

Eyre and Western Regional Plan

Overview

Between 12 February and 7 May, communities, councils, state agencies, industries, interest groups and other key stakeholders were invited to have their say on the Eyre and Western Regional Plan (the Plan).

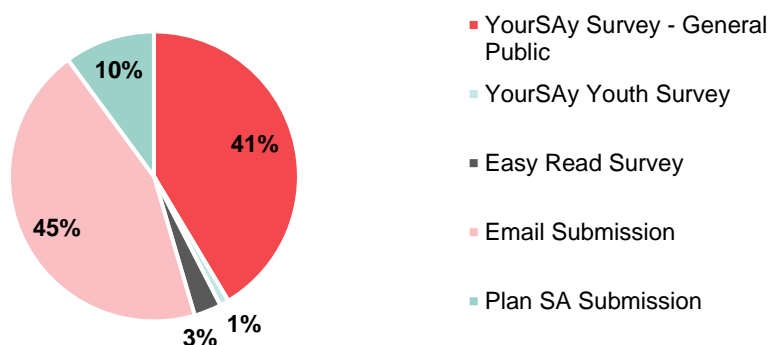
The Plan is one of seven new regional plans for South Australia to be developed in a 100% digital, dynamic, and interactive Regional Planning Portal. This will allow for real-time updates which will ensure the plan remains contemporary and provides users easy access to the regional plans via the accessible interface.

The Plan addresses key priorities for Eyre and Western region, such as promoting economic prosperity that benefits local communities, ensuring there is enough housing to support growth and improved planning for future transport needs including restoration of rail services. The Plan is a visionary 30-year roadmap aimed at fostering a resilient, prosperous, healthy, and connected future for the Eyre and Western communities. Climate change mitigation, convenient transport infrastructure, and diverse housing options will be integral to achieving this vision of sustainable growth and community well-being. The Plan delivers on these key outcomes.

This document provides an overview of the engagement activities undertaken and a short summary of the main themes of feedback received during the engagement process.

Who we heard from

Submissions and survey responses were received from a range of stakeholders including members of the public, landowners, industry, community groups and government. We received 97 responses via online and hard copy submissions, YourSAy survey responses, Easy Read survey responses and youth survey responses.



Many individuals and organisations provided detailed and comprehensive feedback on the Plan, and we are grateful for their contribution.

What we heard

Whilst the feedback received from the survey and submissions covered a diverse range of topics and viewpoints, the key areas of feedback can be categorised under the following five themes of the Plan:

- People, housing and liveability
- Productive economy
- Natural resources, environment and landscapes
- Transport and infrastructure
- Implementation and delivery.

Feedback was well spread across all themes, with People, housing and liveability, and Transport and infrastructure as the two most highly commented on themes.

People, housing and liveability

Key feedback relating to this theme included:

- Respondents suggested there is a shortage of affordable housing across many communities. Some feedback acknowledged the need to balance the role of short-term holiday rentals with housing availability for permanent residents.
- Feedback was supportive of environmentally efficient housing, including tiny homes and off-grid living. These options would help meet the needs of downsizers, retirees, and nomadic lifestyles.
- Some also suggested industry should be located away from residential areas to prevent pollution and health risks. Policy needs to be strengthened to ensure accountability and prevent environmental harm, especially in places like Port Lincoln.
- Towns on the Eyre Peninsula are eager for growth however they face high construction costs, unreliable services, and a lack of regulatory oversight. Some respondents connected this to the issue of housing affordability, supply and attracting new residents.
- There is an opportunity to more accurately align development ready land with native vegetation and have a clearer policy approach to how this can be managed. Ensuring good outcomes for development as well as the environment (vegetation, water and natural hazards) was sought by respondents. Productive economy

Key feedback relating to this theme included:

- Strengthening connectivity between major and remote centres will boost employment and economic resilience. Expanding public and active transport networks is key to supporting workforce mobility.
- Protecting key freight and infrastructure corridors is essential for long-term economic efficiency. These corridors need to be safeguarded from incompatible development.
- Employment growth areas should identify health and care services. Feedback identified the need for investment in medical facilities, trade education (e.g., reopening TAFE buildings), and improved communications infrastructure to support regional development and population retention.
- There is a desire to expand eco-tourism across the Eyre Peninsula, especially in Cleve and Port Lincoln, through walking and cycling trails. Feedback emphasised nature-based tourism is an opportunity to be a sustainable economic driver whilst protecting the environment.
- Outcomes should place a higher emphasis on long-term planning that includes circular economy principles, local production, and sustainable industries (e.g., recycling, renewable energy, agriculture).

