood and considered in decision making.</p> <p>Expect to receive information regarding how their feedback was considered and influenced the Code Amendment.</p>
Traditional Owners		
Kurna Yerta Aboriginal Corporation (KYAC) Kurna Nation Cultural Heritage Association Ngadjuri Nation Aboriginal Corporation (NNAC) Peramangk Aboriginal Corporation	<p>Kurna, Ngadjuri and Peramangk are the Traditional Owners of the Concordia growth area.</p> <p>Interested in impacts on Aboriginal Heritage, environmental impacts and opportunities to reflect and celebrate Kurna, Ngadjuri and Peramangk knowledge and culture.</p>	<p>Need to understand impact of Code Amendment and associated infrastructure on Aboriginal Heritage.</p> <p>Expect to be engaged early and kept informed on the Code Amendment's progress.</p> <p>Expect to work closely with state government on aspects of the Code Amendment that directly impact on Aboriginal Heritage and opportunities to reflect and celebrate Traditional knowledge and culture.</p> <p>Expect their expertise and knowledge regarding Aboriginal Heritage to be incorporated into the Code Amendment to the greatest extent possible.</p> <p>Expect to receive information regarding how their feedback was considered and influenced the broad-scale structure plan.</p>
Planning and development industry		
Peak bodies: <ul style="list-style-type: none"> Planning Institute of Australia (SA) Housing Industry Association (SA) Urban Development Institute Australia (SA) Master Builders Association (SA) Property Council of Australia (SA) 	Interested in impacts of Code Amendment and new development on their industries	<p>Need clear and consistent information about the process and how they will be affected.</p> <p>Expect to be engaged early and kept informed on the Code Amendment's progress.</p> <p>Expect to be consulted and their ideas and concerns to be listened to, understood and considered in decision making.</p> <p>Expect to receive information regarding how their feedback was considered and influenced the Code Amendment.</p>
Planning practitioners	Work may be directly impacted by the Code Amendment	<p>Need clear and consistent information about the process and how they will be affected.</p> <p>Expect to be engaged early and kept informed on the Code Amendment's progress.</p> <p>Expect to be consulted and their ideas and concerns to be listened to, understood and considered in decision making.</p> <p>Expect to receive information regarding how their feedback was considered and influenced the Code Amendment</p>
Business		
Regional Development Australia Barossa, Gawler, Light, Adelaide Plains	Interested in opportunities for region's businesses and communities to sustainable grow the economy and create more liveable communities.	<p>Need clear and consistent information about the Code Amendment and how it will impact the region's communities and economy.</p> <p>Expect to be consulted and their ideas and concerns to be listened to, understood and considered in decision making.</p>

