EYRE AND WESTERN REGIONAL PLAN

Version EW2026.1
29 January 2026

Acknowledgment of Country

The State Planning Commission and the Department for Housing and Urban Development acknowledges First Nations people 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 people have with these lands and waters and the continuing importance of this today.

Minister's foreword

Hon Nicholas Champion MP

Minister for Housing and Urban Development
Minister for Housing Infrastructure
Minister for Planning

The Eyre and Western Regional Plan (the Plan) is our blueprint for a sustainable, liveable, and well-planned region as we head toward 2051. With our population set to grow by nearly 12,000 and over 6,100 new homes needed, the Plan ensures our land use and infrastructure keep pace, creating strong, connected communities from Whyalla and Port Lincoln to Ceduna and Streaky Bay.

From planning for population growth to preserving our pristine environment and promoting economic prosperity, the Plan will shape the Eyre and Western Region's future. We are helping to meet future housing demand by ensuring there is sufficient land for new homes, supported by the necessary infrastructure, and providing flexibility for greater housing diversity to meet the changing needs of our communities, including ageing residents, temporary workers, and young families.

The Plan is not just about housing. It plays a vital role in securing South Australia's economic future by ensuring land is available for industry, jobs, and investment. Eyre and Western is a powerhouse of agriculture, aquaculture, mineral exploration, and clean energy. Featuring vast coastlines and semi-arid landscapes, the region is rich in natural assets, with national and conservation parks, as well as network of marine parks - home to the southern right whale and giant Australian cuttlefish. The northwest incorporates the Maralinga Tjarutja Aboriginal Lands and part of the Great Victoria Desert, and the Trans-Australian Railway line, the only rail freight corridor between Western Australia and the eastern states.

Infrastructure will not be delivered all at once but triggered at key points as our communities grow. By planning ahead, we can prevent urban encroachment on productive and agricultural land and areas of high conservation value, supporting the region's unique biodiversity and marine habitats. This approach reduces the cost of infrastructure delivery for government and the community.

Through the Plan, we are setting a clear direction for sustainable growth, backed by coordinated, long-term planning across government. Every state agency has a role to play, with a commitment to aligning infrastructure planning with population and land supply projections ahead of the next Housing Roadmap update. The Growth and Infrastructure Coordination Unit will continue to drive this collaboration, ensuring a joined-up approach across government.

Alongside *South Australia's 20-Year State Infrastructure Strategy 2025* and *South Australia's Transport Strategy*, these policies will give certainty to the community, local councils, and developers about where long-term growth will occur. This is our plan for a more resilient, prosperous and connected Eyre and Western Region, one that supports sustainable growth, protects the natural environment, and enhances liveability for generations to come.

Contents

Vision

The Eyre and Western Regional Plan delivers a planning vision for the region through to 2051.

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 mineral exploration and renewable energy opportunities.

The Eyre and Western Regional Plan maps the Government of South Australia's 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 and respond to growth and change in our community and towns, while achieving our conservation goals.

For the first time, the Plan is delivered within an electronic platform – the Regional Planning Portal – rather than as a static written document. The Regional Planning Portal delivers the Plan as a series of interactive maps, dynamic data, spatial plans and drop-down boxes outlining the key themes, subthemes and actions for the region. This electronic delivery of information allows for the Plan to be updated and evolve over its life.

The Eyre and Western Regional Plan supports future communities by planning:

Where houses and employment land will go

How housing and population will be serviced

Which areas need conservation and protection

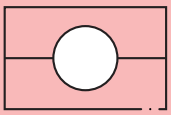
What major infrastructure is needed and how it will be provided

The region is home to 58,872 people (2021 Census). It covers more than 231,000 square kilometres, from Whyalla, in the upper eastern Eyre Peninsula, and Port Lincoln, in the lower eastern and western Eyre Peninsula. The region is supported by Major Service Centres at Ceduna, Wudinna, Kimba, Cummins, Tumby Bay, Streaky Bay and Cowell, and includes the Nullarbor region. The region contains the remote unincorporated areas serviced by the Outback Communities Authority.

The remainder of the Eyre and Western Region is administered by the following local governments:

- City of Port Lincoln
- City of Whyalla
- District Council of Ceduna
- District Council of Cleve
- District Council of Elliston
- District Council of Franklin Harbour
- District Council of Kimba
- District Council of Streaky Bay
- District Council of Tumby Bay
- Lower Eyre Council
- Wudinna District Council.

The Eyre and Western Region contains three Aboriginal communities: Yalata in the far west, Koonibba near Ceduna, and Oak Valley on the Maralinga Tjarutja Lands.



Maralinga Tjarutja Lands

The Maralinga Tjarutja Lands is a sparsely populated local government area for Aboriginal people, located in the remote west of the region. The Maralinga Tjarutja Community Council is the corporation representing the traditional Anangu owners and was established by the *Maralinga Tjarutja Land Rights Act 1984.* The land belongs to the southern branch of the Pitjantjatjara people. There is a community centre at Oak Valley, with the head office in Ceduna. The Minister for Aboriginal Affairs is responsible for administering the *Maralinga Tjarutja Land Rights Act 1984.*

Township hierarchy

Regional City

A Regional City is the primary commercial, business, retail and service centre, generally serving a regional population of approximately 10,000 to 30,000 people. Regional Cities provide major employment opportunities, retail, commercial, administrative, entertainment, education and health services.

Port Lincoln is a Regional City that serves as a major service and export hub in the region. Known for its thriving aquaculture and commercial fishing industries, it also supports agriculture, tourism, and retail across the Eyre Peninsula. With a strategic coastal location and strong infrastructure, Port Lincoln will continue to have an important role in driving regional economic growth and attracting investment.

Whyalla is a Regional City that is evolving into a diverse industrial hub with strengths in mining, energy, defence and emerging sectors like. With ongoing investments in infrastructure, education, renewable energy, steel and housing, Whyalla will continue to play a pivotal role in driving economic growth and innovation in the region.

Major Service Centres

Major Service Centres provide for local and regional needs, generally serving a population of up to 10,000 people. These centres provide regional employment opportunities, retail, commercial, administrative, entertainment, education and health services.

Ceduna is a Major Service Centre on the Far West Coast that serves as a vital service and business hub for surrounding remote communities and industries. Ceduna's economy is driven by agriculture, aquaculture, tourism, and transport, with the Eyre Highway bringing around 240,000 travellers through the town annually. Its strategic coastal location and diverse industry base make it an important contributor to regional development and connectivity.

Cowell is a growing Major Service Centre in South Australia's Eyre and Western Region, supporting agriculture, aquaculture, and tourism. Recent developments, including an $11 million foreshore project with a marina and water park, have transformed Cowell into a vibrant destination and boosted its local economy. The town also plays a key role in the oyster industry, hosting a hatchery that supports South Australia's seafood sector.

Cummins is a Major Service Centre and agricultural hub surrounded by land used for grain and livestock production. The town provides a range of goods and services for both locals and travellers and plays a vital role in sustaining the region's economy and supporting broader development through its transport links, local businesses, and community infrastructure.

Kimba will continue to operate as a Major Service Centre. Strategically located along the Eyre Highway, Kimba provides essential services to surrounding agricultural communities and plays a key role in regional transport and tourism.

Streaky Bay is a vital Major Service Centre in South Australia's Eyre and Western Region, known for its strong ties to fishing, aquaculture, agriculture, and tourism. It serves as the main hub for surrounding rural communities, contributing significantly to South Australia's seafood industry—particularly through oyster farming, King George whiting, and rock lobster. Its coastal location and scenic attractions also make it a popular destination for visitors, further boosting the local economy and regional connectivity.

Tumby Bay is a Major Service Centre that supports the surrounding agricultural and fishing communities and tourism industry. It provides essential health, education, and retail services, with the Tumby Bay Hospital offering emergency and allied healthcare. The town also contributes to regional tourism and transport and plays a key role in sustaining local industries and workforce development.

Wudinna is a key Major Service Centre in South Australia's Eyre and Western Region, supporting surrounding agricultural communities. With nearly half its workforce employed in agriculture and over 70% of its exports being agricultural products, Wudinna plays a vital role in sustaining the region's economy. Its strategic location along the Eyre Highway also makes it an important link for transport, tourism, and regional services.

Supporting Service Centres

Supporting Service Centres service the needs of its centre and immediate catchment area. They serve a population of approximately 1,000 people. These centres generally provide local employment opportunities, retail, commercial, administrative, education, community and/or allied health services.

Cleve is a key Supporting Service Centre in South Australia's Eyre and Western Region, centrally located between Whyalla and Port Lincoln. It underpins the local economy through its strong agricultural base, particularly in cereal grains, oilseeds, pulses, and livestock production. Bulk grain-handling facilities and farming services make Cleve a vital hub for surrounding rural communities. The town also benefits from proximity to coastal tourism in Arno Bay and emerging opportunities in mining exploration, contributing to regional resilience and growth.

Coffin Bay is a picturesque coastal town in South Australia's Eyre and Western Region, renowned for its world-class oyster industry. As a Supporting Service Centre, it plays a vital role in aquaculture, tourism, and regional development. Recent investments—like the Foreshore Revitalisation and Business Precinct Regeneration projects—are enhancing infrastructure and boosting economic growth, positioning Coffin Bay as a vibrant hub for both industry and community.

Elliston is a key Supporting Service Centre on South Australia's Western Eyre Peninsula, providing essential services to surrounding rural communities. Its economy is driven by agriculture—particularly cereal cropping and sheep farming—as well as commercial fishing, with abalone and crayfish being notable local products. Elliston also contributes to regional tourism, offering scenic coastal experiences and recreational fishing opportunities, making it an important part of the Eyre and Western Region's economic and community landscape.

Our biggest priorities

Increasing diverse housing types

Growth areas planning for climate change and global trends

Integrated planning approach

Ensuring land supply

Learn more about the biggest priorities facing the Eyre and Western Region

The key priorities for the Eyre and Western Region which will shape its future, include housing, energy, and environment protection. This will also include responding to the challenges of food and water security, skilled workforce development, and support for emerging industries.

Housing

As the region grows and community needs evolve, a broader mix of housing types will be required to meet the diverse needs of residents. This includes more options for families, multi-generational households, older people living independently for longer and the increasing number of single-person households. Essential workers, older residents and those on lower incomes also require affordable housing choices. In the context of the national housing crisis, it is more important than ever to ensure the timely and adequate supply of land and infrastructure is available for a variety of housing options and tenures. This will help meet the evolving needs of communities, foster economic growth, and attract and retain key workers.

Housing affordability and availability challenges across the region are complex. The *Housing Roadmap* aims to address a combination of market failure and insufficient social policy at both federal and state levels. Ensuring a pipeline of development-ready land and affordable housing is a key priority for the region.

Energy

Climate change and the government's net zero by 2050 goal are shaping future growth planning. The Eyre and Western Region is well positioned to become a renewable energy powerhouse for South Australia, complementing its existing economic base. Agriculture remains a dominant industry, with grain and cereal cropping – particularly wheat – alongside livestock farming, wool production, and aquaculture, all contributing significantly to local employment and exports.

Economic development remains central to the region's future, with efforts focused on supporting local employment and fostering innovation. Integrated planning plays a vital role in aligning land use with the services and infrastructure needed to support growth in suitable areas. While large sections of land are appropriately zoned, the infrastructure required to enable development has not yet been delivered. Prioritising infrastructure planning and delivery at both state and local government levels is critical to unlocking strategic residential and employment growth.

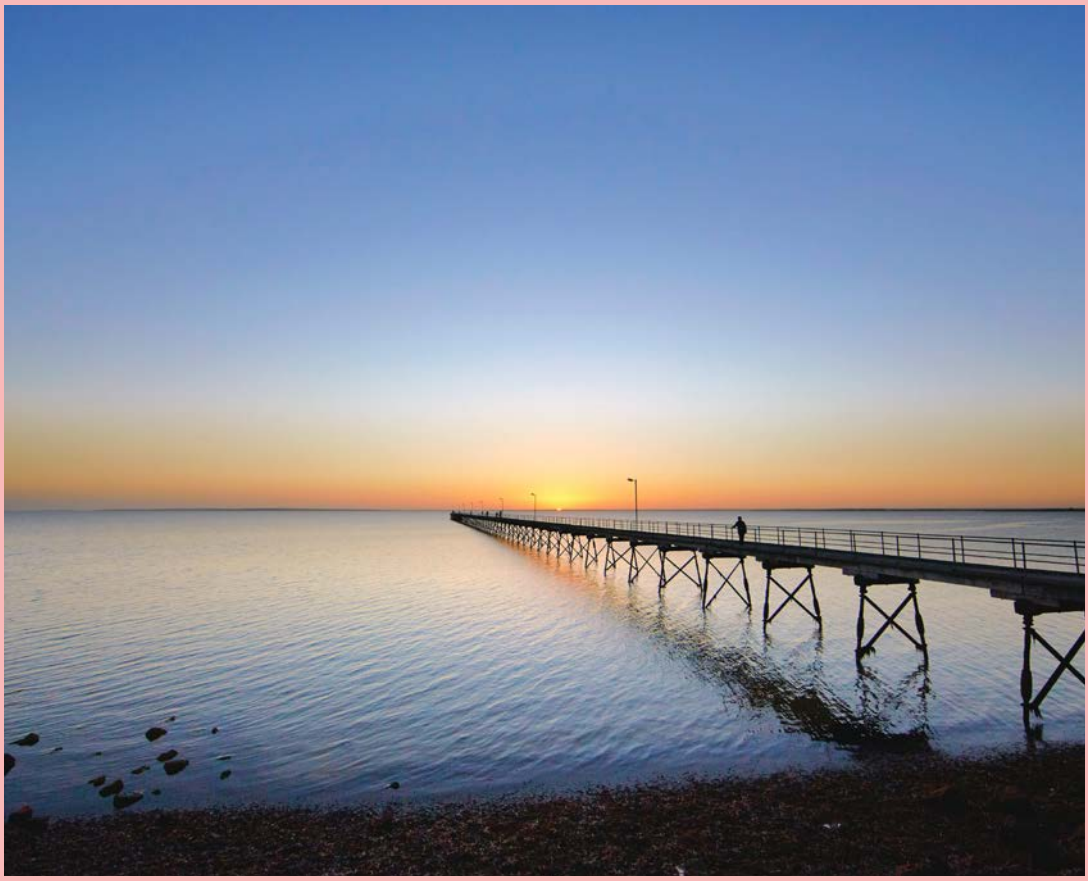
Environmental sustainability

Environmental sustainability is also a core focus, with an emphasis on responsible resource management and climate resilience. Enhancing transport and infrastructure will improve regional connectivity and access to essential services. The region's unique biodiversity is fundamental to quality of life, economic stability, and environmental health. Protecting and enhancing this biodiversity will strengthen resilience to climate change, boost productivity, and support community wellbeing.

The global pandemic, rising social inequality, biodiversity loss, and the rapid advancement of automation and artificial intelligence all underscore the need for a more coordinated approach to social policy. Land use planning must be integrated with broader social, economic, and environmental strategies to ensure the region is well prepared for future transitions.

A planning vision for Eyre and Western

A strong economic contributor, the Eyre and Western Region is growing with a valued natural environment supported by new technology in sustainable energy production, mineral resourcing, fishing and agri-business. Progressive tourism, food security and a skilled workforce drive innovation.



Source: South Australian Tourism Commission

The Eyre and Western Region is progressive and environmentally sustainable. Diverse industries in agriculture, aquaculture and space are at the centre of inspired and engaged communities. The region maintains its valued characteristics, while integrating new practices and technologies which enhance livelihoods and visitor experiences.

Active, social and affordable housing policy which encourages government and private sector involvement to deliver safe and secure housing is considered a fundamental right. A diversity of affordable and environmentally sustainable housing options are available across the region. This includes individual households, shared living arrangements, families and intergenerational living.

Aboriginal culture is respected and celebrated. Planning with Country models have been developed in collaboration with Aboriginal Elders and cultural leaders to enable the delivery of a regenerative approach to planning and development.

The region's economy is strong with agriculture, fishing and resource sectors providing local employment opportunities and pathways for younger generations. Dedicated renewable energy zones identify the region as a significant power generator. Sustainable agriculture and enhanced aquaculture inspire innovation while tourism industries provide unique experiences.

The Southern Ocean coastlines, crystal clear fishing waters, white sand dunes, unspoilt beaches and remnant coastal bushland provide some of the most impressive landscapes in South Australia. Indigenous Protected Areas and national parks are enhanced and continue to be attractive to visitors and residents.

Water supply is secure, equitable and reliable throughout the region. A safe and reliable transport network provides a gateway for regional employment, with rail, road and air, connecting primary industry, mining and renewable energy sectors and enabling quality healthcare to remote communities.

Eyre and Western Regional Plan outcomes

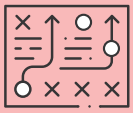
The Plan aims for the following outcomes:

Outcome 1:
More housing in the right places

Outcome 2:
A strong economy built on a smarter, cleaner future

Outcome 3:
A more climate-resilient and sustainable region

Outcome 4:
An integrated and connected region



Outcome 5:
Coordinated delivery of land use and infrastructure planning

Source: Tourism Australia

Digital innovation

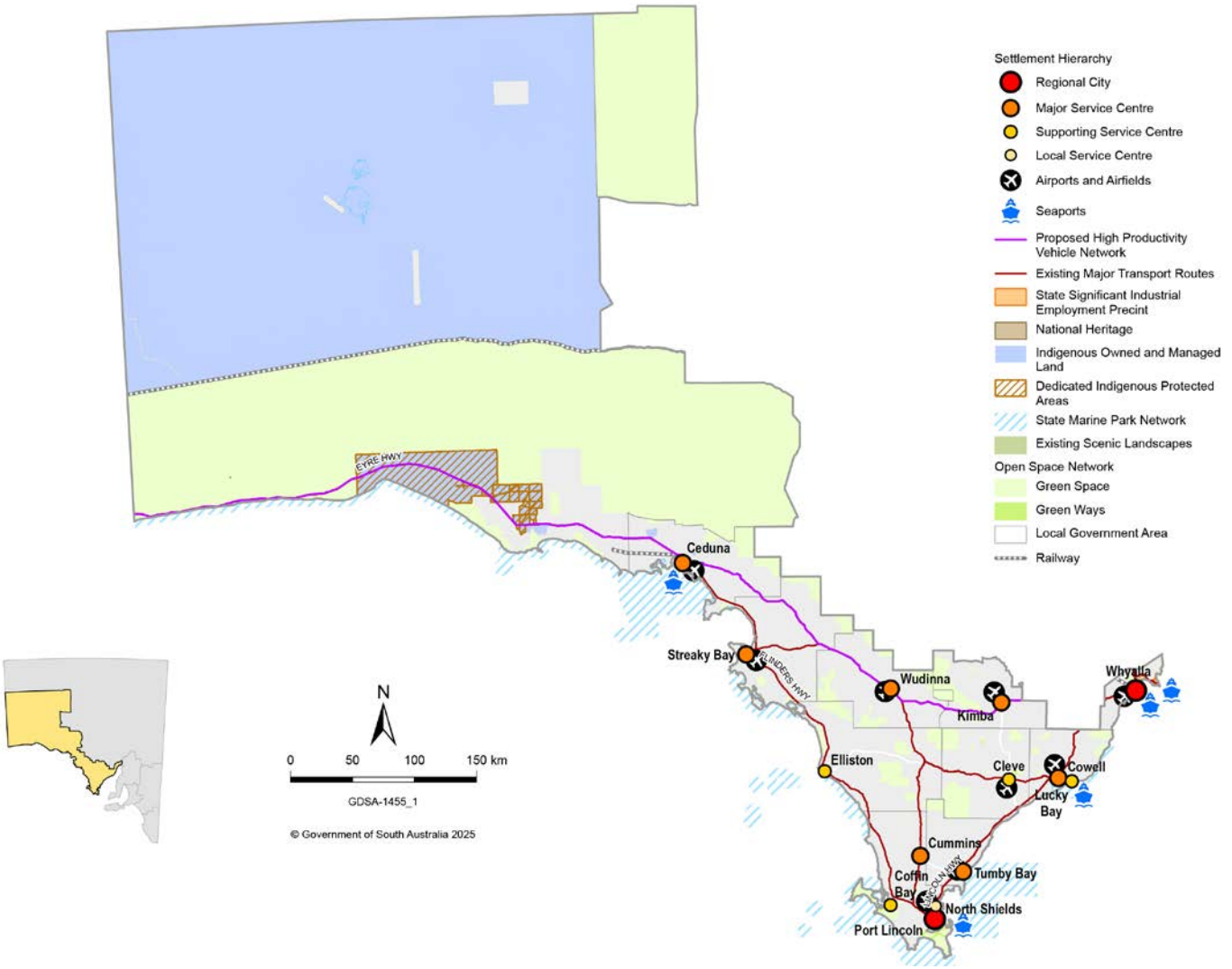
South Australia is the first state to have a fully digitised planning system, and this innovation now includes include another Australian first – a fully digitised Regional Planning Portal.

This gives unprecedented access to the government's long-term vision for sustainable growth and change across the region. It plays a critical role in identifying appropriate land for future housing, employment, open spaces, jobs and the necessary supporting infrastructure.

The previous Eyre and Western Regional Plan, developed under the repealed *Development Act 1993,* contained both high-level strategic directions and regionally specific policies and their spatial application in the one static document. The *Planning, Development and Infrastructure Act 2016* (PDI Act) separates these in two separate planning instruments – the state's strategic planning directions, which are set out in the state planning policies, and the regional strategies and maps, which are set out in the regional plans.

The benefit of this approach is the ability to provide clear and consistent overarching direction for the state or region. In addition, the digital regional plan can be easily updated with current data and information. This provides greater adaptability in how overarching directions are applied at the regional, subregional and more local level.

The Regional Planning Portal dramatically improves the coordination of land use and infrastructure and the ability to monitor and quickly respond to changing conditions. This transforms how we plan for long-term growth.


Settlement Hierarchy
Regional City
Major Service Centre
Supporting Service Centre
Local Service Centre
Airports and Airfields
Seaports
Proposed High Productivity Vehicle Network
Existing Major Transport Routes
State Significant Industrial Employment Precint
National Heritage
Indigenous Owned and Managed Land
Dedicated Indigenous Protected Areas
State Marine Park Network
Existing Scenic Landscapes
Open Space Network
Green Space
Green Ways
Local Government Area
Railway
EYRE HWY
Ceduna
Streaky Bay
FLINDERS HWY
Wudinna
Kimba
Whyalla
Elliston
Cleve
Cowell
Lucky Bay
Cummins
Coffin Bay
Tumby Bay
NORTH COAST HWY
North Shields
Port Lincoln
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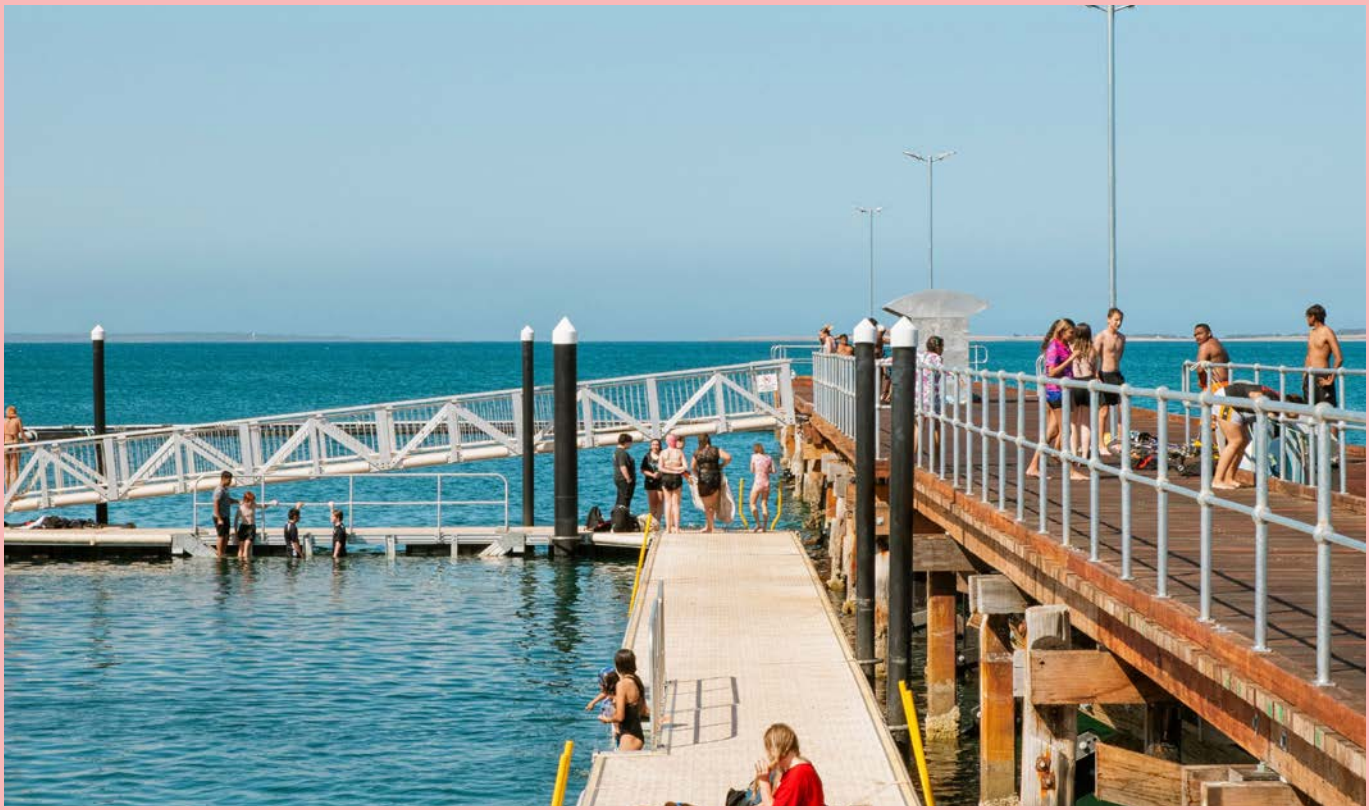
Population

Context

Recent population change

Eyre and Western is home to 58,872 people, which is 3.2% of the state's population.

- Almost 43% of these people live in Port Lincoln and Whyalla, with the remainder living in or around the towns of Ceduna, Tumby Bay, Streaky Bay and Cowell.
- The Aboriginal and Torres Strait Islander population represents 6.7% of the region's total population, which is higher than the state average of just 2.4%.
- The region's population of 60- to 64-year olds sits at 7.2%, this is higher than the state average of 6.3%.
- Over the past decade, housing supply increased by 6%, adding roughly 181 dwellings each year.



Source: Frame

Learn more about projected population to 2051

Population projections provide a picture of the likely population growth and demographic change anticipated in the future.

Understanding population change and growth across the state helps us to plan for the future of the Eyre and Western Region.

The Plan uses the state's adopted high-growth projections from the 2021 Census.[1] This high-growth scenario is used by state and local government to evaluate residential and employment supply.

The region is projected to grow by 11,919 people over the next 30 years to 2051. Eyre and Western would need 228 new houses built each year to support this growth.

While 228 dwellings may seem like a small amount, the vastness and diverse needs of the region, combined with need and access to infrastructure creates challenges. This may mean that actual housing needs may exceed what population growth figures alone reveal. Growth is expected across most age groups, particularly in the 35 to 49 and 65+ age cohorts.

We need to plan for the additional housing and jobs to accommodate this growth and change, as well as the vital infrastructure and services needed to support future communities in the region.

For more information on population change and projections, see Population | PlanSA.

Population summary

Scenario	Medium	High
Total population		
2021	58,872	58,872
2051	67,957	70,791
2021-2051 Total change	9,085	11,919
2021-2051 Average annual change	303 (0.5%)	398 (0.6%)

Projected population to 2041 – local government area

The tables below highlight key statistics relating to current population projections in the *Local Area (SA2 and LGA) Population Projections for South Australia, 2021 to 2041.* They highlight how population change in local areas is much more uncertain and difficult to predict, than state or regional level. For this reason, a shorter time period has been used, from 2021 to 2041.

City of Port Lincoln

Scenario	Medium	High
Total population		
2021	14,879	14,879
2041	17,105	17,391
2021-2041 Total change	2,226	2,512
2021-2041 Average annual change	111 (0.7%)	126 (0.8%)

City of Whyalla

Scenario	Medium	High
Total population		
2021	21,958	21,958
2041	23,690	24,770
2021-2041 Total change	1,733	2,812
2021-2041 Average annual change	87 (0.4%)	141 (0.6%)

District Council of Ceduna

Scenario	Medium	High
Total population		
2021	3,650	3,650
2041	4,042	4,128
2021-2041 Total change	392	478
2021-2041 Average annual change	20 (0.5%)	24 (0.6%)

District Council of Cleve

Scenario	Medium	High
Total population		
2021	1,775	1,775
2041	1,958	1,993
2021-2041 Total change	184	218
2021-2041 Average annual change	9 (0.5%)	11 (0.6%)

District Council of Elliston

Scenario	Medium	High
Total population		
2021	1,038	1,038
2041	1,024	1,051
2021-2041 Total change	-14	13
2021-2041 Average annual change	-1 (-0.1%)	1 (0.1%)

District Council of Franklin Harbour

Scenario	Medium	High
Total population		
2021	1,319	1,319
2041	1,390	1,414
2021-2041 Total change	71	96
2021-2041 Average annual change	4 (0.3%)	8 (0.4%)

District Council of Kimba

Scenario	Medium	High
Total population		
2021	1,051	1,051
2041	1,128	1,147
2021-2041 Total change	77	96
2021-2041 Average annual change	4 (0.3%)	5 (0.4%)

District Council of Streaky Bay

Scenario	Medium	High
Total population		
2021	2,244	2,244
2041	2,434	2,482
2021-2041 Total change	189	238
2021-2041 Average annual change	9 (0.4%)	12 (0.5%)

District Council of Tumby Bay

Scenario	Med	High
Total population		
2021	2,875	2,875
2041	3,380	3,440
2021-2041 Total change	506	565
2021-2041 Average annual change	25 (0.8%)	28 (0.9%)

Lower Eyre Council

Scenario	Medium	High
Total population		
2021	6,058	6,058
2041	6,659	6,774
2021-2041 Total change	600	715
2021-2041 Average annual change	30 (0.5%)	36 (0.6%)

Wudinna District Council.

Scenario	Medium	High
Total population		
2021	1,162	1,162
2041	1,200	1,232
2021-2041 Total change	38	70
2021-2041 Average annual change	2 (0.2%)	4 (0.3%)

Housing trends and land supply

The planning system can help meet future housing demand by facilitating sufficient supply of serviced land, flexibility in zoning and policies to allow for housing diversity.

Housing supply and affordability can be maintained through a 15-year supply of zoned land. This helps to manage competing housing demands for residents, with short-term holiday rentals, and temporary workers' accommodation.

Analysis of housing land supply

A review of land supply across the region indicates there is currently a 15-year supply of land zoned for housing with Port Lincoln, Whyalla, Ceduna and Streaky Bay identified as key growth fronts that will accommodate the projected 0- to 15-year housing demand. Whilst the region is generally considered to have a sufficient supply of zoned residential land to accommodate projected growth, not all supply is 'development-ready'. This means it may not be serviced by infrastructure, or the landowner/s may not have intent to develop their land.

Where a short fall exists, the Department for Housing and Urban Development will work closely with councils to assist in mapping areas to secure 15-year land supply to cater for the long-term projected housing demand.

