



**EYRE AND
WESTERN
REGIONAL
PLAN**

Summary
January 2026



Minister's foreword



Hon Nicholas Champion MP

Minister for Housing and Urban Development
Minister for Housing Infrastructure
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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 the 20-Year State Infrastructure Strategy and the 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.

Acknowledgment of Country

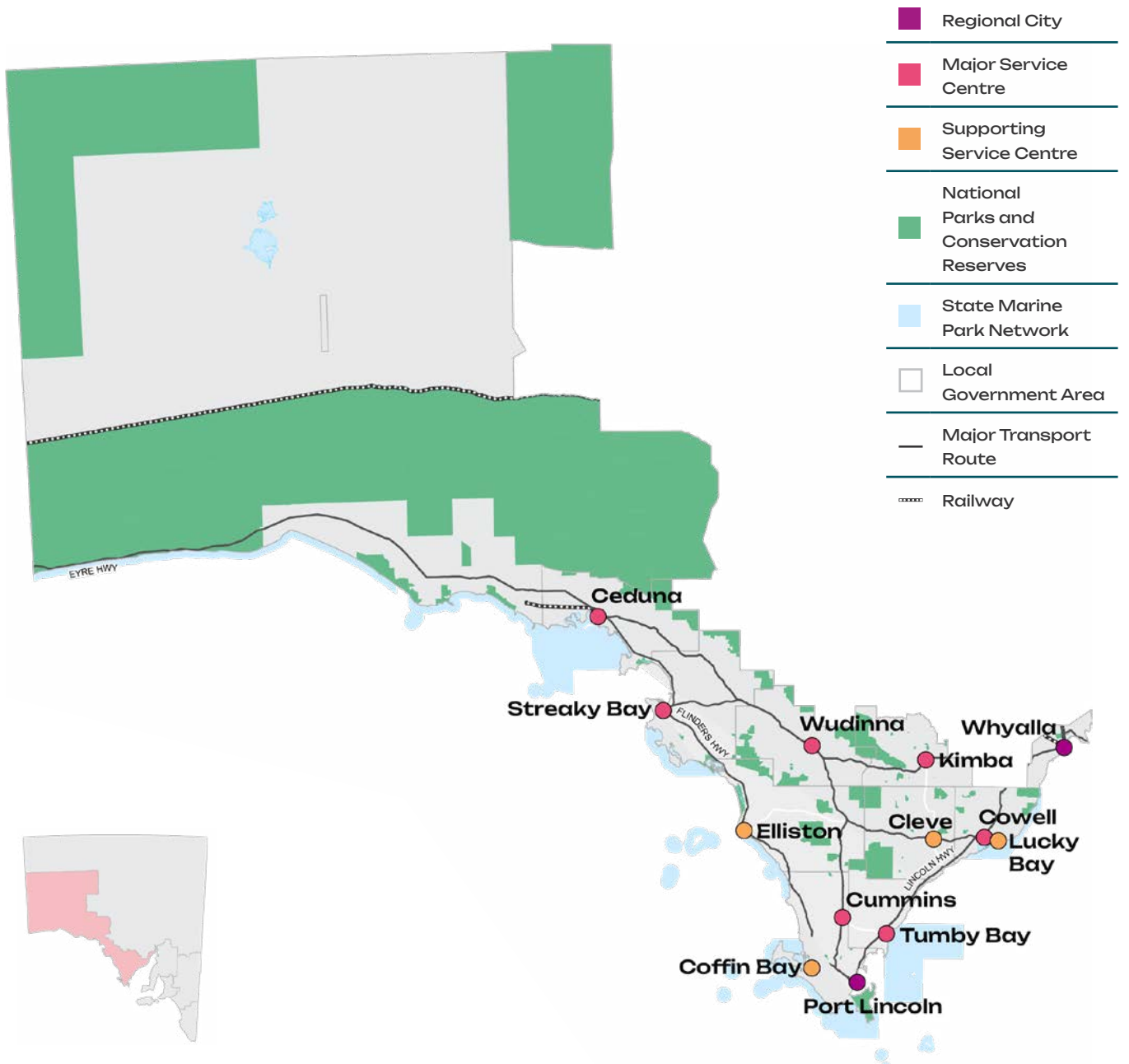
The State Planning Commission and the Department for Housing and Urban Development acknowledges First Nations people as the Traditional Custodians of South Australian land and waters and we extend our respect to Elders past, present and emerging. We value and recognise the ongoing cultural heritage,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