Stakeholder	Nature of interest in the project and/or potential impact of the project	Stakeholder needs/expectations for engagement in the project
		Expect to receive information regarding how their feedback was considered and influenced the Code Amendment.
Local business associations: <ul style="list-style-type: none"> Gawler Business Development Group Southern Barossa Business Group 	Interested in how Code Amendment, including new town centres, community services and facilities, housing development and transport routes may provide opportunities for economic growth and impacts on their members' businesses.	Need clear and consistent information about the Code Amendment and how it will impact the region's communities and economy. Expect to be consulted and their ideas and concerns to be listened to, understood and considered in decision making. Expect to receive information regarding how their feedback was considered and influenced the Code Amendment.
Local business owners	Interested in how Code Amendment, including new town centres, community services and facilities, housing development and transport routes may impact their business.	Need clear and consistent information about the Code Amendment and how it will impact the region's communities and economy. Expect to be consulted and their ideas and concerns to be listened to, understood and considered in decision making. Expect to receive information regarding how their feedback was considered and influenced the Code Amendment.
Media		
Local and state-wide media	Interested in significant growth area in greater Adelaide region and impact on housing crisis. Interested in community and economic impacts of developing the growth area for the local area and broader region.	Need clear and consistent information about the process provided in a suitable format, such as media releases and interviews. Need opportunity to gain further information directly from the South Australian Government. Need to be informed of key milestones early.
Community		
Community interest peak bodies: <ul style="list-style-type: none"> Community Alliance SA 	Against further development in the Gawler area due to concerns about traffic, infrastructure, lifestyle, environment, food and water security impacts. In 2010 the group considered a judicial review into the rezoning of the land at Gawler East. After 6 months of court proceedings, the forum ceased the legal action prior to the scheduled trial. A range of principles had been agreed to by the developer of the majority of the land, leading to better environmental outcomes in the development.	Need clear and consistent information about the process and how the local community and businesses will be affected. Expect to be kept up-to-date at key milestones. Expect the Code Amendment and associated infrastructure to address their transport, infrastructure (including waste water management), environmental and lifestyle concerns. Expect to be listened to and their opinions considered in decision making.
Local community groups: <ul style="list-style-type: none"> Gawler and Districts Community Services Forum Gawler Community House UCare Gawler Church Hill Heritage Area Residents Group Gawler and Barossa Jockey Club Gawler Environment and Heritage Association 	Interested in how Code Amendment, including new town centres, community services and facilities, housing development and transport routes may benefit or impact the local communities	Expect to be informed early of the Code Amendment. Need clear and consistent information about the Code Amendment, process and how the local community and businesses will be affected. Expect the opportunity to provide feedback that is listened to and considered in decision making. Expect to be kept up-to-date at key milestones. Need to understand how the Code Amendment and associated infrastructure will impact them, and how concerns will be addressed, particularly re transport and services. Expect to receive information regarding the outcome and how public feedback influenced the outcome.
Gawler community	Concerns regarding traffic and transport, community service access and lifestyle impacts of significant growth on the edge of the existing town. Potential support for greater employment opportunities and improved services for the region through health and education services and building industry.	Expect to be informed early of the Code Amendment. Need clear and consistent information about the Code Amendment, process and how the local community and businesses will be affected.

Stakeholder	Nature of interest in the project and/or potential impact of the project	Stakeholder needs/expectations for engagement in the project
		<p>Expect the opportunity to provide feedback that is listened to and considered in decision making.</p> <p>Expect to be kept up-to-date at key milestones.</p> <p>Need to understand how the Code Amendment and associated infrastructure will impact them, and how concerns will be addressed, particularly re transport and services.</p> <p>Expect to receive information regarding the outcome and how public feedback influenced the outcome.</p>
<p>Kurna community</p> <p>Ngadjuri community</p> <p>Peramangk community</p>	<p>Interested in impacts on Kurna, Ngadjuri and Peramangk Country, cultural heritage, environmental impacts and opportunities to reflect and celebrate Kurna and Ngadjuri knowledge and culture</p>	<p>Expect the Code Amendment and associated infrastructure planning to reflect Kurna, Ngadjuri and Peramangk community needs and values.</p> <p>Expect Kurna, Ngadjuri and Peramangk representatives to have contributed to its development.</p> <p>Need to clear and consistent information to understand how the Code Amendment impacts Kurna, Ngadjuri and Peramangk Country and cultural heritage.</p> <p>Expect an opportunity to provide feedback on the Code Amendment, to be listened to and their opinions considered in decision making.</p> <p>Expect to receive information regarding the outcome and how feedback influenced the outcome.</p>
Interested South Australians	<p>Interested in housing crisis, opportunity to access affordable housing and impacts of significant development on house prices.</p> <p>Concerned about urban sprawl and impacts on environment, agriculture and lifestyle near Gawler/Barossa and Adelaide more broadly.</p> <p>Interested in climate mitigation actions eg water sensitive urban design, sustainable energy and urban greening.</p>	<p>Need clear and consistent information about why the Code Amendment is proposed and the process.</p> <p>Expect an opportunity to provide feedback on the Code Amendment, to be listened to and their opinions considered in decision making.</p> <p>Expect to receive information regarding the outcome and how public feedback influenced the outcome.</p>

