

12.8. WESTERN LINK ROAD - UPDATE**REPORT PURPOSE**

The purpose of this Report is to inform Council of the initiation of preliminary investigations and works towards commencement of the Road Opening process for the Western Link Road.

RECOMMENDATION

That Council receive and note the project status report for the Western Link Road as of 10 April 2025.

12.9. PORT LINCOLN MASTER PLAN COMMUNITY ENGAGEMENT AND DRAFT EYRE AND WESTERN REGIONAL PLAN SUBMISSION**REPORT PURPOSE**

The purpose of this report is to:

1. Provide information about the draft Eyre and Western Regional Plan and its alignment with the Port Lincoln Master Plan.
2. Seek Council's endorsement of a submission to the draft Eyre and Western Regional Plan.
3. Seek Council's endorsement of the High-Level Master Plan and proposed community engagement.

RECOMMENDATION

That Council:

1. **Authorise the Chief Executive Officer to finalise and provide a submission to the State Planning Commission regarding the Draft Eyre and Western Regional Plan.**
2. **Endorse the Port Lincoln Master Plan preliminary engagement material (including any minor administrative adjustments) and note the proposed community engagement.**

12.9 PORT LINCOLN MASTER PLAN COMMUNITY ENGAGEMENT AND DRAFT EYRE AND WESTERN REGIONAL PLAN SUBMISSION

REPORT INFORMATION								
Report Title	Port Lincoln Master Plan Community Engagement and Draft Eyre and Western Regional Plan Submission							
Document ID	71133							
Organisational Unit	Environment & Infrastructure							
Responsible Officer	Manager Development & Regulatory - Theo Theodosiou							
Report Attachment/s	Yes 71029 Draft Eyre and Western Regional Plan Submission – Port Lincoln – 2025 71092 Port Lincoln Master Planning Preliminary Engagement Draft Reduced							
REPORT PURPOSE								
The purpose of this report is to: <ol style="list-style-type: none"> 1. Provide information about the draft Eyre and Western Regional Plan and its alignment with the Port Lincoln Master Plan. 2. Seek Council's endorsement of a submission to the draft Eyre and Western Regional Plan. 3. Seek Council's endorsement of the High-Level Master Plan and proposed community engagement. 								
REPORT DECISION MAKING CONSIDERATIONS								
Council Role	Advocate / Influence - Make representation on behalf of the Community; engage in public policy development in the interests of the community							
Strategic Alignment	SDP GOAL: Goal 1: Economic Growth and Opportunity SDP ACTION: 1.3 Confirm Port Lincoln's strategic economic priorities and advocate and partner in actions to promote the city's economic vitality through the EPLGA's Eyre Peninsula Strategic Plan							
Annual Business Plan 2023/24	ABP INITIATIVE: Not Applicable ABP PROJECT: Not Applicable							
Annual Business Plan 2024/25	ABP INITIATIVE: Strategic Planning Code Amendments ABP PROJECT: Not Applicable							
Legislation	Planning, Development, and Infrastructure Act 2016							
Policy	Not Applicable							
Budget Implications	As per approved budget <table border="1" data-bbox="651 1843 1362 1915"> <thead> <tr> <th>DESCRIPTION</th> <th>BUDGET AMOUNT \$</th> <th>YTD \$</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> Budget assessment comments:		DESCRIPTION	BUDGET AMOUNT \$	YTD \$			
DESCRIPTION	BUDGET AMOUNT \$	YTD \$						

Risk Implications	Low Risk
Resource Implications	This is a planned resource allocation
Public Consultation	Yes - Recommended
IAP2 Commitment	CONSULT - We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public feedback input has influenced the decision.
OFFICER'S RECOMMENDATION	
<p>That Council:</p> <ol style="list-style-type: none"> 1. Authorise the Chief Executive Officer to finalise and provide a submission to the State Planning Commission regarding the Draft Eyre and Western Regional Plan (Doc 71029). 2. Endorse the Port Lincoln Master Plan preliminary engagement material and note the proposed community engagement (71092). 	

BACKGROUND

Draft Eyre and Western Regional Plan

The State Planning Commission has released the draft Eyre and Western Regional Plan for feedback from Councils, the community and industry.

The Plan creates a long-term (30 year) vision for the region by:

- Guiding where houses and employment go;
- How housing and population will be serviced; and,
- What infrastructure is needed for the next 15 to 30 years.

Council have engaged Future Urban to:

- Undertake a review of the draft Regional Plan; and
- Draft a submission in response to the Regional Plan consultation.

This report outlines the findings of this review and the matters to be addressed within a submission to the Commission.

The Eyre and Western Regional Plan is available on the Regional Planning Portal here:

<https://regional.plan.sa.gov.au/regional-plans/eyre-and-western>

At a high-level, **the Eyre and Western Regional Plan envisages that:**

- **The Eyre Peninsula will grow by 11,918 people by 2051** (to 70,790 people);
- An annual housing target of **182 dwellings will be needed**;
- **Future residential growth will be primarily concentrated in Whyalla and Port Lincoln** with additional future residential areas identified in Ceduna, Streaky Bay, Cowell, and Coffin Bay; and,
- **Future employment growth within** State Significant Industrial Employment Precincts **in Whyalla and Port Lincoln**, with additional employment areas identified in Tumby Bay and Streaky Bay.

