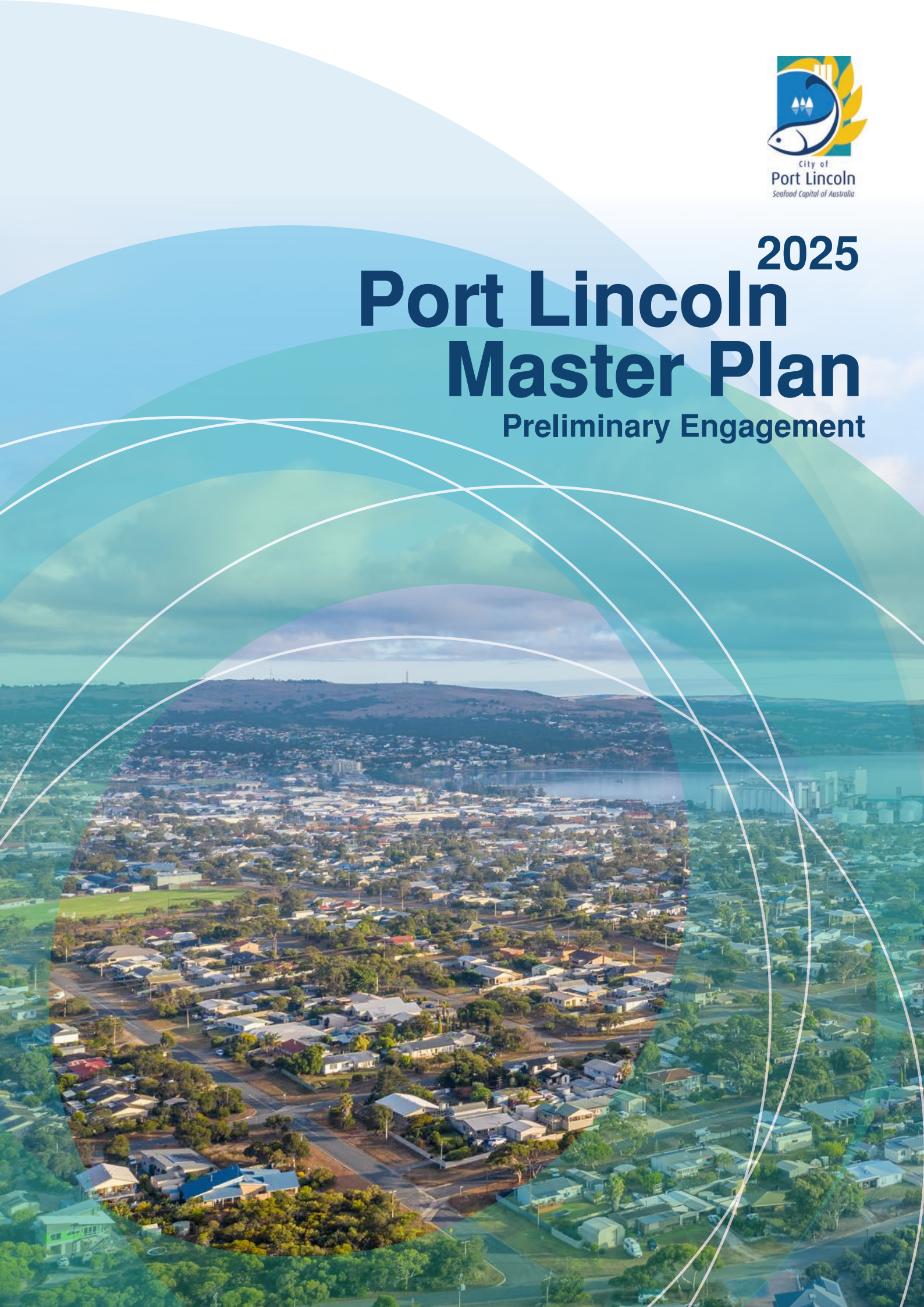


2025 Port Lincoln Master Plan

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.