The table below shows current housing development activity in the Eyre and Western Region.

Housing snapshot

Total dwellings	**30,689**	
Occupied dwellings	25,177	82%
Avg persons per occupied dwelling	2.2	
Avg dwellings built annually (10 years to 2023)	159	

Projected housing demand and land supply - Region

Projected housing demand and land supply	
Additional dwellings required annually to meet 2031 population projections	228
Additional dwellings required to meet 2051 population projections	6,194
Existing residential land supply – neighbourhood and township zoned (allotments)	
Vacant	1,929
Proposed (lodged/approved land divisions)	576
Undeveloped zoned	12,782
Zoned total	15,287
Existing residential land supply – rural living zoned (allotments)	
Vacant	152
Proposed (lodged/approved land divisions)	84
Undeveloped zoned	2,805
Zoned total	3,041
Future residential land supply – (allotments)	
Neighbourhood and township	8,081
Rural living	1,685

Local government areas

City of Port Lincoln

Projected housing demand	
Additional dwellings required annually to meet 2031 population projections	69
Additional dwellings required to meet 2041 population projections	1344
Existing residential land supply – neighbourhood and township zoned (allotments)	
Vacant	297
Proposed (lodged/approved land divisions)	273
Undeveloped zoned	3,712
Zoned total	4,282
Existing residential land supply – rural living zoned (allotments)	
Vacant	3
Proposed (lodged/approved land divisions)	-
Undeveloped zoned	-
Zoned total	3
Future residential land supply – (allotments)	
Neighbourhood and township	1,538
Rural living	-

City of Whyalla

Projected housing demand	
Additional dwellings required annually to meet 2031 population projections	89
Additional dwellings required to meet 2041 population projections	1433
Existing residential land supply – neighbourhood and township zoned (allotments)	
Vacant	195
Proposed (lodged/approved land divisions)	67
Undeveloped zoned	1,174
Zoned total	1,436
Existing residential land supply – rural living zoned (allotments)	
Vacant	3
Proposed (lodged/approved land divisions)	2
Undeveloped zoned	70
Zoned total	75
Future residential land supply – (allotments)	
Neighbourhood and township	545
Rural living	-

District Council of Ceduna

Projected housing demand	
Additional dwellings required annually to meet 2031 population projections	13
Additional dwellings required to meet 2041 population projections	255
Existing residential land supply – neighbourhood and township zoned (allotments)	
Vacant	124
Proposed (lodged/approved land divisions)	8
Undeveloped zoned	1,505
Zoned total	1,637
Existing residential land supply – rural living zoned (allotments)	
Vacant	67
Proposed (lodged/approved land divisions)	1
Undeveloped zoned	403
Zoned total	471
Future residential land supply – (allotments)	
Neighbourhood and township	1,109
Rural living	1,685

District Council of Cleve

Projected housing demand	
Additional dwellings required annually to meet 2031 population projections	6
Additional dwellings required to meet 2041 population projections	117
Existing residential land supply – neighbourhood and township zoned (allotments)	
Vacant	65
Proposed (lodged/approved land divisions)	-
Undeveloped zoned	471
Zoned total	536
Existing residential land supply – rural living zoned (allotments)	
Vacant	-
Proposed (lodged/approved land divisions)	2
Undeveloped zoned	497
Zoned total	499
Future residential land supply – (allotments)	
Neighbourhood and township	-
Rural living	-

District Council of Elliston

Projected housing demand	
Additional dwellings required annually to meet 2031 population projections	-
Additional dwellings required to meet 2041 population projections	7
Existing residential land supply – neighbourhood and township zoned (allotments)	
Vacant	120
Proposed (lodged/approved land divisions)	-
Undeveloped zoned	329
Zoned total	449
Existing residential land supply – rural living zoned (allotments)	
Vacant	19
Proposed (lodged/approved land divisions)	-
Undeveloped zoned	201
Zoned total	220
Future residential land supply – (allotments)	
Neighbourhood and township	-
Rural living	-

District Council of Franklin Harbour

Projected housing demand	
Additional dwellings required annually to meet 2031 population projections	3
Additional dwellings required to meet 2041 population projections	51
Existing residential land supply – neighbourhood and township zoned (allotments)	
Vacant	98
Proposed (lodged/approved land divisions)	54
Undeveloped zoned	488
Zoned total	640
Existing residential land supply – rural living zoned (allotments)	
Vacant	22
Proposed (lodged/approved land divisions)	-
Undeveloped zoned	20
Zoned total	42
Future residential land supply – (allotments)	
Neighbourhood and township	179
Rural living	-

District Council of Kimba

Projected housing demand	
Additional dwellings required annually to meet 2031 population projections	3
Additional dwellings required to meet 2041 population projections	52
Existing residential land supply – neighbourhood and township zoned (allotments)	
Vacant	38
Proposed (lodged/approved land divisions)	-
Undeveloped zoned	65
Zoned total	103
Existing residential land supply – rural living zoned (allotments)	
Vacant	-
Proposed (lodged/approved land divisions)	-
Undeveloped zoned	57
Zoned total	57
Future residential land supply – (allotments)	
Neighbourhood and township	153
Rural living	-

District Council of Streaky Bay

Projected housing demand	
Additional dwellings required annually to meet 2031 population projections	7
Additional dwellings required to meet 2041 population projections	127
Existing residential land supply – neighbourhood and township zoned (allotments)	
Vacant	326
Proposed (lodged/approved land divisions)	43
Undeveloped zoned	1,753
Zoned total	2,122
Existing residential land supply – rural living zoned (allotments)	
Vacant	13
Proposed (lodged/approved land divisions)	28
Undeveloped zoned	923
Zoned total	964
Future residential land supply – (allotments)	
Neighbourhood and township	3,114
Rural living	-

District Council of Tumby Bay

Projected housing demand	
Additional dwellings required annually to meet 2031 population projections	16
Additional dwellings required to meet 2041 population projections	302
Existing residential land supply – neighbourhood and township zoned (allotments)	
Vacant	166
Proposed (lodged/approved land divisions)	-
Undeveloped zoned	972
Zoned total	1,138
Existing residential land supply – rural living zoned (allotments)	
Vacant	2
Proposed (lodged/approved land divisions)	-
Undeveloped zoned	43
Zoned total	45
Future residential land supply – (allotments)	
Neighbourhood and township	313
Rural living	-

Lower Eyre Council

Projected housing demand	
Additional dwellings required annually to meet 2031 population projections	20
Additional dwellings required to meet 2041 population projections	383
Existing residential land supply – neighbourhood and township zoned (allotments)	
Vacant	418
Proposed (lodged/approved land divisions)	131
Undeveloped zoned	2,007
Zoned total	2,556
Existing residential land supply – rural living zoned (allotments)	
Vacant	23
Proposed (lodged/approved land divisions)	51
Undeveloped zoned	475
Zoned total	549
Future residential land supply – (allotments)	
Neighbourhood and township	625
Rural living	-

Wudinna District Council	
Projected housing demand	
Additional dwellings required annually to meet 2031 population projections	2
Additional dwellings required to meet 2041 population projections	37
Existing residential land supply – neighbourhood and township zoned (allotments)	
Vacant	55
Proposed (lodged/approved land divisions)	-
Undeveloped zoned	301
Zoned total	356
Existing residential land supply – rural living zoned (allotments)	
Vacant	-
Proposed (lodged/approved land divisions)	-
Undeveloped zoned	116
Zoned total	116
Future residential land supply – (allotments)	
Neighbourhood and township	505
Rural living	-

Employment trends and land supply

A prosperous economy requires us to have employment land that will accommodate current and future industries, is appropriately serviced and well connected to a skilled workforce.

The planning system can support employment growth in the region by making sure there is enough land in the right places that is supported by the necessary infrastructure. It can also provide flexibility in zoning and policies to allow for diverse business models.

Unlike residential land where demand can be reasonably forecast using population projections, the demand for employment land is more difficult to predict. An appropriate strategy is to ensure that there is a sufficient zoned supply of employment land in appropriate locations that could accommodate future growth

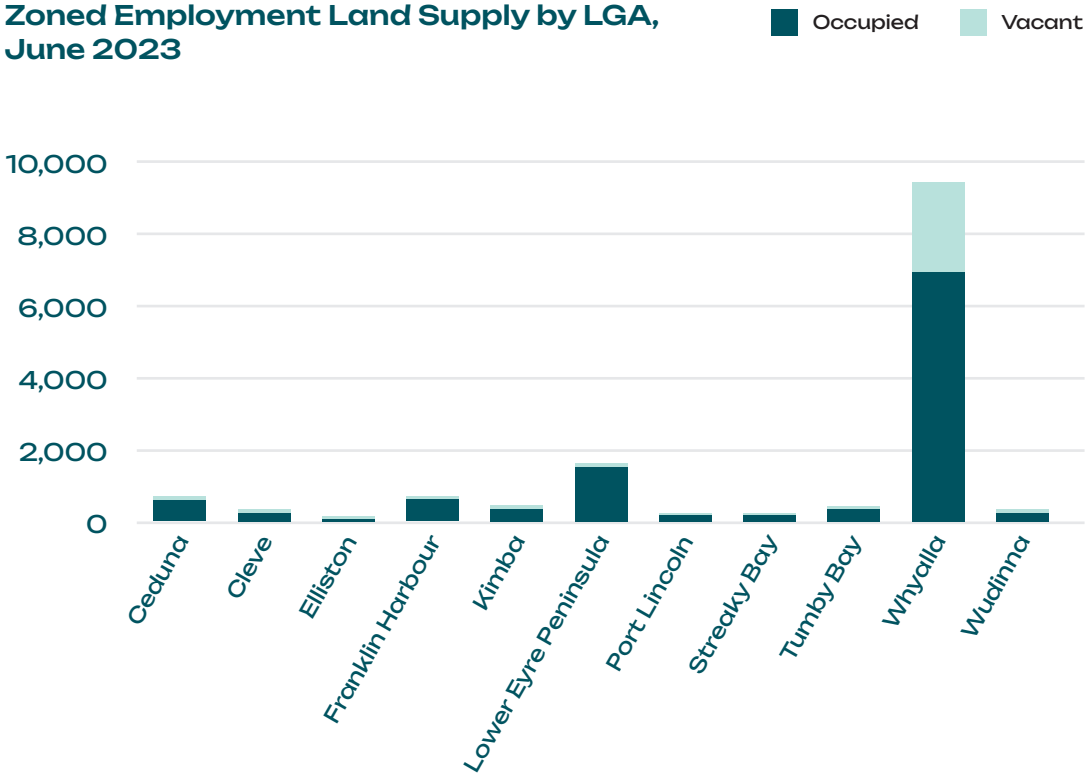
Source: Tourism Australia - South Australian Tourism Commission

Analysis of employment land supply

The region comprises over 14,805 hectares of zoned employment land, which is evenly distributed across the region's local government areas. The City of Whyalla also contains the nationally significant steel works.

Of this supply, there is 2,811 hectares of zoned vacant employment land, with the majority located within the City of Whyalla.

Zoned Employment Land Supply by LGA, June 2023



Learn more about employment sectors and land use mix

Development trends

Between 2022-2023, 13 hectares of employment land were developed.

Should this trend continue, the region's vacant zoned supply is likely to last greater than 30 years, noting that some employment land is not serviced or in a location that meets current needs.

Vacant land consumption (annual)	13ha

Employment land use

Zoned land within the region is predominantly used for traditional employment activities. This includes industry, mining, primary production and various forms of public utilities (i.e. electricity generation and wastewater treatment). These activities typically utilise large parcels of land compared to other broad industry categories (BICs)[2] such as the knowledge intensive like healthcare and population serving categories like retail.

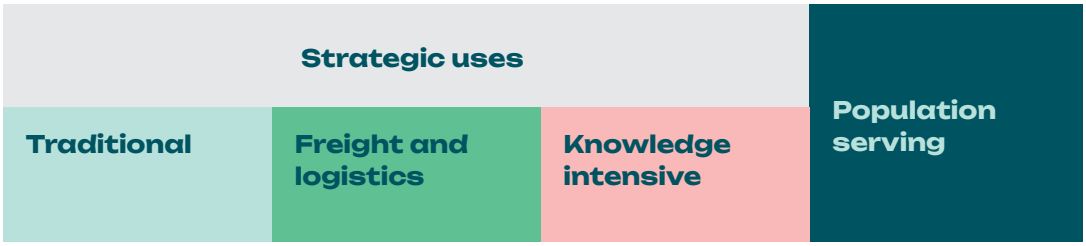
Learn more about broad industry categories

Broad industry categories

Broad industry categories (BICs) have been created as a way of identifying an industrial employment precinct's strategic purpose and infrastructure needs, which then dictates the role and responsibility for network planning and delivery.

There are four categories:

- **Traditional employment lands** are areas for industrial, mining, primary production and jobs involving various forms of public utilities (i.e. electricity generation and wastewater treatment).
- **Freight and logistics employment lands** are areas used for jobs involving transportation of bulk goods, manufacturing and warehousing.
- **Knowledge intensive employment lands** are areas for jobs that need high skills, research, or innovation, like tech, education, and advanced manufacturing.
- **Population serving employment lands** are areas used for jobs and services that support the everyday needs of nearby residents, like shops, schools, and healthcare.



Broad Industry Categories (Source: TSA Industrial Employment Land Strategy)

Employment sectors

The Eyre and Western Region is experiencing growing demand across several sectors, driven by population growth, demographic shifts, and emerging industries. The ageing population is increasing the need for professional services, particularly in aged care and related health fields. The health and social services sector already employs a large portion of the regional workforce and is expected to expand further, placing pressure on communities to attract and retain skilled professionals.

Established industries such as agriculture, manufacturing, mining, commercial fishing, and aquaculture continue to underpin the region's economy. These sectors maintain strong productivity and export focus, with many commodities destined for international markets. Agriculture is expected to grow as global demand for meat protein rises, supported by innovation and value-adding opportunities.

Tourism and hospitality are also key contributors to the regional economy and are projected to grow, especially in specialised areas like ecotourism. Meanwhile, emerging sectors—including renewable energy, space, and advanced manufacturing—are gaining momentum and offer exciting opportunities for diversification. Mining and renewable energy projects are expected to generate significant employment and housing demand, particularly from Ceduna to Port Lincoln and Whyalla.

Further insights are explored in the Productive economy theme.

Workforce

These developments present shared challenges across sectors. Communities must plan for increased demand in training, housing, and infrastructure to support workforce growth. Attracting and retaining skilled workers is already proving difficult and has become a critical issue for local governments.

Coordinated efforts will be needed to ensure that workforce development, accommodation, and service delivery keep pace with economic and population growth. Additionally, impacts from climate change, technological advancement, and structural shifts in the economy will require careful planning to sustain productivity and long-term resilience.

Learn more about employment land supply

Employment land supply - Region

Employment land use mix	Hectares
Traditional	8,252
Freight and logistics	2,920
Knowledge intensive	623
Population serving	331
Employment land supply	**Hectares**
Occupied	11,993
Vacant	2,811
Future supply	179

Local Government Areas

City of Port Lincoln

Employment land use mix	Hectares
Traditional	89
Freight and logistics	17
Knowledge intensive	44
Population serving	70
Employment land supply	**Hectares**
Occupied	229
Vacant	30
Future supply	31

City of Whyalla

Employment land use mix	Hectares
Traditional	6181
Freight and logistics	740
Knowledge intensive	30
Population serving	55
Employment land supply	**Hectares**
Occupied	7,002
Vacant	2,482
Future supply	0

District Council of Ceduna

Employment land use mix	Hectares
Traditional	221
Freight and logistics	312
Knowledge intensive	59
Population serving	101
Employment land supply	**Hectares**
Occupied	678
Vacant	67
Future supply	0

District Council of Cleve

Employment land use mix	Hectares
Traditional	69
Freight and logistics	129
Knowledge intensive	89
Population serving	25
Employment land supply	**Hectares**
Occupied	313
Vacant	7
Future supply	0

District Council of Elliston

Employment land use mix	Hectares
Traditional	0
Freight and logistics	34
Knowledge intensive	83
Population serving	11
Employment land supply	**Hectares**
Occupied	151
Vacant	100
Future supply	0

District Council of Franklin Harbour

Employment land use mix	Hectares
Traditional	192
Freight and logistics	482
Knowledge intensive	9
Population serving	3
Employment land supply	**Hectares**
Occupied	696
Vacant	12
Future supply	0

District Council of Kimba

Employment land use mix	Hectares
Traditional	312
Freight and logistics	0
Knowledge intensive	60
Population serving	10
Employment land supply	**Hectares**
Occupied	407
Vacant	22
Future supply	0

Lower Eyre Council

Employment land use mix	Hectares
Traditional	872
Freight and logistics	268
Knowledge intensive	89
Population serving	36
Employment land supply	**Hectares**
Occupied	1,598
Vacant	33
Future supply	0

District Council of Streaky Bay

Employment land use mix	Hectares
Traditional	183
Freight and logistics	0
Knowledge intensive	16
Population serving	11
Employment land supply	**Hectares**
Occupied	220
Vacant	10
Future supply	84

District Council of Tumby Bay

Employment land use mix	Hectares
Traditional	112
Freight and logistics	180
Knowledge intensive	126
Population serving	7
Employment land supply	**Hectares**
Occupied	427
Vacant	43
Future supply	64

Wudinna District Council

Employment land use mix	Hectares
Traditional	22
Freight and logistics	219
Knowledge intensive	19
Population serving	3
Employment land supply	**Hectares**
Occupied	271
Vacant	6
Future supply	0

People, housing and liveability

Theme:

Outcome 1: More housing in the right places

Access to safe, secure and affordable housing is one of the most fundamental human needs. Housing provides the basis for stability and security in many social, cultural and economic aspects of individual and family life.[3]

A growing population requires not just more housing, but a greater choice of housing to accommodate a broad demographic. Population growth in the region is expected to be driven by job creation across tourism, mining, agriculture, aquaculture, shipping and logistics, steel production, and renewable energy sectors. Natural growth or decline in age groups, as well as inter and intrastate migration and changing lifestyles will also result in population changes.

The population of Eyre and Western is projected to grow by approximately 11,919 residents over the next 30 years to 2051. Port Lincoln and Whyalla will continue to serve as the region's primary service centres. Whyalla will be guided by a new master plan that strengthens its proud 'Steel City' heritage while embracing a future enriched by diversity and inclusion.

Growth is expected to remain concentrated in these two cities, leveraging existing infrastructure investments in public spaces, transport, healthcare, and education. Other townships such as Ceduna, Tumby Bay, Streaky Bay, and Coffin Bay will also accommodate population growth. However, many smaller towns with populations under 1,000 face unique challenges due to population dispersal.

Future housing supply

Meeting future demand will require not just more housing, but a greater diversity of housing options.

Detached dwellings comprise 75% of houses across the region, indicating a need for increased housing diversity. This includes greater options to accommodate older people, smaller and single person households, seasonal and temporary workers, and tourists.

Demand for holiday homes in key locations such Coffin Bay and Streaky Bay will also influence housing supply, environmental sustainability and infrastructure capacity.

Affordable and social housing

The South Australian Housing Trust and Cornerstone Housing Ltd maintain over 2,800 properties in Whyalla, Port Lincoln and Ceduna. State and not-for-profit providers assist and will continue to provide safe and secure housing to a diverse client base across the region. The Plan aims to promote the expansion of affordable housing that is well-connected to essential services.

Key worker housing

To further support the housing needs of essential and temporary workforce, the Office for Regional Housing is delivering projects under the Regional Key Worker Housing Scheme. This initiative aims to provide suitable housing for government workers such as police officers, teachers, and healthcare professionals.

Source: Isaac Forman - South Australian Tourism Commission

Source: Lev - Adobe Stock

Office for Regional Housing – Regional Key Worker Housing Scheme

To support essential services, the Regional Key Worker Housing Scheme will provide new key worker rental housing, in in Cummins, Cowell, Kimba, Ceduna, and Cleve.

The Office for Regional Housing will work with local governments, regional employers, the development industry and other peak bodies to provide affordable and key worker housing for police, teachers, health professionals, helping to retain critical workers in regional communities.

Learn more about the Office for Regional Housing.

Councils and non-government organisations have called for a coordinated approach to deliver diverse housing options that meet current and future community needs. The Plan encourages all levels of government and community organisations to take action in delivering affordable and diverse housing across the region.[4]

Identifying enough land for dwellings we need

Population projections have guided the region's anticipated housing needs over the next 15- to 30-years. Providing enough supply of land that is connected to services and infrastructure will result in the sustainable expansion of cities and towns. Planning for population growth across the local government regions in Eyre and Western has considered local nuances. This includes zoning, infrastructure capacity, and development readiness, landowner intentions, construction costs, and broader economic conditions.

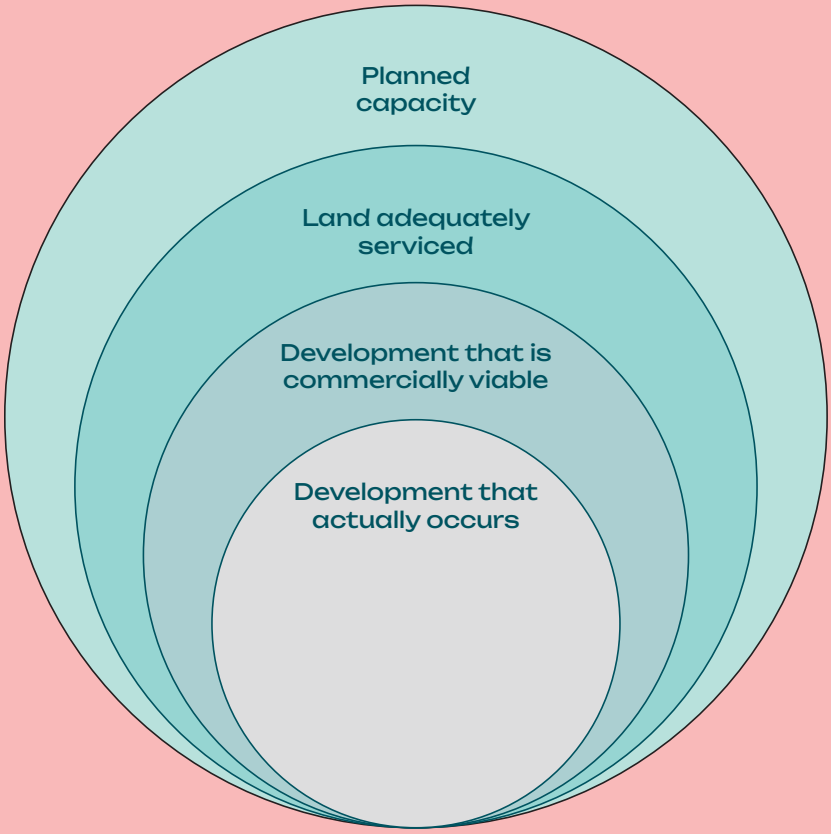
Strategic land-use and coordinated social planning will drive the delivery of housing located near essential health and community services. Responding to community feedback, the Plan focuses on containing fringe growth and strengthening existing township boundaries. This approach boosts the viability of local infrastructure and services, while also reducing risks of natural hazards like bushfires and flooding.

The Plan protects environmentally sensitive areas and high-value agricultural land, ensuring that growth is sustainable and well located.

Not all land identified for growth will be developed. A significant portion may be constrained by servicing limitations, environmental factors, or lack of market interest. As a result, the volume of land that is actually developed is often substantially lower than the theoretical supply, as articulated the figure below.

Factors Influencing Development Outcomes

Source: The Auckland Plan, Quantify Strategic Insights



Coordinated infrastructure planning and flexible policy settings allows us to respond to changing conditions and support housing delivery where it is most needed.

Housing supply and diversity

Long-term strategic objectives

1. Provide an adequate supply of development-ready and zoned land that can accommodate housing and employment growth over a 30-year period.
2. Investigate new rural development typologies and infrastructure including off-grid rural neighbourhoods to deliver more housing supply in rural communities.
3. Concentrate development within identified townships and localities to coordinate housing growth with infrastructure.
4. Support the needs of a diverse range of people with more opportunities for well-located and well-designed housing.
5. Monitor land supply and demographic trends to ensure sufficient land is available to support a growing population.
6. Support adaptive re-use of existing buildings for new housing, including commercial, industrial and heritage places.
7. Support the provision of worker's accommodation in locations close to employment.

Meeting housing demand is vital for the region's prosperity and liveability. It is a key priority for local and state governments, underpinning efforts to attract and retain a strong workforce and support thriving communities.

Source: Huseyin Tuncer - iStock

The Housing Roadmap

The *Housing Roadmap* introduces a series of measures, including the largest ever land release, the abolition of stamp duty on new homes, enhanced rights for renters, expanded workforce training, faster home construction, significant infrastructure investment, and an increase in public housing. In alignment with the state government's *Housing Roadmap*, the Plan prioritises opportunities to enhance housing diversity, availability, accessibility, and affordability in the region.

The *Housing Roadmap* recognises the needs and preferences of different household types, life stages and lifestyle choices, including the unique needs and additional housing barriers faced by Aboriginal people.

Learn more about the Housing Roadmap.

While demand for low-density residential development is expected to continue, housing diversity will become increasingly important as the region's population ages and demographics shift. A greater range of housing choices can better accommodate older people, smaller and single-person households, and seasonal and temporary workers. Expanding housing diversity can help free up existing housing stock, potentially reducing pressure for new development on the outskirts of townships and localities.

Planning policies for growth areas are designed to be flexible to support emerging housing models and the support services required to meet the region's evolving needs. The Plan also encourages collaboration across the development industry to co-design strategies and approaches that promote diverse and inclusive housing outcomes, particularly for communities seeking to age in place.

Delivering a diverse housing supply supported by physical and social infrastructure will help to attract and retain a strong workforce to support the region's communities and economy. Demand for additional housing and workers' accommodation is anticipated, driven by the energy, mining, primary industries, and tourism sectors. These options will be critical in responding to seasonal fluctuations and project-based demand, ensuring the region remains adaptable and attractive to both residents and visitors.

Improving housing security for older women

It is recognised that older single women are at greater risk of housing insecurity than those who are partnered or living in multiple income households. The government's *Improving Housing Security for Older Women Recommendation Report, South Australia's Plan for Ageing Well 2020–2025* and the *State Disability Inclusion Plan* aligns three broad themes with respect to housing needs:

- Accessible supports that make existing homes more flexible to people's changing needs and wants over time.
- Models and options for creating homes that suit a greater diversity of needs and aspirations.
- Affordable and accessible homes.

Growth in residential localities outside of existing key townships will need to be based on clear strategic merit. Small localities growth and coastal locality expansion must be considerate of sensitive environments and should only occur if existing townships cannot meet housing demand. New residential growth areas must be strategically justified, avoiding encroachment on high-value agricultural land, environmentally sensitive areas, or zones critical to economic activity. As key employment and service centres, Whyalla, Ceduna, and Port Lincoln will continue to absorb most of the Eyre Peninsula's temporary workforce and permanent residential growth.

Regional Development Australia – Infrastructure Challenges and Options Paper

Meeting housing demand is essential to the region's prosperity and liveability and is a shared priority for both local and state governments. To support this, Regional Development Australia (RDA) has developed an infrastructure challenges and options paper that identifies key barriers to housing delivery and economic growth. Infrastructure limitations are seen as the most significant constraint to both social and economic development across the region, the paper is further profiled below.

Additional barriers to housing development include vegetation overlay controls within townships, which in some cases render key redevelopment sites unviable for residential or commercial use. Addressing these challenges requires coordinated action across all levels of government. The Plan identifies the enabling conditions that minimise and remove such barriers, with the goal of facilitating the delivery of diverse housing options.

In alignment with the state government's *Housing Roadmap*, the Plan prioritises opportunities to enhance housing diversity, availability, accessibility, and affordability in the region.

Local infill investigation areas

Local infill investigation areas have been identified as opportunities for well-planned and well-located sources of new housing, and smaller scale employment opportunities. These areas include opportunities within proximity to activity centres and transport infrastructure, to encourage a strategic and targeted approach to increasing density in established built up areas.

More detailed planning work and infrastructure investigations will be required by local government and other stakeholders to unlock the potential of identified land. Council investigations are not limited to areas identified in the Plan and may identify other local areas suited for infill development.

The Department for Housing and Urban Development will support local government with the development of local area plans to assist with coordination and alignment.

Rural living and off-grid rural neighbourhoods

Rural living development presents challenges from an environmental, social and economic perspective. While often appealing from a lifestyle perspective, these kinds of development require greater cost and challenges in providing infrastructure. Land use conflicts and unsustainable locality patterns mean that historically, local governments have had a cautious approach.

Allowing development in rural areas can also limit growth of urban areas, it can fragment primary production land and use infrastructure inefficiently. This is a legitimate concern in Regional Cities and higher growth localities where denser urban development and conventional infrastructure approaches are warranted.

Source: John White Photos - Adobe Stock

New rural living and off-grid rural neighbourhoods

Understanding demand, current township land supply and rural living land supply, is critical when considering new proposals. It is also important to ensure townships can accommodate long-term growth and this is not jeopardised by rural living development at its edges.

Ideally, planning should provide for multiple growth fronts that do not rely on one landowner bringing land to market (i.e. not rely on landowner intentions). The impact on high-value primary production land is also a key consideration as rural living development has the potential to take viable agricultural land offline or create interface issues with primary production.

However, anecdotal evidence suggests that in locations where there is high demand for lifestyle blocks and where no rural living land is available, that high-value primary production or horticultural land (such as vineyards) is being purchased and is no longer used for productive purposes.

All forms of housing and development require infrastructure provision, however the service levels for rural living development are lower than traditional residential estates and evolving technologies will continue to make off-grid or decentralised solutions more viable.

Typically, the local road network is either graded or spray sealed and only above-ground stormwater systems are provided. Solar and battery technologies mean that off-grid solutions may be viable, and on-site waste systems (including solutions that prevent wastewater entering surface or ground water in sensitive areas) are also viable.

Water tanks, access to bore water and/or buying water provide alternative approaches to water use. This does present risks if water runs out, particularly as result of our changing climate, and these risks vary based on location and environmental conditions.