Overall, the vision, outcomes and strategic objectives serve as clear guide for the future of the Eyre Peninsula.

In relation to **Port Lincoln specifically**, the following is identified within the Regional Plan:

- A **target for 49 new dwellings** to be built in Port Lincoln **per annum**.
- A future Code Amendment to **expand the Affordable Housing Overlay** to land within the Urban Activity Centre Zone in Port Lincoln (and other centres on the Eyre Peninsula), to be undertaken by the State Government.
- A future Code Amendment to **introduce a Workers Accommodation Overlay** to facilitate worker's accommodation in regional areas that meet the housing needs of short term and permanent long distance commuter workers associated with key local industries, to be undertaken by the State Government.
- Identification of **an area for future residential growth**. This area is currently in the Rural Zone, either side of New West Road.
- A specific action assigned to the City of Port Lincoln to: *Investigate a Code Amendment to apply the Strategic Employment Zone to the Deferred Urban Zone at Billy Lights Point Port Lincoln, to appropriately zone land currently used for industrial and infrastructure purposes.*
- A specific action assigned to the City of Port Lincoln: *Port Lincoln City Council and the District Council of Lower Eyre Peninsula to undertake strategic planning for Port Lincoln and surrounds to plan for future projected housing and employment growth and identify requirements and timing for local infrastructure and services to inform updates to the Regional Plan.*

For the Eyre Peninsula more broadly a total of 17 short term actions are proposed. Of these actions, 10 may have some impact to the long-term land use and infrastructure planning for Council. However, these impacts were minor and are not considered to negatively impact any of the objectives of Council's Strategic Directions Plan for 2025 – 2034.

Accordingly, it is recommended that this **opportunity to provide feedback** on matters of importance for the City of Port Lincoln, including:

- Seeking action to mitigate the challenges for new housing arising from the controls relating to the clearance of native vegetation within existing and designated growth areas;
- Advocating for the **spatial application of the Stormwater Management Overlay**, which is currently only applicable in metropolitan Adelaide but could/should be expanded for use in flood prone regional cities such as Port Lincoln; and
- Support for the actions assigned to the City of Port Lincoln and provide an update on the strategic planning work currently being undertaken by Council.

A draft submission which addresses the above matters is attached (Attachment 1) to this report for Council's endorsement.

Port Lincoln Master Plan

Recent work undertaken by the Council has identified significant constraints in facilitating growth within the established township area. This largely relates to the limitation in service infrastructure and the associated cost of augmentation, which increases uncertainty and impacts the viability of development.

The key strategic planning gap that exists relates to the identification and justification of appropriate future growth areas. The Port Lincoln Master Plan is therefore a critical document intended to influence the Eyre and Western Regional Plan and guide the future growth of the Council area over the next 15 to 30 years.

The Master Plan will be used to:

- Inform Council decision making and infrastructure investment decisions;
- Influence the Eyre and Western Regional Plan;
- Identify future growth areas for residential, employment and commercial uses;
- Guide the release of Council land;
- Ensure there is adequate land supply to support the current and future population and economy; and
- Assist in future State and Federal grant applications.

Council has engaged Future Urban to develop the Master Plan and a Council workshop was undertaken on 1 April 2025 to discuss the Master Plan and determine priority growth areas.

The proposed timeline for the Master Plan is as follows:

- **Stage 1: High-Level Master Plan – April 2025 (we are here)**
- Stage 2: Early Community and Stakeholder Engagement – April 2025
- Stage 3: Infrastructure and traffic investigations – April – June 2025
- Stage 4: Draft Master Plan – April - June 2025
- Stage 5: Community and Stakeholder Engagement – June 2025
- Stage 6: Finalisation of the Master Plan – August 2025

The Master Plan will be developed in consultation with Planning and Land Use Services (PLUS), under the Office of the Minister for Planning, and directly responds to the action in the draft Eyre and Western Regional Plan. It is anticipated that the Eyre and Western Regional Plan will be updated upon finalisation of the Master Plan.

Stage 1 of the project is now complete and early community engagement is planned, including:

- An online survey asking members of the community:
 - to indicate support or otherwise for the identified future growth areas;
 - if there is further information, they would like considered in relation to any of the growth areas;
 - or if there are any additional areas they believe could accommodate growth.
- Two 'drop in' sessions will be held on a weekday, including a daytime session and an evening session;
- The High-Level Master Plan preliminary engagement document made available online;
- Information and link to the survey available on Council's Your Say page; and
- Promotion through social media and Council email distribution lists.

The High-Level Master Plan preliminary engagement document is attached (Attachment 2) to this report for Council's endorsement. Please note, it is an early draft and changes and edits may be made moving forward.

16 April 2025

Mr Craig Holden
Chair of the State Planning Commission
Via email: plansasubmissions@sa.gov.au

Dear Mr Holden,

EYRE AND WESTERN REGIONAL PLAN SUBMISSION

We write in response to the invitation for feedback on the draft Eyre and Western Regional Plan (the 'EWRP').

Firstly, we would like to acknowledge the significant work involved in preparing a long-term planning strategy for the Eyre Peninsula and commend the State Planning Commission (the 'Commission') for undertaking this work.