Applying the Charter principles

Stakeholder	Engagement need or technique
Working Group	<p>Communication activities</p> <ul style="list-style-type: none"> • Direct letter/email to members from the Designated Entity providing details of the draft code amendment and consultation • PlanSA website content, including consultation page, news story and homepage banner • Planning Ahead articles • Planning Policy Forums • FAQs on new policies • PlanSA, DHUD and SPC social media posts • Letter/email to CEs regarding outcomes and final decision • Digital communications tool kit – encourage to share across networks <p>Engagement activities</p> <ul style="list-style-type: none"> • Briefing session prior to launch • Updates/presentations at monthly meetings as required • Public online information sessions for those unable to attend briefing • PlanSA online submission form and email • Discussions with code amendment team
Minister for Planning and MPs	<p>Communication activities</p> <ul style="list-style-type: none"> • Briefings as required • Direct letter/email providing details of the draft code amendment and consultation • PlanSA website content, including news stories • YourSAy website content • Letter/email regarding outcomes and final decision <p>Engagement activities</p> <ul style="list-style-type: none"> • YourSAy survey (MPs)
South Australian agencies	<p>Communication activities</p> <ul style="list-style-type: none"> • Direct letter/email to CE from the Designated Entity providing details of the draft code amendment, consultation and key stakeholder online information session • Email to key staff from Code Amendment team providing details of the draft code amendment, consultation and key stakeholder online information session • PlanSA website content, including news stories and homepage banner • PlanSA, DHUD and SPC social media posts • Planning Ahead articles • FAQs on new policies • Planning Policy Forums • Letter/email to CEs and key staff regarding outcomes and final decision • Digital communications tool kit – encourage to share across networks <p>Engagement activities</p> <ul style="list-style-type: none"> • Key stakeholder online information session shortly after consultation opens • Public online information sessions for those unable to attend stakeholder session • PlanSA online submission form and email • Discussions with code amendment team
Local government	<p>Communication activities</p> <ul style="list-style-type: none"> • Direct letter/email to CEs from the Designated Entity providing details of the draft code amendment, consultation and key stakeholder online information session • Direct letter/email to Mayors from the Designated Entity providing details of the draft code amendment and consultation • Email to key staff from Code Amendment team providing details of the draft code amendment, consultation and key stakeholder online information session • PlanSA website content and news stories • PlanSA and SPC social media posts

Stakeholder	Engagement need or technique
	<ul style="list-style-type: none"> • Planning Ahead articles • FAQs on new policies • Planning Policy Forums • Letter/email to CE regarding outcomes and final decision • Digital communications tool kit – encourage to share across networks <p>Engagement activities</p> <ul style="list-style-type: none"> • Key stakeholder online information session shortly after consultation opens • Public online information sessions for those unable to attend stakeholder session • PlanSA online submission form and email • Discussions with code amendment team
Planning and development industry peak bodies (SA divisions)	<p>Communication activities</p> <ul style="list-style-type: none"> • Direct letter/email to CEs from the Designated Entity providing details of the draft code amendment, consultation and key stakeholder online information session • PlanSA website content, including consultation page, news story and homepage banner • Planning Ahead articles • FAQs on new policies • Planning Policy Forums • PlanSA, DHUD and SPC social media posts • Letter/email to CEs regarding outcomes and final decision • Digital communications tool kit – encourage to share across networks <p>Engagement activities</p> <ul style="list-style-type: none"> • Key stakeholder online information session shortly after consultation opens • Public online information sessions for those unable to attend stakeholder session • PlanSA online submission form and email • Discussions with code amendment team
Planning industry practitioners	<p>Communication activities</p> <ul style="list-style-type: none"> • Planning Ahead article • FAQs on new policies • Planning Policy Forum • PlanSA website content, including consultation page, news story and homepage banner • YourSAy consultation website and newsletter • Eventbrite website • PlanSA, DHUD, SPC and YourSAy social media posts • Media coverage • Via planning industry peak bodies <p>Engagement activities</p> <ul style="list-style-type: none"> • Public online information sessions • Council and state agency practioners – key stakeholder online information session • YourSAy survey • PlanSA online form • PlanSA Service Desk phone and email
<p>Peak community and business organisations:</p> <ul style="list-style-type: none"> • Community Alliance SA • Regional Development Australia Barossa, Gawler, Light, Adelaide Plains 	<p>Communication activities</p> <ul style="list-style-type: none"> • Direct letter/email to CEs from the Designated Entity providing details of the draft code amendment, consultation and key stakeholder online information session • PlanSA website content, including news story and homepage banner • YourSAy consultation website and newsletter • FAQs and fact sheet • PlanSA, DHUD, SPC and YourSAy social media posts