Acknowledgement of country

We acknowledge the Barngarla People, the Traditional Owners of the land on which the City of Port Lincoln rests and their continuing connection to land, sea, culture and community. We pay our respects to Elders past, present and emerging, and we extend that respect to other Aboriginal and Torres Strait Islander people in our community.

Project Timeline



Project Start

Step 2

Early Community and
Stakeholder Engagement
May 2025



Step 4

Draft Master Plan
April - June 2025



Step 6

Finalisation of the Master Plan
August 2025



Step 1

High-Level Master Plan
April 2025



Step 3

Infrastructure and traffic
investigations
April - June 2025



Step 5

Community and Stakeholder
Engagement
June 2025





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.
- Seek to ensure there is **adequate land supply** to support the current and future population and economy.
- Inform future State and Federal **grant applications**.

The Master Plan will align with the Vision and Mission from the Strategic Directions Plan 2025 - 2034



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.



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.

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 Population



15,018

estimated population
as at June 2023

median age

41

Similar age
composition to SA

increase

2.8%

In people aged over 60
between 2016 and 2021

0.2%

10 year historic
population growth rate

Future Population



126

0.8%

additional people annually

17,391

Projected Population in June 2041

Housing



88.5%

occupied private dwellings
(11.6% are unoccupied)

81.6%

of housing is detached

Household Composition



2.3 people
per household
(Average)

64.6%

family
households
lower than SA
average of 68.1%

32.4%

single person
households
higher than SA
average of 28.5%



**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%

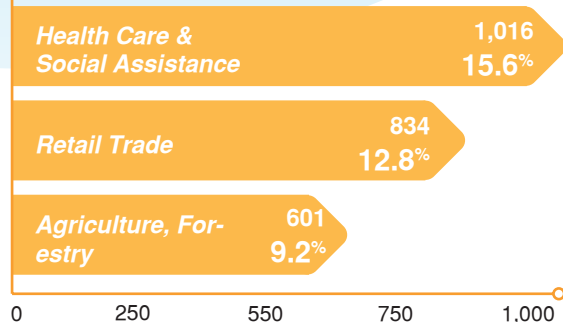
Key observations:

- Historic growth is relatively slow.
- An ageing population will require diversity in housing stock.
- Projected growth requires planning.

Data sources: ABS Census, SA Government, Profile ID

Economy

3 Most Common Employment Sector



Number of Jobs



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 2021



\$1243
Median weekly income
Household 2021



\$717
Median weekly income
Personal 2021

Key observations:

- The number of jobs and people in the labour force is rising.
- Housing is becoming unaffordable especially when compared to the median household income.

Key Influences

Land Supply

Residential

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. The draft Eyre and western Regional Plan contains a target of 49 new dwellings per year.



Employment

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 is zoned residential land but it is not being developed.
- There are very limited options available for new employment and commercial uses.
- There is a limited supply of large employment land parcels.
- 30 hectares of vacant 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