The City of Port Lincoln (the 'Council') is generally supportive of the outcomes and long-term strategic objectives of the EWRP. In addition, Council is supportive of the target of 49 new dwellings to be constructed in Port Lincoln annually and the actions assigned to the Council. Consequently, most of our feedback relates to the implementation of these objectives with a view to reduce challenges affecting housing development and growth.

This submission recommends improvements to the draft EWRP to ensure that the targets within the Plan are achievable. The submission specifically:

- Seeks action to mitigate the challenges for new housing arising from the controls relating to the clearance of native vegetation within existing and designated growth areas;
- Seeks amendment to the spatial application of the Stormwater Management Overlay; and
- provides an update on the strategic planning work being undertaken by Council.

Further details on these matters are outlined below.

Mitigate Native Vegetation Challenges for New Housing within Existing/Designated Growth Areas

Native vegetation exists over a significant proportion of designated growth areas within the City of Port Lincoln, including land already zoned for urban development purposes. The obligations pursuant to the Native Vegetation Act 1991, the Native Vegetation Regulations 2017 and the Native Vegetation Overlay contained within the Planning and Design Code all limit the extent of development which can be economically delivered, primarily due to the cost of offsetting any clearance, either through offering land or paying into the Native Vegetation Fund. Such puts at risk attainment of the housing targets.

Council note that the following draft Regional Plan action is proposed in relation to biodiversity:

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.

There is significant probability that such mapping will reduce the extent of land appropriate for development, noting that the Council area has other significant constraints which also impact the viability of development, including a lack of trunk service infrastructure and rocky soil profiles which add to construction costs.

Council also notes that the above action corresponds with the drafting and potential implementation of the *Biodiversity Bill 2025*. To ensure that this action doesn't prevent the development of *zoned* land, it is essential that the Regional Plan includes an action which allows for:

- modification to the Native Vegetation Overlay that address the following:

- The areas which are identified as being appropriate for development have clear deemed-to-satisfy criteria that:
 - a) Allow for clearance of native vegetation;
 - b) Automate the offsetting scheme through a pre-determined Significant Environmental Benefit Offset or planting on pre-determined site; and,
 - c) Do not require further assessment from an accredited consultant.
- Areas which are already zoned for residential or employment purposes and do not feature flora or fauna that is of a regional or national importance are subject to clear deemed-to satisfy criteria that achieve 'a' to 'c' above.

Additional considerations include:

- incorporate general protection, moderate protection and high protection reference layers within the Native Vegetation Overlay, like the bushfire hazard layers proposed within the State-wide Bushfire Hazards Overlay Code Amendment. Such would enable tailored policy to exist for 'general protection' areas where removal of vegetation is anticipated and ensure that there is no net loss of biodiversity across the region by offsetting the removal in a more desirable location;
- the township areas of regional cities, be exempt from the Native Vegetation Overlay, Native Vegetation Act and the proposed Biodiversity Bill, akin to the provisions allowed for metropolitan Adelaide.

As a result, it is recommended that the above action be updated to add the words '*and undertake a Code Amendment to review application of, and improve policy within, the Native Vegetation Overlay to facilitate removal of native vegetation in existing and designated growth areas*'.

Request application of the Stormwater Management Overlay

Flooding is a well-known issue within the Council area.

Council commissioned Tonkins Consulting Engineers to prepare a Stormwater Management Plan for the Council area in 2014. Reviews and implementation plans have occurred since 2014 and in June 2024, Council adopted a Ten-Year Program of works. The Ten-Year Program is required to progress the design and construction of the various components to upgrade the capacity of the City's Stormwater System.

The selection of projects is a staged program based on risk priority within the allocated budget, intended to mitigate stormwater flooding, however the budget provisions only enable a selection of projects and is not a complete solution to stormwater within Port Lincoln. The plan focuses on prioritising Council's limited resources on responding to the matters of the highest priority.

The Stormwater Management Overlay contained in the Code seeks to ensure new development incorporates water sensitive urban design techniques to capture and re-use stormwater. The construction of a new dwelling in the Overlay requires the installation of a rainwater tank of between 2000 to 5000 litres, depending on site area and site perviousness. Council notes the Overlay does not apply outside of metropolitan Adelaide, except for Gawler.

Application of the Stormwater Management Overlay in Port Lincoln would assist in managing stormwater at an allotment level and reduce the burden on the Council system. As a Regional City it would be appropriate to adopt the same stormwater management policies which apply to metropolitan Adelaide.

Strategic Planning Work Currently in Progress

As mentioned, several constraints exist which is constraining residential development and growth within the established township area. Identifying appropriate areas for growth, whilst addressing the key impediments to growth is critical.

This has been recognised in the EWRP through the two actions assigned to the City of Port Lincoln.

Council is supportive of the two actions which relate to local strategic planning and Code Amendment at Billy Lights Point, specifically:

- *Port Lincoln City Council and the District Council of Lower Eyre Peninsula to undertake strategic planning for Port Lincoln and surrounds to plan for future projected housing and employment growth and identify requirements and timing for local infrastructure and services to inform updates to the Regional Plan.*
- *Investigate a Code Amendment to apply the Strategic Employment Zone to the Deferred Urban Zone at Billy Lights Point Port Lincoln, to appropriately zone land currently used for industrial and infrastructure purposes.*

Council is already working towards achieving the actions and is in the process of preparing the Port Lincoln Master Plan, which is intended to guide the future growth of the Council area over the next 15 to 30 years.

