



EYRE AND WESTERN REGIONAL PLAN

Summary
February 2025



STATE
PLANNING
COMMISSION



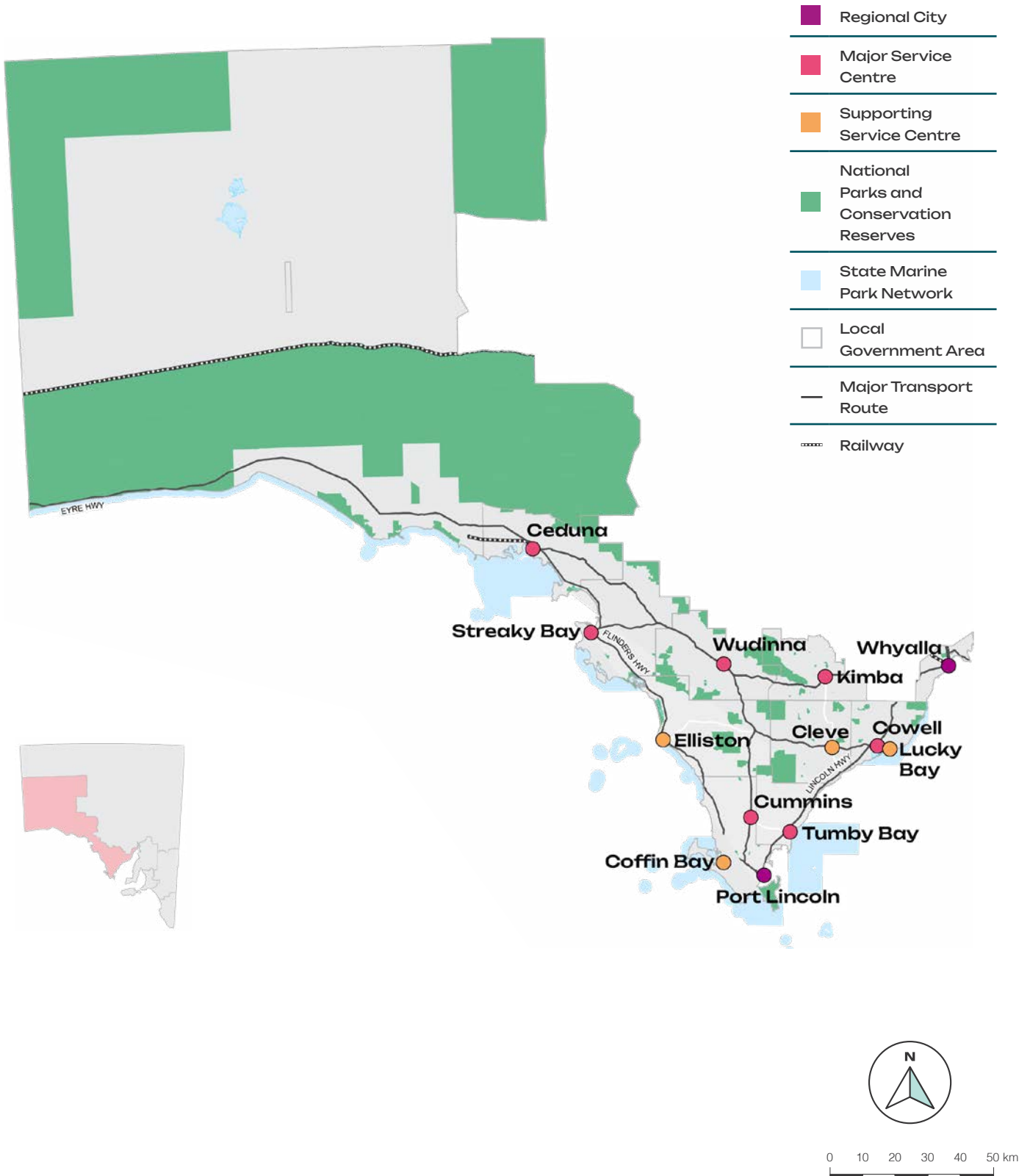
Acknowledgment of Country

The State Planning Commission acknowledges First Nations peoples as the Traditional Custodians of South Australian land and waters and we extend our respect to Elders past, present and emerging. We value and recognise the ongoing cultural heritage, beliefs and relationship First Nations peoples have with these lands and waters and the continuing importance of this today.