Contents

Introduction	7
What is the Eyre and Western Regional Plan?	8
A snapshot of the Plan	9
Key economic features and drivers	10
A planning vision for Eyre and Western	11
Key themes, priorities and implementation	12



Eyre and Western planning region



Introduction

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

The Eyre and Western Regional Plan (the Plan) maps the state government's long-term planning vision for the region to 2051 and beyond. It provides government, businesses, industry and not-for-profit organisations with the data and direction to better plan for and respond to growth and change in our community and towns, while achieving our conservation goals. All within in an electronic platform that can be tailored to the user's requirements.



What is the Eyre and Western Regional Plan?

The Plan establishes a new 30-year plan for the Eyre and Western region, identifying where people will live and work, how they will move around, and where they will access services.

It replaces the *Eyre and Western Region Plan (April 2012)* and determines how our future urban growth will be managed by investigating and guiding:



Where houses and employment land will go



How housing and population will be serviced



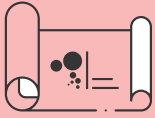
Which areas need conservation and protection



What major infrastructure is needed and how it will be provided

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

Population growth in the region will be concentrated in the key settlements of Port Lincoln and Whyalla, supported by established infrastructure and services. Other townships such as Ceduna, Tumby Bay, Streaky Bay, and Coffin Bay will continue to play key roles in accommodating the region’s population. These townships currently have a healthy supply of zoned land to accommodate the projected growth over the next 15 years, however, housing must be responsive to changing needs and preferences. The Plan includes long-term investigation areas to provide housing for the 16- to 30-year time horizon period.



A snapshot of the Plan

The region’s population is expected to grow by 11,919 by 2051. The Plan places a strong focus on preserving the region’s cultural heritage and natural resources, and includes measures for inclusive growth, housing diversity, and community wellbeing.

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

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

With large-scale renewable energy projects, the region is positioned to become a leader in the clean energy, which will increase jobs and economic opportunities.

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

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



58k
population
2021



70k
2051 population
projection



6,194
new homes
required by 2051



Upper Spencer Gulf

The Upper Spencer Gulf region 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.

Key economic features and drivers



Gross State Product

The region contributes approximately \$5.1 billion to South Australia’s Gross State Product



Agriculture

44% of the state’s wheat crop



Mining

Fastest growing industry in the region



Tourism

In 2024, the Eyre Peninsula tourism region attracted \$455 million in visitor expenditure



Fishing and Aquaculture

Over 82% of South Australia’s seafood product is exported from the region. Whyalla is the only place in the world where the giant cuttlefish aggregate in large numbers



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.

The Eyre and Western region is an environmentally sustainable area, where diverse industries such as agriculture, aquaculture, and space technology thrive within vibrant and engaged communities.

The region embraces innovation while preserving its unique natural and cultural identity, offering enhanced visitor experiences and improved livelihoods.

Social and affordable housing is treated as a fundamental right, with a range of sustainable living options available to meet the needs of individuals, families, and intergenerational households.

Aboriginal culture is deeply respected, with collaborative Planning with Country models guiding regenerative development practices.

Economic strength in the region is driven by agriculture, fishing, and resource sectors, which provide employment and career pathways for younger generations.

Renewable energy zones position the region as a major power generator, while sustainable agriculture and aquaculture foster innovation.

Tourism is enriched by the region's stunning natural assets, including pristine coastlines, Indigenous Protected Areas, and national parks.

Reliable water supply and a safe, connected transport network support regional growth, linking industries and communities while ensuring access to essential services such as healthcare in remote areas.

Key themes, priorities and implementation

People, housing and liveability More housing in the right places

Key priorities for the region:

- Planning for growth in Port Lincoln and Whyalla, with supporting infrastructure in place, including investigating minimum residential allotment size and maximum building heights in Whyalla.
- Facilitate a diversity of housing that is affordable and accessible to accommodate an ageing population, smaller household types and temporary workers.
- Ensuring housing is well-located, connected to infrastructure, and meets the diverse needs of communities, including accommodating different household types (e.g. lone person households, older couples without children).
- Encouraging future housing development to remain within township boundaries to provide diverse, affordable housing options.