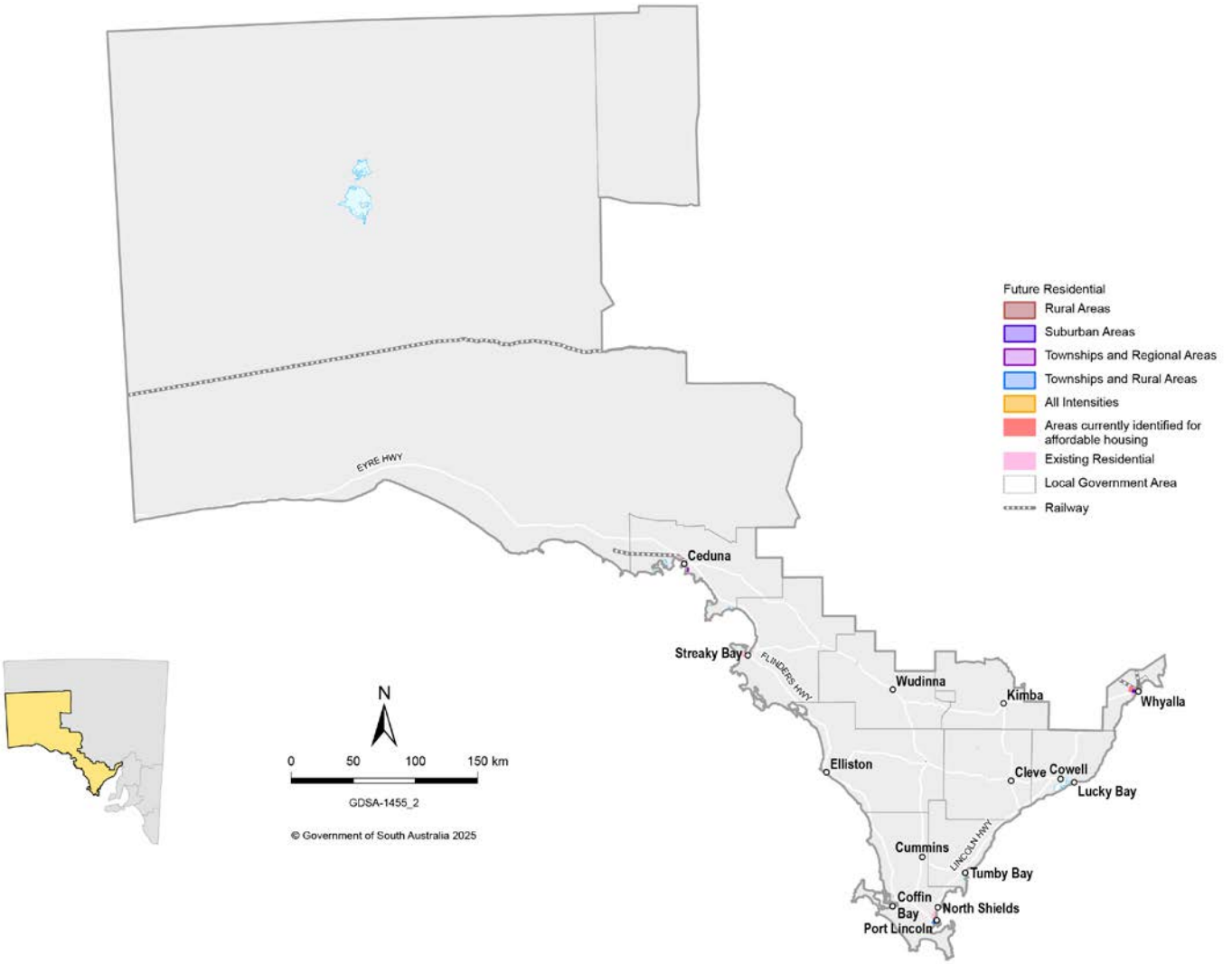
Source: South Australian Tourism Commission

The establishment of new rural living or rural neighbourhoods should consider:

- Impact of future township expansion and ensuring there are long-term urban growth options for townships or localities (particularly higher-order localities such as Regional Cities or Supporting Service Centres).
- Utilisation of existing land supply (both within township and existing rural living land supply) have been investigated, and the logical expansion of existing rural living or rural neighbourhood have been explored.
- Avoiding environmentally sensitive areas (such as coastline and native vegetation), impact on valued landscapes and highly productive agricultural land or compromise rural activities or economic assets.
- Appropriate management of hazard risks such as bushfire.
- Evaluating the impact and demand on community infrastructure, such as the impact of locating new estates and localities away from township and resources to service in relation to waste and resource recovery, community services, firefighting equipment, etc.
- The cost and benefits of delivering and maintaining infrastructure on community and landowners, to ensure the upfront and ongoing costs to community and homeowners is not an unreasonable burden (through maintenance costs, rates, taxes and other charges).
- Feasibility, costs and benefits of alternative and decentralised infrastructure solutions for the provision of basic infrastructure such as power, water and wastewater.

Actions

Title	Action Description	Timing	Lead	Spatial application
Workers Accommodation	Investigate amendments to the Planning and Design Code to facilitate workers accommodation in regional areas that meet the housing needs of short-term and permanent long-distance commuter workers associated with key local industries.	2028	Department for Housing and Urban Development	State-wide
Affordable Housing – Cowell	Investigate a Code amendment to land adjoining the Cowell & District Bowling Club to unlock well-located and serviced affordable housing.	12/2025 - 12/2030	District Council of Franklin Harbour	Cowell
Infill Investigation Areas – Whyalla	Investigate minimum residential allotment size and maximum building height Technical and Numeric Variations to encourage the development of a diverse range of infill housing options in Whyalla.	12/2025 - 12/2030	City of Whyalla	Whyalla



Housing supply and diversity

Township land supply

Regional City

Port Lincoln

Recent housing activity	
Average annual dwellings built 2015-24	44.8
Existing residential land supply – neighbourhood and township zoned (allotments)	
Vacant	297
Proposed lots (lodged/approved land divisions)	273
Undeveloped zoned	3,712
Zoned total	4,282
Existing residential land supply – rural living zoned (allotments)	
Vacant	3
Proposed lots (lodged/approved land divisions)	-
Undeveloped zoned	-
Zoned total	3
Future residential land supply (allotments)	
Neighbourhood and township	1,538
Rural living	-

Whyalla	
Recent housing activity	
Average annual dwellings built 2015-24	30.4
Existing residential land supply – neighbourhood and township zoned (allotments)	
Vacant	194
Proposed lots (lodged/approved land divisions)	67
Undeveloped zoned	1,174
Zoned total	1,435
Existing residential land supply – rural living zoned (allotments)	
Vacant	-
Proposed lots (lodged/approved land divisions)	2
Undeveloped zoned	70
Zoned total	72
Future residential land supply (allotments)	
Neighbourhood and township	545
Rural living	-

Major Service Centre

Ceduna

Recent housing activity	
Average annual dwellings built 2015-24	5.8
Existing residential land supply – neighbourhood and township zoned (allotments)	
Vacant	95
Proposed lots (lodged/approved land divisions)	8
Undeveloped zoned	418
Zoned total	521
Existing residential land supply – rural living zoned (allotments)	
Vacant	60
Proposed lots (lodged/approved land divisions)	1
Undeveloped zoned	249
Zoned total	310
Future residential land supply (allotments)	
Neighbourhood and township	1,109
Rural living	1,685

Cowell	
Recent housing activity	
Average annual dwellings built 2015-24	2.2
Existing residential land supply – neighbourhood and township zoned (allotments)	
Vacant	98
Proposed lots (lodged/approved land divisions)	54
Undeveloped zoned	411
Zoned total	563
Existing residential land supply – rural living zoned (allotments)	
Vacant	-
Proposed lots (lodged/approved land divisions)	-
Undeveloped zoned	20
Zoned total	20
Future residential land supply (allotments)	
Neighbourhood and township	18
Rural living	-

Cummins	
Recent housing activity	
Average annual dwellings built 2015-24	1.7
Existing residential land supply – neighbourhood and township zoned (allotments)	
Vacant	20
Proposed lots (lodged/approved land divisions)	27
Undeveloped zoned	408
Zoned total	455
Existing residential land supply – rural living zoned (allotments)	
Vacant	-
Proposed lots (lodged/approved land divisions)	-
Undeveloped zoned	-
Zoned total	-
Future residential land supply (allotments)	
Neighbourhood and township	-
Rural living	-

Kimba	
Recent housing activity	
Average annual dwellings built 2015-24	0.3
Existing residential land supply – neighbourhood and township zoned (allotments)	
Vacant	38
Proposed lots (lodged/approved land divisions)	-
Undeveloped zoned	65
Zoned total	103
Existing residential land supply – rural living zoned (allotments)	
Vacant	-
Proposed lots (lodged/approved land divisions)	-
Undeveloped zoned	57
Zoned total	57
Future residential land supply (allotments)	
Neighbourhood and township	153
Rural living	-

Streaky Bay	
Recent housing activity	
Average annual dwellings built 2015-24	10.1
Existing residential land supply – neighbourhood and township zoned (allotments)	
Vacant	168
Proposed lots (lodged/approved land divisions)	20
Undeveloped zoned	729
Zoned total	917
Existing residential land supply – rural living zoned (allotments)	
Vacant	9
Proposed lots (lodged/approved land divisions)	28
Undeveloped zoned	923
Zoned total	960
Future residential land supply (allotments)	
Neighbourhood and township	3,114
Rural living	-

Tumby Bay	
Recent housing activity	
Average annual dwellings built 2015-24	7.7
Existing residential land supply – neighbourhood and township zoned (allotments)	
Vacant	107
Proposed lots (lodged/approved land divisions)	-
Undeveloped zoned	694
Zoned total	801
Existing residential land supply – rural living zoned (allotments)	
Vacant	1
Proposed lots (lodged/approved land divisions)	-
Undeveloped zoned	7
Zoned total	8
Future residential land supply (allotments)	
Neighbourhood and township	313
Rural living	-

Wudinna	
Recent housing activity	
Average annual dwellings built 2015-24	1.4
Existing residential land supply – neighbourhood and township zoned (allotments)	
Vacant	18
Proposed lots (lodged/approved land divisions)	-
Undeveloped zoned	143
Zoned total	161
Existing residential land supply – rural living zoned (allotments)	
Vacant	-
Proposed lots (lodged/approved land divisions)	-
Undeveloped zoned	71
Zoned total	71
Future residential land supply (allotments)	
Neighbourhood and township	-
Rural living	-

Supporting Service Centre

Cleve

Recent housing activity	
Average annual dwellings built 2015-24	2
Existing residential land supply – neighbourhood and township zoned (allotments)	
Vacant	8
Proposed lots (lodged/approved land divisions)	-
Undeveloped zoned	60
Zoned total	68
Existing residential land supply – rural living zoned (allotments)	
Vacant	-
Proposed lots (lodged/approved land divisions)	-
Undeveloped zoned	469
Zoned total	469
Future residential land supply (allotments)	
Neighbourhood and township	-
Rural living	-

Coffin Bay	
Recent housing activity	
Average annual dwellings built 2015-24	9.7
Existing residential land supply – neighbourhood and township zoned (allotments)	
Vacant	146
Proposed lots (lodged/approved land divisions)	2
Undeveloped zoned	274
Zoned total	422
Existing residential land supply – rural living zoned (allotments)	
Vacant	-
Proposed lots (lodged/approved land divisions)	-
Undeveloped zoned	9
Zoned total	9
Future residential land supply (allotments)	
Neighbourhood and township	625
Rural living	-

Elliston	
Recent housing activity	
Average annual dwellings built 2015-24	1
Existing residential land supply – neighbourhood and township zoned (allotments)	
Vacant	58
Proposed lots (lodged/approved land divisions)	-
Undeveloped zoned	32
Zoned total	90
Existing residential land supply – rural living zoned (allotments)	
Vacant	19
Proposed lots (lodged/approved land divisions)	-
Undeveloped zoned	201
Zoned total	220
Future residential land supply (allotments)	
Neighbourhood and township	-
Rural living	-

Aboriginal cultural heritage and values

Long-term strategic objectives

1. Protect Aboriginal cultural heritage and areas of significance for the benefit of current and future generations.

2. Engage with Aboriginal people early and on an ongoing basis in land use planning processes about Country.

3. Recognise and value traditional knowledge in promoting sustainability, resilience, and healthier communities.

4. Investigate ways to ensure that Aboriginal groups perspectives, values, cultural information and intellectual property is respected and protected in planning processes.

South Australia's cultural heritage reflects the diversity, unique features and key moments in our state's history and contributes to our community's understanding of its sense of place and identity. The enduring, living, spiritual and cultural connection to the land by South Australia's First Peoples is recognised and acknowledged as an essential part of our cultural heritage.

Aboriginal peoples followed a complex system of land management and the reciprocal relationship between people and the land underpinned all aspects of life.

The government has committed to a state-based implementation of the Uluru Statement from the Heart. This began with the implementation of a First Nations Voice to the South Australian Parliament. We can also look at ways to incorporate Aboriginal voices and cultural knowledge in the planning system through deeper engagement and partnership.

First Nations Voice to Parliament

South Australia's First Nations Voice is a representative, legislatively created elected body for Aboriginal and Torres Strait Islander people in the state.

The Voice is made up of two levels – six Local First Nations Voices and a State Voice.

Through the Voice, First Nations people can have their say at the highest levels of decision-making in South Australia on matters, policies and laws that affect them.

The First Nations Voice to Parliament is supported by the First Nations Voice Secretariat, located within the Aboriginal Affairs and Reconciliation division of the Attorney-General's Department.

Learn more about the First Nations Voice.

The *Aboriginal Heritage Act 1988* protects Aboriginal heritage including Aboriginal ancestral remains, sites and objects - from the impacts of excavation, damage, disturbance, or interference. A person or entity with an interest in developing their land is strongly encouraged to first talk about their plans directly with Aboriginal people, either through Recognised Aboriginal Representative Bodies or relevant Native Title organisations and/or any relevant Aboriginal organisation for the area to understand potential impacts and avoid harm.

Early engagement helps identify risks to Aboriginal heritage before plans are finalised, allowing for changes that avoid or appropriately manage impacts. It also builds relationships and creates pathways for knowledge sharing between Aboriginal and non-Aboriginal communities. The central archives provides an indicative location of known Aboriginal heritage and contact details for Aboriginal groups within a search area. Where impacts to Aboriginal heritage are unavoidable, authorisation or approval must be sought.

The *Community Engagement Charter* (Charter) guides public participation in planning processes, including rezoning proposals. Recent updates to the Charter emphasise inclusive and respectful engagement with Aboriginal people. Future guidance should ensure that all entities – including state agencies, private proponents and local governments – undertake culturally sensitive engagement when proposing changes to planning instruments.

Where there is higher risk of impacting culturally significant sites and disturbing Aboriginal heritage, upfront cultural heritage surveys should be conducted with Aboriginal people to inform Code amendment proposals or impact assessed development applications.

Aboriginal sites and objects

Certain landscape features are more likely to be Aboriginal sites and/or contain evidence of Aboriginal occupation. These landscape features pose a higher risk for the discovery of Aboriginal sites and objects. Examples of some landscape features and the type of Aboriginal sites that they are often associated with are provided below:

- Clay pans, lakes, rivers and estuaries may contain stone artefact scatters, shell middens, rock art, campsites and stone arrangements.
- Rocky outcrops may contain quarries, rock art, rock holes, stone arrangements, ceremonial sites and stone artefact scatters.
- Dunes and sand hills may include stone artefact scatters, campsites and burials.
- Craters and sink holes are often cultural sites.
- Areas close to the coast may include campsites, stone artefact scatters, shell middens and burials.
- Areas close to creeks, rivers, watercourses, lakes, waterholes, rock holes, wells and springs.
- Areas which have been less developed, including parks, open land or road verges, may still contain artefact scatters or subsurface archaeological material such as burials and earth ovens.

Places bearing Aboriginal names, or place names which are English translations of Aboriginal names, or indications of Aboriginal interaction with the landscape may indicate previous Aboriginal connection to that location and may have significance to Aboriginal people.

Information about known Aboriginal heritage within an area and Aboriginal heritage groups who should be consulted can be obtained through undertaking a search of the central archives. This will provide an indicative location of known Aboriginal heritage and contact details for Aboriginal groups for the search area.

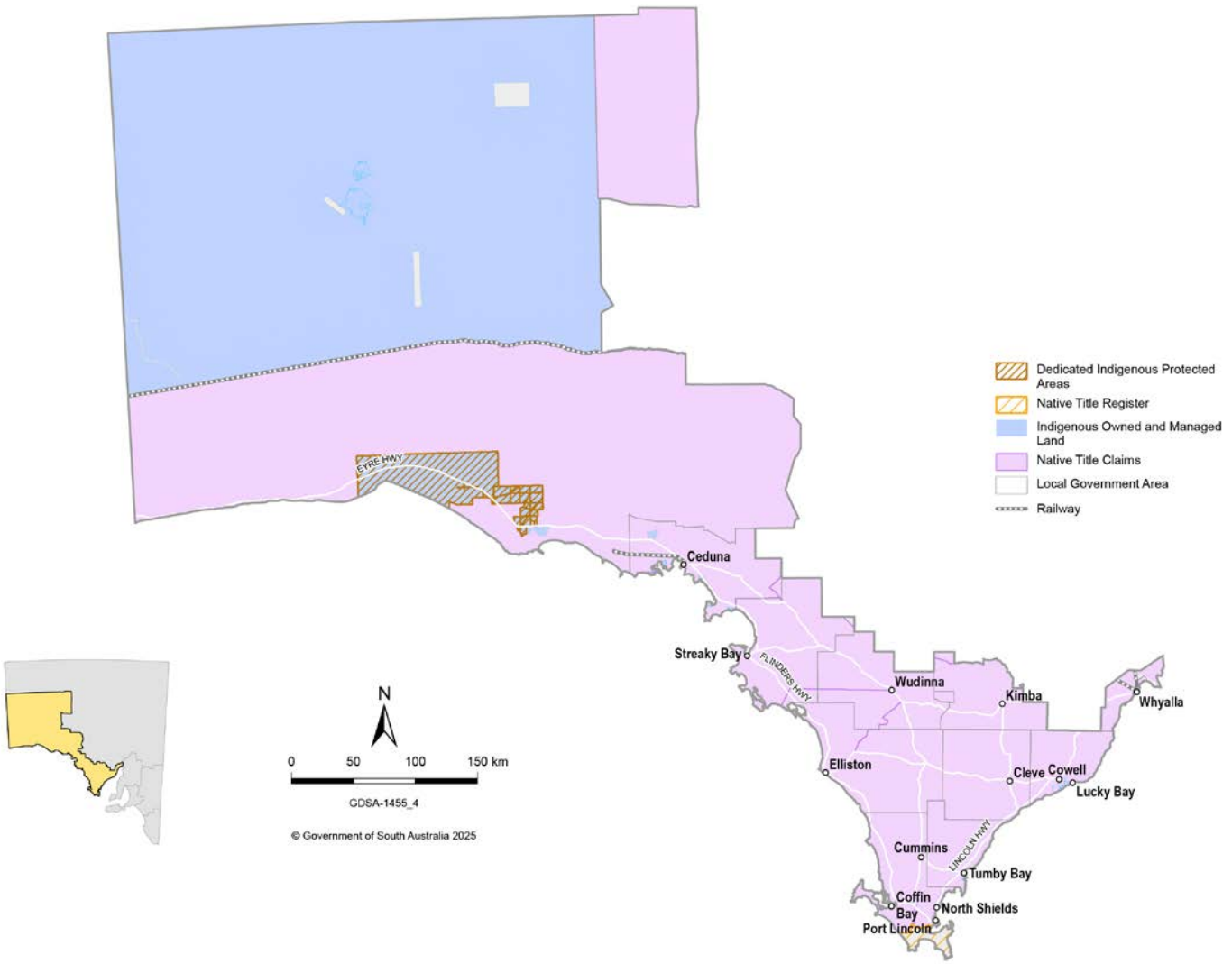
Request for searches can be made at taawika.sa.gov.au.

Partnering with Aboriginal communities and applying appropriate principles in the structure planning and rezoning phases can help to create unique and responsive developments. Reading Country with Aboriginal people will help to uncover the prominent parts of the cultural landscape that should be protected and embedded into the spatial planning. This might inform development orientation, open space network, road typologies, active transport network, density allocation and areas for protection. Predictive cultural mapping to identify areas of higher risk will be investigated with Aboriginal people for incorporation into regional plans.

Engaging with Aboriginal representatives to consider how cultural information and interests should be incorporated into planning processes will be critical. This will ensure that Aboriginal groups cultural information, values and intellectual property is respected and protected throughout planning processes, including working with representatives on cultural mapping.

Actions

Title	Action Description	Timing	Lead	Spatial application
Cultural Mapping	Amend the Regional Plan to incorporate cultural mapping to identify potential significant landscapes and other culturally significant areas in conjunction with First Nations representatives.	2028	Department for Housing and Urban Development	State-wide
Aboriginal Engagement	Prepare a guideline in collaboration with First Nations representatives to assist proponents of Code amendments with the sensitive and respectful engagement of Traditional Owners and Aboriginal peoples and update the *Code Amendment Toolkit*.	2027	Department for Housing and Urban Development	State-wide
Planning with Country	Develop Planning with Country guidelines that support the integration of Aboriginal knowledge in structure planning and rezoning proposals.	2028	Department for Housing and Urban Development	State-wide



Aboriginal Cultural Heritage Values

State and local heritage

Long-term strategic objectives

1. Support a legislative framework for heritage that provides consistency, clear governance responsibilities, supports expert advice in the decision-making process, enables transparency and accountability, and facilitates community engagement at the right time.

2. Maintain a comprehensive register of heritage places and areas with appropriate heritage protections.

3. Promote the use of the South Australian Heritage Register, Statements of Significance, conservation management plans, Heritage Standards and guidelines that assist applicants and communities in understanding the values of heritage places and areas.

4. Promote the adaptive re-use of buildings that enhance areas of cultural or heritage value, capitalise on existing investment and/or contribute to vibrant and liveable places.

5. Unlock creative design solutions, and land use outcomes by providing flexible planning policies that enable the adaptive re-use of heritage places.

6. Promote the heritage values of National, State and Local heritage listed places.

7. Protect the local historical attributes and themes that are important to local communities through council-led identification and listing of Local Heritage Places.

Source: Benjamin Goode

Eyre and Western's state and local Heritage Places reflect the region's unique and diverse history, fostering a strong sense of place and regional identity. Their conservation and protection should be central to planning policy.

In South Australia, the *Heritage Places Act 1993* recognises and protects the heritage values of specific buildings and areas across the state. These places may include buildings or areas, that represent a range of heritage values significant to all South Australians. Within the Planning and Design Code (the Code), listed buildings and areas of State Heritage significance are covered by the State Heritage Place Overlay and the State Heritage Area Overlay, respectively.

Protecting the Great Australian Bight: A World Heritage Vision

The Great Australian Bight (World Heritage Protection) bid aims to permanently safeguard Eyre and Western's most ecologically and culturally significant marine regions. The proposed listing would prohibit mining and other commercial activities in the Bight, ensuring its protection for future generations.

If successful, a World Heritage listing would enshrine the Bight's environmental and cultural value in international law. It would provide sanctuary for diverse marine ecosystems, including critical breeding grounds for the endangered southern right whale, and strengthen protections for the rich biodiversity that supports local fisheries and tourism.

The listing would also formally acknowledge the cultural and spiritual connection of the Mirning People, the Traditional Owners of the region, embedding their heritage and custodianship into the site's future management.

Backed by ministerial support at both federal and state levels, the proposal aligns with broader regional planning goals to promote sustainable development, protect natural assets, and celebrate cultural heritage.

Local heritage is protected through the PDI Act and are covered by the Local Heritage Place Overlay in the Code. The government is considering transitioning Local heritage protections to the *Heritage Places Act 1993,* to consolidate all heritage protections under a single legislative framework. This reform will require comprehensive legislative and policy updates. Additionally, shipwrecks along the coastline of the Upper Spencer Gulf coastline are protected under the *Historic Shipwrecks Act 1981* and covered by the Historic Shipwrecks Overlay in the Code. Careful management of these sites brings history to life, fosters identity, and distinguishes the region within the national context.

Adaptive re-use

Adaptive re-use is the process of repurposing existing underutilised buildings and structures for new and ongoing functions. Providing flexible policies to allow the adaptive re-use of heritage buildings has a range of social, environmental and economic benefits.

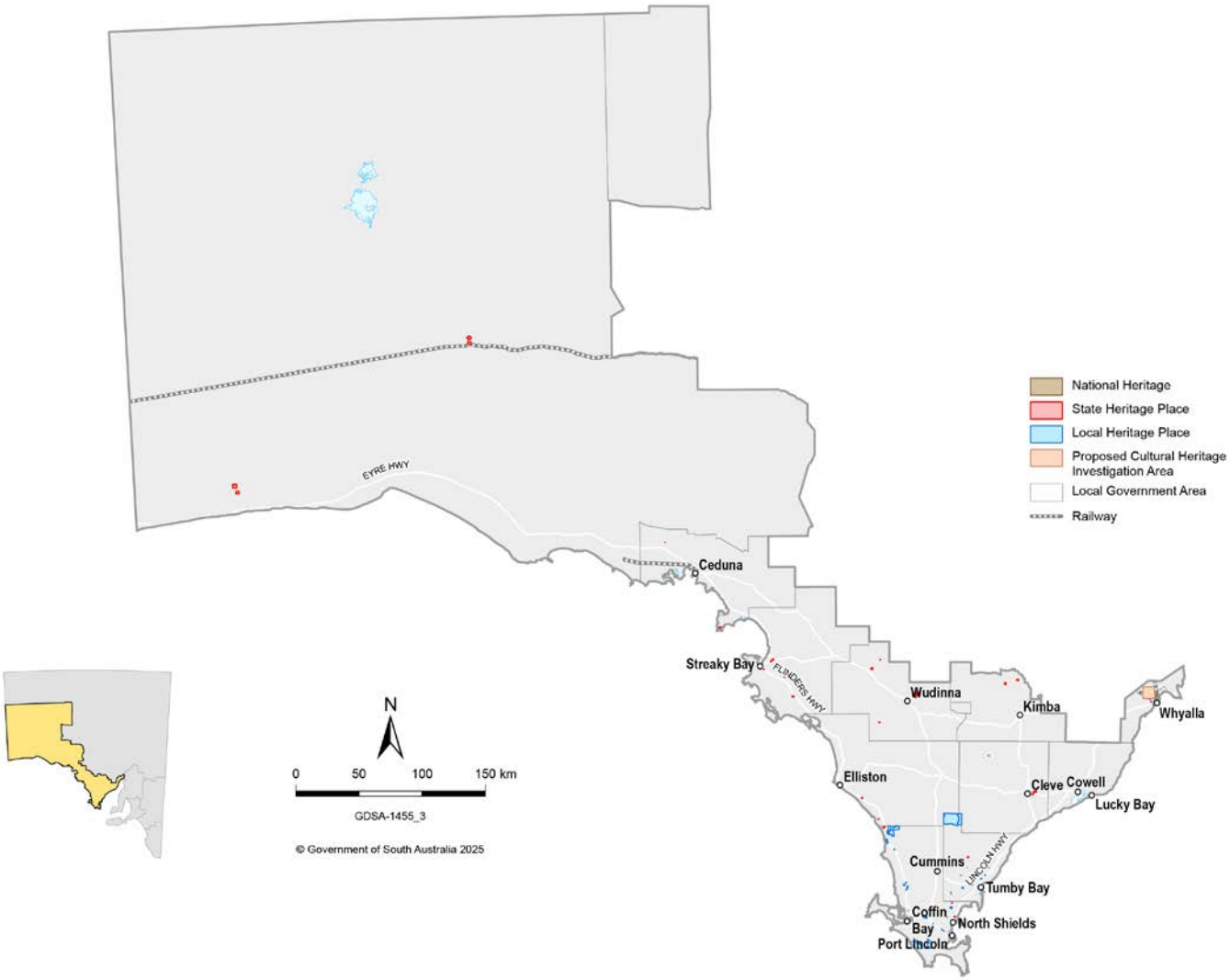
It is recognised that adaptive re-use of underutilised heritage buildings, or the restoration of streetscape facades, is an important part of retaining and maintaining heritage in South Australia. It can play a major role in revitalising key precincts that reflect our cultural values and reinforce a sense of place.

Adapting older heritage buildings can bring challenges that stem from the building code requirements, as some buildings require upgrades to adhere to modern safety and accessibility provisions, and renovations to suit evolving business needs.

The current planning system has made significant progress in supporting the adaptive re-use of existing buildings through recent amendments to building standards, as well as policy improvements and incentives through the Code, however it is acknowledged there is scope to better assist and enable this form of redevelopment.

As the region is rich in historic buildings and areas, a range of adaptive re-use and redevelopment opportunities exist, which can preserve and celebrate historic built form while enabling additional activities.

Examples of adaptive re-use include the transformation of the South Australian Railways administrative building into the Port Lincoln Railway Museum, and the conversion of Cowell Post Office and Postmaster's residence into the Franklin Harbour Historical Museum. Additionally, numerous buildings in the region have been repurposed for shops, offices, and restaurants. These significantly contribute to the vibrancy of townships and localities.



National, state and local heritage

Landscape and township character

Long-term strategic objectives

1. Recognise the unique character of areas by identifying their valued physical attributes in consultation with communities.

2. Maintain or enhance the scenic amenity of important natural coastal landscapes, views and vistas.

3. Investigate sensitive design approaches to infill and new development in established townships, focused on retrofitting original housing, retaining and enhancing streetscape amenity and tree canopy cover and natural values.

4. Provide additional housing opportunities ensuring that design is sensitive to, recognises and complements the important characteristics of a place.

5. Provide an equitable and diverse range of high-quality green public open spaces including recreational and sporting facilities for the community.

6. Maintain separation between townships and localities to safeguard rural character and maintain and strengthen unique township identity.

Source: South Australian Tourism Commission

The individual character and identity of open farmland, wild coastlines, and rugged bushland were frequently highlighted during community consultation as defining features of the region. The natural beauty and wildness of the Eyre and Western Region are considered valuable assets that contribute to a strong sense of place and community identity.

All places have character, although the value placed on this character may vary. The concept of character can be applied to both natural landscapes and built environments, and the character of local areas is generally protected through policies within the Code. Future development should reflect the unique character and identity of townships, preserving valued built and natural qualities.

Heritage and character have different meanings and applications. Heritage refers to the historical and cultural significance of a building or place. Character describes the look and feel of a place and the relationship between built form, vegetation, topography and other features.

Protecting character does not mean preventing development. It is about ensuring that design is sensitive to the valued characteristics of a place. Protecting heritage sites and adapting buildings for reuse can also strengthen sense of place, character and connection to the local environment. Contemporary approaches to design which consider environmental challenges are also important.

Landscape character

Scenic rural and natural landscapes surround many townships in the region, contributing significantly to local identity and supporting the visitor economy. These high-quality landscapes are often protected through a combination of legislative and planning policy mechanisms. However, there is opportunity to enhance their recognition and protection through more deliberate spatial planning. By identifying and mapping these valued landscapes within the planning framework, councils and communities can better guide development, preserve visual amenity, and unlock tourism and cultural interpretation opportunities that celebrate the region's unique character.

Neighbourhood character

Neighbourhood character refers to the look and feel of a place, shaped by built form, vegetation, topography, and other features. It differs from heritage, which is embodied in the physical fabric and setting of a place. Protecting character involves ensuring new development is sensitive to and complements the defining features of the area.

Master plans and public realm investment

Several master plans have been undertaken across the region, which employ strategies to enhance urban form and public realm.

Master plans are encouraged to guide where and how development should occur. They provide a clear vision, support investment certainty and enhance character and placemaking in key precincts such as town centres, foreshores or parklands. Master plans also seek to reintroduce vegetation into the township landscape enhancing amenity and assisting in combating climate change.

Streaky Bay Township Master Plan

The *Streaky Bay Township Master Plan*, endorsed by the District Council of Streaky Bay in December 2023, sets out a long-term vision to guide the town's growth and development. Created and shaped by extensive community engagement throughout 2022 and 2023, the Master Plan reflects the aspirations of residents and builds on earlier planning work dating back to 2011.

The Master Plan supports Streaky Bay's role as the district's Major Service Centre and largest population hub. It encourages more diverse and higher-density housing near the town centre, identifies land for future residential growth, and ensures new development is well integrated with community facilities and services. Enhancing walkability and liveability, with upgrades to footpaths and green spaces proposed to create a more connected and accessible township.

The Master Plan also promotes sustainable development that balances residential expansion with employment opportunities, tourism, agriculture, and local industry. It includes targeted zoning and infrastructure improvements to support economic growth, while recognising and respecting Aboriginal heritage and the region's deep connection to Country.