Stakeholder	Engagement need or technique
	<ul style="list-style-type: none"> Letter/email to CEs regarding outcomes and final decision Digital communications tool kit – encourage to share across networks Engagement activities <ul style="list-style-type: none"> Public online information sessions YourSAy survey PlanSA online form PlanSA Service Desk phone and email
Utilities	Communication activities <ul style="list-style-type: none"> Letter/email from the Designated Entity providing details of the draft code amendment, consultation and public information sessions YourSAy consultation website FAQs on new policies PlanSA website content, including consultation page, news story and homepage banner PlanSA, DHUD, SPC and YourSAy social media posts PlanSA Service Desk phone and email Media coverage Email regarding outcomes and final decision Engagement activities <ul style="list-style-type: none"> Key stakeholder (government and industry) online information session YourSAy survey PlanSA online form PlanSA Service Desk phone and email
Traditional Owners representative bodies	Communication activities <ul style="list-style-type: none"> Letter/email from the Designated Entity providing details of the draft code amendment, consultation and public information sessions Briefings in-person YourSAy consultation website PlanSA website content, including consultation page, news story and homepage banner FAQs and fact sheet Email regarding outcomes and final decision Engagement activities <ul style="list-style-type: none"> YourSAy survey PlanSA online form Discussions with code amendment team
Affected Landowners	Communication activities <ul style="list-style-type: none"> Letter/email from the Designated Entity providing details of the draft code amendment, consultation and public information sessions YourSAy consultation website PlanSA website content, including consultation page, news story and homepage banner PlanSA, DHUD, SPC and YourSAy social media posts FAQs and fact sheet Brochure PlanSA Service Desk phone and email Media coverage Email regarding outcomes and final decision Engagement activities <ul style="list-style-type: none"> In-person landowners' information session regarding Code Amendment and infrastructure scheme, including display boards and printed maps/concept plans Public in-person information session in Gawler, including display boards and printed maps/concept plans Public online information session