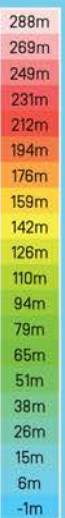
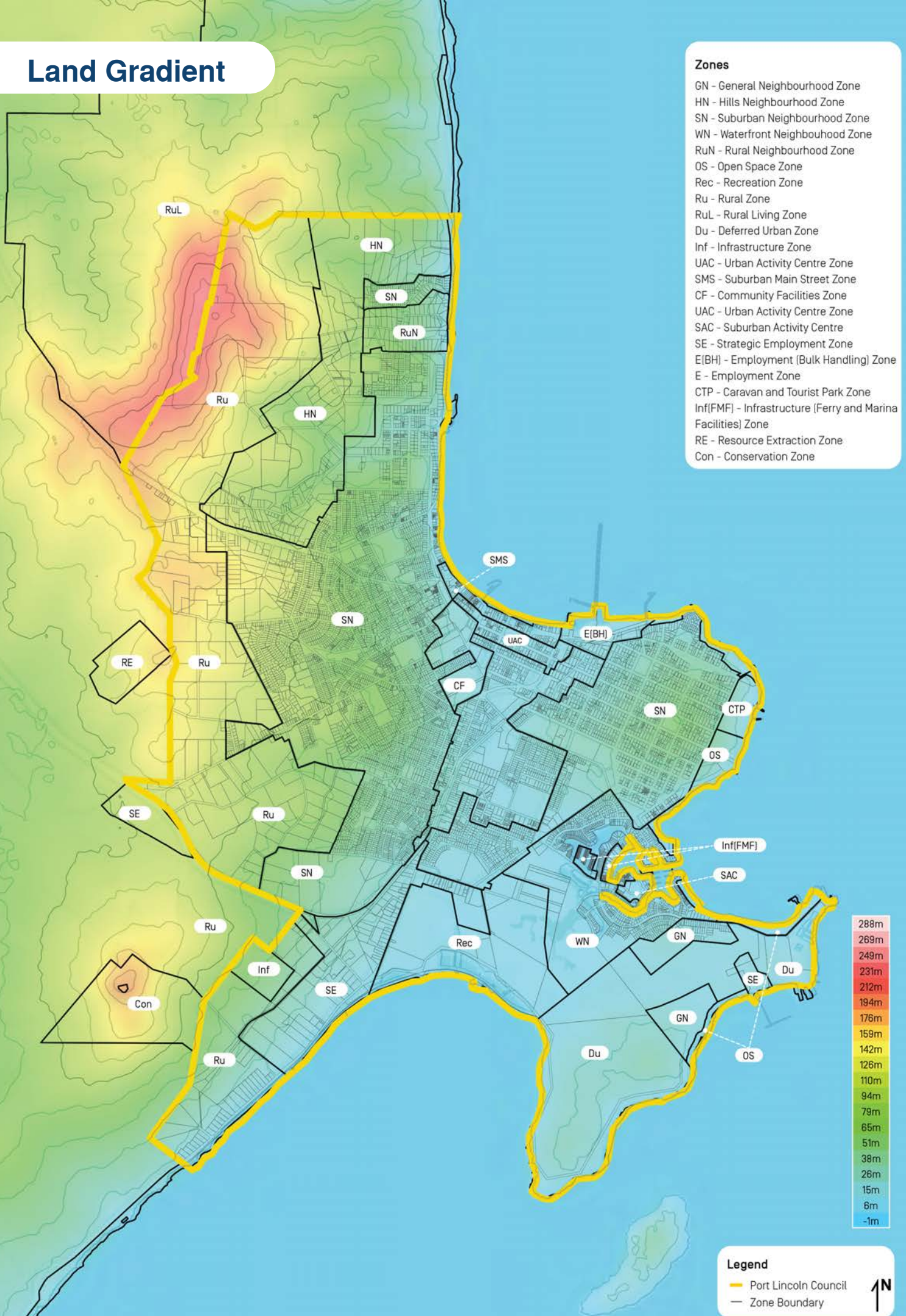
— Port Lincoln Council
 — Zone Boundary
 Native Vegetation Coverage
 Bushfire (Medium Risk)
 Bushfire (High Risk)



Land Gradient

Zones

GN - General Neighbourhood Zone
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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 3,780 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

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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.