Public realm planning

Public realm improvement initiatives being advanced in Whyalla, Port Lincoln, Cowell, Arno Bay, Coffin Bay and Streaky Bay demonstrate the benefit of community participation in public realm planning. The Plan complements this work by identifying pedestrian priority areas within established town centres, activity hubs, and foreshore precincts. These areas will be the focus of targeted improvement efforts aimed at enhancing pedestrian safety, stimulating local economic investment, and activating key civic spaces.

Cowell Foreshore Redevelopment

The District Council of Franklin Harbour, with support from the local community, made a bold decision to redevelop the Cowell Foreshore Precinct. This initiative led to the creation of the Cowell Water Park located alongside the Cowell Lions Park and marina.

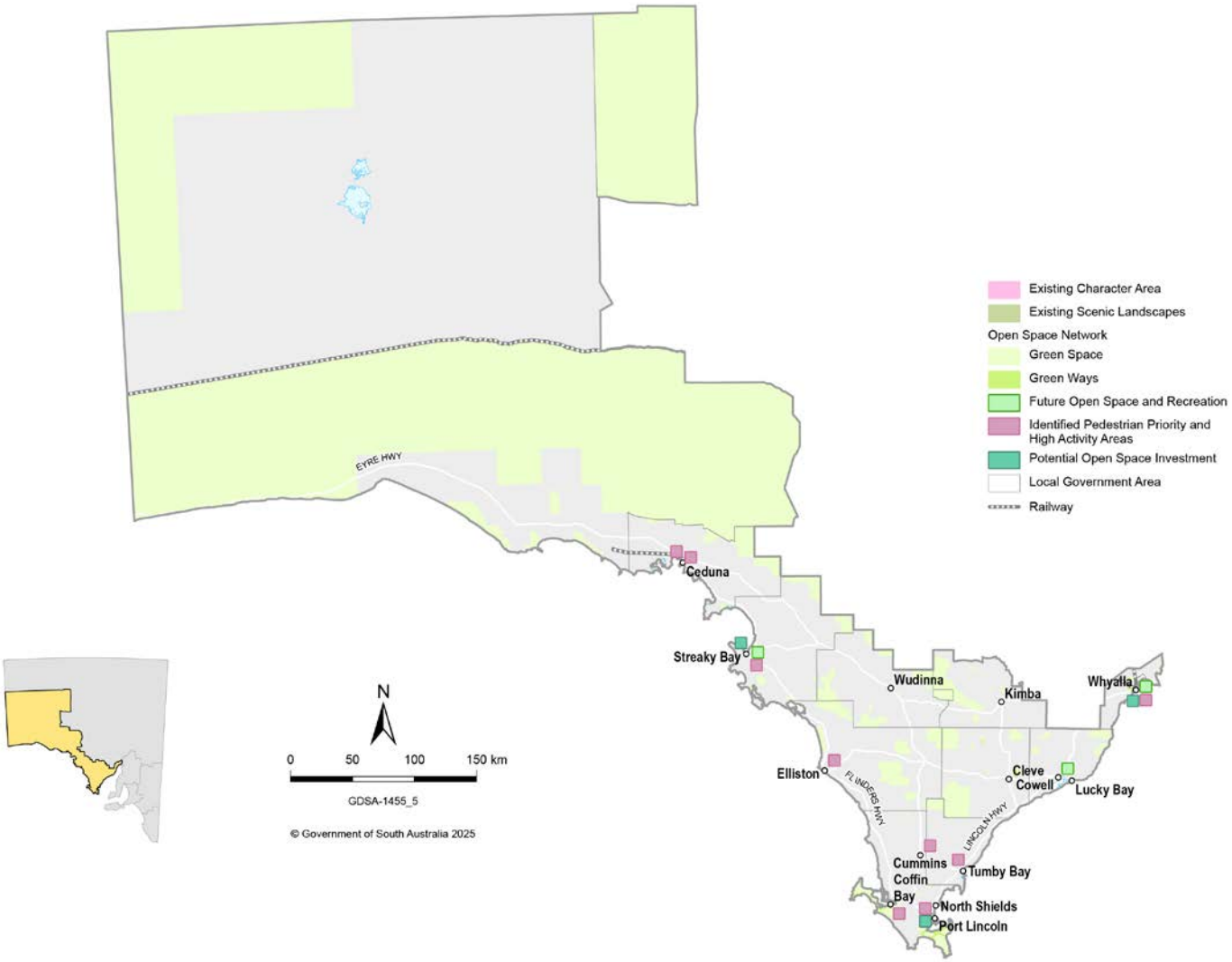
The project was initiated by Council during a time of significant economic hardship. The region was grappling with the effects of a prolonged drought, compounded by a critical oyster spat shortage, severely impacting the local oyster industry, a key economic driver. Recognising the need to revitalise the community and stimulate the local economy, Council initiated the idea of redeveloping the foreshore.

The focus of the redevelopment is a free outdoor water play area, featuring a splash zone and two water slides. The precinct also includes a skate park, a jumping pillow, and a full-sized basketball court, all complementing the existing playground. These additions have transformed the foreshore into a year-round destination for both residents and visitors.

Supported by public, local businesses, and community organisations, Council secured grant funding for the design and construction of the project. The Cowell Foreshore Precinct was officially opened in March 2023.

Since its opening, the precinct has become a major drawcard, attracting visitors from across the Eyre Peninsula and beyond. It has not only enhanced the town's appeal as a tourist destination but also provided a much-needed boost to the local economy.

An enhanced emphasis on tree planting and green infrastructure initiatives across the region will deliver benefits to local communities. In addition to promoting biodiversity, these efforts will contribute to a cooler, healthier environment and offer valuable recreational spaces. The presence of green infrastructure enhances the amenity and aesthetic appeal of towns, fostering a greater sense of wellbeing and community pride. It can mitigate the impacts of climate change, supporting resilient and sustainable development. Ensuring building design and siting responds to the hotter, drier climatic conditions projected to occur in the region is a priority.



Landscape and open space

Productive economy

Theme:

Outcome 2: A strong economy built on a smarter, cleaner future

The Eyre and Western Region contributes approximately $5.1 billion (3.6%) of South Australia's Gross Regional Product.[5] Agriculture, aquaculture, construction, fishing, healthcare and social assistance are the largest employment sectors in the region.

Learn more about Outcome 2

The government is committed to developing a smart, sustainable and inclusive economy which is tailored for the future, ensuring a high standard of living for all South Australians. This forms the *South Australian Economic Statement*[6] (Economic Statement).

Supportive planning policies, investment in infrastructure, expansion of local training opportunities and attraction of skilled labour will all be critical to realise Eyre and Western's economic potential.

Source: South Australian Tourism Commission

Current top 3 employing industries

1. Agriculture, forestry and fishing (15%)
2. Healthcare and social assistance (13%)
3. Retail trade (11%)

Source: ABS, 2021

Economic drivers

The region benefits from established and export-oriented **agriculture, commercial fishing and aquaculture** industries. Agriculture is the largest employment sector in the region, supporting over 2,400 jobs. It produces 40% of the state's wheat, along with a quarter of the state's barley. The region also accounts for 82% of the state's seafood product, including almost all oysters and 100% of bluefin tuna. Premium organic livestock production capitalising on the region's rugged and remote image also offers strong investment potential.

The **renewable energy** sector is an emerging contributor to the region's economic profile. The sector is well facilitated by an abundance of sunshine and ambient wind levels across the region. Regional advances in clean energy generation technologies, such as wind-solar hybrid networks, are globally recognised. Several other industries are growing and offer opportunities for the future including mining, space and tourism. Local and affordable housing will help to attract workers to support the operation of new and existing industries.

The **tourism and visitor economy**, which provides vital local employment opportunities, also offers rural businesses value-add opportunities through farm stays and eco-tourism diversification to expand land-derived income. Balancing the economic benefits of tourism with environmental protection and respect for the natural landscapes is critical. Tourism development must be avoided on or near sites of cultural and spiritual value to Aboriginal people.

Defence and aerospace facilities are strategically important to the state, which is expanding and investing in facilities around Cultana. The Eyre Peninsula is home to the second South Australian space launch site – Whalers Way Orbital Launch Complex, a spaceport and rocket launch facility near Port Lincoln.

Continued growth is expected in the **healthcare and social services** sectors. A diverse community and aged care sector will require increased care from specialised health professionals. The growth in community services is dependent on the region's ability to retain and attract the required healthcare workers.

Future workforce

For any sector to succeed, it needs a skilled, reliable, and supported workforce, along with good, affordable housing in reasonable proximity to employment. Furthermore, if the region is to attract and retain younger workers and families, access to quality schooling and childcare services is essential. To support this goal, collaborative efforts across government and industry will be directed toward identifying short-term actions that quantify childcare demand and enhance access for working families.

Upper Spencer Gulf

The Upper Spencer Gulf is a significant contributor to South Australia's economic prosperity and key to the state's efforts to reduce carbon emissions.

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.

By becoming a central hub for sustainable industries, the Upper Spencer Gulf will help South Australia's transition to a cleaner, more innovative, liveable and diverse economy.

Key to this is the state's first *Upper Spencer Gulf Workforce Strategy*, developed with input from industry, local communities and stakeholders, aims to ensure career opportunities from traditional and emerging industries are accessible to all.

A key deliverable in the Strategy is the $5.9 million Spencer Gulf Jobs and Skills Hub, co-located at the Whyalla TAFE SA to connect workers in the area with these job opportunities, information, services and training.

Learn more about the Strategy here.

Learn more about the Spencer Gulf Jobs and Skills Hub here.

Employment lands

Long-term strategic objectives

1. Protect and expand well-serviced and strategically located employment land to support economic growth and productivity.

2. Support the growth of local employment precincts through strategic planning, policy and investment.

The planning system plays a critical role in supporting the ambitions ensuring enough land is available to accommodate current and future industries, and that it is in the right location and serviced by infrastructure.

Attracting and retaining a skilled, educated workforce is essential for driving economic growth in the region. To support both industry and employment, there must be a readily available supply of employment land, serviced by appropriate infrastructure. This is critical for enabling local job opportunities and accommodating a growing population.

Source: Josh Tagi - Shutterstock

Well-connected employment lands linked to freight corridors, telecommunications, and essential infrastructure are critical to regional growth and population sustainability. To maximise their value, they must be integrated with local industries, protected from residential encroachment, and able to expand as needed.

Broad industry categories (BICs) have been created as a way of identifying an industrial employment precinct's strategic purpose and infrastructure needs. This can inform network planning and delivery (see below).

Employment land supply and demand

The major commercial and industrial centres of Whyalla, Ceduna, and Port Lincoln will remain the primary employment, logistics, and industrial precincts for the region. Cummins, Cowell, and Kimba will provide employment lands and services that complement these major centres. Wharf and port facilities are integral to the Eyre and Western economy, supporting mixed-use commercial and tourism activities.

Expansion of aquaculture in appropriate coastal locations across the region, to support population growth, investment attraction and increased economic development.

Coffin Bay Business Precinct Regeneration Project

The Lower Eyre Council has developed the Coffin Bay Business Precinct Regeneration project to guide the town's future commercial and service needs. Building on the Coffin Bay Master Plan adopted in 2021, the project was shaped through community consultation between 2022 and 2024.

The project focuses on strengthening Coffin Bay's oyster aquaculture industry, improving infrastructure, and enhancing the town's appeal for tourism and residential living. Key upgrades include improved wastewater and stormwater systems, a new waste transfer facility, and better traffic flow between the industrial area, boat ramp, and township.

Consolidation of the business precinct will support future enterprise, while public realm improvements will boost amenity and visitor experience. The project also embeds Aboriginal involvement and cultural heritage recognition, ensuring Coffin Bay's growth reflects its unique identity and values.

Together, these initiatives aim to create a more connected, resilient, and vibrant Coffin Bay for generations to come.

Northern Water project
The Northern Water project, if delivered, would provide a sustainable, secure and reliable climate-resilient water supply for the Far North Planning Region and the eastern areas of the Eyre Peninsula. This project, contingent on gaining approvals and a final investment decision, will generate employment during its planning and construction phases.
The future supply of water will support growth in the energy, mining, pastoral, and supply chain sectors, leading to job creation and a more diverse regional economy.

State significant employment precincts

Long-term strategic objectives

1. Identify, maintain, support and protect state significant operations from encroachment by incompatible and/or more sensitive land uses to ensure their long-term and uninhibited operation.

2. Support and grow employment land precincts through strategic planning, additional policy and investment identification.

Protecting existing traditional industrial, freight and logistics employment precincts is crucial to preserve their contribution to regional job opportunities and economic prosperity. Precincts that support these activities and align with state economic policy are to be designated as State Significant Industrial Employment Precincts (SSIEP).

SSIEPs are precincts of (actual or potential) scale, where current and future activities are strongly linked to the strategic and economic objectives of the state. They accommodate a critical mass of economic activity and employment. For example, SSIEPs:

- Align with transport and trade networks.
- Present opportunities for the growth of knowledge precincts.
- Are of a scale that can accommodate many workers and support a significant share of the state's economic activity.

Planning policies in the Planning and Design Code can protect SSIEPs from incompatible development through the application of the Strategic Employment Zone (or similar) and the Significant Interface Management Overlay.

The region comprises two SSIEPs:

- Whyalla Steelworks
- Port Lincoln fish and seafood processing industries.

Whyalla Steelworks

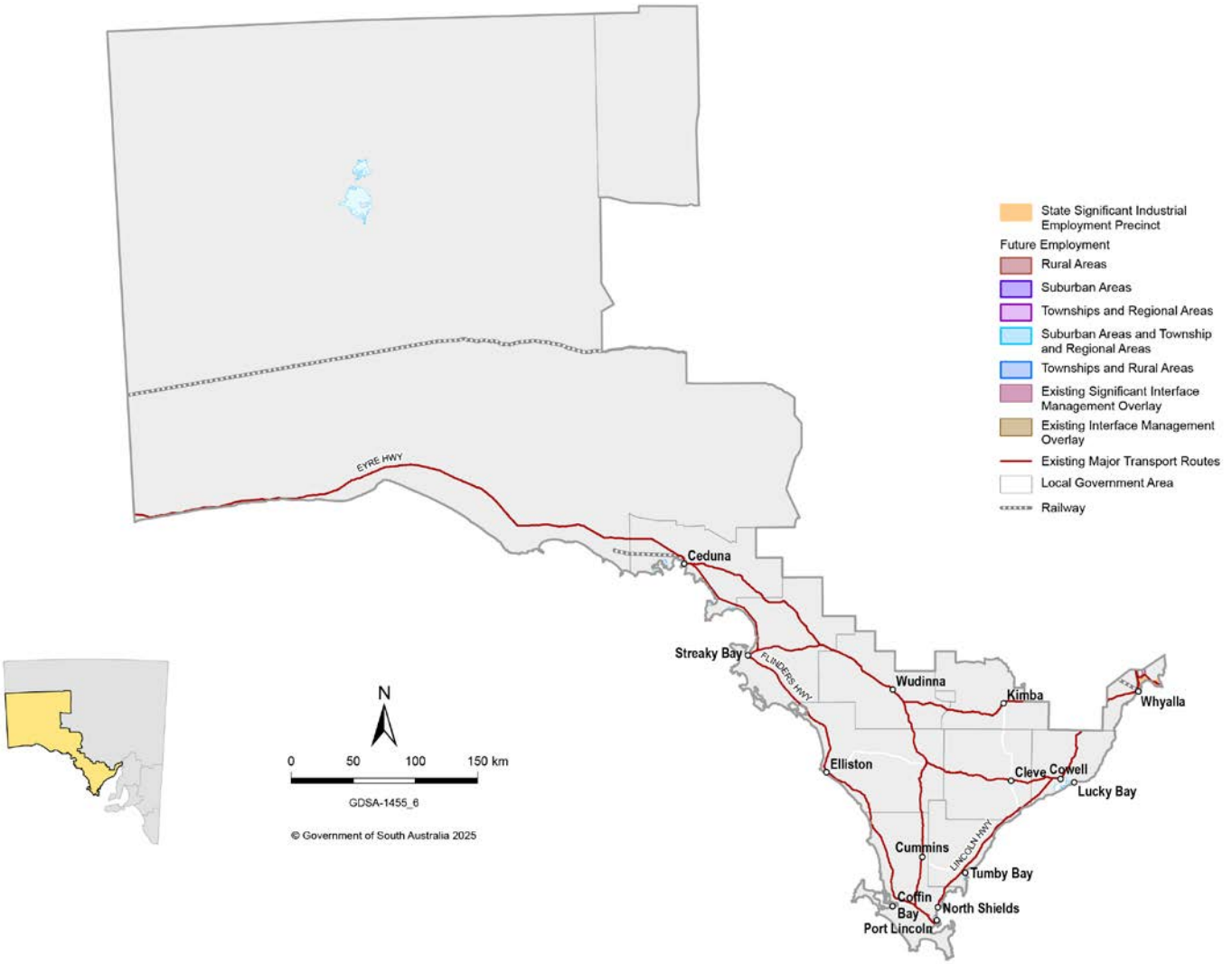
The Whyalla Steelworks is a vital industrial asset, producing over 1.2 million tonnes of raw steel annually and serving as Australia's only rail manufacturer. It supplies 75% of the nation's structural steel and all domestic long steel products, making it essential to infrastructure, defence, and the emerging green steel economy.

In 2025, the South Australian and Australian Governments committed $2.4 billion to stabilise operations, support local jobs, and invest in Whyalla's transition to a low-emissions, globally competitive steelmaking facility. This includes immediate funding for operations and local businesses, alongside major upgrades and critical works.

With strong interest from multiple parties, the sale process is progressing, signalling confidence in Whyalla's future and the long-term sustainability of sovereign steel production in Australia.

Port Lincoln fish and seafood processing

Port Lincoln is home to the largest fishing fleet in the Southern Hemisphere, with the fishing and aquaculture industry employing hundreds of locals and contributing millions to the state's economy.[7]


State Significant Industrial Employment Precinct
Future Employment
Rural Areas
Suburban Areas
Townships and Regional Areas
Suburban Areas and Township and Regional Areas
Townships and Rural Areas
Existing Significant Interface Management Overlay
Existing Interface Management Overlay
Existing Major Transport Routes
Local Government Area
Railway
EYRE HWY
Ceduna
Streaky Bay
FLINDERS HWY
Wudinna
Kimba
Whyalla
Elliston
Cleve
Cowell
Lucky Bay
Cummins
LINCOLN HWY
Tumby Bay
Coffin Bay
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Activity centres and retail

Long-term strategic objectives

1. Maintain a township hierarchy that encourages investment in activity and township centres that aligns with the role, function and form of each township.

2. Enable activity and township centres to support access to local employment, diverse and affordable housing, essential services, and amenities, tailored to the scale and character of each township.

3. Promote strategic investment in activity and township centres across the region to ensure equitable access to economic, employment, and business opportunities, particularly in smaller and remote communities.

4. Strengthen connectivity between consumers, workers, and businesses within and between townships, supporting a productive and resilient regional township pattern.

5. Optimise the distribution of retail and service businesses through a well-planned network of activity and township centres that enhances liveability, convenience, and choice for regional populations.

6. Foster social cohesion and community identity by positioning activity and township centres as focal points for civic life, cultural exchange, and social interaction.

7. Design and enhance activity and township centres to promote healthier and more sustainable communities, reducing the need for long-distance travel and encouraging active transport options where feasible.

Activity and township centres in regional and country areas shape the form and function of townships, acting as hubs for civic, social, and economic life. They provide convenient access to shopping, administrative, cultural, entertainment, and essential services, often within a single trip. The scale and mix of activities vary according to the township hierarchy, ensuring that each centre reflects the needs and aspirations of its community.

Encouraging investment that aligns with the township's designated role and function – whether as a Regional City, Major Service Centre, or Supporting Service Centre – helps ensure that growth is appropriately scaled, economically viable, and responsive to local context. This approach supports the delivery of infrastructure and services that match community expectations and regional development goals.

Local activity and township centre planning

Across the region, local and township centres must evolve in response to changing retail and service demands. In growing townships, this may involve the development of new commercial floor space. In slower-growing or transitioning communities, the focus may shift toward adapting existing spaces to meet evolving consumer preferences – or even consolidating retail footprints to better align with local needs.

Local governments, with their deep understanding of community dynamics and responsibility for local infrastructure planning, are best positioned to lead this strategic response. Empowering councils to guide activity centre planning ensures that decisions are locally informed and responsive. This approach supports investment that is not only economically viable but also socially and spatially appropriate.

Source: Huseyin Tuncer - iStock

Tourism and events

Long-term strategic objectives

1. Co-locate new tourism development with complementary uses and supporting infrastructure.

2. Support expansion of unique visitor experiences, including nature-based activities where impacts on agricultural productivity, the environment and scenic amenity can be successfully managed.

The tourism industry is an important contributor to the state's economic activity, generating jobs and export dollars, by attracting interstate and international visitors. With high visitation numbers, the industry is flourishing. The government is now committed to growing the state's visitor economy to $12.8 billion, with the creation of 16,000 new tourism jobs by 2030.[8]

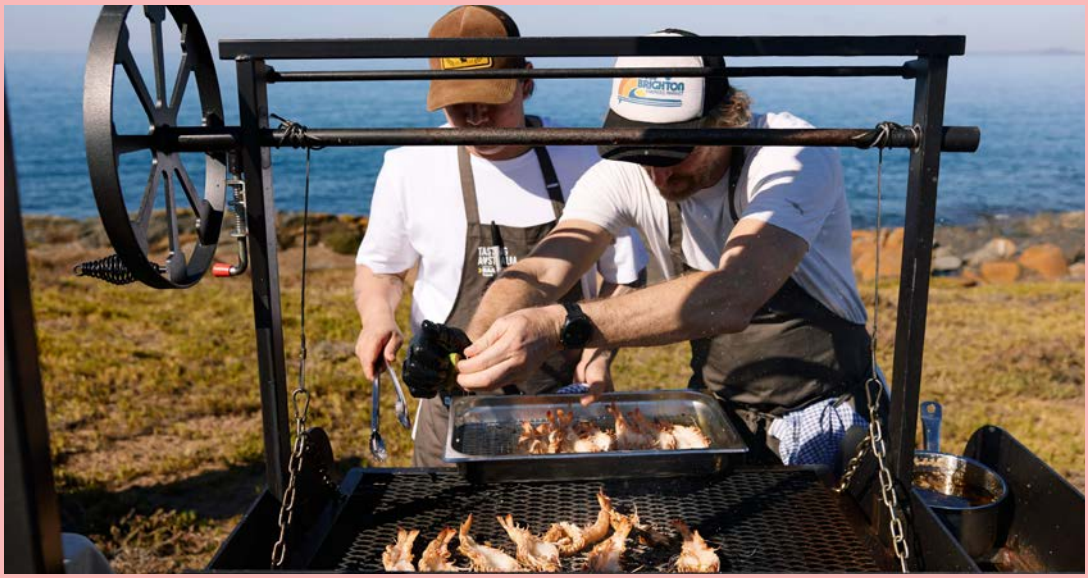
The *South Australian Visitor Economy Sector Plan 2030* highlights the economic benefits of tourism and events through its links to employment across the hospitality, retail, transport and construction sectors. By facilitating growth in tourism activity and supporting appropriately designed and located tourism facilities in our planning system, this enables the diversification of small and medium enterprises and assists in the preservation of our valuable environment and food production areas.

Eyre and Western is a hidden gem in South Australia. The pristine natural environment and unique nature-based experiences are key attractions. Experiences include cage diving with great white sharks, swimming with seals and cuttlefish, and whale watching at the Head of Bight. The region's abundance of diverse and premium seafood is a major attraction for culinary visitors and recreational fishers.

The government is committed to growing the state's visitor economy to $12.8 billion by 2030 and increasing South Australia's appeal as an Australian tourism destination from 6th to 3rd.[9]

The *South Australian Visitor Economy Sector Plan 2030* highlights the economic benefits of tourism and events. The visitor is at the centre of the strategy which focuses on three key strategic areas:

1. Increasing appeal to drive demand.
2. New and evolving products and experiences.
3. Tourism – a force for good.



Source: South Australian Tourism Commission

In 2024, the region generated $455 million in total visitor expenditure. This strong figure was driven by 401,000 day trips and 455,000 overnight visitors and highlights the need to provide an appropriate level of services, develop new and improved visitor experiences and accommodation as well as other land uses to support a growing visitor demand. Future success will depend on building regional capabilities in the hospitality, retail, transport and construction sectors.

Strategic tourism experiences for the Eyre Peninsula include coast and seafood, wildlife, mature and soft adventure astro-tourism and Aboriginal-led experiences. New accommodation and tourism infrastructure should be concentrated around the airports at Port Lincoln, Whyalla, and Ceduna, to strengthen regional access and visitor appeal. Growth in self-drive tourism highlights the need for improved roadside amenities and caravan facilities, particularly in the Far West and along the Nullarbor Plain.

Rising interest in Aboriginal cultural tourism presents opportunities for culturally respectful experiences and partnerships with Aboriginal communities. Enhancing eco-tourism, adventure tourism, and digital connectivity will further diversify offerings while supporting sustainable regional development.

Pathways for tourism development

Many visitor experiences that are situated in remote locations are often under-developed, offer picturesque settings and provide immersive and unique experiences. This is important to Eyre and Western, where impacts on sensitive, unique and protected environments must be considered and the economic benefits considered on balance not as a key motivation for development.

The planning system provides an impact assessed pathway for large-scale tourism enterprises, being the highest level of development assessment. It is reserved for projects which cannot be properly considered under existing pathways (such as an assessment under the Code). This may be due to the nature, scale and extent of their potential impacts, where the effects of those impacts are unknown or uncertain, or in situations where the environment is considered sensitive.

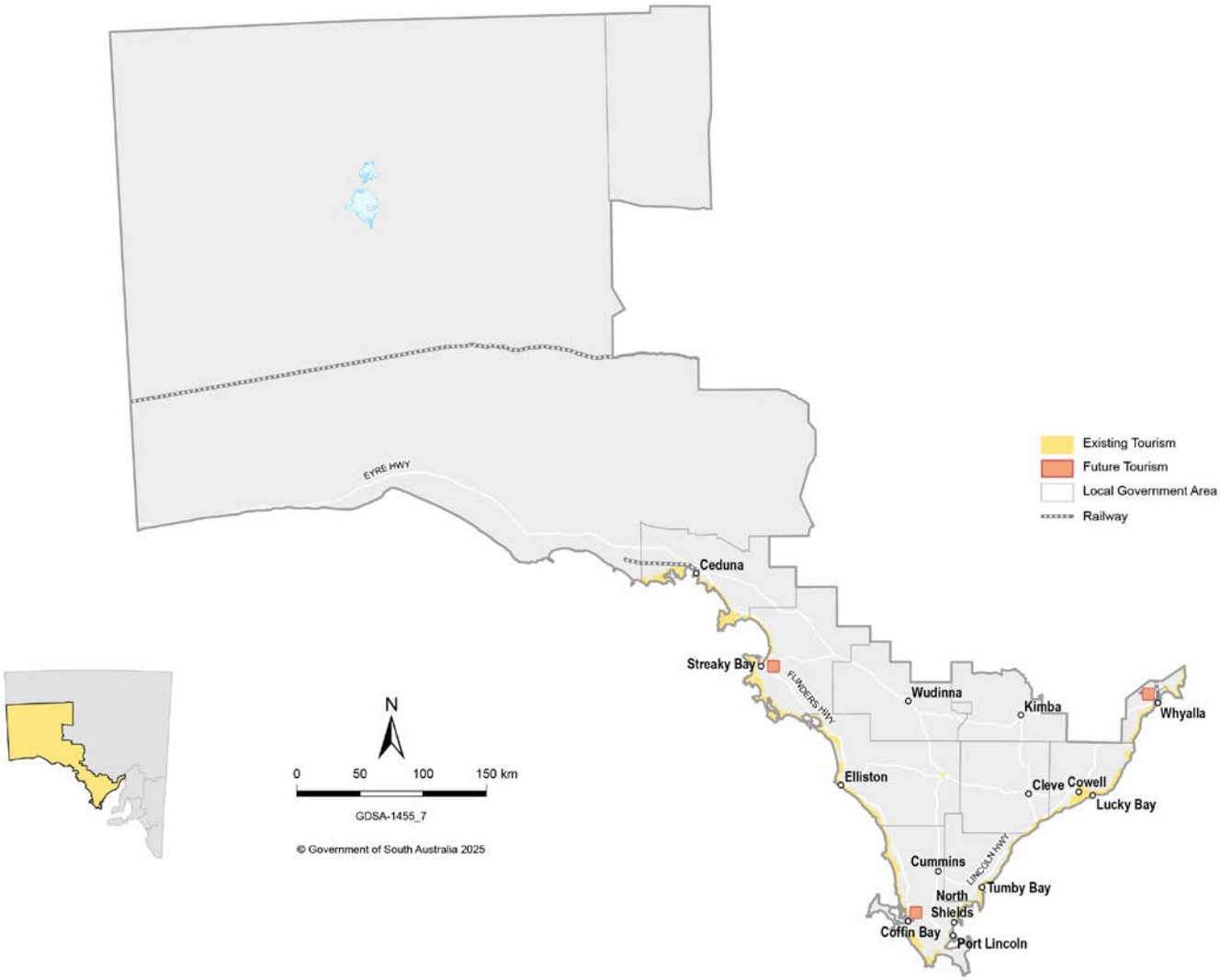
The State Planning Commission is undertaking a review of policies within the Code that relate to tourism development. The purpose of the review is to ensure that policies are contemporary and meet current market demands for high-quality tourism accommodation and development, marinas and golf course development. This includes agri-based tourism that diversifies rural business development. These activities should be considered where impacts on agricultural productivity, the environment and scenic amenity can be successfully managed.

Cultural and heritage tourism

The region has immense cultural and heritage tourism potential. This includes opportunities for cultural tourism that celebrates Aboriginal heritage and contemporary Aboriginal cultural experiences, as well as river-based heritage tourism that tells the story of the Murray River's central role in Australia's environment, economy, and community identity.

Actions

Title	Action Description	Timing	Lead	Spatial application
Tourism Development	Undertake a Code amendment to facilitate appropriate tourism development within wine regions and protect valued landscape character	2027	Department for Housing and Urban Development	State-wide



Tourism and events

Primary industry

Long-term strategic objectives

1. Support the region's primary industry sector as dynamic, innovative and diverse through technology adoption, sustainable intensification of production systems and recognition and protection of its unique advantages.

2. Safeguard and enhance water security and quality to support the growth, diversification and resilience of the region's primary industry sector, recognising the critical role of reliable and sustainable and high-quality water supply in underpinning agricultural productivity and investment confidence.

3. Facilitate value-adding and rural business diversification and associated ancillary land uses such as storage, warehousing and logistics.

4. Ensure valuable primary production land remains viable through protection from fragmentation and encroachment from inappropriate or conflicting land uses.

5. Protect and enhance the region's critical infrastructure, natural resources, and ecosystem services that underpin current and future opportunities for primary industry development.

6. 6. Identify opportunities to promote region-wide soil protection and regenerative agricultural practices to enhance long-term agricultural sustainability, food security, and biodiversity.

7. Equitably manage the interface between primary production and other land use types.

Source: Rose Ayliffe Photography

Retaining and protecting valuable primary production land across the region is a priority to support long-term growth and prosperity. Sustainable agricultural practices, value-add opportunities, improved technology, and land management practices will support a diverse regional economy.

Agriculture, fishing and aquaculture are significant employers in the region. It is important that valuable primary production land used by these industries is retained, to support their long-term growth and prosperity.