Stakeholder	Engagement need or technique
	<ul style="list-style-type: none"> • YourSAy survey • PlanSA online form • PlanSA Service Desk phone and email
Occupiers of affected land	<p>Communication activities</p> <ul style="list-style-type: none"> • Letter/email from the Designated Entity providing details of the draft code amendment, consultation and public information sessions • YourSAy consultation website • PlanSA website content, including consultation page, news story and homepage banner • FAQs and fact sheet • Brochure • PlanSA, DHUD, SPC and YourSAy social media posts • PlanSA Service Desk phone and email • Media coverage • Email regarding outcomes and final decision <p>Engagement activities</p> <ul style="list-style-type: none"> • Public in-person information session in Gawler, including display boards and printed maps/concept plans • Public online information session • YourSAy survey • PlanSA online form • PlanSA Service Desk phone and email
Local community groups and local business associations	<p>Communication activities</p> <ul style="list-style-type: none"> • Email from Code Amendment team providing overview of the draft code amendment and inviting feedback • PlanSA website content, including news story and homepage banner • YourSAy consultation website and newsletter • FAQs and fact sheet • Brochure • PlanSA, DHUD, SPC and YourSAy social media posts • Letter/email to CEs regarding outcomes and final decision • Digital communications tool kit – encourage to share across networks <p>Engagement activities</p> <ul style="list-style-type: none"> • Public in-person information session in Gawler, including display boards and printed maps/concept plans • Public online information sessions • YourSAy survey • PlanSA online form • PlanSA Service Desk phone and email
Local community and business owners	<p>Communication activities</p> <ul style="list-style-type: none"> • Media coverage • YourSAy consultation website and newsletter • PlanSA, SPC and YourSAy social media posts • Eventbrite webpage • PlanSA website content, including news stories • FAQs and fact sheet • Brochure • Hard copy code amendment available to view at council office • Via community interest/key stakeholder networks <p>Engagement activities</p> <ul style="list-style-type: none"> • Public in-person information session at Gawler, including display boards and printed maps/concept plans

Stakeholder	Engagement need or technique
	<ul style="list-style-type: none"> Public online information sessions YourSAy survey PlanSA Service Desk phone and email
Interested community and business owners Kurna and Ngadjuri communities	<p>Communication activities</p> <ul style="list-style-type: none"> Media coverage YourSAy consultation website and newsletter PlanSA, SPC and YourSAy social media posts Eventbrite webpage PlanSA website content, including news stories FAQs and fact sheet Brochure Hard copy code amendment available to view at PLUS office, Adelaide CBD Via community interest/key stakeholder networks <p>Engagement activities</p> <ul style="list-style-type: none"> Public online information sessions YourSAy survey PlanSA Service Desk phone and email
Media	
State-wide and local media	<p>Communication activities</p> <ul style="list-style-type: none"> Media releases Consider media event for launch Interviews and enquiry responses as requested PlanSA and YourSAy website content

Staging your engagement

Stage	Objective	Stakeholders	Level of engagement	By when
1: Pre-engagement	Inform key decision makers and impacted stakeholders about the draft Code Amendment and consultation process, as required.	Minister and/or state government executives, affected landowners, working group members, Light Regional Council, Traditional Owners	INFORM	Consultation launch date
2: Public consultation	Inform interested and affected stakeholders and community of the draft Code Amendment and opportunity to provide feedback. Gain public feedback on draft Code Amendment for consideration in finalising the Code Amendment.	All stakeholders	CONSULT	19 June to 31 July 2025 6-week consultation period
3: Review feedback	Review and summarise consultation submissions to: <ul style="list-style-type: none">inform the final draft Code Amendmentprepare an engagement report and instructions for Ministerial decisionclose-the-loop for key stakeholders and interested community.	All stakeholders	INFORM	Following consultation closing
4: Engagement evaluation	Gain feedback on the engagement process to: <ul style="list-style-type: none">evaluate success in meeting Community Engagement Charter principlesidentify opportunities to improve future engagement processes	Engagement participants	CONSULT	August-September 2025
5: Inform of outcome	Inform key stakeholders and community of the outcome of the Code Amendment process.	All stakeholders	INFORM	Following Minister's decision, anticipated in September 2025