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Eyre and Western planning region



Introduction

The Eyre and Western region is approximately 230,000 square kilometres, from the sparse Maralinga Tjarutja Lands and Nullarbor, the rugged coastlines of the Great Australian Bight, to the sanctuary of the Upper Spencer Gulf. Abundant wildlife, national parks, immense sand dunes, deserted beaches and world-famous aquatic experiences highlight the region's natural diversity. With valuable fishing and agricultural sectors, the region embraces cutting-edge mineral exploration and renewable energy opportunities.

The Eyre and Western Regional Plan (Plan) maps the government's long-term planning vision for the region to 2051 and beyond. It provides governments, businesses, industry and not-for-profit organisations with the data and direction to better plan for and respond to growth and change in our community and towns, while achieving our conservation goals. The Plan will be hosted on the Regional Planning Portal, a digital platform designed to be customised to meet the user's needs.



Key themes

People, housing and liveability

- Planning for growth in Port Lincoln and Whyalla, with supporting infrastructure in place.
- Promoting inclusivity and equity for the region's Aboriginal and Torres Strait Islander population.
- Providing diverse housing options for ageing populations, seasonal workers, and tourists.

Productive economy

- Developing Whyalla, Ceduna, and Port Lincoln as economic hubs, with supporting towns like Cummins and Kimba.
- Expanding tourism infrastructure to meet growing visitor demand.
- Supporting seafood, livestock, and agricultural industries to tackle climate and water challenges.
- Leading renewable energy initiatives, including the Hydrogen Jobs Plan and Port Bonython Hydrogen Hub.
- Protecting resource extraction zones and exploring sustainable post-mining land uses.

Environment, natural resources and landscapes

- Conserving 7.5 million hectares of national parks and Indigenous Protected Areas.
- Protecting 2,000 km of coastline and marine habitats with zoning that ensures public access and conservation.
- Guiding environmentally sensitive land use, biodiversity conservation, and climate resilience through the Plan's strategic framework.

Transport and infrastructure

- Improving transport connectivity for major centres and smaller townships, enhancing access to services and employment.
- Addressing freight challenges and logistic needs to support fishing, agriculture and mining industries.

Implementation and delivery

- Ongoing collaboration between local, regional and state authorities to ensure that the infrastructure is in place to support population growth
 - Ensuring land supply and housing options in strategic growth areas, preventing land-use conflicts and concentrating population growth in major employment centres.
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What is the Eyre and Western Regional Plan?

Regional plans explore how areas are projected to grow, identify land and infrastructure for housing and jobs, while making recommendations about zoning and land development to support sustainable growth over the next 15 to 30 years.

The State Planning Commission (Commission) developed the Plan using insights gathered from the community and stakeholders in the previous engagement phase, ensuring that local perspectives are reflected in the planning process.

The Plan will address population growth by ensuring land supply, managing appropriate expansion of the region's towns and smaller settlements, and providing a range of available housing options near existing employment lands, health and community services.

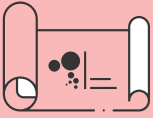
The Plan incorporates data-driven strategies to manage risks associated with increased temperatures, extreme weather events and reduced rainfall, ensuring the resilience of communities and natural ecosystems.

The Plan is aligned with and supported by various regional, state and federal policies. This includes the South Australian Government Climate Change Action Plan, the 20-Year State Infrastructure Strategy, the Transport Strategy and the South Australian Economic Statement.



It is crucial that the region's community, industry and stakeholders provide feedback on the draft Plan during the engagement period. This feedback will ensure that the final Plan can be best tailored to meet the needs and complexities of the region.

The Plan will be finalised in late 2025.



A snapshot of the Plan

The area is home to 57,092 people, with a projected increase of 5,185 people by 2054. The Plan ensures the region has the infrastructure and housing needed to support its growing communities, particularly in Port Lincoln and Whyalla.

Addressing the needs of the region's 6.7% Aboriginal and Torres Strait Islander population and diverse household types, the Plan includes measures for inclusive growth, housing diversity, and community wellbeing.

With nearly 7.5 million hectares of conservation and national parks, along with 2,000 kilometres of protected coastline, the Plan will support the safeguarding of the region's unique biodiversity, marine habitats, and open landscapes.

The Plan future-proofs the economy by facilitating growth in key industries like energy, mining, agriculture, and tourism. Whyalla, Ceduna, and Port Lincoln remain central employment hubs, with supporting roles for smaller towns like Cummins and Kimba.

With large-scale renewable energy projects and South Australia's first hydrogen hub planned for Port Bonython, the region is positioned to become a leader in clean energy, which will increase jobs and economic opportunities.

As one of the fastest-growing tourism regions in the state, it is set to benefit from increased investment in nature-based tourism, infrastructure, and visitor services. The Plan includes climate adaptation strategies, informed by local climate data and projections, to help communities and industries respond to hotter, drier conditions, bushfire risks, and water scarcity.