Eyre and Western's premium seafood, which makes up 82% of South Australia's total seafood production, will continue to drive regional economic growth. Commercial opportunities exist for the development of onshore fish processing and freezing enterprises to support seafood industry operations.[10]

Mixed farming systems are common for the region, integrating cropping, typically, wheat, barley and oilseeds with livestock, primarily sheep for red meat and wool, to continue to enhance whole-farm profitability, productivity and sustainability. Other production systems include cattle and pigs for beef and pork and pulse seed crops, with the region playing a key supply role in the supply chain. The adoption of emerging ag-tech and innovative production practices will be important for global competitiveness, and to manage the challenges of high-production costs, climate change and water resourcing.

Biosecurity

Strong biosecurity systems are crucial to protect primary industry and natural resources from pests and diseases, safeguarding local production and the natural environment, while securing continued access to high value global markets. *South Australia's Biosecurity Policy 2024-2025* aims to reduce pest and disease impacts, maintain food safety and support responsible agricultural chemical use. Comprehensive measures ensure economic, environmental and social assets, and public health are protected.

Carbon farming

Carbon farming, through increasing carbon sequestration or reducing emissions, not only support improved productivity and resilience, but contribute significantly to our climate goals. Recent investments in this area, backed by the state government's *Carbon Farming Roadmap for South Australia*, highlight the region's commitment to this sustainable practice.

Value-adding

Value-adding presents exciting opportunities for the agribusinesses sector. Farm stays, agri-tourism and eco-tourism, for example, can diversify and expand land-derived income, and support the region's primary producers.

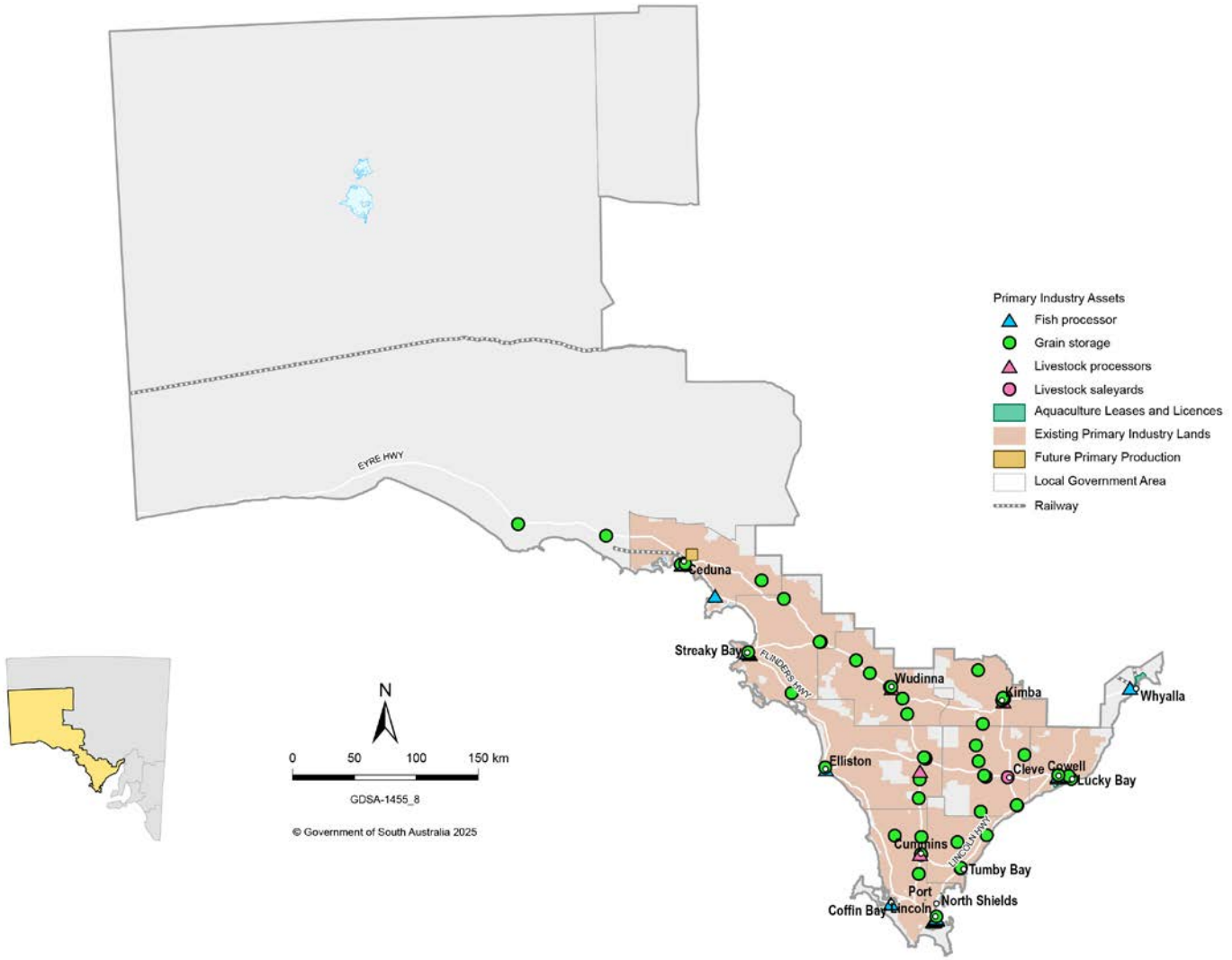
Addressing the growing challenge of secure and affordable accommodation for workers presents an opportunity to support regional diversification and value-adding. By incorporating greater flexibility for workers' housing into the planning system, more responsive and adaptable solutions can be enabled, helping to meet workforce needs and strengthen regional resilience.

Flexibility in the Code enables the expansion of the region's economic base and promotes its regional identity. A new Rural Intensive Enterprise Zone has been introduced into the Code. It envisages industry clusters of multi-purpose intensive agricultural production, processing facilities and supporting ancillary industries that are important economic and employment assets to the state.

Opportunities to further apply the Rural Intensive Enterprise Zone to key rural industry sites and clusters will protect and foster the growth of these economic assets.

Actions

Title	Action Description	Timing	Lead	Spatial application
Productive Land Value Mapping	Maintain contemporary productive land value mapping and identify key primary production assets that should be protected.	11/2025 - 11/2030	Department of Primary Industries and Regions	State-wide
Interface between rural and urban lands	Review interface management policies in the Planning and Design Code to ensure the ongoing viability of primary industries at the edge of urban areas and undertake a Code amendment as necessary.	11/2025 - 11/2030	Department for Housing and Urban Development	State-wide


Primary Industry Assets
Fish processor
Grain storage
Livestock processors
Livestock saleyards
Aquaculture Leases and Licences
Existing Primary Industry Lands
Future Primary Production
Local Government Area
Railway
EYRE HWY
Ceduna
Streaky Bay
FLINDERS HWY
Wudinna
Kimba
Whyalla
Elliston
Cleve
Cowell
Lucky Bay
Cummins
LINCOLN HWY
Tumby Bay
Port Lincoln
North Shields
Coffin Bay
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Waste and resource recovery

Long-term strategic objectives

1. Provide an appropriate supply of land for waste and resource recovery facilities and other circular industries, including building material banks, to maximise resource use, support economic growth and service our communities.

2. Future-proof the operations of new and existing waste and resource recovery facilities by managing the interface and the encroachment of incompatible land uses.

3. Promote best practice waste management (including segregated collection systems) in residential, commercial, industrial and mixed-use developments to support resource recovery activities.

4. Promote the adaptive re-use and retrofitting of existing building stock as well as designing new buildings for adaptability and/or disassembly.

5. Promote circular economy principles in the planning system to support a circular built environment.

As South Australia's population continues to grow, waste generation will also follow.

The regulation and management of waste and resource recovery is primarily the responsibility of the state government. The *Environment Protection Act 1993* (EP Act) establishes the primary legislative framework for this, while the *Green Industries SA Act 2004* requires Green Industries SA (GISA) to develop a waste strategy for the state every five years. This waste strategy aims to reduce the disposal of material to landfill and support the growing transition to a 'circular economy' – an economy that realises the best or full value from products and materials produced, consumed and recovered in South Australia.

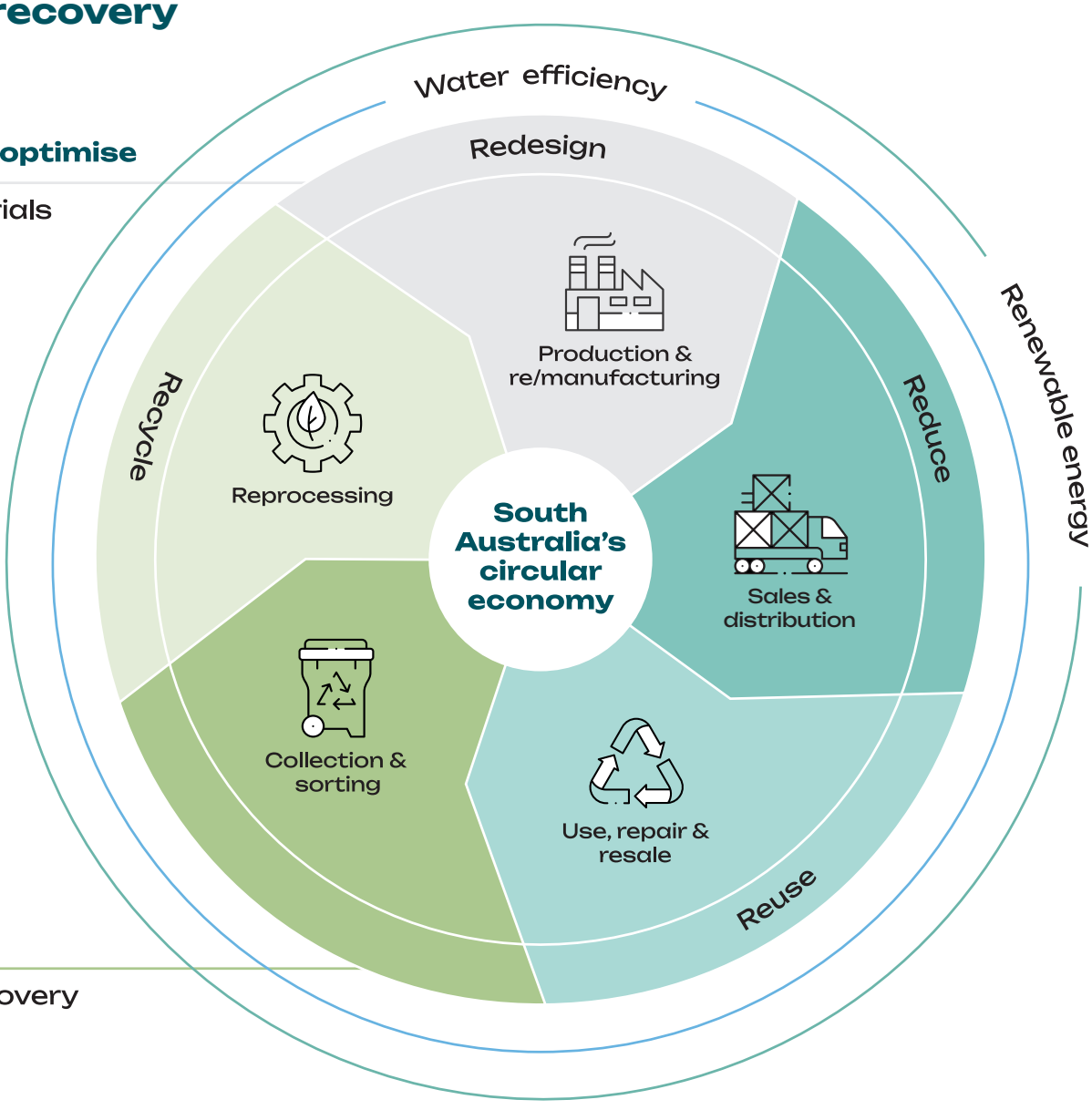
Circular economy principles

South Australia is transitioning to a circular economy to improve and sustain our environment, increase our wellbeing, and grow our economic prosperity in a sustainable way. Changing from a 'take-make-waste' linear economy to a circular economy requires a collaborative approach across government, business, industry and the community.

The three key principles of a circular economy are:

1. **Reduce** – design out waste and pollution.
2. **Preserve** – keep products and materials in use and at their highest possible value.
3. **Regenerate** – regenerate natural systems and natural capital.

Waste recovery



Avoid and optimise

Raw materials

Minimise

Energy recovery
Disposal

Source: GISA

Land for waste and resource recovery

The capacity of South Australia's waste processing and recovery centres will need to grow in step with population growth. This will ensure we can handle the increasing amount of waste generated and ensure these resources are repurposed rather than being simply sent to landfill. Land for these industries should be considered during structure planning processes for growth areas.

Waste and resource recovery facilities should be appropriately located and measures put in place to manage the interface with sensitive land uses. This also means that new and existing facilities can operate without impediment. Associated mapping identifies key waste and resource recovery locations, together with appropriate buffer distances, to assist in planning for future employment and residential lands.

Continuing investment in recycling and reuse of materials is being driven by community, state and national objectives to transition to a more circular economy and deliver higher order waste management solutions. Building capability and capacity supports local processing of materials where waste export restrictions are in place. Waste export restrictions are driving investment in waste reuse solutions. An appropriate supply of land for waste and resource recovery, as well as other related green industries, should be identified to maximise resource use, support economic growth, and serve communities. This can include consideration of initial local processing of materials to increase transport efficiencies for secondary processing and markets in other locations.

Supporting a circular built environment

The building sector is one of the biggest emitters of greenhouse gas emissions (globally responsible for half the world's raw material use and 40% of landfill waste), with the largest contribution coming from the use of concrete, steel and aluminium. Extending the use of buildings, and adapting them for different purposes, could reduce global greenhouse gas emissions by 1.3 billion tonnes of carbon dioxide equivalent per year in 2050.

The planning system can promote the adaptive re-use and retrofitting of existing building stock as well as designing new buildings for adaptability and/or disassembly. This approach avoids waste creation, contributes to the state's commitment to reduce emissions, reduces the need for new building materials, and preserves the embodied energy of existing structures, leading to significant environmental and financial savings. It fosters innovative design, retention of buildings that may be important to the character of local areas, and the overall enhancement of sustainability outcomes. Reusing spaces, assets and building materials also ensures that these resources are retained at the highest value.

Adaptive reuse and reuse of materials supports delivering on actions across industry and government policy areas including *Australia's Circular Economy Framework* (2024), *Accelerating SA's transition to a circular economy: South Australia's waste strategy 2025-2030* and the *Circular economy in South Australia's built environment – Action Plan* (2023).

Circular Economy Resource Recovery Infrastructure Plan

Green Industries SA is currently developing a Circular Economy Resource Recovery Infrastructure Plan. This new plan will build on the *South Australia's Waste and Resource Recovery Infrastructure Plan* (2018) and the 2020 addendum, expanding the scope to support a more comprehensive circular economy approach. It aims to guide investment over the next 20 years and broader the focus to include emerging waste streams, circular precincts, community circularity hubs, placed-based assessment and higher-order waste hierarchy options such as reduction, reuse and report. Planning and land use considerations will need to take into account relevant characteristics of circular infrastructure and different requirements for its zoning, for example, flexibility of land size, minimum required buffer zone and proximity to employment or residential zones.

There are intersections between addressing climate change and reducing waste from our building and construction industry by promoting circular economy principles. The government has committed to exploring how the planning system can advance the circular economy by reusing materials and designing for less waste, alongside waste treatment and management policies that consider climate change and urban infill scenarios.

Waste collection services

Councils provide services to residents such as household waste and recycling collection and disposal services, with many offering a three-bin system (general waste, co-mingled recyclables, and organics). Green Industries SA provides support to councils to implement new services through grants, incentives and education resources. Waste management systems provided in townships and regional areas should be considered early in the planning process along with other space, infrastructure and activity requirements and minimum requirements in the *National Kerbside Collections Roadmap*.

Mineral and energy resources

Long-term strategic objectives

1. Protect key infrastructure, including associated strategic access routes, transport corridors and pipelines, that contribute to the region's economy.
2. Establish infrastructure corridors that support infrastructure such as transport, pipelines and energy infrastructure provision to key resource areas.
3. Minimise the impacts of encroachments by incompatible land uses to manage risk to public safety, the environment and security of energy supply.
4. Maintain adequate separation distances between mining activities, housing and other incompatible development.
5. Facilitate appropriate post-mining land uses.
6. Encourage co-existence and equitably manage the interface between mining and other land uses, including environmental protection and carbon farming.

Source: South Australian Tourism Commission

South Australia has considerable in-demand commodities, including critical minerals, which underpin the state's economy and export activities. The region provides for this demand through key deposits, including the Gawler Craton and Eucla Basin, which contain high-quality magnetite, graphite, kaolin gypsum and mineral sands.

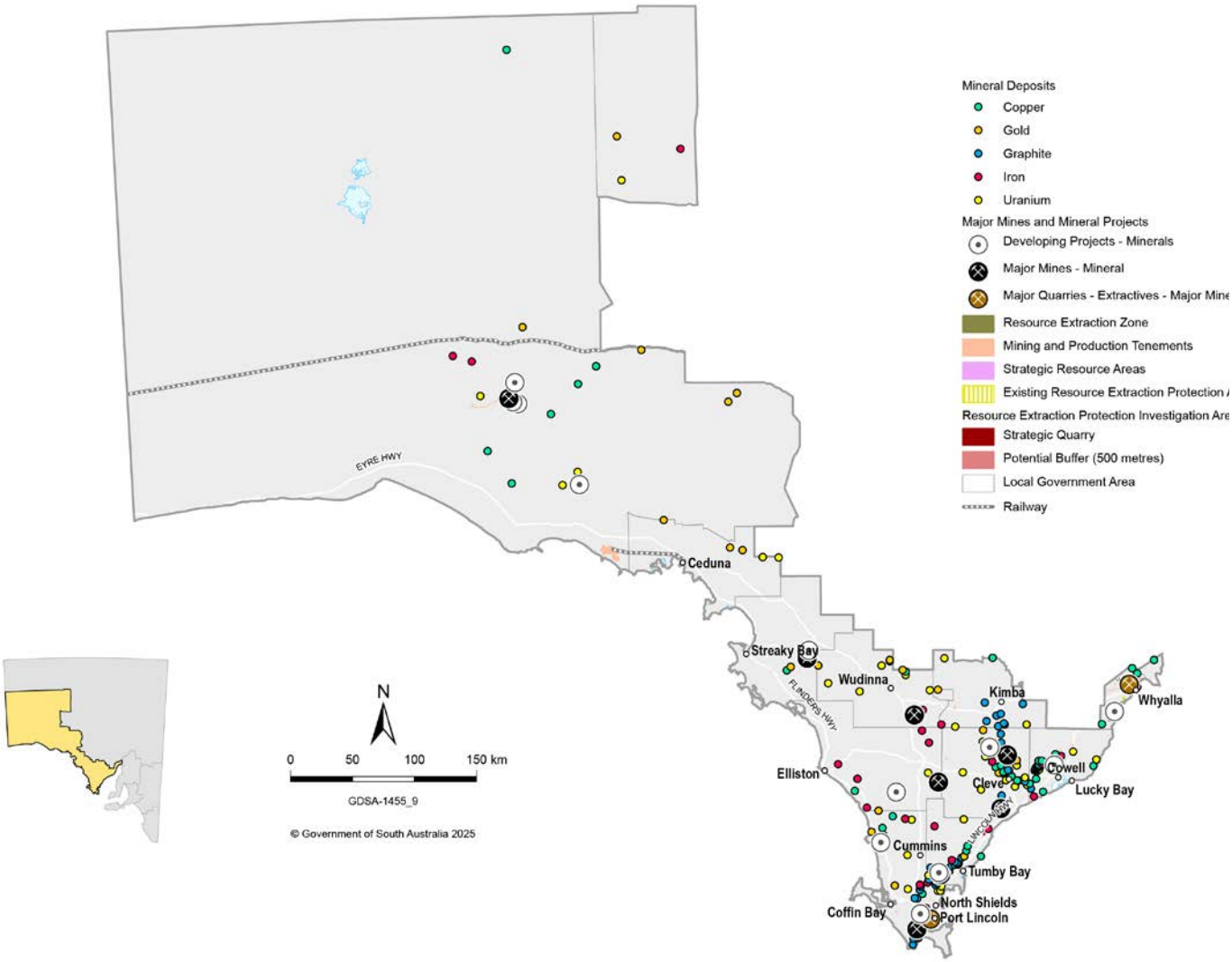
The expansion of the Siviour Graphite Mine, located on the world's second-largest graphite reserve, has a projected extraction life of 40 years. Its annual peak production is 150,000 tonnes of graphite concentrate, a crucial component for lithium-ion batteries used in electric vehicles.

The Central Eyre Iron Project located at Warramboo, 25 kilometres south of Wudinna, is anticipated to have a production rate of 21.5 million tonnes of premium magnetite per annum. The project proposal also includes the development of Cape Hardy, an export port that could support the movement of other commodities.

Protecting these key resource areas and associated infrastructure, including strategic access routes, transport corridors and pipelines from the encroachment of incompatible development is critical. This will manage risks to public safety, the environment and security of energy supply.

The Code contains policy frameworks to manage challenges related to mineral and energy resources in regional areas. These are the Resource Extraction Zone and the Resource Extraction Protection Area Overlay. The overlay aims to maintain the long-term availability and productive capacity of extractive resource lands. The opportunity exists to investigate and consider the application of these policy frameworks to licenced activities across the region.

In the long-term, the Plan can play a role in the planning of appropriate post-mining land uses. It will provide up-to-date regional data and strategies, allowing for collaboration between mine operators, government and regulators.



Mineral and energy resources

Natural resources, environment and landscapes

Theme:

Outcome 3: A more climate-resilient and sustainable region

Our future prosperity, the liveability of our cities and towns, the health and wellbeing of our communities and the resilience of our built and natural environment all depend on how well we adapt to and mitigate the impacts of climate change.

Source: Experience Coffin Bay

Learn more about Outcome 3

The Eyre and Western Region is characterised by vast coastlines and semi-arid landscapes. It features eight marine parks, four national parks and 19 conservation parks, protecting diverse flora and fauna. Conserving these significant natural environments is crucial for the health and wellbeing of the region, including its cities and towns. The land and water also hold significant cultural and historical importance to Aboriginal peoples, with sites and objects throughout coastal areas, dunes, and inland waters protected by legislation.

The Eucla, Murat, Eyre, Spencer Gulf and Upper Spencer Gulf marine bioregions form a network of marine parks. They are home to mangrove stands, samphire, saltmarsh communities, the southern right whale and giant Australian cuttlefish. The coastal wetlands are vital nursery grounds for commercially valuable fisheries species, and near-shore waters are important to aquaculture. Acraman Creek, north of Streaky Bay, are wetlands of national importance. The land use planning system plays a vital role in safeguarding these ecosystems to ensure their ongoing health.

The northwest incorporates the Maralinga Tjarutja Aboriginal Lands and part of the Great Victoria Desert, abutting the Western Australian border approximately 300 kilometres north of the Trans Australian Railway Line. This area includes the ochre and red sand ridges of the Ooldea Range, which are partially covered in spinifex, sheoaks, mallee and desert oaks.

Water resources are critical to both the region's ecological health and the viability of its pastoral, mining, and tourism industries. The Northern Water Project may provide an alternate, reliable water supply to eastern Eyre Peninsula and the Far North, supporting growth while reducing reliance on the River Murray, Great Artesian Basin, and local groundwater.

Effective climate change mitigation and adaptation is crucial for the region's liveability and environmental wellbeing. Planning decisions should be informed by the best available climate science to minimise the need for future adaptive responses.

South Australia is projected to experience increased average temperatures, reduced average rainfall and rises in sea level. This is coupled with an increased frequency and intensity of extreme natural events. Heatwaves, bushfires, coastal erosion and flooding place people's health, livelihoods, and property at risk. New development will need to be carefully planned and located away from areas of high risk. Protecting communities and the environment from exposure to industrial emissions and hazards is also fundamental to maintaining a healthy region.

Biodiversity

Long-term strategic objectives

1. Identify areas where biodiversity conservation and restoration should be prioritised.
2. Identify areas of high biodiversity value and determine what types of sensitive development, if any, they could accommodate.
3. Minimise impacts of development on areas with recognised biodiversity value, such as native vegetation and habitat.
4. Protect and enhance native vegetation, habitats and areas of high biodiversity value, that provide ecosystem services.
5. Implement guidelines and pathways that minimise and offset unavoidable impacts.
6. Identify and protect landscapes that have significant environmental value and can co-exist with other land uses such as primary production and tourism.

Source: South Australian Tourism Commission

Eyre and Western is home to nearly 7.5 million hectares of land within national and conservation parks, which play a crucial role in protecting biodiverse flora and fauna. The Plan is a tool for understanding the region's current landscape, including linkages (biodiversity corridors) and refugia (biodiversity islands). Spatial mapping can highlight areas of remnant native vegetation and help to identify threatened ecological communities.

Recognising areas of high biodiversity is crucial to ensure that future development is located and designed to prevent the degradation of native vegetation or habitat. Where impacts cannot be avoided, they will be minimised or offset by reintroducing habitat into landscapes that have been previously modified through urban development or primary production.

Indigenous Protected Areas play a vital role in supporting the region's biodiversity. Yalata Indigenous Protected Area is located at the edge of the Great Victoria Desert, on the southern margin of the Nullarbor Plain. It covers 456,300 hectares of coastal dunes, limestone cliffs, sand plains and mallee shrub lands.

Known in Pitjantjatjara as mamu tjanpi or tjanpi kura, devil grass or bad grass, buffel grass is recognised as a significant environmental threat in Australia's arid rangelands. It can adversely impact biodiversity, natural and cultural heritage, communities and infrastructure. White weeping broom is a non-native plant that threatens the region's environment. These weeds have the potential to seriously degrade Australia's ecosystems.

Native vegetation legislation

South Australia's native vegetation is currently protected by the *Native Vegetation Act 1991* (NV Act) and the *Native Vegetation Regulations 2017*. The Act prevents broad-scale clearance and minimises smaller-scale clearance, enhances and restores the state's native vegetation, and outlines certain procedures and assessments that need to be undertaken before any clearance of native vegetation can proceed.

Where the Act applies, approval from the Native Vegetation Council must be sought in addition to approvals under the PDI Act.

In March 2024, the government agreed to investigate a recommendation of the Expert Panel for the Planning System Implementation Review to review and refine the intersection between the PDI Act and NV Act to remove confusion within the community and development sector, to ensure native vegetation is retained.

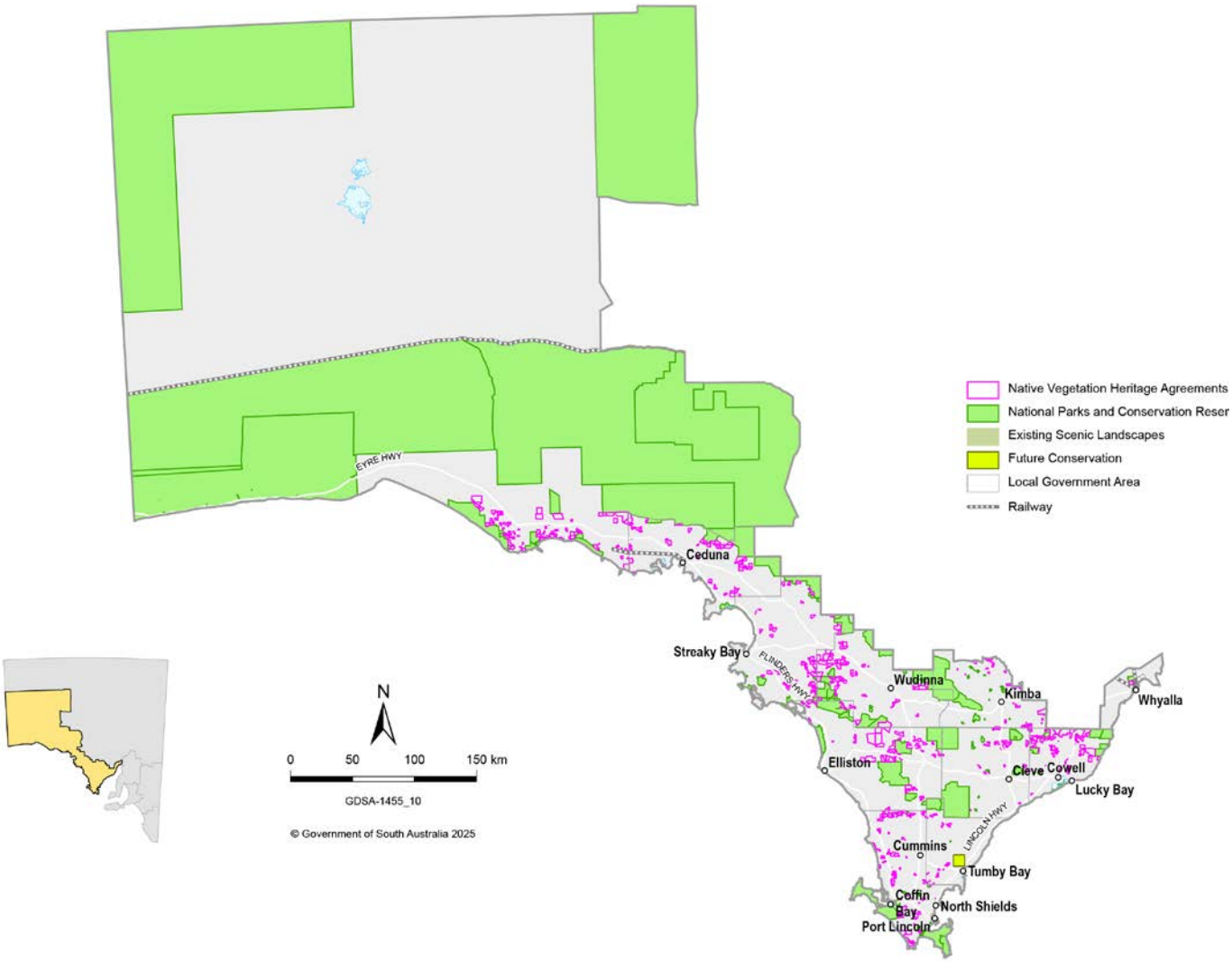
As part of a more holistic review to streamline current legislation and enhance biodiversity protection, the government has passed its first ever Biodiversity Act. *The Biodiversity Act 2025* once in operation will absorb the entirety of the existing NV Act and wildlife provisions of the *National Parks and Wildlife Act 1972*. This is considered the best opportunity to create a clearer and simpler framework to enhance biodiversity protection and restoration in South Australia.

Links to the PDI Act and future updates to the Plan could enable earlier consideration of biodiversity in decision making processes by, for example:

- Publishing spatial priorities for conservation and restoration.
- Consolidating state biodiversity data and making it publicly available for proponents and others.