It is anticipated that the Master Plan will recommend one or more Code Amendments to accommodate future growth. It is likely that removal of the Limited Land Division Overlay and application of the Stormwater Management Overlay will be proposed where relevant within future Code Amendments.

We will work closely with Planning and Land Uses Services in the finalisation of the Master Plan with the ambition that EWRP will be updated upon finalisation of the Master Plan. We are seeking support from the State Planning Commission in regard to this ambition.

We look forward to hearing from the Commission in response to our submission and hope to collaborate on future iterations of the Eyre and Western Regional Plan.

Should you have any questions in relation to the matters raised in our submission, please do not hesitate to contact me on 08 8621 2300.

Yours sincerely,

Eric Brown
Chief Executive Officer



2025 Port Lincoln Master Plan

Preliminary Engagement



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Introduction

The Port Lincoln Master Plan will be a critical document intended to influence the Eyre and Western Regional Plan and guide the future growth of the Council area over the next 30 years.

Recent work undertaken by the Council has identified significant constraints in facilitating growth within the established township area. This largely relates to the limitation in service infrastructure and the associated cost of augmentation, which increases uncertainty and impacts the viability of development. Large areas of native vegetation are also a significant constraint to accommodating growth.

The key strategic planning gap that exists relates to the identification and justification of appropriate future growth areas. Council is seeking early input from the community and stakeholders to identify these areas.

Project Timeline

 Project Start





Purpose

The Master Plan will be used to:

- Inform Council decision making and infrastructure planning and investment.
- Influence the Eyre and Western Regional Plan
- Identify future growth areas for residential, employment and commercial uses
- Guide the release of Council land
- Ensure there is adequate land supply to support the current and future population and economy
- Assist in future State and Federal grant applications

**The Master Plan will align with
the vision and mission from the
Strategic Directions Plan.
2028 - 2034**



MISSION

Council will work for and with the community to achieve the Vision by:

- Strengthening community connection through proactive communication and seeking opportunities to unify, collaborate and support.
- Providing best value and timely services and infrastructure through responsible long-term financial planning and a customer centric approach.
- Striving for excellence in lifestyle, culture and industry through inclusivity, continuous improvement and embracing change.
- Improving community resilience and sustainability by being, proactive, environmentally conscious and innovative.



VISION

"An inclusive, connected and sustainable community committed to excellence in lifestyle, culture, industry and innovation"

The Strategic Directions Plan Vision is a long term aspiration describing the future place and community of Port Lincoln. The Vision has been developed and confirmed through community engagement. The implementation of the Strategic Directions Plan will lead the city towards our Vision.

The port Lincoln Master Plan is a key action from the strategic Directions Plan 2025-2034



Growth Objectives



Growth strengthens Port Lincoln as the Southern Eyre Peninsula's commercial, health, education and community regional hub.



We encourage and support development which aligns with the Port Lincoln Master Plan and other relevant Council strategies.



There is adequate land supply to support residential, employment, commercial and community uses to ensure zoning is not a regulatory burden or impediment to development.



We adopt a customer-centric service delivery model that values proactive communication and respects community involvement and awareness.

Planning seeks to address the infrastructure needs for today and into the future.

Key Statistics

Population and Housing

Current



15,018
estimated population
as at June 2023

median age
41
Similar age
composition to SA

0.2%
10 year historic
population growth rate



126 / **0.8%**
additional people
annually

17,391
Projected Population
in June 2041

- Key observations:
- Growth is relatively slow
 - An ageing population will require diversity in housing stock
 - Projected growth requires planning.

Household Composition



2.3 people
per household
(Average)

64.6%
household are
families
lower than SA
average of 68.1%

32.4%
single person
households
higher than SA
average of 28.5%

88.5%
occupied private
dwellings
lower than SA
average of 89.2%



**Housing
Tenure type**

31.5%
own their
home outright
similar to SA
average of 32.8%

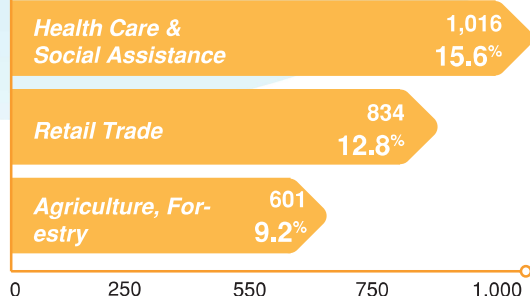
30.4%
own their home
with mortgage
lower than SA
average of 35.6%

33.9%
rent their home
higher than SA
average of 27.6%

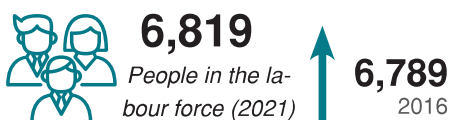
Data sources: ABS Census, SA Government, Profile ID

Economy

3 Most Common Employment Sector



Number of Jobs



Key observations:

- The number of jobs and people in the labour force is rising.