Natural resources, environment and landscapes

Key feedback relating to this theme included:

- The natural landscape is seen as the region's most important asset, especially in areas like Port Lincoln, Coffin Bay, and Streaky Bay, where it underpins tourism and community identity. Some suggested mandatory eco-friendly features in new developments as a solution for maintaining natural assets.
- Strong support for protecting natural coastal landscapes and increasing the number of formalised boardwalks and trails to manage public access while preserving sensitive environments.
- There needs to be a balance between tourism and conservation in coastal towns. Planning policy for accommodation near coastal areas could be improved to enhance preservation.
- Biodiversity and hazard mapping was supported but feedback called for more detail on future opportunities for climate-resilient planning.

Transport and infrastructure

Key feedback relating to this theme included:

- Restoring rail services for freight and passenger lines across the Eyre Peninsula to reduce road freight, improve safety and reinvigorate regional towns.

- Existing ports such as Thevenard, Port Lincoln, and Whyalla and proposed port upgrades should be included in the Plan to reflect their strategic importance. Development timelines should align with export capacity.
- Feedback recognised walking and cycling trails as essential transport infrastructure, especially in Port Lincoln and other regional centres, and identified benefits for health, accessibility, and reduced car dependency.
- Enhancing connectivity across the region supports economic and social inclusion and public and active transport networks are vital for accessibility. Public Transport is currently inaccessible across the Eyre Peninsula and does not provide connectivity.
- Equal attention should be given to wastewater in growth planning. High-density areas face challenges in augmenting existing networks. Extension of water infrastructure to areas like Point Boston, especially in light of the new desalination plant, is seen as a priority to support growing residential and industrial needs.
- Greater supply of overtaking lanes on key regional highways, particularly between Port Augusta and Port Lincoln, to create safer roads. The provision of additional overtaking lanes and road sealing/surface upgrades are a priority, particularly during harvest seasons with increased freight traffic. Feedback suggested this will also have flow on effects to improve tourism and visitation to the region.

Implementation and delivery

Key feedback relating to this theme included:

- Feedback highlighted the need for cautious, transparent planning processes that support long-term community trust. Successful implementation depends on coordinated efforts between state and local governments, private landholders, Traditional Owners and environmental stakeholders.
- There was support for the 30-year timeline and encourage the Plan to be reviewed every 2–3 years to ensure continuity beyond election cycles, enabling sustainable community growth and consistent implementation.
- Early identification of infrastructure needs, including water and road, need to be tied to population and land use to ensure proactive and timely delivery. There is a need for measurable outcomes to ensure the Plan is held to account and does not become aspirational without action.
- Eyre Peninsula Councils have multiple active projects that highlight the need for alignment between the Plan and local initiatives to ensure coordinated delivery. Creating more efficient economies of scale within Councils was suggested to increase efficiency and enable more impactful projects for the region.

- Continued opportunities for refining the online tool and creating a strong link to lived experience on ground. Ensuring resources are accessible for those with poor internet connectivity or digital literacy will contribute to its accessibility.

Townships

A range of useful and specific feedback was received relating to the main towns in the Plan, with some of the key commentary listed below.

Port Lincoln

- Support for coastal trails with a vision of increasing tourism and environment protection.
- Concerns the proposed launch complex and introduction of Marine Exclusion Zone may negatively impact cruise ships, marine businesses, and fishery industries.
- Overtaking lanes, particularly between North Shields and Port Lincoln are a priority.
- Desire to fast track the desalination plant addressing critical water needs on Lower Eyre Peninsula.

Streaky Bay

- Improved access to healthcare as current options are limited and impractical.

Coffin Bay

- Significant native vegetation in some zones may make development unviable.

Lucky Bay

- Need to review zoning of existing shack settlements to support development and manage coastal protection.

Whyalla

- Concerns that there are decreasing job opportunities which will have impact on economic growth.
- Whyalla is a gateway to the Eyre Peninsula and there are concerns that the Plan does not address this.
- Support for proposed zoning changes to manage urban growth in a structured way and provide much needed housing.

Point Boston

- High construction costs and unreliable services make housing unaffordable and unsustainable.
- Improved water supply, phone and internet services are needed to support growth.

Cleve

- Support for increased eco-tourism at Darke Peak.

Next steps

All feedback received during the 12-week consultation will be reviewed and considered for inclusion in the final version of the Plan.

Once updated, the revised Plan will be submitted to the State Planning Commission for endorsement. Following endorsement, it will be submitted to the Minister for Planning for approval.

We anticipate that the finalised Plan will be publicly released late 2025 and made available via the [Regional Planning Portal](#).

Contact

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