Actions

Title	Action Description	Timing	Lead	Spatial application
Biodiversity Mapping	Incorporate new biodiversity and habitat mapping that provides clear guidance on which areas need protection, which areas may be appropriate for development, and which areas need caution to provide greater certainty about regional biodiversity priorities.	2028	Department for Environment and Water	State-wide


Native Vegetation Heritage Agreements
National Parks and Conservation Reser
Existing Scenic Landscapes
Future Conservation
Local Government Area
Railway
EYRE HWY
Ceduna
Streaky Bay
FLINDERS HWY
Wudinna
Kimba
Whyalla
Elliston
Cleve
Cowell
Lucky Bay
LINCOLN HWY
Cummins
Tumby Bay
Coffin Bay
North Shields
Port Lincoln
N
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Climate change

Long-term strategic objectives

1. Evaluate the impact of climate change on vulnerable communities and identify and implement risk mitigation measures when planning for future growth.
2. Encourage low or net zero greenhouse gas (GHG) emissions development and living environments in the region, including within townships and localities.
3. Ensure development is climate ready to support a resilient economy, community and environment.
4. Consider decarbonisation and climate change adaptation strategies in the early planning of master planned township neighbourhoods and new investment in established townships.
5. Promote opportunities for green technologies and industries that reduce reliance on carbon-based energy supplies.
6. Actively investigate, as well as monitor and review, the impact of climate change on hazard risk and update hazard overlays and other measures within the Code to manage these risks.
7. Create policies, schemes, education and incentives to promote low or zero net emissions and climate resilient buildings and support market transition.
8. Protect and enhance areas that provide biodiversity and ecological services and maximise opportunities for natural carbon sequestration.
9. Ensure developments avoid or minimise lifecycle greenhouse gas emissions to align with South Australia's climate targets.

Eyre and Western will be challenged by climate change. By 2050, the Eyre Peninsula and Alinitjara Wilurara regions are projected to experience an increase in daily temperatures of up to 2.2 degrees Celsius and 13% less annual rainfall.[11] As a result, the region will experience more frequent and severe heatwaves, droughts, bushfires and floods. These are likely to impact agricultural production, natural landscapes and wildlife habitats, community health and infrastructure. Improving the resilience of the region against these threats requires understanding the projected impacts of climate change and planning accordingly.

Guide to climate projections for risk assessment and planning in South Australia

	Projected Change	Associated Risks
 **Higher Temperatures**	• Higher average daily maximum temperatures • Longer, hotter and more frequent heatwaves.	• Reduced agricultural productivity • Changes in distribution and abundance of pest plants and animals • Increased risks of heat related illness and death.
 **Drier with more time in drought**	• Reduced average annual rainfall • Reduced spring rainfall • More time spent in drought.	• Increased stress on water resources • Reduced condition of water dependent ecosystem • Reduced agricultural productivity.
 **More dangerous fire weather**	• More days of dangerous fire weather • Longer fire seasons.	• Increased risks to public health and safety • Increased damage or destruction of assets, infrastructure and the natural environment.
 **More intense heavy rainfall events**	• More rain falling in extreme rainfall events • More frequent extreme rainfall events.	• Increased flood risk • Increased damage to assets, particularly roads and bridges • Increased damage to food crops.
 **Rising sea levels**	• Increasing average sea levels • Increased height of extreme sea level events.	• Increased coastal flooding • Increased erosion of beaches and damage or destruction of coastal assets.

As a result, the region will experience more frequent and severe heatwaves, droughts, bushfires and floods. These are likely to impact agricultural production, natural landscapes and wildlife habitats, community health and infrastructure. Improving the resilience of the region against these threats requires understanding the projected impacts of climate change and planning accordingly.

The government is committed to restoring a safe climate by transforming the economy to net zero emissions by 2050. This includes a target to reduce net greenhouse gas emissions by 60% by 2030 (from 2005 levels) and achieve 100% net renewable electricity generation by 2027.[12]

With a 55% decrease from 2004–05 levels recorded in 2022–23, a further 5% net emissions reduction is needed to meet the interim 2030 target. While emissions from the energy generation sector are reducing, greater efforts are needed to address other major sources of emissions. For example, transport is the largest contributor to emissions in the state, responsible for 39% of all emissions.[13]

Consistent with the government's approach, the South Australian planning system aims to promote climate change mitigation and adaptation. Through planning policies and mechanisms, we can deliver tangible climate change outcomes as well as co-benefits including cost savings, energy conservation and improved community connection.

Long-term land use decisions should consider the most up-to-date climate projections, and align with *South Australia's Net Zero Strategy 2024-2030, South Australian Government Climate Change Resilience and Adaptation Actions*, and the *Climate Ready Government initiative*. This includes increased intensity of natural disasters, reduced rainfall and changing rainfall patterns, increased temperatures and sea level rise.

Improving the resilience of the region's community, economy, buildings, and natural environment means understanding the risks associated with climate change and planning accordingly.

The Plan supports housing supply that is responsive to a hotter and drier climate with more extreme weather events, for example 'climate ready' development that minimises emissions, is energy efficient and adapts to a changing climate. Cost-effective innovative infrastructure solutions (e.g. renewable energy, independent water systems, communications) for remote housing are encouraged.

Industries and technologies that reduce reliance on carbon-based energy supplies and directly or indirectly reduce emissions should also be supported. The region could support recycling waste from primary production to generate energy from biomass, noting that nutrient and carbon recovery should be prioritised over energy-only uses.

Development in the region should avoid high hazard areas or, where unavoidable, ensure risks to people and property are mitigated.

The Code contains several hazard overlays which include policies to recognise sea level rise, bushfire (development siting, asset protection) and flood hazard. It also recognises the important role that native species plays in sustaining biodiversity and responding to climate change. Recent work to update overlays and other policies in the Code for flood and bushfire hazard will contribute to our climate change resilience.

There are opportunities for further investigations to update the Plan and guide improvements to the Code, Design Standards or other components of our planning system.

Actions

Title	Action Description	Timing	Lead	Spatial application
Embodied Carbon Policy	To aim for carbon neutrality, investigate policy approaches that enable the consideration of embodied carbon.	2030	Department for Housing and Urban Development	State-wide
Regenerative Planning Framework	Develop a regenerative planning framework and toolkit to assist state government, local government, and the private sector in applying regenerative approaches to planning	2030	Department for Housing and Urban Development	State-wide

Coastal environment

Long-term strategic objectives

1. Maintain and enhance public access to open space along the coastline.

2. Protect and enhance coastal and marine environments for their contributions to biodiversity, open space, economic productivity, and hazard risk mitigation.

3. Protect the high blue carbon storage values of areas such as salt marshes.

4. Recognise and continue to protect and enhance the environmentally important features of natural coastal environments including estuaries, marine-protected areas, and sand dunes.

5. Protect key coastal areas where critical infrastructure is at risk from sea level rise, coastal erosion and storm surges, and ensure new coastal development incorporates appropriate adaptation measures, including nature-based solutions.

6. Maintain and enhance the scenic amenity and natural values of important natural coastal landscapes, views and vistas.

Coastal areas support important ecological systems and environments and play a key role in the state's economy through aquaculture, recreation and tourism, transport and industry. The coastline can be a contested space. Legislation provides high-level guidance and policy for a balanced approach to a range of competing interests while recognising its environmental, cultural and economic significance. The upper and lower Spencer Gulf are the focus of marine aquaculture activities and vital for commercial and recreational fishing in the region.

Source: John Martin Photography

High conservation value coastal areas

With over 2,000 kilometres of largely uninterrupted coastline and approximately 250 islands, the region features exposed cliffs, beaches, marshes, wetlands, and mangroves. These natural habitats support a wide variety of species. Mangroves and salt marsh communities, for example, are vital to many wading birds and serve as nurseries for fish species. Reptiles also inhabit coastal dunes, beaches, and cliffs, while the Australian sea lion (Neophoca cinerea), rare in South Australia, is a regionally important animal.

Much of the coastline is protected by a strip of open space or Conservation Zone within the Coastal Areas Overlay. This zoning preserves the open nature of the coast, promoting public access and limiting the development of incompatible structures.

The region is also adjacent to eight marine parks, identified in the *Special Legislative Scheme – Marine Parks Act 2007.* It includes some of our wildest offshore islands, the Chain of Bays area and Coffin Bay, which is famous for its oysters. The parks cover a huge diversity of marine habitats, from seagrass meadows and sponge gardens to sandy sea floors, spectacular reefs and nationally significant wetlands. Up to 13 species of whale visit the tip of Eyre Peninsula, making the Thorny Passage Marine Park an ideal place for whale watching. The Neptune Islands are important aggregation sites for the great white shark, one of the most iconic and revered of all marine predators.[14]

Future development should preserve and enhance the natural coastal environments. It should avoid impacts on coastal processes including sea level rise, flooding, erosion and sand dune drift, to avoid the need for public expenditure on protection of the environment and development.

Learn more about the legislative framework

The legislative framework for the management of South Australia's coast includes:

- *Coast Protection Act 1972*
- *Environmental Protection Act 1993*
- *Planning, Development and Infrastructure Act 2016.*

The Coast Protection Board (CPB) is the statutory authority responsible for administering the *Coast Protection Act 1972.*

The Environment Protection Authority (EPA) has a responsibility through the *Environment Protection Act 1993* to ensure water quality and discharge into coastal waters are appropriate and will not cause environmental harm or nuisance.

Blue carbon

Blue carbon is carbon captured and stored in coastal ecosystems, including seagrass meadows, saltmarshes and mangroves. These ecosystems are carbon sinks, accumulating and retaining carbon in plants and in the soils below. Much work has been done to investigate blue carbon potential across South Australia. This work has identified the benefits of tidal reconnection and coastal wetland and seagrass restoration.

Coastal storms and sea level rise

Climate change is expected to increase the frequency, intensity and impacts of some weather events, such as coastal storms. Sea level rise leads to an increased frequency and depth of flooding in coastal areas. It is important to identify areas that are likely to be affected by storm events to determine the most appropriate management strategies. Sea level rise, coastal flooding and erosion are risks for existing and future infrastructure and development in proximity to the coastline. Code amendments should consider sea level rise implications (for erosion and flooding) to the year 2100, as ongoing sea level rise beyond this point is expected.

Actions

Title	Action Description	Timing	Lead	Spatial application
Coastal Areas Overlay	Initiate a Code amendment to amend the Coastal Areas Overlay, to update coastal flooding policy and associated finished ground and floor level Technical and Numeric Variations.	2028	Department for Environment and Water	State-wide
Coastal Processes and Hazard Mapping	Update coastal processes and hazard mapping including coastal flooding and storm surge, dune drift and coastal mangrove and saltmarshes to inform spatial amendments to the Coastal Areas Overlay and Coastal Flooding Overlay	2028	Department for Environment and Water	State-wide
Coastal Processes and Hazard Mapping – Lucky Bay	Undertake a Coastal Management Study to measure the impact of dune shift and sea level rise on the Lucky Bay settlement.	2028	Department for Environment and Water	District Council Franklin Harbour

Natural hazards

Long-term strategic objectives

1. Avoid locating future growth and sensitive developments (such as hospitals, major transport infrastructure and critical services) in areas of high natural hazard risk where the mitigation strategies are unable to bring risks to an acceptable level.

2. Maintain contemporary data and mapping for areas that are at risk of natural hazards including bushfire, flooding, acid sulphate soils, erosion and other hazards.

Source: Department for Infrastructure and Transport

South Australia's climate and geography place people and property at risk of natural hazard events. In response, our land use planning system needs to be dynamic. It must continue to evolve to safeguard communities, infrastructure and environments as the frequency and intensity of natural disaster events increase due to climate change. Consideration of natural disasters as a priority in land use strategies and planning will protect the region's affordability, create more resilient communities and reduce recovery timeframes.[15]

The Eyre and Western Region frequently experience intense storms, bushfire and heatwaves. The risks associated with these events will intensify as our climate continues to change. With an increased threat to property and life, sensitive land uses in high-risk hazard areas should be avoided. The location and design of future development will adopt a risk hierarchy of 'avoid', 'accommodate', and 'adapt', and where possible, will avoid locating people and essential infrastructure in locations identified as high hazard risk.

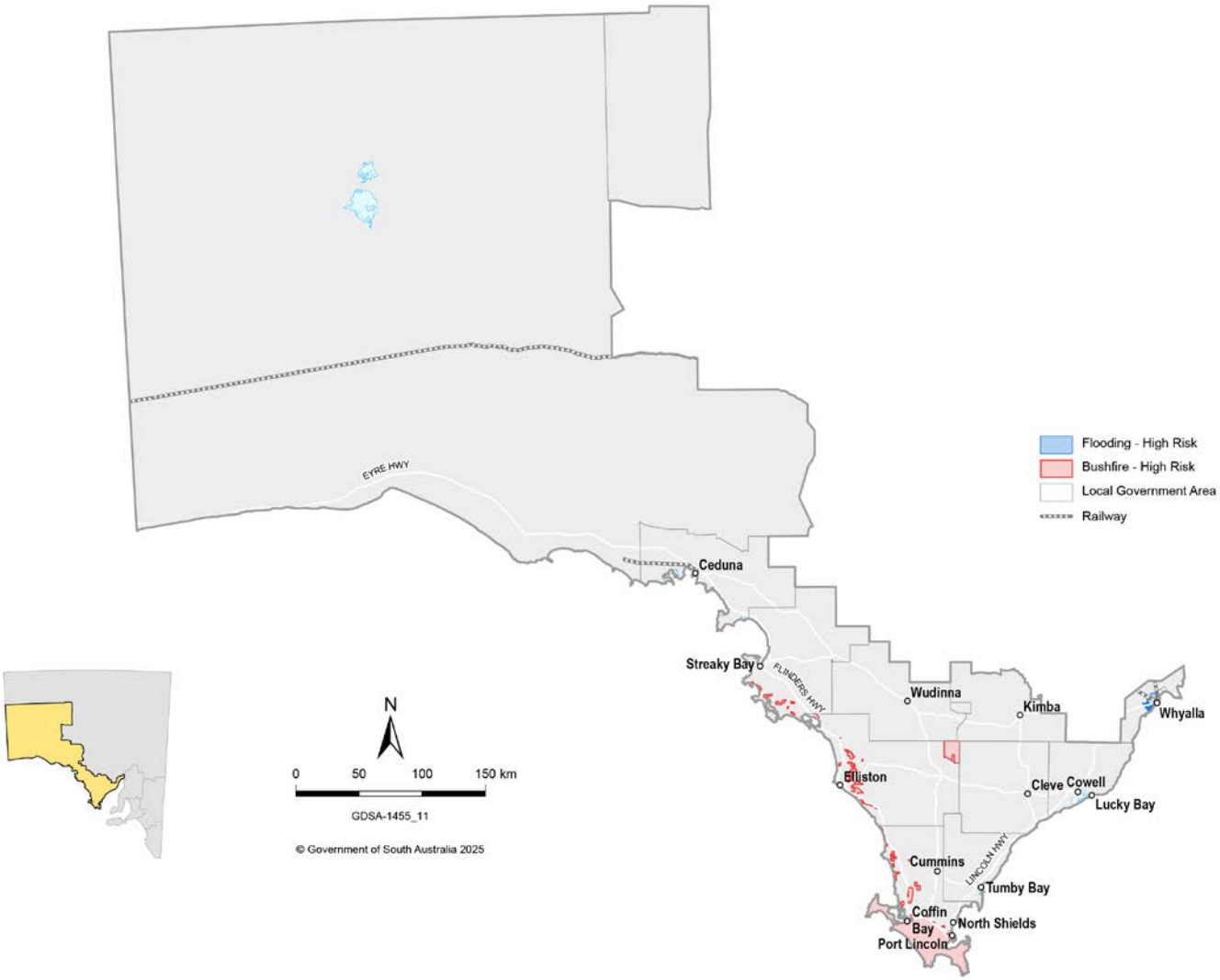
Improving the resilience of infrastructure, such as roads and railways, in areas of greatest flood risk is a priority. Roads and railways most at risk include the Eyre Highway and the Port Augusta to Tarcoola railway section.

Low-lying coastal townships and shack localities, such as Coffin Bay and Tumby Bay, face a particularly high risk of flooding due to rising sea levels. Future development in these areas must be carefully planned and, when appropriate, restricted if risks are too great. Further, a stronger focus on mitigating the risk of coastal inundation needs application.

Introducing a consistent, state-wide approach in the planning system will support strategic planning. By identifying, modelling and spatially representing natural hazards, particularly flood and bushfire, it can provide direction on suitable locations for essential infrastructure. It can also inform key land use policy decisions around suitable growth areas. This work is happening now and can be seamlessly incorporated into the Plan. For example, the state-wide Flooding Hazards Mapping Update Code Amendment is looking to utilise section 71 of the PDI Act to enable the updated flood mapping data to be reflected in the Code, which can also be linked to the Plan.

Actions

Title	Action Description	Timing	Lead	Spatial application
Bushfire Mapping	Update the bushfire mapping in the Regional Plan to align with the finalisation and publication of the Statewide Bushfire Hazards Overlay Code Amendment.	2026	Department for Housing and Urban Development	State-wide
Flood Hazard Mapping	Finalise the state-wide Flooding Hazards Mapping Update Code Amendment and update floodwater mapping in the Regional Plan to align with the finalisation and publication of the Code amendment.	2027	Department for Housing and Urban Development	State-wide


Flooding - High Risk
Bushfire - High Risk
Local Government Area
Railway
EYRE HWY
Ceduna
Streaky Bay
FLINDERS HWY
Wudinna
Kimba
Whyalla
Elliston
Cleve
Cowell
Lucky Bay
Cummins
LINCOLN HWY
Tumby Bay
Coffin Bay
North Shields
Port Lincoln
N
0 50 100 150 km
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Emissions and hazardous activities

Long-term strategic objectives

1. Protect communities and the environment from risks associated with emissions and hazardous activities.

2. Protect coastal and marine environments from encroachment and significant development impacts. Support state significant operations and industries and protect them from encroachment by incompatible land uses and/or sensitive receivers.

3. Assess and manage risks posed by known or potential site contamination to enable the safe development and use of land.

Legally operating industries that contribute to the economy can still produce emissions and engage in hazardous activities, such as air and noise pollution or site contamination. The Eyre and Western Region has several Environment Protection Authority (EPA) licenced activities in operation, which primarily relate to the mineral resource extraction sector, resource recovery, waste and disposal, hydrocarbon and chemical-related activities.

Our planning system seeks to protect communities and the environment from the risks associated with these emissions and hazardous activities, whilst ensuring industrial development can continue to operate through:

- Supporting a compatible land use mix through appropriate zoning controls.
- Appropriate separation distances between industrial sites that are incompatible with sensitive land uses.
- Controlling or minimising emissions at the source, or where emissions or impacts are unavoidable, at the receiver.

Ensuring suitably zoned land with required infrastructure is available for a range of industrial and infrastructure uses provides greater certainty for industry. It also helps to safeguard our air, water and soil quality, and protects communities from unacceptable noise and/or other emissions.

Communities and the environment should be protected from any hazards or risks associated with industry. The location of future residential or employment growth should be identified with a view to ensuring appropriate separation from established industries. The identification of growth areas will be guided by best practice policy and updated mapping, with respect to established and designated industrial areas which may cause emissions or involve hazardous activities. Mining and extractive industries will remain a key feature of the region, and maintaining appropriate separation distances between industrial sites and sensitive land uses will remain a priority.

The Interface Management Code Amendment will strengthen planning policies for the management of interfaces between sensitive land uses and existing industrial and employment activities.

Site contamination

The Code provides means by which relevant authorities can assess and manage risks posed by known or potential site contamination to enable the safe development of land. Land should not be developed for more sensitive uses unless site contamination risks have been investigated and, where necessary, appropriate fit for purpose remediation measures put in place.

Scientific understanding and technologies to assess and remediate site contamination are constantly improving. The Commission seeks to oversee targeted improvements to site contamination policy and practice, where site contamination investigations and assessment are undertaken commensurate to the level of risk.

Actions

Title	Action Description	Timing	Lead	Spatial application
Interface Management	Identify significant lawfully operating industries that may benefit from improved interface policy such as the application of the Interface Management Overlay or Significant Interface Management Overlay.	2029	Environment Protection Authority	State-wide

Transport and infrastructure

Theme:

Outcome 4: An integrated and connected region

Land use planning that is successfully integrated with transport, essential services and social infrastructure, allows for more sustainable and coordinated growth, supporting economic productivity.

Source: City of Port Lincoln

Learn more about Outcome 4

Infrastructure refers to the physical assets and structures that enable the services necessary to sustain or enhance the economy, environment and liveability of South Australia.

Effective infrastructure planning and delivery has a range of benefits. It can reduce commercial barriers by increasing market access and boosting supply chain productivity. It also promotes social inclusion and community resilience by improving connectivity and accessibility which can foster opportunity and enhance placemaking and amenities.

Transport

The region's transport networks are essential for moving resources and freight, while also providing safe and reliable access to goods, services, employment, education, and social opportunities. Transport by sea, road, rail, and air supports diverse industries. Given the vastness of the region, an efficient, safe and reliable transport network is critical for liveability and future economic growth.

The land-based transport network connects the eastern seaboard to Western Australia via the Eyre Highway, Lincoln Highway, and Adelaide to Perth railway line as part of the National Land Transport Network. The importance of these links to the national supply chain has been highlighted in recent years, with floods and bushfires severely impacting access and restricting the availability of essential goods and services in the region and Western Australia.

Rail serves as a critical link for the transport of goods from the east coast of Australia and Adelaide to Western Australia. It is the dominant transport mode for freight movements between the eastern seaboard and Perth, projected to provide for over half of the freight tonnage from Sydney and Melbourne to Perth by 2030, and 63% of freight tonnage from Adelaide to Perth.[16] Rail is also used for passenger travel.

Freight transported via the region's road network has increased following the 2019 closure of the Eyre Peninsula rail network, which previously transported large volumes of grain to export ports at Thevenard and Port Lincoln.

The Eyre Peninsula Grain Export Supply Chain Planning Study, undertaken by the Department for Infrastructure and Transport (DIT), will investigate the delivery of an optimal and viable export grain supply chain on the Eyre Peninsula. It will consider all options for future investment and expansion, including road freight and the potential re-opening of the Eyre Peninsula rail network, either in whole or in part.

Sea freight is critical to the South Australian and Eyre Peninsula export market and economy. There are currently five ports in operation in the region:

- Port of Whyalla
- Port Lincoln
- Port of Thevenard
- Port Bonython
- Lucky Bay.

New ports have been proposed for the region. This includes a deep-sea port at Cape Hardy to export minerals from iron ore deposits near Wudinna, and Port Spencer to service iron ore mines and grain providers.

Jetties in the region

Source: Isaac Forman - South Australian Tourism Commission

Jetties in South Australia are of significant social, heritage, and tourism value, often serving as iconic landmarks for activities like fishing and walking. Jetties attract tourists and visitors to coastal regions, supporting regional economic growth. They offer opportunities for swimming, fishing, boating, walking, sightseeing and water sports. Visitors spend money when they visit, supporting job opportunities and local businesses.

Almost half of the state's 75 jetties are leased to local councils. Many of these jetties, built in the 1870s and 1880s, require costly repair and maintenance, creating financial strain on local councils. Jetty capital works between 2022-23 were predominantly funded by councils; approximately 66% according to *The Value of South Australia's Jetties* report by the Local Government Association of South Australia. The South Australian Jetties Renewal Program by DIT provides funding to support local governments to repair or upgrade a divested jetty.

Visit the SA Jetties Renewal Program to find out more.

Airports and airstrips are essential for workers in regional and remote employment areas. The region is primarily supported by major airports at Port Lincoln, the busiest regional airport in the state, and Whyalla and Ceduna, servicing commercial passenger travel.

Social infrastructure

Social infrastructure is comprised of the facilities, services and networks that support the quality of life and wellbeing of our communities. They support communities to be happy, healthy and safe. The provision of social infrastructure is delivered by federal, state and local governments, as well as the private sector. It can vary considerably in function and scale, such as a local swimming pool or a major regional hospital.

In the region, growth should be focused where existing social infrastructure in the form of schools, sporting and recreation facilities and open space are established to support ongoing viability. Increased and more accessible healthcare services (both traditional medicine and allied health) are needed to support existing communities and future growth.

Future housing and employment land for the region will be prioritised to maximise the use of existing, and planned social infrastructure, including schools, hospitals, aged care facilities, and recreational spaces. This approach focuses new population and housing in locations where there is access to services and where population will support the ongoing viability of social infrastructure.

Essential services

Reserving land for essential services such as power and water is also critical. Designing infrastructure that is adapted to future challenges, such as climate change, will ensure robust and resilient places and communities.

Strategic transport networks

Long-term strategic objectives

1. Enable a transport system that connects people and goods with opportunity, ensuring access to services, jobs, and markets across the region.

2. Strengthen regional connectivity by enhancing service quality and expanding travel choices, supporting inclusive communities and improving wellbeing.

3. Facilitate a transport system that drives regional prosperity, enabling economic growth, innovation, and productivity.

4. Identify and protect areas for future strategic transport infrastructure to meet growing demand for passenger and freight movement.

5. Advance an integrated and efficient transport network that boosts capacity, minimises disruption, and supports a more productive South Australia.

6. Support a transport system that is resilient, environmentally responsible, and financially sustainable

Source: South Australian Tourism Commission

The region's strategic transport network is central to economic growth, providing fundamental linkages to support business activity, employment and trade.[16] This network incorporates major national highways, strategic freight routes, alongside key transport facilities including airstrips, seaports, and intermodal and bulk handling facilities. The region includes both rail and road linkages from Sydney to Perth and Adelaide to Darwin. These transport systems are of strategic significance and are therefore planned, delivered and protected differently to local transport networks.

The government invests in, operates, and maintains a range of road, rail, public transport, cycleway and marine networks.

South Australia also relies on efficient and reliable aviation and seaports. Aviation plays an essential role in tourism and provides critical transport, medical, business, education, social and other services to interstate and regional areas. Seaports, in conjunction with our freight road and rail lines and intermodals, are critical to the state's resource and mining sectors.

South Australia's Transport Strategy

***South Australia's Transport Strategy*, prepared by DIT, is an overarching strategy document with a 30-year horizon that guides how infrastructure investment decisions will be made, justified and explained.**

South Australia's Transport Strategy has been designed to:

- set the direction for future transport planning
- guide decisions on which projects to prioritise and invest in
- help ensure that our transport network is ready for the future
- ensure South Australia remains a great place to live and do business.

To facilitate integrated planning across government, *South Australia's Transport Strategy* sits amongst a suite of key long-term planning documents that work to define the aspirations and future direction of the state, including the *South Australian Economic Statement, South Australia's Net Zero Strategy 2024–2030*, *South Australia's 20-Year State Infrastructure Strategy 2025*, and the *Greater Adelaide Regional Plan*.

As a seminal piece, *South Australia's Transport Strategy* guides and is supported by sub-strategies including the *Freight and Supply Chain Strategy* and *Road Safety Strategy to 2031*.

Read the *South Australia's Transport Strategy* for more information.

Road network

Road renewal, corridor duplications and overtaking lanes will strengthen the network, improving safety and productivity. Unsealed roads also play a key role in supporting the movement of commodities. Flood events regularly close key unsealed routes, impacting the movement of freight and passenger vehicle access. Resilience upgrades, particularly to the Eyre Highway, are vital for freight efficiency, tourism, and industries.

High Productivity Vehicle Network Project

The High Productivity Vehicle Network Project led by DIT comprises a corridor from the South Australian and Victorian border through to the South Australian and Western Australian border. This includes the Eyre, Sturt, Augusta and Dukes Highways, as well as connecting routes around Greater Adelaide and to Outer Harbour. The project is focused on improving freight productivity on existing corridors by moving more freight with less vehicles, enhancing safety for all road users.

Learn more about the project: High Productivity Vehicle Network Project - Department for Infrastructure and Transport - South Australia

Facilitating electric vehicle charging infrastructure and potential battery swap networks for freight vehicles along key routes will encourage the transition to zero emission technologies. These upgrades are a focus on the Lincoln Highway, Eyre Highway, Tod Highway and Flinders Highway.

Ongoing improvements to the road network are crucial for industry growth and for intra and interstate visitors. Of equal importance is the role the road network plays in connecting communities to services (especially medical and education), which is particularly critical where service and employment centres are in separate locations.

Seaports and water transport

Major ports in the Eyre and Western Region, Port Lincoln, Thevenard (Ceduna), Whyalla, and the developing concept of port at Cape Hardy, are vital to regional exports, supporting agriculture, aquaculture, mining, and tourism. Port Lincoln and Thevenard handle bulk commodities and seafood, while Whyalla supports industrial freight.

The Central Eyre Iron Project is driving development of Cape Hardy as a deep-water, multi-user export facility, unlocking broader economic opportunities for iron ore, grain, and renewable energy industries. Strategic investment in port upgrades and supporting infrastructure will enhance efficiency, reduce costs, and enable long-term growth across the region.

Air transport

Airports and airstrips are crucial for transporting workers to and from regional and remote employment areas. The Royal Flying Doctors Service and other service providers rely on well-maintained and accessible airstrips to respond to emergencies and health services to remote townships and localities. There is a combination of sealed and unsealed airstrips scattered throughout the region, providing for both private and emergency access. Developing a hierarchy of airstrips to prioritise sealed emergency airstrips is important.

Local transport networks

Local transport networks are planned at the local government level and include roads, cycling and walking routes. These networks feed into and are supported strategic transport networks provided by the federal and state governments and are crucial for linking people with places. The functions of different roads and corridors should be understood at the local-level and guide long-term planning, infrastructure investment and urban design approaches. The Movement and Place approach recognises that the function of transport connections can be the movement of people, or act as a destination. From a planning perspective, Movement and Place often compete. Great Movement corridors are fast, efficient and minimise travel time, whereas great Places encourage us to linger and stay. Establishing the right balance between the two is vital. Investigations for potential upgrades or interventions to address user conflict and improve pedestrian and cyclist safety should be undertaken in Whyalla, Ceduna and Tumby Bay. Port Lincoln's foreshore upgrades and road enhancements will include opportunities to better manage these competing functions.

Public transport

The use of public transport in the Eyre and Western Region is low, and services are limited. Buses are the only form of public transport available, with long distance connections provided to Port Lincoln and Whyalla. Bus services via Port Augusta to Adelaide are operated by private contractors on behalf of DIT.

Public Transport Strategy

The development of *South Australia's Transport Strategy* will be followed by an accompanying Public Transport Strategy to inform strategic prioritisation and investment in the state's public transport network, including how we:

- support population and economic growth
- strengthen connections to our regions
- respond to changing demand and travel patterns.

This Strategy is currently being developed and is expected to be finalised by 2026.

Source: Public Transport Strategy - Department for Infrastructure and Transport - South Australia

Future transport planning will investigate connectivity, and the infrastructure required to adequately service the region. Relevant findings from these studies will inform updates to the Plan to ensure continued alignment. A review of the *Passenger Transport Act 1994* will investigate the removal of barriers to service delivery in regional South Australia.

Planning for transport infrastructure

Planned and existing transport infrastructure should be supported by the planning system. There are a range of statutory instruments that support the creation and protection of transport corridors, including the identification of infrastructure corridors and reserves in the regional plans. In addition, section 129 of the PDI Act sets out a process to reserve land and streamline approval processes for infrastructure through the creation of an 'infrastructure reserve' in the Code.

There are four stages of infrastructure delivery where different planning approaches can be used:

1. **Potential infrastructure** is the least certain in terms of infrastructure delivery. It is future or potential infrastructure, identified as required in an approved state policy or strategy and eventually will be identified in the Plan. Planning should ensure that the ability to deliver this opportunity is maintained.