Applying the Charter principles in practice

Charter principle	How does your engagement approach/activities reflect this principle in action?
Engagement is genuine	<ul style="list-style-type: none"> Engagement seeks input early to help shape the proposal Targeted at a wide range of stakeholders using a range of methods that are best targeted to making participation convenient Timelines are sufficient for people to hear/see the opportunity to have a say and participate in the engagement Easy-to-understand information to help audiences understand why it is relevant to them, what it means for land use and built form outcomes 'on the ground' and how they can have their say An engagement report will be prepared in accordance with section 73(7) of the PDI Act, outlining what was heard and how it was responded to and the evaluation of engagement, which will be published on the PlanSA website
Engagement is inclusive and respectful	<ul style="list-style-type: none"> Engagement seeks input early to help shape the code amendment Targeted at a wide range of stakeholders using a range of methods that are best suited to making participation convenient Due to potential broad interest in this code amendment, engagement activities will include digital engagement tools to enable access for a wider audience Effort made to ensure those most affected or interested are aware of the code amendment and engaged through the most direct means possible e.g. direct letters Background information will be readily available and easy-to-understand information will be provided to help audiences understand why it is relevant to them, what it means 'on the ground' and how they can have their say All comments and views are captured and considered Timelines are sufficient for people to hear/see the opportunity to have a say
Engagement is fit for purpose	<ul style="list-style-type: none"> Communications material will be clear about the proposed change and how it will affect future development A broad range of activities offered in a mix of ways, to reach a wide range of stakeholders Stakeholders directly impacted will be targeted directly by the engagement (e.g. letters) Stakeholders with specific interests will be directly communicated with The public will be informed through a variety of channels to maximise reach
Engagement is informed and transparent	<ul style="list-style-type: none"> What the community can influence and not influence is clearly outlined Information clearly articulates key areas of interest, what we are gathering feedback on, how participants can get involved and how feedback will be used Communication materials will be presented in easy-to-understand language to explain information and will not assume prior knowledge Submissions will be acknowledged and engagement participants advised of next steps in the process An engagement report will be provided to participants and made publicly available
Engagement is reviewed and improved	<ul style="list-style-type: none"> Measures of success are identified and will be evaluated at the conclusion of the engagement, and at each stage of engagement if required Any issues raised about the engagement during the process will be considered and action will be taken if appropriate As the engagement plan is implemented, debriefs will occur after key engagement activities to determine if any changes are required

Measuring success

At the completion of the engagement, all participants will be invited to assess the success of the engagement against performance criteria one to four, below. The Designated Entity will assess the success of the engagement against criteria five to nine. This evaluation will be included in the engagement report required to be prepared by the Designated Entity under section 73(7) of PDI Act. The engagement report provides details and analysis of engagement activities undertaken for the code amendment and is provided to the Minister for Planning. This engagement report will also be referenced in the State Planning Commission's Parliamentary Report under section 74(3)(b) of the Act, which is issued to the Environment Resources and Development Committee of Parliament following adoption of a code amendment.