Housing Affordability



\$310,000
Median house Price
March 2021

44%

\$483,808
Median house Price
March 2025

15.5%
Last 12 months



\$300/week
Median rent Price
March 2021

44%

\$470/week
Median rent Price
March 2025

6.8%
Last 12 months

Estimated weekly mortgage payment on **\$450,000** is **\$675** or **\$459** on **\$300,000** .(6% interest rate).



\$1667
Median weekly income
Families household



\$1243
Median weekly income
Personal household

Key observations:

- Housing is becoming unaffordable especially when compared to the median household income.

Key Influences

Land Supply

Residential Land Supply

The 2024 Housing Strategy found there was:

530

vacant residential allotments

696 hectares

of vacant residential land



There were approximately 20 dwelling approvals granted in 2023/2024.

Key observations:

- There is appropriately zoned residential land but it is not being developed
- The draft Eyre and western Regional Plan contains a target of 49 new dwellings per year.

Employment Land Supply



A review of employment land supply has found there is:

226 hectares

of occupied employment land

30 hectares

of vacant employment land

Key observations:

- There are very limited options available for new employment and commercial uses.
- There is a limited supply of large land parcels.
- 30 hectares of employment land is quite low for a regional city.

Development Constraints



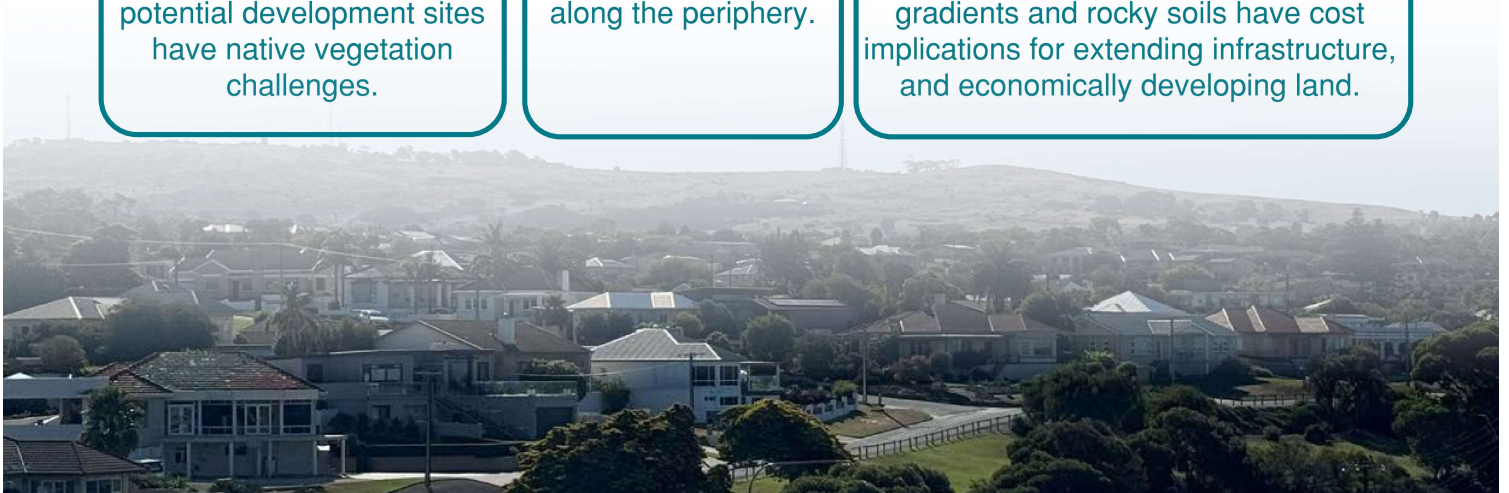
The entire Council area is affected by the Native Vegetation Act / the Native Vegetation Overlay. This means that several large potential development sites have native vegetation challenges.



There are various bushfire risk ratings across the Council area, with medium and high-risk ratings along the periphery.



The City of Port Lincoln is relatively well serviced by electricity and telecommunications infrastructure. However, water and sewer infrastructure are limited. Land gradients and rocky soils have cost implications for extending infrastructure, and economically developing land.



Native Vegetation Coverage and Bushfire Risk

Zones

GN - General Neighbourhood Zone
 HN - Hills Neighbourhood Zone
 SN - Suburban Neighbourhood Zone
 WN - Waterfront Neighbourhood Zone
 RuN - Rural Neighbourhood Zone
 OS - Open Space Zone
 Rec - Recreation Zone
 Ru - Rural Zone
 RuL - Rural Living Zone
 Du - Deferred Urban Zone
 Inf - Infrastructure Zone
 UAC - Urban Activity Centre Zone
 SMS - Suburban Main Street Zone
 CF - Community Facilities Zone
 UAC - Urban Activity Centre Zone
 SAC - Suburban Activity Centre
 SE - Strategic Employment Zone
 E(BH) - Employment (Bulk Handling) Zone
 E - Employment Zone
 CTP - Caravan and Tourist Park Zone
 Inf(FMF) - Infrastructure (Ferry and Marina
 Facilities) Zone
 RE - Resource Extraction Zone
 Con - Conservation Zone