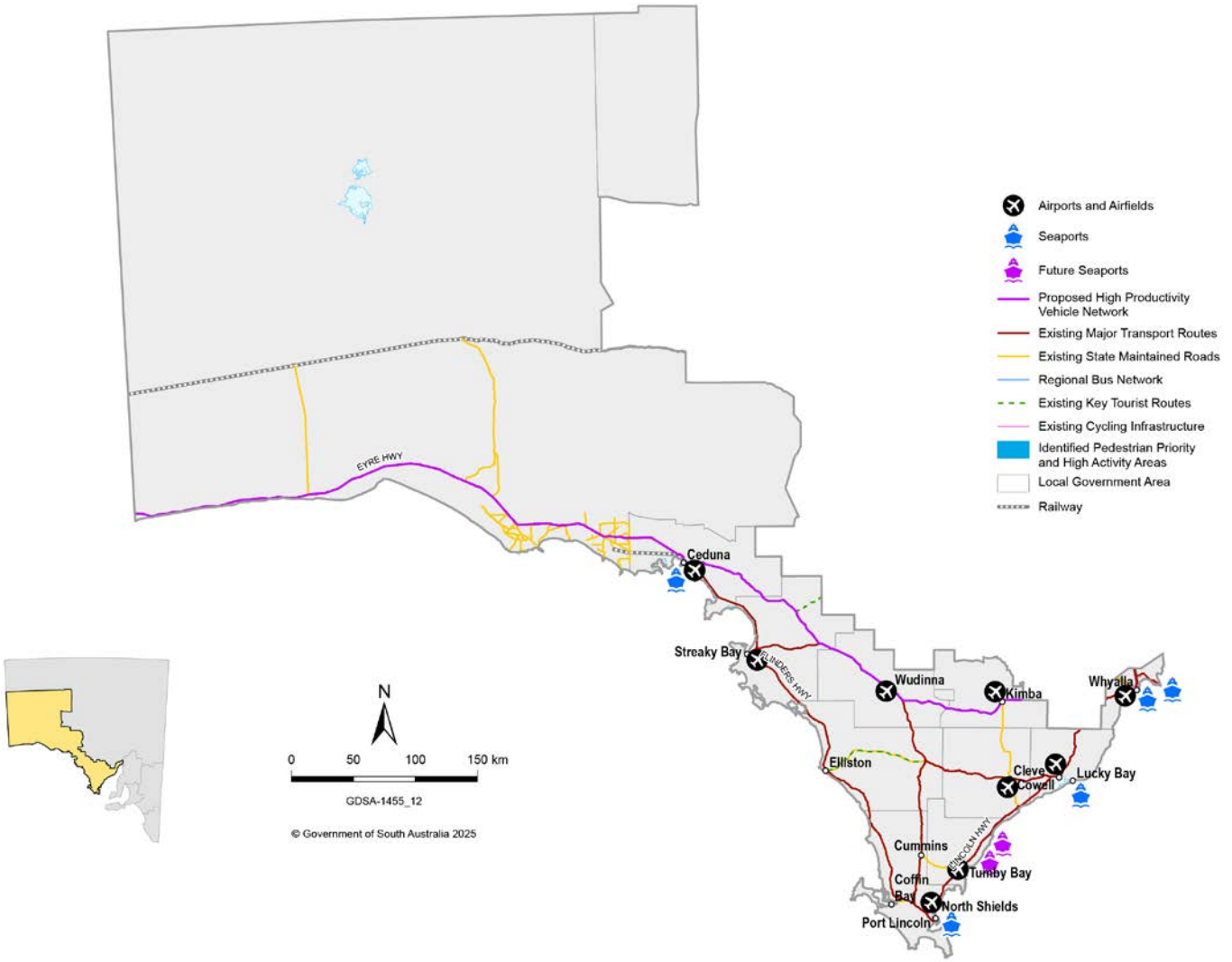
2. **Planned infrastructure** is land reserved through identification in the Plan and the Code.

3. **Infrastructure in delivery** is infrastructure that is under construction with planning controls in place to support delivery. Overlays within the Code should be used to protect this infrastructure from inappropriate development (i.e. to control access).

4. **Built infrastructure** is the most certain for planning purpose and the response is generally to protect and improve infrastructure that is already available. This may include strategically planning for growth to capitalise on the opportunity.

Actions

Title	Action Description	Timing	Lead	Spatial application
Remote and Regional Aviation Strategy	Incorporate any planning and land use related outcomes from the Remote and Regional Aviation Strategy such as any Code amendments.	2028	Department for Housing and Urban Development	State-wide



Strategic transport networks

Integrated water management, security and quality

Long-term strategies

1. The Eyre and Western Region's water resources support a healthy environment, vibrant communities and a strong economy.

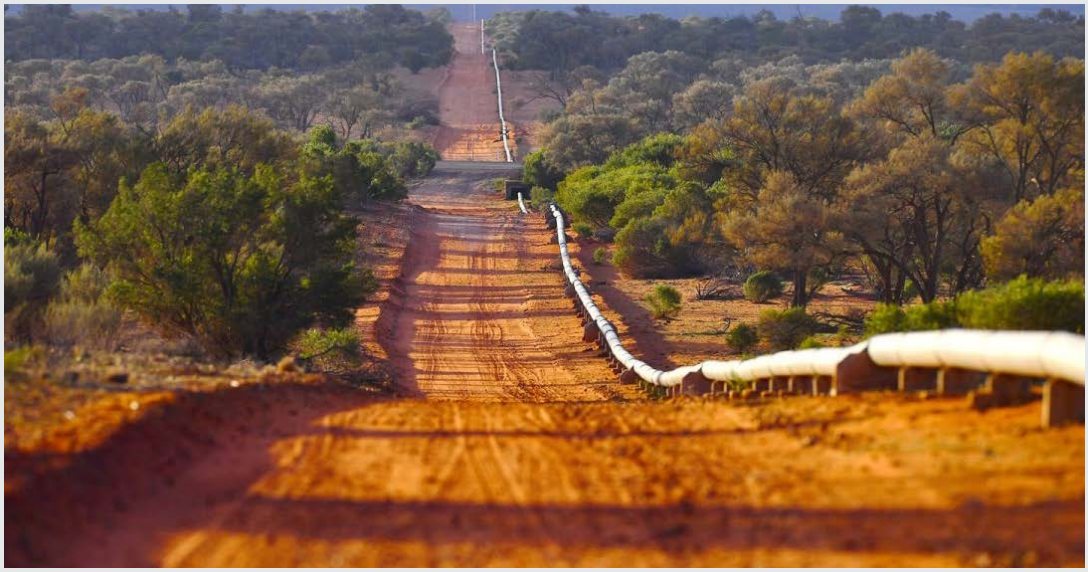
2. The region's water sources and supporting infrastructure are resilient and meet the needs of the population and economy while balancing affordability.

3. An adaptive planning approach supports clearly defined benchmarks for investment in water and wastewater system options.

4. Water and wastewater systems use integrated and innovative solutions to support housing and employment growth.

5. Urban areas utilise water sensitive urban design principles to integrate the water cycle into the built environment and enhance the urban environment through the sustainable use and treatment of water.

There is increasing pressure on scarce water resources in a growing economy and a warming/drying climate. Adaptive solutions are required to meet the needs of the Eyre and Western Region while also conserving water-dependent ecosystems and respecting the water-related cultural values of the First Nations peoples of the region.



Source: SA Government/Office of Northern Water Delivery

Drinking water is this region is sourced from local groundwater and the River Murray, with a seawater desalination plant currently under construction near Port Lincoln.

The region includes the Southern Basins and Musgrave Prescribed Water Resources Area (PWRA), which includes several critical groundwater lenses for the water security of the region. These prescribed groundwater resources are managed by the Eyre Peninsula Landscape Board in partnership with the Department of Environment and Water (DEW) via a water allocation plan (WAP) that seeks to share water resources sustainably. SA Water is a key license holder under this WAP, enabling extractions to supply drinking water across the Eyre Peninsula. Beyond this PWRA, the Landscape Board manages risks to water resources as directed under the *Landscape South Australia Act 2019*.

A hotter and drier climate is reducing available sources of water in the region, and this is combined with an increase in demand for water.

There is increasing evidence that current levels of groundwater extraction on the Eyre Peninsula are unsustainable. To address this, the Eyre Peninsula Landscape Board is reviewing and amending the region's WAP, and SA Water are constructing a new seawater desalination plant at Billy Lights Point, near Port Lincoln. The implementation of the desalination plant will mean that SA Water can reduce groundwater extractions and continue to provide a long-term supply of safe, clean drinking water to the Eyre Peninsula.

Alongside local groundwater (and in future, the desalination plant near Port Lincoln), water from the River Murray is treated to drinking water standards by SA Water and distributed to the region via the Morgan-Whyalla and the Iron Knob-Kimba bulk water pipeline.

Planning for future water

Planning for future water needs requires projections of both supply and demand as they change over time. Both are influenced by variables such as climate change, population growth, demographics and economic conditions.

Modelling this can indicate the volume of water required to meet the projected needs under different plausible scenarios. It is also important to ensure that water supply can be maintained during extreme events such as drought, bushfire, or flood events and can maintain the health of our natural environments. Projections of future water demand also inform the design of water treatment and distribution infrastructure.

There is often a high cost associated with building resilience into urban water systems and long lead-in times required for options to have their desired impact. An adaptive planning approach is required with clearly defined triggers for decision-making to enable the identification and evaluation of alternative adaptative pathways rather than committing to a fixed long-term plan.

The proposed Northern Water project[18] is currently at business case preparation stage. Should this project ultimately proceed, its current primary aim is to provide a new, climate-independent water source to support industrial and mining growth in the Upper Spencer Gulf and the Far North regions of the state. If this project were to proceed, it could present water security opportunities for localities along the proposed pipeline's alignment.

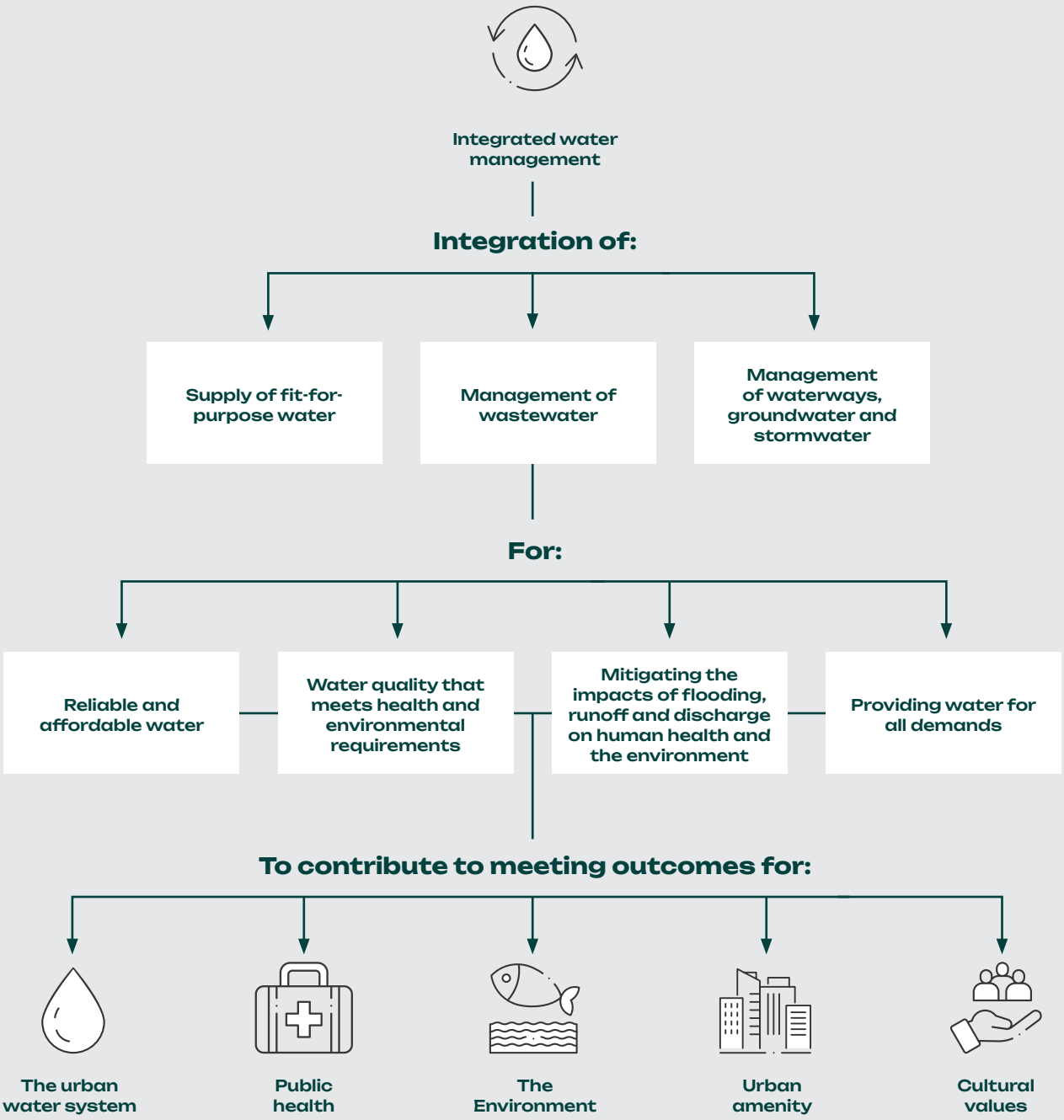
The Regional Drought Resilience Planning Program, an Australian Government initiative, has developed the *Eyre Peninsula Regional Drought Resilience Plan*.[19] It identifies actions to prepare for future droughts and consider needs and priorities to inform future investment.

Integrated water management

Integrated water management considers how the delivery of water, wastewater and stormwater services can contribute to water security, public and environmental health and urban amenity.

All water sources will need to be considered to support future growth in a drying and warming climate. These sources include surface water (e.g. River Murray, reservoirs and dams, rainwater), groundwater, desalinated water (sourced from seawater or groundwater), stormwater harvesting, recycled water and purified recycled water.

Integrated water management overview[20]



Enhanced cooperation in the delivery of water, wastewater, recycled water and stormwater services is required to support water security, public health, environmental, urban amenity and cultural outcomes that South Australians value and expect.

A reticulated wastewater system provides better environmental and public health outcomes (compared with on-site disposal) and provides a coordinated collection system for easier water recycling.[21]

The supply of wastewater from SA Water wastewater treatment plants and local government Community Wastewater Management Schemes (CWMS), together with stormwater capture and reuse, are all becoming increasingly important to meet water demand and reduce environmental impact. However, on-site solutions including new technologies that avoid wastewater entering surface water or ground water will continue to be viable, decentralised infrastructure solutions where new large-scale infrastructure or augmentation is not cost effective.

The City of Port Lincoln has partnered with SA Water to provide recycled water for irrigation purposes to parks, reserves, schools and sporting grounds across Port Lincoln.

Stormwater management, from large scale capture and reuse schemes (managed aquifer recharge) through to street scale infrastructure, plays an increasingly important role in managing the quantity and quality of urban runoff, alongside realising urban greening and cooling benefits. Through day-to-day development planning and implementation of stormwater management plans by councils, the risks arising from stormwater and floods can be managed, alongside realising the opportunities and benefits of stormwater capture and reuse at multiple scales.

Water sensitive urban design

The region's low rainfall and long, hot, dry summers mean that water availability is potentially a limiting factor for successful urban greening. Particularly in the northern parts of the region, this can reduce capacity to meaningfully mitigate high temperatures. Unless carefully planned for, many trees and other vegetation planted in today's climate may not thrive, or even survive, without significant amounts of water for irrigation. The careful selection of plant species, with a particular focus on species that are native to the area, will improve the viability of urban greening initiatives.

Urban landscapes also often disrupt the natural connections between water and plants. Conventional roads, roofs and other hard surfaces prevent rainwater soaking into the soil. Typical stormwater systems drain water directly into natural water bodies, creating challenges to these receiving waters in terms of pollutants and modified flow regimes.

It is important to reduce impermeable surfaces where possible, to help improve stormwater management, retain healthy soils, reduce the urban heat island effect, and increase the available space for planting trees and other greenery.

Water sensitive urban design (WSUD) is a holistic approach to the planning and design of urban environments that integrates all elements of the water cycle (including drinking water, wastewater and stormwater) with the built and natural landscape.

By capturing rainfall and stormwater at the source, filtering it through natural systems, and reintegrating it back into the environment via passive irrigation or reticulated supply, WSUD contributes directly to the community's goals for urban greening and climate resilience. These blue-green assets including wetlands, biofilters, infiltration systems, permeable paving can transform the urban landscape, enhance the area's biodiversity and create spaces for the community to connect with nature.

This integrated approach also delivers significant ecological benefits, including enhanced health and resilience of local waterways and coastal ecosystems.

The planning system plays a key role in facilitating good design outcomes. This includes protecting existing valuable trees, increasing site permeability and enhancing diversity of plantings. Providing sufficient space for new urban greening, supported by adequate soil and water infrastructure will also assist with urban greening outcomes.

Integrating WSUD through residential and commercial developments, including in carparks, is an effective way to manage stormwater, improve water quality, and maximise the growth of trees and other vegetation.

Policy improvements, education, advisory material, incentives and new practices supported by strong evidence and data are all needed to strengthen the response to urban greening and cooling.

Actions

Title	Action Description	Timing	Lead	Spatial application
Water Infrastructure Strategy	Development of a water strategy for the Eyre and Western Region which will address the demands of SA Water's existing and potential future customers and consider all sources of water, and long-term master planning to support the planning of key growth areas.	2029	SA Water	Eyre and Western

Social infrastructure

Long-term strategic objectives

1. Co-locate shared facilities in mixed-use areas within townships that combine health, education and social facilities with residential and commercial development to drive collaboration, job creation, learning and innovation.

2. Provide opportunities for compatible non-residential uses such as education, health, recreational and community services near where people live.

3. Focus new population and housing in locations where there is access to services and where population will support the ongoing viability of social infrastructure.

4. Provide easy access to social infrastructure benchmarks to enable the consideration of priority areas for additional social infrastructure capacity.

5. Support the expansion and upgrading of mobile and broadband networks across the region to ensure reliable digital connectivity for residents, businesses, and essential services, particularly in remote and underserved areas.

6. Facilitate the development of digital infrastructure that supports emerging industries, smart agriculture, regional entrepreneurship, and innovation hubs.

Equitable and inclusive social infrastructure involves the thoughtful planning, design, and delivery of community facilities, spaces, and services that are accessible and beneficial to all residents, regardless of background or circumstance. It seeks to address historical and systemic inequalities, fostering social inclusion, community wellbeing, and sustainable urban development.

Social infrastructure
Social infrastructure is the interdependent mix of facilities, places, spaces, programs, projects, services and networks that maintain and improve the standard of living and quality of life in a community. Examples of Social Infrastructure Assets include schools, universities, hospitals, prisons and community housing.

Demand for social infrastructure will increase significantly over the next 15- to 30-years in the region, driven by population growth, an ageing population, and migration. These factors will also change the expectations that people have for the variety, quality and accessibility of social infrastructure services and assets.[22] While these changes present challenges, advancements in technology offers opportunities to enhance the utility and accessibility of services for individuals and communities.

Delivery of social infrastructure

The government is responsible for planning, regulating, funding and operating the state's largest social infrastructure assets. This includes social housing, education facilities, health services, and justice and emergency services.

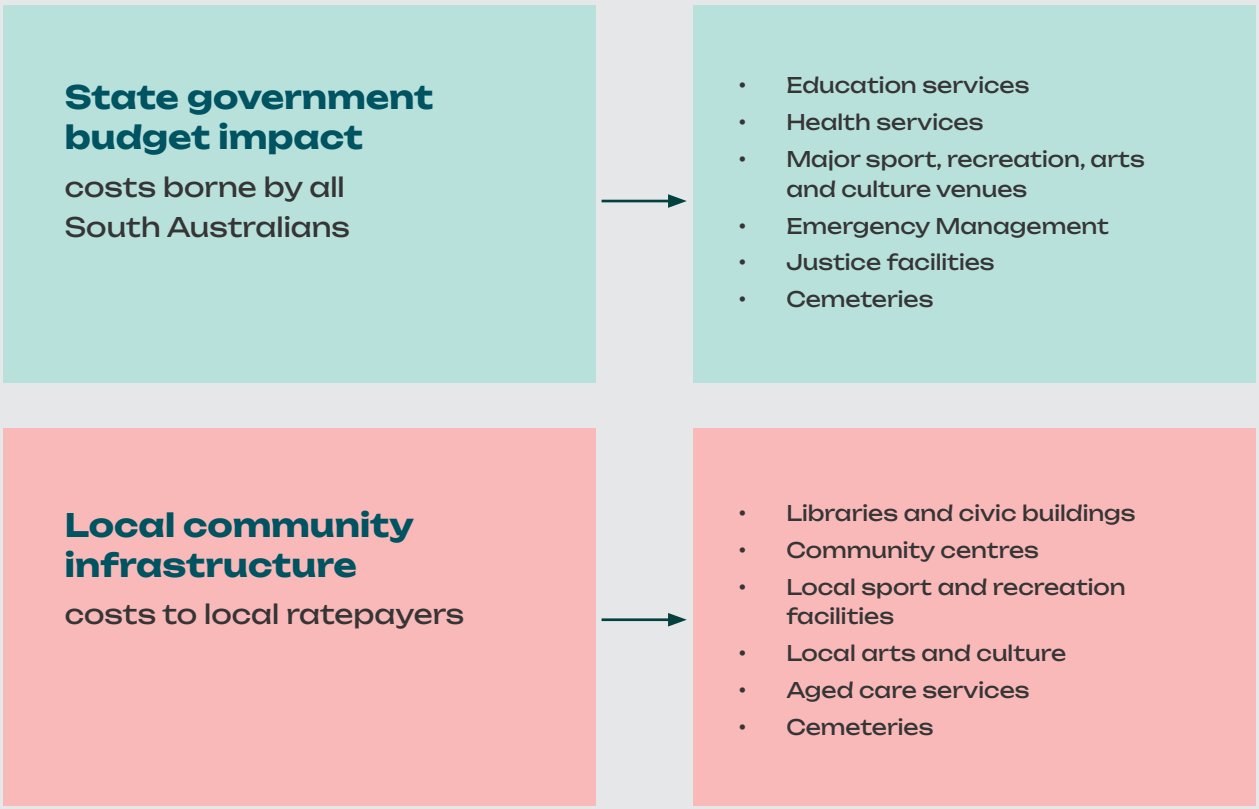
Accessibility and quality can vary for different types of social infrastructure. This often impacts the region's most vulnerable and remote groups. Furthermore, the planning and delivery of social infrastructure can fall behind responses to housing demand.

The Plan's strategic direction recognises the need for integrated planning and can inform social infrastructure planning to support the region's growing and changing communities. Effective strategic planning can reduce barriers to access, improve social inclusion, support employment, and enhance resilience, whilst recognising that the planning and management of social infrastructure is complex.

Government and inter-regional partnership's ability to share capacity may assist some locations. However, interventions are required to provide more spaces in aged care facilities, improve community care infrastructure, and establish specialised healthcare assets which facilitate treatment and rehabilitation services for disabled people.

Responsibility for policy development, funding and service delivery lies across all levels of government, while the role of private and not-for-profit providers is also recognised.

Responsibilities for social infrastructure provision



Future housing and employment land for the region will be prioritised to maximise the use of existing, committed, and planned utility and transport infrastructure. These areas also make the best use of existing and planned social infrastructure, including schools, hospital and aged care facilities, and recreational facilities.

Education services

Education infrastructure is the buildings, facilities and campuses which support learning for both children and adults, including:

- early childhood education
- primary and secondary education
- tertiary education.

The number of school-aged children in South Australia will increase by over 18,000 over the next 20 years, placing increased demands on existing education facilities.

The average building age across public schools, pre-schools and children centres is approximately 44 years old in South Australia, with 75% of education assets projected to be at or beyond end of life by 2052.

Consideration will need to be given as to how to best upgrade and increase capacity of existing assets in different contexts, based on land holding constraints and demand.

Tertiary education

Adelaide University's Whyalla Campus is a 22 hectare site making it the largest regional university campus in South Australia offering a range of tertiary courses. The on-campus residential village provides private, modern student accommodation.

Uni Hub Spencer Gulf is a not-for-profit, community-owned and driven tertiary education facility that brings educational opportunities to people in the Spencer Gulf region. With centres in Port Augusta, Port Pirie, and Port Lincoln, the Uni Hub provides the opportunity for people to study a range of tertiary courses without the need to relocate to a metropolitan area.

Despite these services there remains a shortage of vocational training opportunities across the region, with young people being forced to move to the city or interstate to obtain qualifications and many not returning. In order to keep young people in the region and within their community, more tertiary education options are needed, which in turn will assist in responding to skilled worker shortage in the region.

Health services

Health services are delivered by a variety of public and private providers in a range of settings and includes illness prevention, health promotion, the detection and treatment of illness, rehabilitation and end-of-life care. The growing and ageing population places increased pressures on health systems, whilst health infrastructure faces challenges due to its scale, age, complexity and fragmented nature.

Ensuring equitable access to high-quality health, aged care and disability services across the region is a challenge, particularly for communities outside of Major Service Centres. The capacity of existing health infrastructure is also limited. Rural and remote communities typically have a higher proportion of Aboriginal residents, as well as higher rates of socioeconomic disadvantage and chronic health issues compared to major centres. A lack of access to health infrastructure in these areas exacerbates this wellbeing gap.

Consideration will need given to how the health system can provide more distributed community health services to reduce pressure on the state's hospital system and provide improved access to healthcare, particularly in regional areas, while recognising that some health services require a critical population mass to operate efficiently.

Justice and emergency facilities

Justice and emergency services infrastructure comprises the buildings and facilities which protect and support the safety of our communities.

Justice infrastructure includes police stations, courts, correctional facilities, and forensic health facilities.

Other emergency services infrastructure includes fire and ambulance stations, and other state and local emergency response facilities, such as state emergency services.

Emergency services play a key role in planning for and managing risks from natural hazards within the region. Planning for future capacity for emergency services, such as the South Australian Metropolitan Fire Service, the South Australian Country Fire Service, and South Australian State Emergency Service is critical.

The South Australian Fire and Emergency Services Commission (SAFECOM) ensures that volunteers and employees across the fire and emergency services sector are provided with the resources and support they need to conduct vital emergency services work

Recreation and sport facilities

While local government is typically the major provider for community-scale recreation and sport facilities, the Office for Recreation, Sport and Racing set out strategies to support state places and spaces, including:

- Supporting the delivery of the state's significant active places and spaces.
- Improving the use of places and spaces for active living.

As the population in the region continues to grow, the need for communities to have access to appropriately sized and fit-for-purpose open space including sporting facilities becomes increasingly important.

Having services in place in advance of fully realised demand is a challenge. Given this, it is important that engagement between developers (if involved), councils, state sporting organisations and state government occurs early in the land use planning process.

Many sporting facilities across the region are ageing and in need of major redevelopment, or in some cases replacement, to remain fit-for-purpose and sustainable to operate and maintain.

There are opportunities to identify current or new sites for the development of multi-use community sporting hubs which are designed and programmed to meet a broad range of community services of not only sport and recreation, but other services such as childcare centres or allied health services.

Social housing

Social housing comprises public and community housing. Currently there are around 43,000 households living in social housing in South Australia.

South Australian Housing Trust's public housing services are part of a greater social housing support system. Public housing provides housing to those most in need in our communities, and who are at greatest risk of becoming homeless. The Trust delivers a range of public housing services, including low rental housing options and housing for Aboriginal peoples.

Other social housing options include community housing, which is provided and managed by organisations who are independent of government. They have strong links to their community and provide housing to specific groups in the community.

National Agreement on Social Housing and Homelessness

Discussions are continuing with the Australian Government about housing initiatives and seeking further funding to support public and social housing.

As part of the new National Agreement on *Social Housing and Homelessness*, the Australian Government will provide the state government with $67 million to enable infrastructure to expediate housing development and new social housing.

Source: HousingRoadmap.pdf (treasury.sa.gov.au)

Telecommunication

National Broadband Network (NBN) service technology in the township of Wudinna will be upgraded from NBN 'Sky Muster' to NBN 'Fibre to the Premises'. The upgrade will improve access to online education and health services, expand economic opportunities and increase connectedness and digital capabilities in the community, as part of $2.7 million investment grants funded by the Regional Connectivity Program.[23]

Social infrastructure benchmarking

To facilitate early planning for future social services and assets, Infrastructure SA, in conjunction with state agencies, have prepared benchmark principles based on cost and population for expansion of social infrastructure

The social infrastructure benchmarking, as well as population projections, will form the initial basis for considering thresholds and capacity. Additional engagement with agencies and local government throughout the structure planning process should inform the specific needs of a locality.

Thresholds will be maintained for state-level social infrastructure by the Growth and Infrastructure Coordination Unit to ensure transparent infrastructure planning benchmarks inform state, local and private planning processes.

The use of agreed growth projections and monitoring and agreed infrastructure thresholds will be critical for alignment of land use planning and infrastructure delivery.

Telecommunications

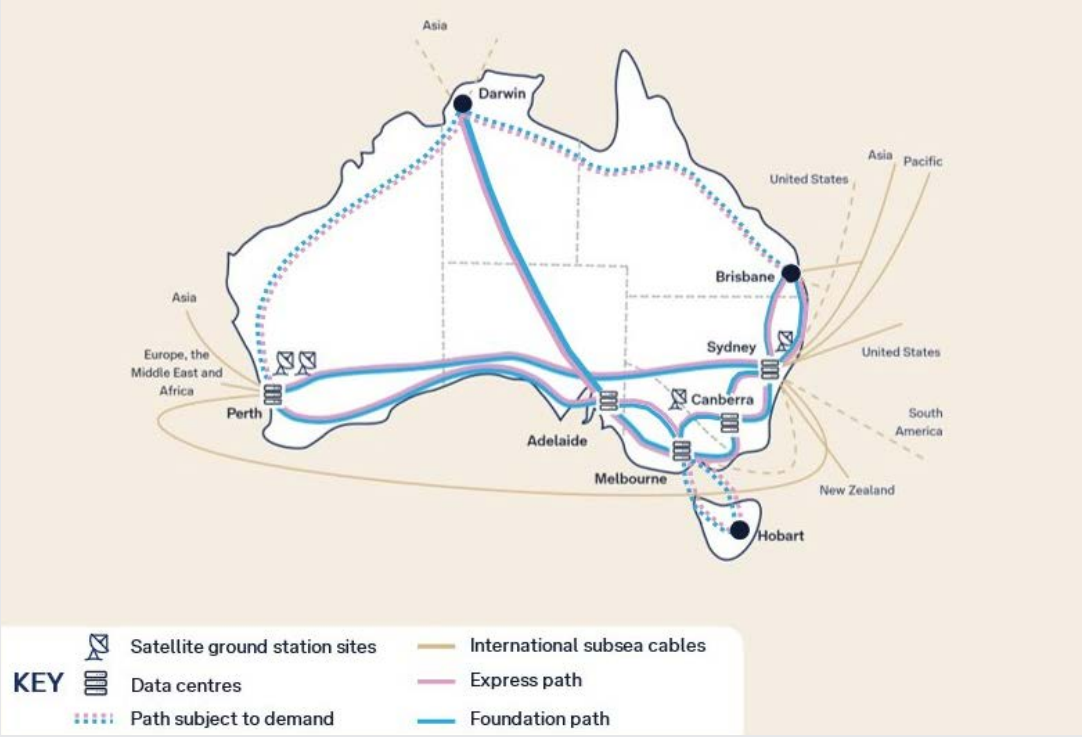
Digital connectivity is critically important in the region due to its role in bridging geographic isolation, supporting economic development, and improving access to essential services.