#	Charter criteria	Charter performance outcomes	Respondent	Indicator	Evaluation tool Exit survey / follow-up survey	Measuring success of project engagement
1	Principle 1: Engagement is genuine	<ul style="list-style-type: none"> People had faith and confidence in the engagement process. 	Community	I feel the engagement genuinely sought my input to help shape the proposal	Likert scale - strongly disagree to strongly agree	Per cent from each response.
2	Principle 2: Engagement is inclusive and respectful	<ul style="list-style-type: none"> Affected and interested people had the opportunity to participate and be heard. 	Community	I am confident my views were heard during the engagement	Likert scale - strongly disagree to strongly agree	Per cent from each response.
			Project Lead	The engagement reached those identified as community of interest.	<ul style="list-style-type: none"> Representatives from most community groups participated in the engagement Representatives from some community groups participated in the engagement There was little representation of the community groups in engagement. 	Project Lead select response
3	Principle 3: Engagement is fit for purpose	<ul style="list-style-type: none"> People were effectively engaged and satisfied with the process. People were clear about the proposed change and how it would affect them. 	Community	I was given sufficient information so that I could take an informed view.	Likert scale - strongly disagree to strongly agree	Per cent from each response.
				I was given an adequate opportunity to be heard	Likert scale - strongly disagree to strongly agree	Per cent from each response.
4	Principle 4: Engagement is informed and transparent	<ul style="list-style-type: none"> All relevant information was made available and people could access it. People understood how their views were considered, the reasons for the outcomes and the final decision that was made. 	Community	I felt informed about why I was being asked for my view, and the way it would be considered.	Likert scale - strongly disagree to strongly agree	Per cent from each response.
5	Principle 5: Engagement processes are reviewed and improved	<ul style="list-style-type: none"> The engagement was reviewed and improvements recommended. 	Project Lead	Engagement was reviewed throughout the process and improvements put in place, or recommended for future engagement	<ul style="list-style-type: none"> Reviewed and recommendations made Reviewed but no system for making recommendations Not reviewed 	Project Lead select response
6	Engagement occurs early	<ul style="list-style-type: none"> Engagement occurred before or during the drafting of the planning policy, strategy or scheme when there was an opportunity for influence. 	Project Lead	Engagement occurred early enough for feedback to genuinely influence the planning policy, strategy or scheme	<ul style="list-style-type: none"> Engaged when there was opportunity for input into scoping Engaged when there was opportunity for input into first draft Engaged when there was opportunity for minor edits to final draft Engaged when there was no real opportunity for input to be considered 	Project Lead select response
7	Engagement feedback was considered in the development of planning policy, strategy or scheme	<ul style="list-style-type: none"> Engagement contributed to the substance of a plan or resulted in changes to a draft. 	Project Lead	Engagement contributed to the substance of the final plan	<ul style="list-style-type: none"> In a significant way In a moderate way In a minor way Not at all 	Project Lead select response
8	Engagement includes 'closing the loop'	<ul style="list-style-type: none"> Engagement included activities that 'closed the loop' by providing feedback to participants/ community about outcomes of engagement 	Project Lead	Engagement provided feedback to community about outcomes of engagement	<ul style="list-style-type: none"> Formally (report or public forum) Informally (closing summaries) No feedback provided 	Project Lead select response
9	Charter is valued and useful	<ul style="list-style-type: none"> Engagement is facilitated and valued by planners 	Project Lead	Identify key strength of the Charter and Guide Identify key challenge of the charter and Guide	<ul style="list-style-type: none"> Free text response 	Project Lead identify key strength and challenge

Closing the loop and reporting back

How will you respond to participants?	Who's responsible?	When will you report back?
'What we heard' summary of engagement activities and key points of feedback received during consultation, as well as an outline of the next steps. To be emailed to people who submitted feedback during consultation with the engagement evaluation survey.	Communications and Engagement team with input from Code Amendment team	July 2025
Engagement report published on PlanSA and YourSAy websites, including detailed analysis of all submissions, how feedback was responded to, amendments to the draft Code Amendment as a result of public engagement and evaluation of the engagement process against the Community Engagement Charter principles.	Communications and Engagement team with input from Code Amendment team	Within 5 business days of Minister's decision
Website updates on YourSAy and PlanSA websites notifying community and stakeholders of the outcome, including PlanSA Code Amendments and news pages	Communications and Engagement team	Within 5 business days of Minister's decision
Media announcement to notify community and stakeholders of Minister's decision	Minister for Planning's office	Within 5 business days of Minister's decision (TBC)
Email to key stakeholders notifying them of the Minister's decision and any key changes as a result of public engagement.	Communications and Engagement team	Day of announcement of Minister's decision
Email to those who made a submission notifying them of the Minister's decision and any key changes as a result of public engagement.	Communications and Engagement team	Day of announcement of Minister's decision
Social media posts promoting the announcement, including via: <ul style="list-style-type: none"> PlanSA Facebook SPC and DHUD LinkedIn YourSAy Facebook and X (Twitter) 	Communications and Engagement team	Following announcement of Minister's decision
Newsletter article in Planning Ahead and YourSAy monthly e-newsletters	Communications and Engagement team	Edition following announcement re Minister's decision
Policy/Planning Forum presentation sharing details of final code amendment and how consultation influenced the outcome	Code Amendment team	Forum following announcement re Minister's decision