How the Plan addresses these priorities:

- Strengthening the relationship between land use planning and our First Nations, through the introduction of cultural mapping and the integration of Aboriginal knowledge in structure planning and the code amendment process.
- High priority code amendments will be initiated to unlock land for housing, including affordable housing and worker's accommodation.
- Reviewing zoning, allotment size and maximum building heights in identified areas to encourage a diverse range of infill housing options, such as Whyalla.
- Enhancement of the Land Supply Dashboard, providing up to date land availability and rezoning activity.

Productive economy A strong economy built on a smarter, cleaner future

Key priorities for the region:

- Developing Whyalla, Ceduna, and Port Lincoln as economic hubs, with supporting towns like Cummins and Kimba.
- Futureproofing the economy by aligning land-use planning with infrastructure, housing needs and workforce attraction.
- Protecting resource extraction zones and exploring sustainable post-mining land uses.
- Expanding housing options to support an ageing population and attract younger workers in healthcare and tourism sectors.
- Safeguarding agricultural land and supporting climate-resilient projects like the Northern Water Project to diversify the economy and create jobs.

How the Plan addresses these priorities:

- Update to the land capability mapping of productive land and identification of key primary production assets that should be protected.
- Initiation of code amendments to provide greater protection of employment lands from incompatible land uses.
- Introduces the township hierarchy to guide investment and development in key service precincts.

Natural resources, environment and landscapes

A more climate-resilient and sustainable region

Key priorities for the region:

- Preserving biodiversity, protecting vulnerable species, and managing ecologically significant areas such as national parks and Indigenous Protected Areas.
- Preparing for the impacts of climate change, including rising temperatures, reduced rainfall, and increased frequency of natural hazards such as bushfires, floods, and coastal erosion.
- Incorporating climate risk projections to inform strategic land-use decisions and mitigate the effects of climate change on the environment, economy, and communities.
- Promoting resilience through climate adaptation strategies and aligning the plan with the South Australian Government Climate Change Action Plan.

How the Plan addresses these priorities:

- Enhanced mapping of biodiversity, coastal and habitat areas, to identify areas that require greater protection, or that are suitable for development.
- Enhanced hazards mapping including hazardous activities, bushfire, flooding, coastal flooding and storm surge.

Transport and infrastructure

An integrated and connected region

Key priorities for the region:

- Strengthening connectivity for smaller and remote townships to improve access to services and social infrastructure.
- Investing in infrastructure to support economic growth and employment opportunities.
- Enhancing public and active transport networks within key population centres to reduce isolation and promote sustainable travel options.
- Addressing freight challenges and logistic needs to support fishing, agriculture and mining industries.
- Building climate resilient infrastructure to adapt to hotter, drier conditions.

How the Plan addresses these priorities:

- Integration with key state transport and infrastructure strategies.
- Introduction of publicly available social infrastructure benchmarks.
- Incorporating any planning and land use related outcomes from the 'Remote and Regional Aviation Strategy' relevant to the region.
- High priority code amendment seeking to protect future infrastructure corridors and reserves (e.g. freight, rail, utilities).

Implementation and delivery Coordinated delivery of land use and infrastructure planning

Key priorities for the region:

- Ongoing monitoring and adjustment of land-use policies and infrastructure planning to accommodate growth over a 15-30 year period.
- Identifying long-term land supply areas to accommodate permanent and short-term housing needs.
- Ensuring sustainable land supply to support population growth, with zoning for residential expansion aligned with employment areas, health and community services.
- Ongoing collaboration between local, regional and state authorities to ensure infrastructure is in place to support population growth.

How the Plan addresses these priorities:

- Investigation of alternative infrastructure approaches for low-density, off-grid housing.
- Finalisation and implementation of the Port Lincoln Masterplan by identifying priority actions and code amendments.
- Development of a local housing strategy for Whyalla, including the requirements and timing for local infrastructure and services.
- Undertake coordinated growth planning for Port Lincoln and its surrounds, to identify land for future projected housing and employment growth and identify requirements and timing for local infrastructure and services.
- Strengthening processes to profile regional infrastructure priorities.
- Better integration with council led strategic work, for example strategic land use plans, master plans, and growth strategies.