In the Eyre and Western Region where communities are widely dispersed and transport options are limited, reliable digital connectivity is a lifeline. It enables residents and businesses to access online services, participate in remote education and telehealth, and engage in e-commerce and digital agriculture. For farmers and producers, connectivity supports precision agriculture, real-time market access, and supply chain coordination. It also enhances emergency response capabilities and community resilience by allowing timely communication and access to critical information.

Intercity Fibre Network

The Intercity Fibre Network is an Australian Government initiative that invests in Telstra's intercity fibre network. It is a major infrastructure project designed to meet Australia's growing demand for high-speed, high-capacity internet. Built by Telstra InfraCo, the network features ultra-low latency fibre technology and will span nearly 14,000 kilometres, connecting major cities across the country and extending access to regional and remote areas. This initiative aims to future-proof Australia's digital connectivity for the next two decades, ensuring that as more people and industries rely on data-intensive services, the network remains fast and reliable.

Currently under construction in Western Australia, South Australia, Victoria, New South Wales, and the Australian Capital Territory, the network includes key routes such as the upcoming Darwin to Adelaide connection, set to begin in 2025. Over 2,000 kilometres of fibre have already been laid, with additional builds planned in high-demand regions like the Pilbara. The sectors expected to benefit most include telecommunications, cloud services, finance, healthcare, education, logistics, and agriculture—particularly in data-heavy areas like mining and rural development.



Mobile Black Spot Program

The Mobile Black Spot Program (MBSP) is an Australian Government initiative that invests in telecommunications infrastructure to improve mobile coverage and competition across Australia.

Under the MBSP to date (Rounds 1 to 7), the government's commitment has generated a total investment of more than $1 billion, to deliver up to 1,400 new mobile base stations across Australia.

Rounds 1 to 7 have been supported by co-contributions from a range of third parties including state and local governments, and telecommunications industry grantees that are national mobile network operators and mobile network infrastructure providers (source: https://www.infrastructure.gov.au/media-communications-arts/phone/mobile-services-and-coverage/mobile-black-spot-program).

The Eyre and Western Region has benefited from several mobile network upgrades through the Mobile Black Spot Program (MBSP), aimed at improving connectivity in remote and underserved areas. These upgrades were part of multiple funding rounds, with Round 4 delivering coverage to locations such as Baird Bay, Borthwick Hill and Buckleboo; and Round 5 adding Fowlers Bay, Koonibba, Mudamuckla and Nundroo Roadhouse to the list.

These initiatives are designed to enhance mobile coverage for residents, businesses, and emergency services, supporting both safety and economic development. The upgrades are particularly valuable for agriculture, tourism, and regional communities that rely on reliable digital access.

As the region transitions toward smart infrastructure and zero emission technologies, digital networks will be essential for managing electric vehicle charging, freight logistics, and data-driven planning. Without strong digital infrastructure, the region risks falling behind in competitiveness, innovation, and social equity.

Actions

Title	Action Description	Timing	Lead	Spatial application
Social Infrastructure Benchmarks	Establish and maintain publicly available social infrastructure benchmarks to assist with planning for new growth areas.	2026	Department for Housing and Urban Development	State-wide

Energy

Long-term strategic objectives

1. Support the ongoing provision of sustainable, reliable and affordable energy options that meet the needs of community, business and industry, and that takes advantage of South Australia's success in renewable electricity generation and transition to a decarbonised economy.

2. Identify the appropriate location and types of infrastructure assets required for future energy requirements for housing business and industry growth.

3. Minimise the impacts of encroachments by incompatible land uses near energy supply infrastructure and corridors taking a risk-based approach that supports public safety and security of energy supply.

4. Minimise the encroachment of energy supply infrastructure into productive agricultural land, areas of remnant native vegetation.

5. Provide electric vehicle charging stations and infrastructure that is readily available and accessible to users.

6. Facilitate renewable energy generation and storage including small-scale decentralised energy supplies to support agriculture, industry and communities in isolated locations.

The provision of sustainable, reliable and affordable energy is essential for meeting the basic needs of communities. It underpins housing supply, businesses, services, economies and future enterprises. Moreover, renewable and sustainable energy supply is critical to a successful decarbonised economy and mitigating the impacts of climate change (refer to Climate change).

South Australia is at the forefront of change, with the highest per-capita percentage of rooftop solar photovoltaic installations in Australia, and the second largest wind-to-load ratio in the world (2024). While these emerging technologies and economic factors are contributing to a reduction in the energy consumed from the grid, the transmission and distribution network will continue to play a vital role into the future.

Source: Adobe Stock

South Australia's renewable energy generation

South Australia generates more than 70% of its electricity from renewable sources. By 2025-2026, this is projected to reach 85%, with a target of 100% net renewable energy by 2027.

Clean electricity is essential to South Australia meeting its commitment to reduce net greenhouse gas emissions by at least 50% by 2030 (compared to 2005 levels).

Off-grid energy systems generate electricity for homes, businesses, communities and towns. They can be standalone or mini grids.

Standalone systems usually generate electricity from solar photovoltaic panels, wind turbines or diesel generators and store it using battery or fuel cell technology.

Mini grids, also called micro-grids, comprise a set of electricity generators and may include energy storage systems connected to a distribution network. The energy is provided to a local group of consumers.

Source Our electricity supply and market | Energy & Mining (energymining.sa.gov.au)

The region's energy supply has reliability and quality issues, with areas of particular concern being the southern tip of the peninsula and the west of the region. These issues are often the result of severe weather events, system failures, and vulnerable and ageing distribution infrastructure. The region's geography can make the transmission of energy costly and challenging.

Existing strategic electricity substations, transmission and distribution lines will require ongoing protection from incompatible land uses or activities. Further investigations in collaboration with key electricity infrastructure providers are required to identify future strategic corridors to ensure the region's long-term electricity needs can be met, which will form the basis of a future amendment to the Plan. The Moomba to Adelaide gas pipeline system delivers natural gas to parts of the region.

Renewable energy

Significant opportunities exist for small and large-scale solar and wind energy generation. If the transmission and distribution of this energy can be cost-effectively provided, it will create a more diverse, reliable and resilient energy system for the region's growing centres and remote communities.

Eyre and Western has also emerged as a prime location for renewable energy infrastructure. Two existing wind farms at Cathedral Rocks and Mt Millar supplement the Eyre Peninsula power transmission network. Large-scale renewable energy generation projects across the region will maximise economic, community and environmental benefits. With the region positioned at the forefront of both renewable generation and hydrogen production, it will provide significant opportunities to decarbonise heavy industry including steel, fuel, fertiliser and feedstock production. These significant projects will support South Australia's transition to a net zero economy. The siting of any new large-scale renewable energy facility should avoid scenic landscapes and environmentally or culturally significant areas, given the high value of the region's environment and tourism economy.

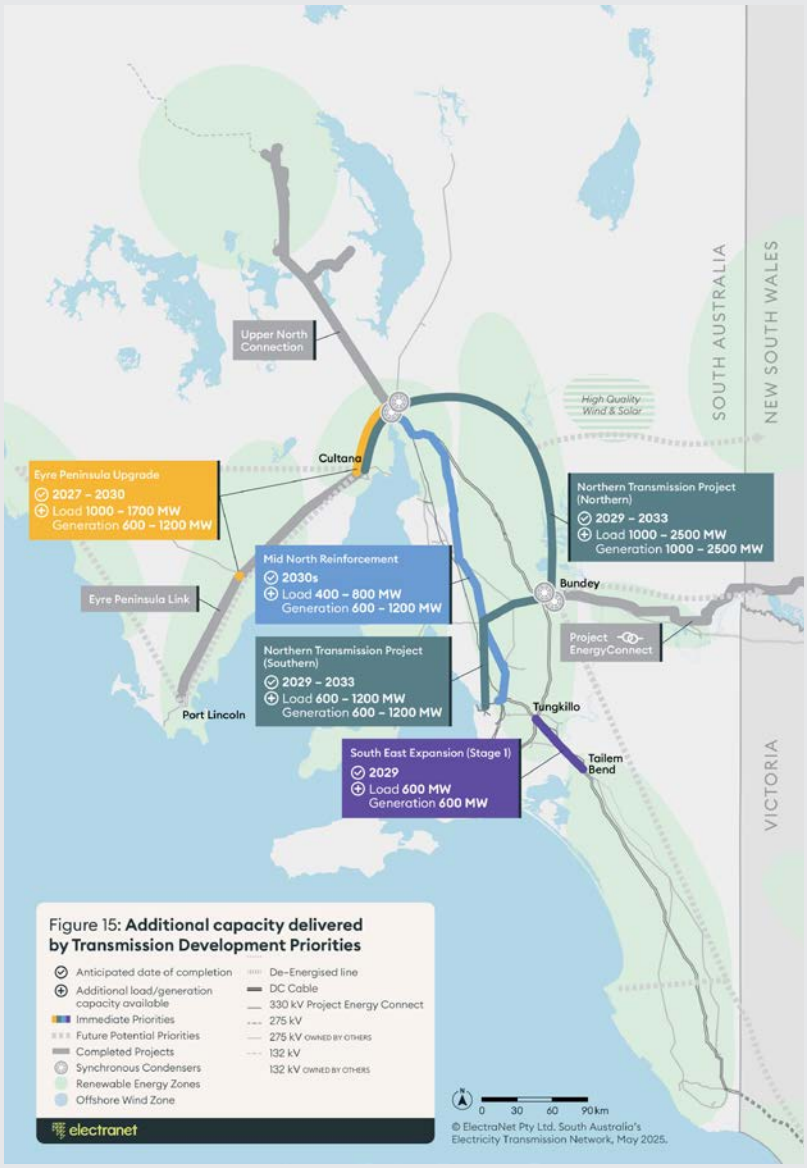
Decentralised renewable energy generation will also supplement the region's current electricity network. In isolated locations, small-scale generation can support agricultural operations, industry, tourism development, small-scale residential communities and workers' accommodation.

The Eyre Peninsula's geographical location offers large open spaces and expansive coastlines, making it ideal for solar, wind and wave energy generation. However, renewable energy production should not come at the expense of high-value environmental landscapes or areas of productive food production lands.

The Whyalla Steelworks is undergoing a transformation, with large investment from the state government, to transform steelmaking to low-carbon, green steel production. A cutting-edge electric arc furnace, powered by renewable energy, is planned to be commissioned as part of this transition.

Electricity infrastructure

Strategic electricity infrastructure including substations, transmission lines, and distribution networks require ongoing protection from incompatible land uses. Collaboration with electricity infrastructure providers is needed to identify future strategic corridors that will meet the region's long-term energy needs.



Transmission development priorities

Source: Transmission Development Priorities – ElectraNet Network Transition Strategy, March 2024, page 23

Future energy innovation

Looking ahead, the development of smart, energy-efficient buildings will be essential. These buildings can optimise energy use and participate in demand-side flexibility programs, shifting consumption to times when electricity is more abundant and affordable.

The planning system can further support this evolving energy landscape by accommodating emerging green technologies, battery storage (including community batteries), electric vehicle infrastructure, and future innovations that will arise alongside urban growth and regional development.

Infrastructure corridors and reserves

Long-term strategic objectives

1. Identify and set aside land required for future strategic infrastructure corridors and facilities, including to accommodate growth, new technologies and changing demands.

2. Plan and coordinate infrastructure reserves to service multiple uses including opportunities for regional open space and recreation opportunities.

3. Reserve land to facilitate new essential and social infrastructure through structure planning and establishing infrastructure reserves in the Code.

To support growing communities, it is critical to plan infrastructure requirements. This will enable efficient roll-out during, or in advance of, land development. Reserving land ahead of demand provides greater certainty for establishing future infrastructure that is of key importance to a planning region or the state, including infrastructure such as:

- The generation, distribution, or transmission of electricity or other forms of energy.
- Gas transmission pipelines.
- Water infrastructure or sewerage infrastructure.
- Transport network and facilities (including roads, ports, wharfs, jetties, airports, and freight-handling facilities).
- Digital connectivity infrastructure.
- Health, education, community, police, justice, or emergency services facilities.
- Coastal hazard adaptation infrastructure.

Section 129 of the PDI Act outlines a streamlined approval process for essential infrastructure proposed within an 'infrastructure reserve'. Including infrastructure services in the Code, supported by standard infrastructure designs, could significantly streamline assessment processes.

Infrastructure agencies and service providers may consider using this mechanism under the PDI Act to strategically reserve corridors or sites for future assets, or for the rebuilding of aged assets, to assist with long-term infrastructure planning to accommodate future growth.

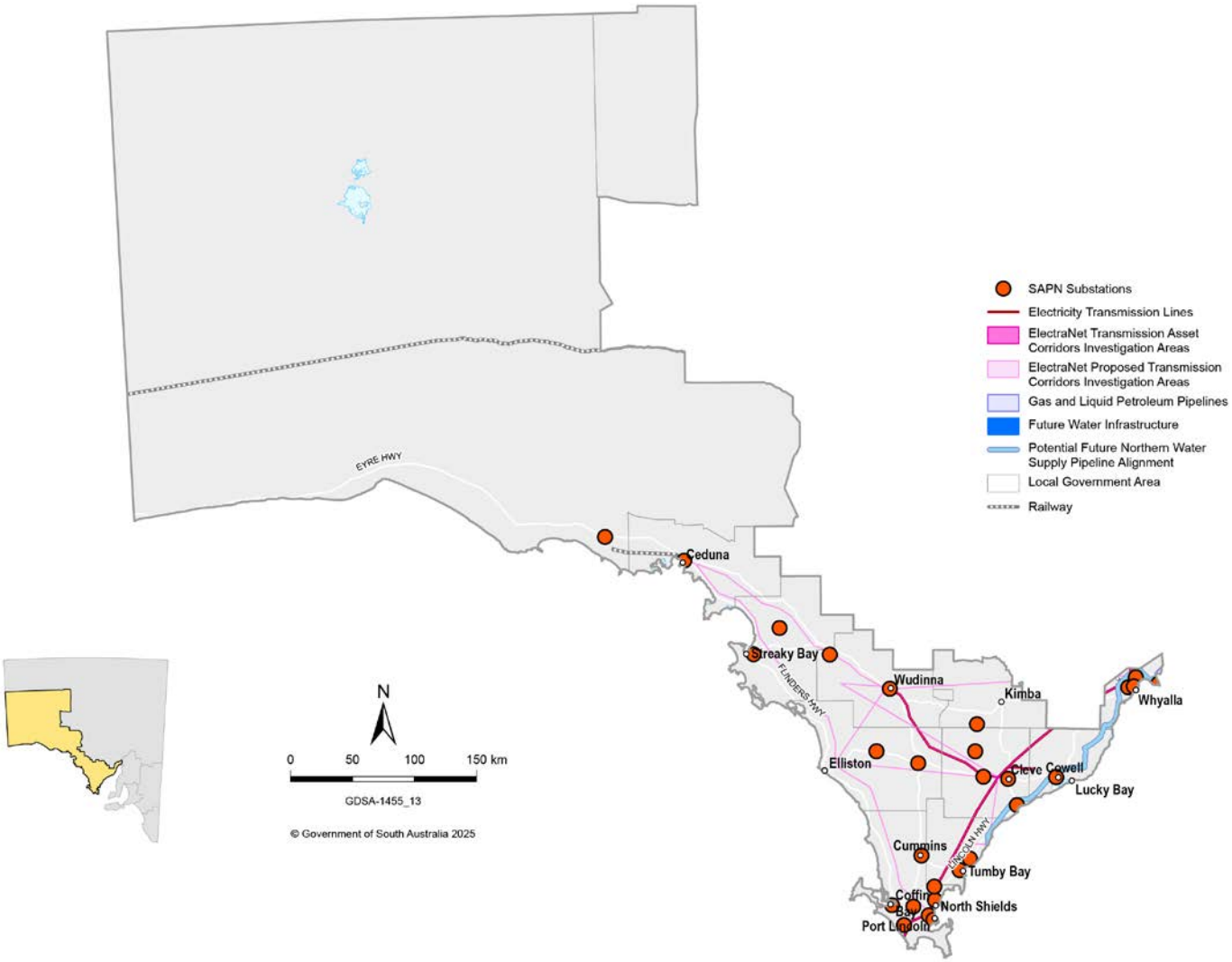
A range of factors will drive the need for new infrastructure and infrastructure corridors. For example, significant future growth in demand for electricity due to electrification (including electric vehicles) and potential desalination plant projects to provide water security.

Different categories of infrastructure will have different needs, and these will need to be understood when infrastructure reserves are established.

A future example in the region of a multi-use infrastructure corridor is the Northern Water Supply pipeline, with the main transfer pipeline (approximately 600 kilometres in length), linking eastern Eyre Peninsula, Whyalla, Port Augusta, Woomera, Carapateena, Roxby Downs, Pimba, and Olympic Dam.[24]

Actions

Title	Action Description	Timing	Lead	Spatial application
Future Infrastructure Corridors and Reserves	Undertake a Code amendment to introduce policy seeking to protect future infrastructure corridors and reserves (e.g. freight, rail, utilities).	11/2025 - 03/2027	Department for Housing and Urban Development	State-wide



Infrastructure corridors and reserves

Implementation and delivery

Theme:

Outcome 5: Coordinated delivery of land use and infrastructure planning

Regional planning is a vital link between state planning policies with locally tailored strategies, ensuring that land use and infrastructure decisions are coordinated, responsive, and community focused.

The successful delivery of the Plan requires several important elements to be in place:

- Improved coordination of planning and implementation processes
- Effective governance arrangements
- Fit-for-purpose funding mechanisms
- A schedule for monitoring, measuring and reporting progress

Source: South Australian Tourism Commission

Implementing successful land use and infrastructure planning requires an iterative approach to align assumptions, planning and asset management.

This iterative approach requires the ongoing collaboration and coordination across government, councils and the private sector acknowledging that there are numerous processes occurring simultaneously, typically at different stages and with different horizons.

New governance arrangements within the Department for Housing and Urban Development, including the Growth and Infrastructure Coordination Unit and the Infrastructure Coordination Group, are central to coordinating infrastructure investment and facilitating well-serviced, strategically located developments.

New digital tools in the state's new planning system will keep government, industry and councils up-to-date with trends in land supply, housing demand and employment land use and enable faster responses to these changes.

Integrated planning will enable the timely provision of services that communities expect and require for quality of life. It may also help avoid previous pitfalls where development was not supported by adequate infrastructure planning and financing and is now experiencing an infrastructure backlog.

The alignment of the Plan with key infrastructure strategies, including *South Australia's 20-Year State Infrastructure Strategy 2025* and *South Australia's Transport Strategy*, present an opportunity to deliver a truly integrated plan.

The PDI Act also provides the tools to implement some changes quickly, while other initiatives will need investigation and investment.

Online delivery, reporting and measuring progress

Digital regional plans have been developed to provide all South Australians access to a state-wide planning and infrastructure framework that provide:

- **Interactive planning tools**
  Use dynamic maps, spatial plans, and live data to support land use, transport, and public realm targets.
- **Enhanced data quality**
  Improve decision-making with accurate, up-to-date projections, statistics, and analysis for integrated land use and infrastructure planning.
- **Agile implementation**
  Respond swiftly to housing and employment needs by streamlining zoning changes and accelerating strategy delivery.
- **Whole-of-government integration**
  Align regional plans with broader government strategies and mapping datasets, ensuring consistency and relevance across agencies.
- **Collaborative amendments**
  Enable infrastructure providers and government bodies to update planning instruments in line with long-term strategies.
- **Council support**
  Guide local councils in zoning sufficient land to meet projected growth pressures and community needs.

Actions

An up-to-date implementation plan will be maintained to guide delivery of the Plan's priorities. This plan will include rolling five-year actions and dynamic reporting to track progress by theme, location, and responsible entity.

Actions are designed to be specific, measurable, and outcome-focused, and include recommendations about the amendment or establishment of other planning instruments, such as:

- **Code amendments** — changes to the Code's policy wording, spatial application of overlays, or both.
- **New mapping or datasets** — to inform future updates and versions of the Plan.
- **Guidelines and toolkits** — to help practitioners apply strategic directions and planning processes.
- **Infrastructure schemes or charging mechanisms** — to support service delivery.
- **New benchmarks** — to measure the success of development areas.

All actions and their implementation status will be visible in the Plan's dashboard, alongside other key metrics including:

- **The Land Supply Dashboard**
- **The Code Amendment Tracking System**
- **The Performance Indicators Scheme (for development assessment)**

This ensures transparency across the planning system—for government, industry, and the community.

Actions that are relevant to specific locations in each region are identified in mapping layers. Region-wide and state-wide actions can be viewed in the Implementation Plan section of the Regional Planning Portal.

Recommendations

A regional plan must include recommendations about the application and operation of the Planning and Design Code in the relevant region or area.

Complying Changes to the Planning and Design Code

Regional plans can recommend streamlined Code amendments under Section 75 of the PDI Act, known as Complying Changes. These allow the Minister for Planning to fast-track changes to the Code, such as zoning or overlays, to support the development of new growth areas or make other changes identified in regional plans.

The Minister may agree to an amendment to the Code if it is consistent with a recommendation in the relevant regional plan. For a Code amendment to qualify as a Complying Change, the regional plan recommendation must clearly and expressly identify the appropriate changes through the use of specific maps or other spatial information and specific information about the changes that are considered appropriate.

Recommendations relating to the change to a boundary of a zone or subzone or application of an overlay are generally expressed via mapping layers that will be identified in full in the digital portal that will be launched in late-January 2026.

Coordination and delivery

Long-term strategic objectives

1. Infrastructure capacity analysis and planning is developed and maintained in collaboration with state agencies, local government and utility providers to refine and prioritise growth areas.

2. Adopt contemporary benchmarks and trigger points for infrastructure investment to inform planning and investment decisions.

3. Create a transparent land supply and infrastructure prioritisation plan(s) that can be digitally represented with clear plans describing land supply, serviceability and infrastructure requirements, in Regional Cities, Major Service Centres and Supporting Service Centres.

4. Consider priorities for future growth against upfront and ongoing costs to communities including an orderly sequence of land development that enables the cost-effective and timely delivery of infrastructure investment.

5. Develop and implement structure plans for key localities that integrate long-term land use planning and infrastructure planning and delivery.

6. Increase the capacity of key infrastructure such as community wastewater management systems (CWMS) and potable water to support population and tourist growth and industry expansion.

7. Consider seasonal population fluctuations and tourism and other economic drivers when planning for services and infrastructure provision.

8. Enable alternative infrastructure models in areas where conventional servicing is cost-prohibitive or impractical.

9. Develop actions to underpin development and infrastructure planning that is low emissions, climate resilient and environmentally sensitive.

Access to quality infrastructure directly supports community wellbeing, lowers living costs, and helps create greener, safer, healthier, and more prosperous places to live.

Land rezoning should be guided by the timely and coordinated delivery of infrastructure. This means either:

- delivering new or upgraded infrastructure alongside new housing, or
- prioritising housing development in areas where infrastructure capacity already exists.

This approach reduces costs for the community and ensures people have access to vital services like water, power, healthcare, education, and reliable public transport.

Coordinated and integrated planning is about proactively identifying and planning for the housing and population thresholds that will require new and upgraded infrastructure across our cities as they grow, and ensuring infrastructure is operational when triggers are met.

Essential infrastructure such as power, water and sewer should be provided upfront, while other infrastructure such as health and education facilities can follow, based on housing and population triggers as a new suburb establishes.

Infrastructure benchmarks prepared by Infrastructure SA in conjunction with state agencies will form the initial basis for considering infrastructure thresholds and capacity. Additional engagement with agencies, utility providers and local government throughout the structure planning process should inform the specific needs of a locality.

Ongoing engagement with utility providers, councils, and other agencies during structure planning will ensure infrastructure reflects the specific needs of each locality.

Planning roles and responsibilities

Delivering the Plan's housing and land supply projections requires a collaborative, whole-of-government effort.

The role of key planning entities is identified below.

Role	Responsibility
Infrastructure planning	**State agencies and infrastructure providers** will align their long-term plans with the priorities in the Plan.
Infrastructure coordination	The **Department for Housing and Urban Development** is responsible for coordinating the infrastructure planning that is undertaken by state agencies.
Infrastructure benchmarking	The **Department for Housing and Urban Development** is responsible for maintaining benchmarks to guide planning for new growth areas.
Local area planning	**Councils** are responsible for planning how their area can meet the housing projections in the Plan considering local character, housing needs, infrastructure and Living Locally principles.

Structure plans

Structure plans assist in implementing the housing and employment land projections established in the Plan.

Structure plans can be incorporated into the Plan via an amendment to a regional plan undertaken by the state or local government to inform infrastructure delivery schemes and unlock fast-tracked rezoning processes under section 75 of the PDI Act. They can also be incorporated into the Plan where they form part of an approved infrastructure scheme.

Structure plans should:

- Provide guidance on specific land uses and their locations including land for housing, employment, activity centres, open space networks and infrastructure (including social infrastructure such as education and recreation).
- Identify infrastructure needs (including social infrastructure requirements) to inform agreements and the preferred funding mechanism.
- Identify land that should be reserved for infrastructure (including health, education, transport) which can be incorporated into the Code as an Infrastructure Reserve.
- Identify specific spatial recommendations to amend the Code that could be incorporated into the Plan and implemented through a section 75 complying rezoning process (subject to community engagement and infrastructure agreements being finalised).

Council strategies

Councils play a vital role in strategic planning. Strategic planning at a local level should consider projected levels of growth and identify requirements and timing for local infrastructure and services.

Under the PDI Act, councils have been identified as designated entities that can amend regional plans, giving them a stronger voice in shaping the future of their communities.

Alignment between revised population, housing and employment projections and council strategic management plans required under the *Local Government Act 1999* will also establish greater whole-of-government coordination.

Actions

Title	Action Description	Timing	Lead	Spatial application
Port Lincoln and surrounds growth planning	Undertake coordinated growth planning for Port Lincoln and its surrounds, in collaboration with the City of Port Lincoln and the Lower Eyre Council, to identify land for future projected housing and employment growth and identify requirements and timing for local infrastructure and services to inform updates to the Plan.	12/2025 - 12/2030	Department for Housing and Urban Development	Port Lincoln City Council and Lower Eyre Council
Port Lincoln Master Plan	Finalise and incorporate the Port Lincoln Master Plan into the Plan by identifying priority actions and Code amendments.	12/2025 - 12/2027	City of Port Lincoln	Port Lincoln City Council
Upper Spencer Gulf Cities Land Supply Dashboard	Update the Land Supply Dashboard to include tracking of Upper Spencer Gulf Cities to provide more timely, accessible, transparent data in an interactive online platform.	11/2025 - 11/2026	Department for Housing and Urban Development	Whyalla, Port Augusta and Port Pirie
Housing Strategy - Whyalla	Prepare a local housing strategy, including the requirements and timing for local infrastructure and services, to inform updates to the Plan.	12/2025 - 12/2030	City of Whyalla	Whyalla City Council

Infrastructure charging

Long-term strategic objectives

1. Support the integrated use of infrastructure funding and delivery mechanisms including infrastructure schemes and deeds and fixed charges in Regional Cities, Major Service Centres and Supporting Service Centres where scale and governance structures enable effective delivery.

2. Use structure planning of future growth areas to identify infrastructure priorities and inform the selection of appropriate infrastructure funding and delivery mechanisms.

3. Develop models where infrastructure and services can be delivered by third parties to expedite projects, while maintaining quality control of engineering, construction and maintenance standards.

4. Facilitate innovative and flexible infrastructure delivery approaches in regional and remote communities.

Infrastructure charging provides a transparent and equitable mechanism to fund augmentation works and support land supply. However, traditional models often place disproportionate financial burdens on regional developments, where high servicing costs, fragmented planning, and misaligned priorities between government and service providers can constrain delivery. These challenges are compounded by user-pays frameworks that struggle to support smaller-scale developments, limiting housing supply and economic growth.

To maintain fairness and sustainability, infrastructure charging mechanisms must be strategically applied to reflect the diversity of development contexts, including urban, regional, and remote areas, and ensure that costs are shared equitably among developers, governments, and the broader community. In some cases, local governments have assumed developer roles to address market failure, despite the financial risks involved.[25]

A renewed approach to infrastructure funding and delivery is needed. It should enable timely provision of essential services, support long-term social and economic returns, and promote equitable outcomes across the state. This could include:

- Reforming regulatory frameworks to de-risk investment and enable third-party delivery models.
- Improving strategic coordination across agencies and service providers.
- Increasing government funding support where traditional servicing is cost-prohibitive or impractical.
- Facilitating innovative and flexible infrastructure models tailored to regional and remote communities.

By evolving infrastructure planning and funding approaches to better reflect regional realities, new opportunities for growth, resilience, and liveability can be unlocked across the Eyre and Western Region.

Infrastructure Challenges and Options Paper – Eyre Peninsula

Commissioned by Regional Development Australia Eyre Peninsula, this paper explores the region's housing crisis, driven by limited supply, rising costs, and infrastructure constraints. Despite strong demand and major investment opportunities, such as the $28 billion clean energy pipeline, housing delivery remains stalled due to high infrastructure augmentation costs and market hesitancy.

The paper highlights a disconnect between government growth objectives and service provider investment models, creating barriers to development. Councils are increasingly stepping in as developers, often without achieving financially viable outcomes, with developers reluctant to invest in the region, preferring to remain in major cities where profits are assured.

Learn More: Infrastructure Challenges and Options Paper

Strengthen infrastructure mechanisms for regional growth

Mechanisms such as infrastructure deeds basic and primary infrastructure schemes, can provide a structured and predictable framework for funding essential services like water, sewerage, electricity, and transport, in Regional Cities, Major Service Centres and Supporting Service Centres. These tools should continue to be used and refined to ensure they remain responsive to local conditions and development pressures in a regional context.

To support effective delivery, third-party infrastructure provision should also be enabled where appropriate. This can accelerate project timelines and reduce pressure on public agencies, if quality assurance frameworks are in place to uphold engineering, safety, and maintenance standards.

Integrate infrastructure planning into strategic growth planning

Infrastructure planning must be integrated into the broader strategic planning process to ensure that land use decisions are informed by long-term servicing needs and investment priorities. Early identification of infrastructure costs and delivery requirements will enable more accurate and equitable charging mechanisms, while improving certainty for developers, infrastructure providers, and communities. Transparent cost analysis – linked to housing type, location, and density – will support better decision-making and help align infrastructure investment with broader social, environmental, and economic goals.

Enable innovation and flexibility in infrastructure delivery

In areas where the funding and delivery of infrastructure is cost prohibitive or impractical, particularly in low-density or remote localities, alternative infrastructure models must be considered. These may include off-grid systems, shared community infrastructure, modular servicing solutions, or infrastructure-light development zones. Such models can reduce reliance on traditional networks while supporting sustainable housing growth.

The planning framework should evolve to support these approaches with flexible zoning, streamlined approvals, and performance-based standards that enable low-impact development. Government support will be critical to demonstrate the viability of these models through pilot projects, financial incentives, and development templates tailored to regional and remote contexts. These innovations will help unlock housing supply in areas that would otherwise remain constrained.

Actions

Title	Action Description	Timing	Lead	Spatial application
Alternative Infrastructure Approaches	Investigate the opportunity for low-density, off-grid housing utilising alternative energy, water, and waste systems to reduce reliance on public infrastructure investment and unlock housing development in regional locations.	2026	Infrastructure SA	State-wide

References/Endnotes

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Source: South Australian Tourism Commission

Government of South Australia
Department for Housing
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