Strategic land-use planning and zoning are central to managing population growth, preserving biodiversity, and ensuring compatible land uses for the region's longterm prosperity and liveability.



The City of Whyalla Master Plan outlines Whyalla's pathway to become Australia's hydrogen capital and includes strategies to revitalise the city centre. This master plan will help shape the Plan, ensuring a cohesive and collaborative approach to Whyalla's strategic direction.



57k
population
today



70k
2051 population
projection



43%
region's population
live in Port Lincoln
and Whyalla



Upper Spencer Gulf

A large portion of the Upper Spencer Gulf sits within the Eyre and Western region. The Upper Spencer Gulf is now at the forefront of South Australia's ambitious national and global green energy initiatives. Boasting world-class wind and solar resources, along with abundant deposits of copper, magnetite, and other critical minerals vital for industrial decarbonisation, the region is a key focus for investment in Australia's sustainable future. Supported by significant projects from the South Australian and Australian Governments, the Upper Spencer Gulf is poised to drive the nation's clean energy transition and advance climate change adaptation. Major initiatives, such as the Hydrogen Jobs Plan, Port Bonython Hydrogen Hub, Northern Water, and the transition to green steel, underline its central role.



Key initiatives and projects

1. Port Bonython Hydrogen Hub

A government and private sector collaboration, the Port Bonython Hydrogen Hub is positioned to become South Australia's first large-scale clean hydrogen production precinct for both export and domestic markets.

2. Hydrogen power plant project

World-leading grid-scale renewable hydrogen facility in Whyalla. Features 250 megawatt electric (MWe) of electrolysers, 200 megawatt (MW) power generation and hydrogen storage. Will be a new source of flexible power, providing additional grid stability for homes and businesses around the state, utilising excess renewable energy generated from large-scale wind and solar farms to provide a consistent output of supply. Estimated to create approximately 1,000 jobs during construction. Civil works and construction scheduled to begin in late 2024.

3. Whyalla Steelworks green steel transition

Whyalla Steelworks transition from coal-based steelmaker to low-carbon, green steel producer, through the commissioning of a \$500 million electric arc furnace powered by renewables, will support the annual production of 1.5 million tonnes of green steel.

4. Northern Water project

Plans are underway for the development of a desalination plant and pipeline network, providing a new, sustainable water supply for local industry, including hydrogen, copper and other valuable mineral industries for the Upper Spencer Gulf and eastern Eyre Peninsula regions.

5. ElectraNet Eyre Peninsula Link

This \$300 million, 270 kilometre augmentation of Electranet's Eyre Peninsula transmission network that provides communities with a secure and reliable power supply, with potential further augmentation to occur that provides additional capacity to the network.

6. SAWater Desalination Plant – Billy Lights Point

5.3GL desalination plant to provide long-term water security for communities and industry in the Eyre Peninsula.

7. Siviour Graphite Project

Open-pit mining development and world's second largest graphite reserve, with an anticipated mine life of 40 years and annual peak production of 150,000 tonnes of graphite concentrates, vital to lithium-ion batteries used in electric vehicles.

8. Cape Hardy industrial precinct

A green hydrogen development hub with a naturally occurring deep-water port equipped with multi-commodity export capability (advanced fuels, hydrogen, grain, and minerals) and common user infrastructure.

9. Yoorndoo Ilga Solar PV park

Yoorndoo Ilga Solar, located 10 kilometres north of Whyalla, includes a 300 MW AC utility scale solar and 250 MW/500 megawatt hour (MWh) battery storage facility.



Get involved: have your say

Consultation on the regional plan is open for 12 weeks until 5pm on Wednesday 7 May 2025.

Have your say

- Visit yoursay.sa.gov.au/eyre-and-western-regional-plan to provide your feedback
- Fill out our [Easy Read survey](#)
- Complete the [online submission form](#)
- Email plansasubmissions@sa.gov.au
(Subject: Submission – Eyre and Western Regional Plan)
- Post your submission to:
Planning and Land Use Services
Attention: Growth Management Team
Department for Housing and Urban Development
GPO BOX 1815
ADELAIDE SA 5001

Need help?

Join one of our online briefing sessions to hear directly from our planners. Register at plansaevents.eventbrite.com

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Call:
PlanSA Service Desk
on 1800 752 664.



Next steps

Once consultation has concluded, feedback will be collated, summarised and the Plan will be updated.

The updated Plan will be provided to the State Planning Commission for endorsement with the final version expected to be released late 2025.

The Plan will be fully digital and accessible via the Regional Planning Portal.