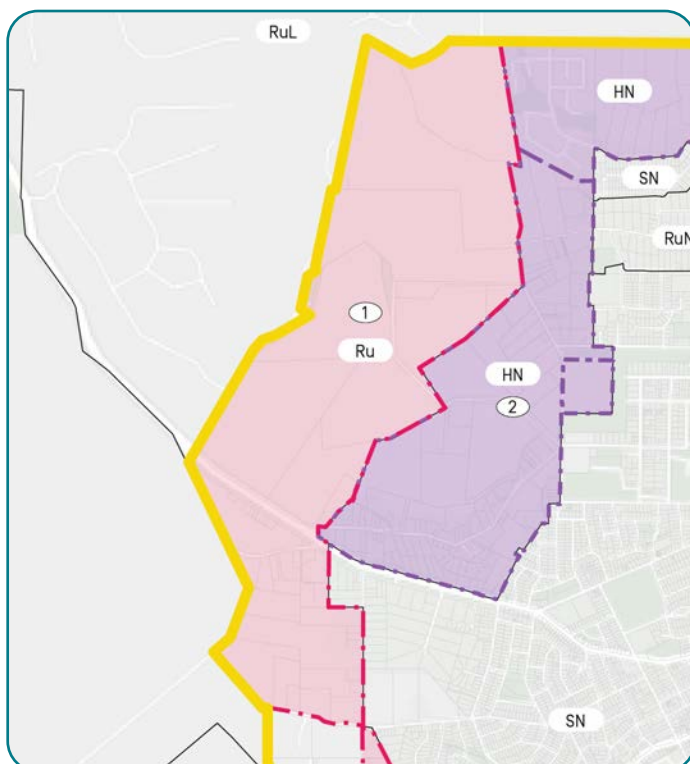
Areas which are covered in native vegetation are viewed as having long term potential only as changes to legislation around native vegetation clearance and offsets is required in order to make these areas economically developable.

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 Rural Zone (Lookout)

Potential Yield: 150 - 260 dwellings

Constraints for growth:



Impact on landscape character



Gradient / rocky soils



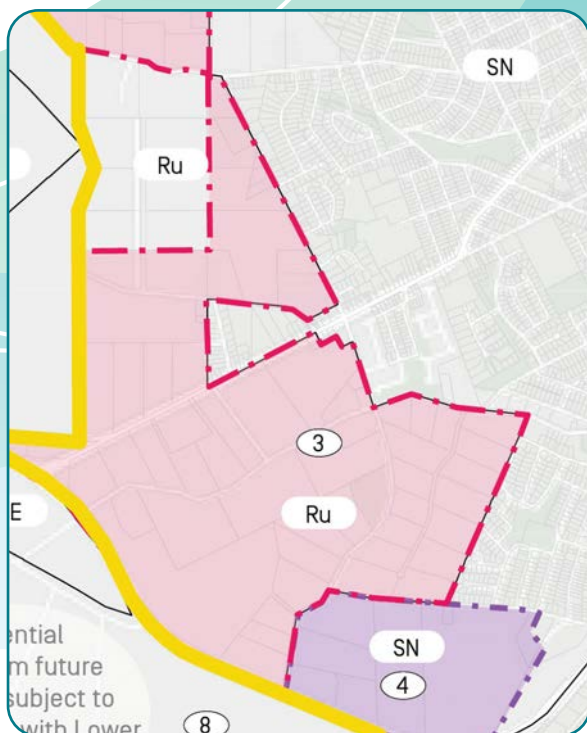
Bushfire risk



Limited 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 Rural Zone (New West Road)

Potential Yield: 250 - 600 dwellings

Constraints for growth:



Impact on landscape character



Gradient / rocky soils



Bushfire risk



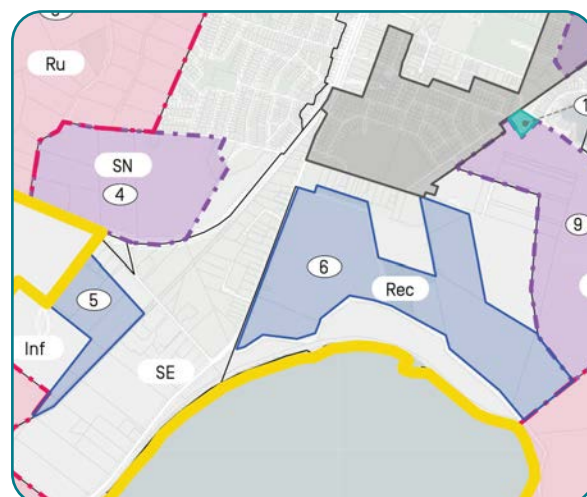
Fragmented ownership



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
- Identified by the draft Eyre and Western Regional Plan