Legend

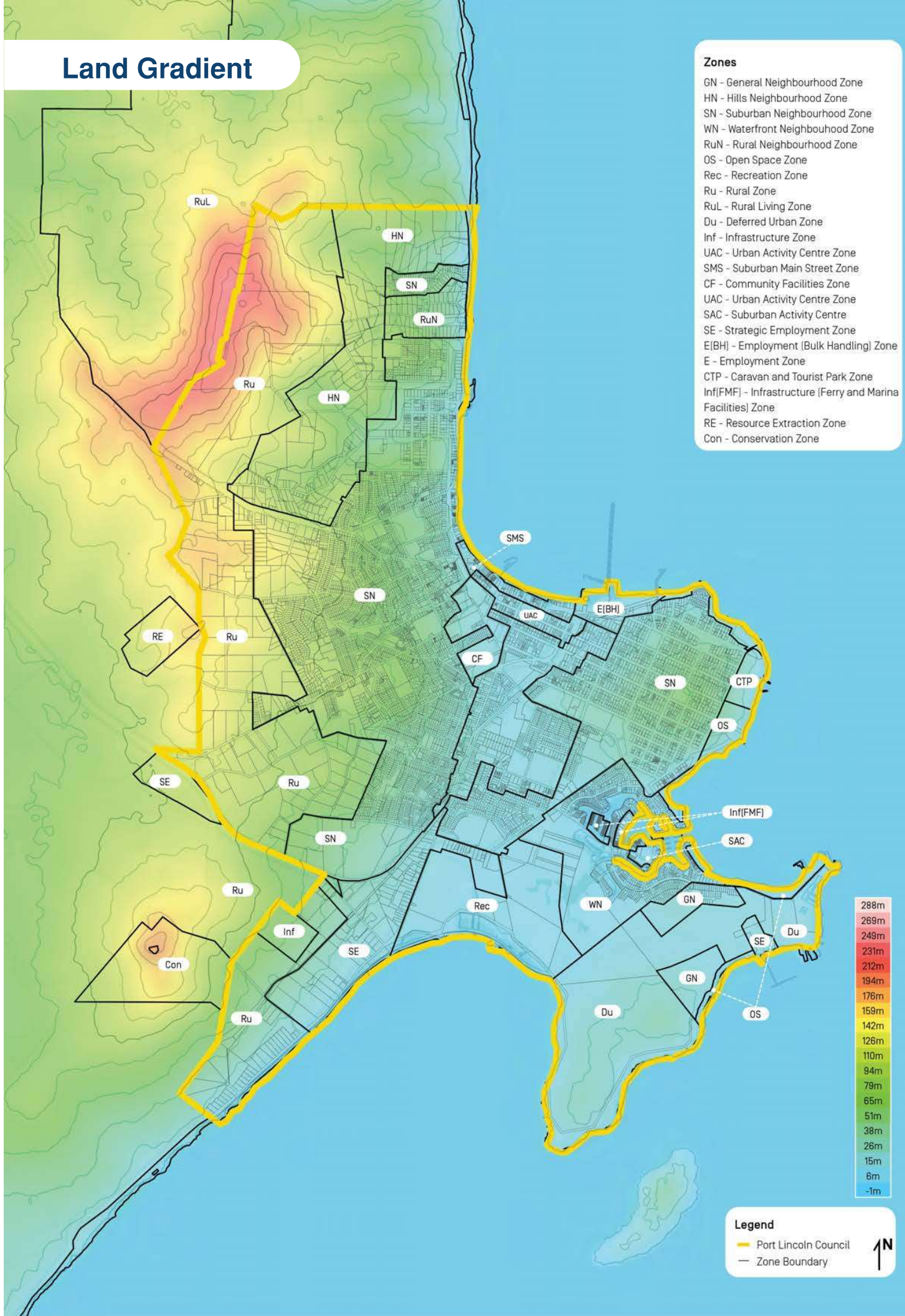
— Port Lincoln Council
 — Zone Boundary
 ■ Native Vegetation Coverage
 ■ Bushfire (Medium Risk)
 ■ Bushfire (High Risk)



Land Gradient

Zones

- GN - General Neighbourhood Zone
- HN - Hills Neighbourhood Zone
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- RE - Resource Extraction Zone
- Con - Conservation Zone



Legend

- Port Lincoln Council
- Zone Boundary





What this means for the Master Plan:

- There is land which is appropriately zoned for residential development, however, it is not being actively developed due to a number of development constraints.
- Housing is becoming unaffordable especially when compared to the median household income.
- More diversity of housing stock is needed to reflect an ageing population.
- The number of jobs and people in the labour force is rising, however, there are limited land options available for new employment and commercial development.
- To support the future population and growth of Port Lincoln over the next 30 years, we need to plan for:
 - An additional 3780 people (126 people per year).
 - An additional 1,470 dwellings (49 dwellings per year).
 - More land options for employment and commercial areas.