Area 5&6 Hassell Road and Greyhound Road

Potential Yield: 43 hectares strategic employment land

Constraints for growth:



Native vegetation coverage



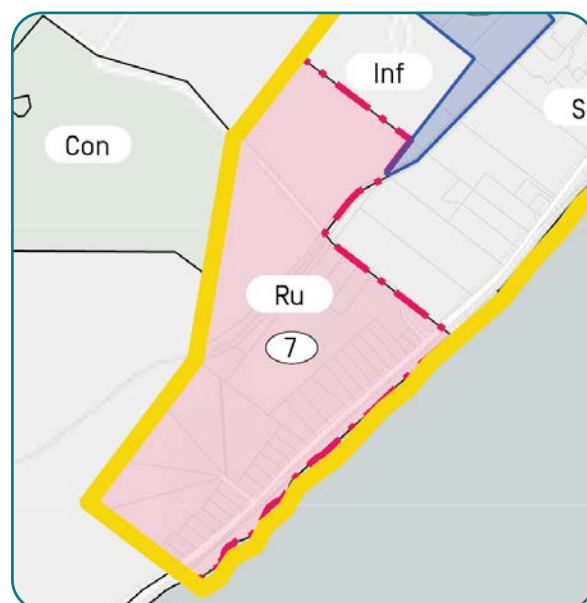
Bushfire risk



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 Rural Zone (Proper Bay Road)

Potential Yield: 20-40 additional dwellings

Constraints for growth:



Fragmented ownership



Gradient / rocky soils



Bushfire risk



Native vegetation coverage

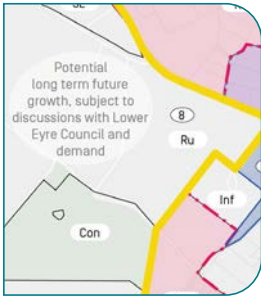


Limited wastewater connection options

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:

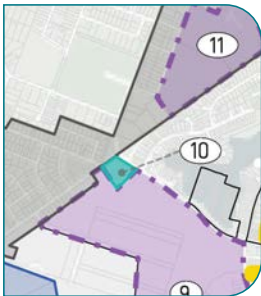


Bushfire risk



Native vegetation

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



10. Future Activity Centre

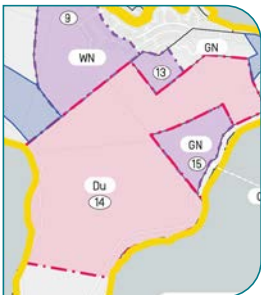
Proposal for a new activity centre to accommodate local shops and services.



12. Suburban Neighbourhood Zone

Potential Yield: 200 - 400 additional dwellings

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:

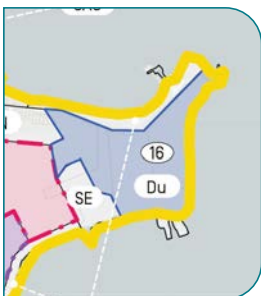


Bushfire risk



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 input from the community about the future growth areas prior to preparation of the Master Plan.

Members of the community are invited to complete a survey between 1 May 2025 and 22 May 2025.

The survey can be found on Council's Your Say page:

<https://yoursay.portlincoln.sa.gov.au/>

or by scanning the QR code with your smart phone:



'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.

When:

Tuesday 6 May 2025

Session 1: 12.00pm to 2.00 pm

Session 2: 4.00pm to 7.00pm

Location:

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

Hard Copies:

Hard copies of the Master Plan Preliminary Engagement document and survey will also be available at the community drop in sessions, Council Office and Port Lincoln Library and can be submitted:

- In person at the drop in sessions;
- Via post to: City of Port Lincoln, PO Box 1787, Port Lincoln SA 5606; or
- Or delivered to: Level One, Civic Centre, 60 Tasman Terrace, Port Lincoln.

Questions:

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](mailto:plcc@plcc.sa.gov.au).



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