High-Level Master Plan

Current and Future Growth Areas

Current and Future Growth Areas

1. Rural Zone (Lookout)
2. Hills Neighbourhood Zone
3. Rural Zone (New West Road)
4. Western Approach Road
5. Hassell Road
6. Recreation Zone
7. Rural Zone (Proper Bay Road)
8. Rural Zone (Lower Eyre Council)
9. Waterfront Neighbourhood Zone
10. Proposed Activity Centre
11. St Andrews Terrace
12. Suburban Neighbourhood Zone
13. Eucalyptus Drive
14. Deferred Urban Zone
15. General Neighbourhood Zone
16. Desalination Plant

Zones

GN - General Neighbourhood Zone
 HN - Hills Neighbourhood Zone
 SN - Suburban Neighbourhood Zone
 WN - Waterfront Neighbourhood Zone
 RuN - Rural Neighbourhood Zone
 OS - Open Space Zone
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 CTP - Caravan and Tourist Park Zone
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 RE - Resource Extraction Zone
 Con - Conservation Zone

Potential long term future growth, subject to discussions with Lower Eyre Council and demand

Legend

- Port Lincoln Council
- Current Growth Areas (Residential)
- Future Growth Areas (Residential)
- Zone Boundary
- Future Employment
- Review Minimum Site Area
- Future Suburban Activity Centre



Future Growth Areas

The following future growth areas have been identified for inclusion in the Master Plan to guide growth over the next 30 years.

Areas 1, 3, 5, 6 and 7 have initially been identified as priority areas for further investigation to accommodate growth. These priorities have been identified on the basis that they are able to be developed economically and likely to result in increased housing options in the short term. Other areas are identified as potential long-term growth options.

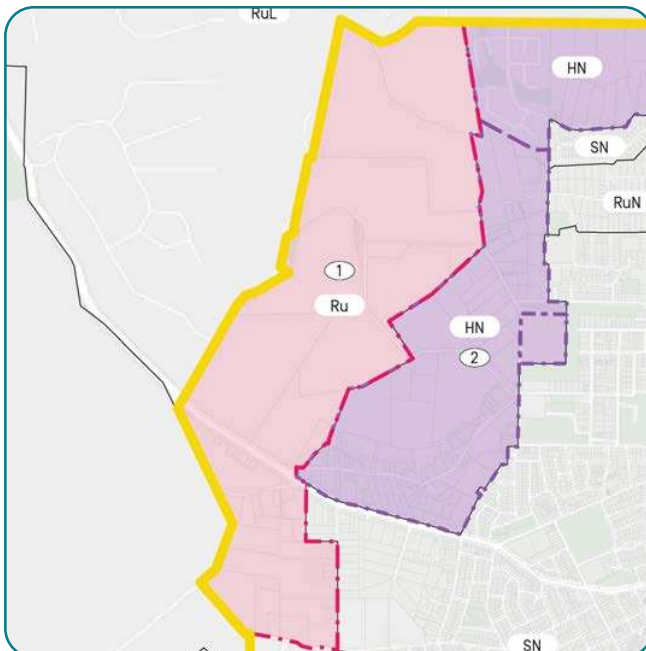
Areas which are covered in native vegetation are viewed as having long term potential only as changes to legislation around native vegetation clearance and offsets is required in order to make these areas economically developable.

We are seeking early feedback about:

- whether you support or do not support the identified growth areas;
- if there is further information you would like considered; or
- if there are any additional areas you believe could accommodate growth.

To guide feedback on each future growth area, expected yields and key development constraints are identified below.

Priority areas



Area 1

Constraints for growth:



Impact on landscape character



Gradient / rocky soils



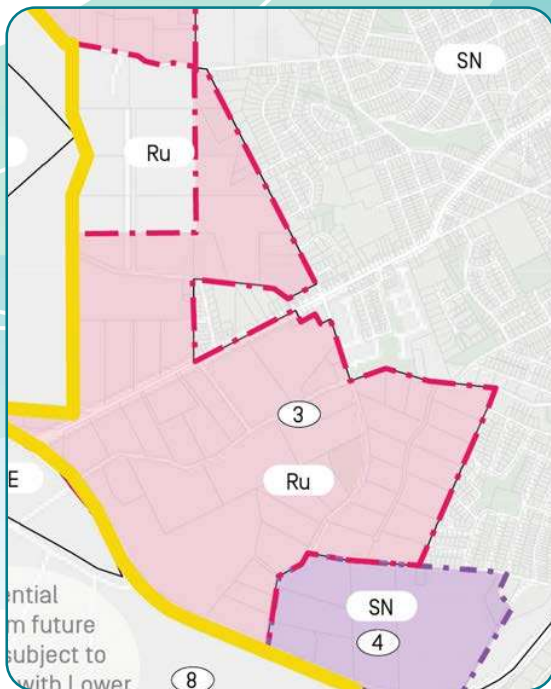
Bushfire risk



Limited water and wastewater connection options

Opportunities:

- Expansion of adjoining rural living / hills neighbourhood to make better use of land and provide housing options
- Onsite wastewater systems and rainwater tanks to reduce infrastructure costs
- Potential access to existing electricity infrastructure (subject to further investigations)
- Potential for more housing where land is flatter with potential to connect to water infrastructure
- Views



Area 3

Constraints for growth:



Impact on landscape character



Gradient / rocky soils



Bushfire risk



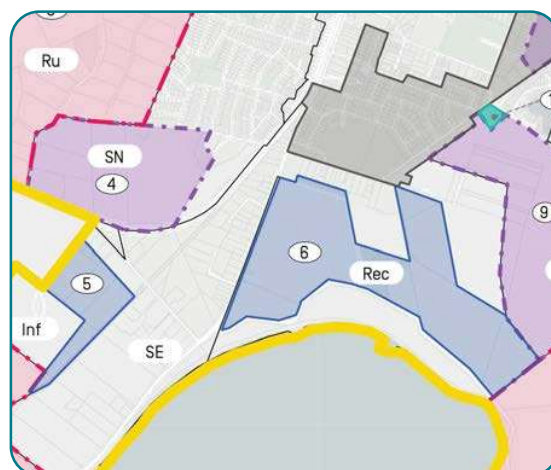
Fragmented ownership



Native vegetation coverage

Opportunities:

- Low density residential
- Opportunity for onsite wastewater systems and rainwater tanks to reduce infrastructure costs
- Potential to connect some areas to water and sewer mains (subject to further investigations)
- Potential access to existing electricity infrastructure (subject to further investigations)
- Views
- Defined by the draft Eyre and Western Regional Plan



Area 5&6

Constraints for growth:



Native vegetation coverage



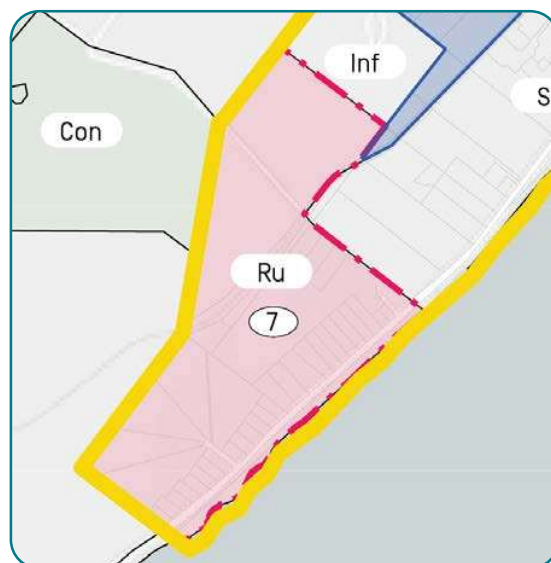
Bushfire risk



Site contamination

Opportunities:

- Suitable for industrial / commercial uses, partially used for these uses now
- Potential access to existing infrastructure
- Flatter land
- Has interface with existing employment uses



Area 7

Constraints for growth:



Fragmented ownership



Gradient / rocky soils



Bushfire risk



Native vegetation coverage

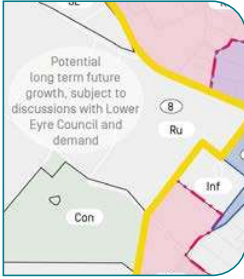


Limited water and wastewater connection options

Opportunities:

- Low density residential, recognition of existing uses
- Onsite wastewater systems to reduce infrastructure costs
- Potential to connect to water and electricity infrastructure (subject to further investigations)
- Recognise existing residential development and opportunity for minor intensification

Potential Long-Term Growth Options



8. Rural Zone (Lower Eyre Council)

Key Development Constraints:

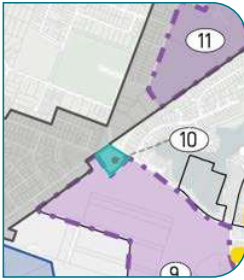


Bushfire risk



Native vegetation

Potential long term future growth, subject to discussions with Lower Eyre Council and demand.



10. Future Activity Centre

Proposal for a new activity centre to accommodate local shops and services.



12. Suburban Neighbourhood Zone

Potential Yield: 200 - 400 additional dwellings

Key Development Constraints:



Bushfire risk



Native vegetation

Minimum site area currently 450 square meters.
A reduction in minimum site area may result in increased infill development.



14. Deferred Urban Zone

Potential Yield: 1200 - 2100 dwellings

Key Development Constraints:

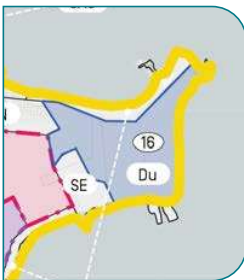


Bushfire risk



Native vegetation

Changes to legislation around native vegetation clearance and offsets is required in order to make this land economically developable.



16. Desalination Plant

Potential Yield: 12 hectares of employment land

Key Development Constraints:



Native vegetation

This land is largely already occupied by the wastewater treatment facility and approved desalination plant.

Have Your Say

We are seeking early input from the community about the future growth areas prior to development of the Master Plan.

Members of the community are invited to complete a survey between XX 2025 and XX 2025.

'Drop-In' Sessions

If you would like to speak to someone about the project, drop in and chat to Council staff and engaged consultants from Future Urban.

Day XXX 2025

– 12.00pm to 2.00 pm and 4.00pm to 7.00pm

Location:

Nautilus Arts Centre, Media Room
66 Tasman Terrace, Port Lincoln
(access via Washington Street)

Any questions on the development of the Master Plan can be directed to Council's Manager Development and Regulatory, Theo Theodosiou on 8621 2300 or plcc@plcc@sa.gov.au.

