



2026-2056 Growth STRATEGY

A 30 year roadmap guiding growth,
investment & prosperity in the Copper Coast



Inspired by lifestyle.
Driven by possibility.

CONTENTS

The Copper Coast Council acknowledges the Narungga (Nharangga) people as the Traditional Custodians of the land and surrounding waters where we live and work. We acknowledge their deep connection to Country and pay our respects to Elders past, present and emerging. This respect is extended to Aboriginal and Torres Strait Islander people across Australia.

Executive SUMMARY 3

About the GROWTH STRATEGY 4

What is a Growth Strategy 4

What is the role of a Growth Strategy 4

The Growth Strategy Study Area 4

Why has Council prepared a Growth Strategy 6

Alignment with other strategies, plans and policies 6

How will the Growth Strategy be used 7

Investigations AND KEY FINDINGS 8

Population 8

Land Supply 10

Infrastructure 12

Service Provision (Social Infrastructure) 12

Phase 1 Consultation 14

Phase 2 Consultation 15

The GROWTH STRATEGY 18

Future Residential 20

Rural Living 24

Tourism Accommodation 27

Commercial and Neighbourhood Centres 27

Industrial Estates 30

Sport and Recreation 35

Service Accommodation 37

Civic Facilities 38

Transport 39

Paskeville 43

Action PLAN 45

Kadina Actions 46

Moonta Actions 49

Wallaroo Actions 51

Council wide Actions 53

Executive SUMMARY

The Copper Coast Growth Strategy provides a coordinated, long term plan for how the region will grow over the next 30 years.

It brings together detailed analysis of population trends, land supply, infrastructure capacity, social services, environmental values and economic drivers to guide sustainable development across key centres including Kadina, Moonta and Wallaroo.

A Growth Strategy ensures that the right land is available in the right places, that new development is supported by essential infrastructure, and that growth enhances the wellbeing of residents and the resilience of the local economy. It sets a clear direction for Council, State Government, service providers, landowners and the community by defining priorities for land use, investment and infrastructure delivery.

The Strategy responds to strong and sustained growth pressures, including lifestyle, migration, an ageing population, housing demand, shortages in childcare and health capacity, and the need for development ready employment land. It also addresses key constraints such as potable water limitations, native title, heritage overlays, and infrastructure gaps.

Through coordinated planning, the Growth Strategy:

- Establishes a clear hierarchy for residential, employment and commercial growth.
- Identifies opportunities to unlock underutilised land and ensure a pipeline of development ready supply.
- Prioritises upgrades to water, wastewater, stormwater, energy and transport networks.
- Plans for expanded social infrastructure, including childcare, schools, healthcare and recreation.
- Protects environmental, coastal, cultural and heritage assets, including Narungga Country.
- Provides an evidence based foundation for future policy changes, infrastructure advocacy and investment decisions.

The Growth Strategy is structured into four key sections. An introductory “About the Growth Strategy” chapter outlines the purpose of the document, the context in which it operates, and the methodology used in its development. This is followed by a consolidated summary of key investigations and findings, drawing together the technical studies, community engagement outcomes, and supporting reports prepared by Council.

The core Growth Strategy section identifies the major challenges and opportunities shaping future planning, and sets out the processes and implementation pathways needed to respond effectively. The document concludes with an Action Plan that clearly summarises the recommended actions, priorities, and projects in a concise and easy-to-reference table.

Ultimately, the Growth Strategy charts a pathway for balanced, sustainable and well serviced growth, supporting a vibrant economy, diverse housing choices, connected communities and a strong quality of life for current and future generations of the Copper Coast.



About the GROWTH STRATEGY

WHAT IS A GROWTH STRATEGY

A Growth Strategy is a long term, place based framework that guides how a community will grow, invest and evolve over time.

For the Copper Coast, it sets out the coordinated pathway for managing population change, housing supply, employment land, infrastructure delivery, social services, environmental values, and economic development over the next 30 years. It provides the evidence base, policy direction and implementation roadmap needed to ensure that growth is orderly, sustainable, and aligned with Council's vision for a prosperous, liveable and resilient region.

WHAT IS THE ROLE OF A GROWTH STRATEGY

The primary role of a Growth Strategy is to ensure that future development occurs in a strategic, coordinated and financially responsible manner. Specifically, it:

- Guides land use planning and rezoning to ensure sufficient residential, industrial and commercial land is available where and when needed.
- Aligns growth with infrastructure capacity, including potable water, wastewater, transport, community facilities, health, education and open space networks.
- Provides a clear policy basis for investment, supporting State Government decision making on infrastructure, planning policy and regional priorities.
- Supports the local economy by identifying employment land needs, retail hierarchy roles and opportunities for industry diversification.
- Strengthens community wellbeing through planning for social infrastructure such as childcare, aged care, schools, libraries, healthcare and recreation.
- Manages environmental, cultural and heritage constraints so new development protects significant landscapes, biodiversity, coastal systems and Narungga Country.
- Ensures financial sustainability, linking growth to the Long-Term Financial Plan and clarifying the sequencing of investment.

THE GROWTH STRATEGY STUDY AREA

The Growth Strategy covers the Copper Coast Local Government Area ('Council').

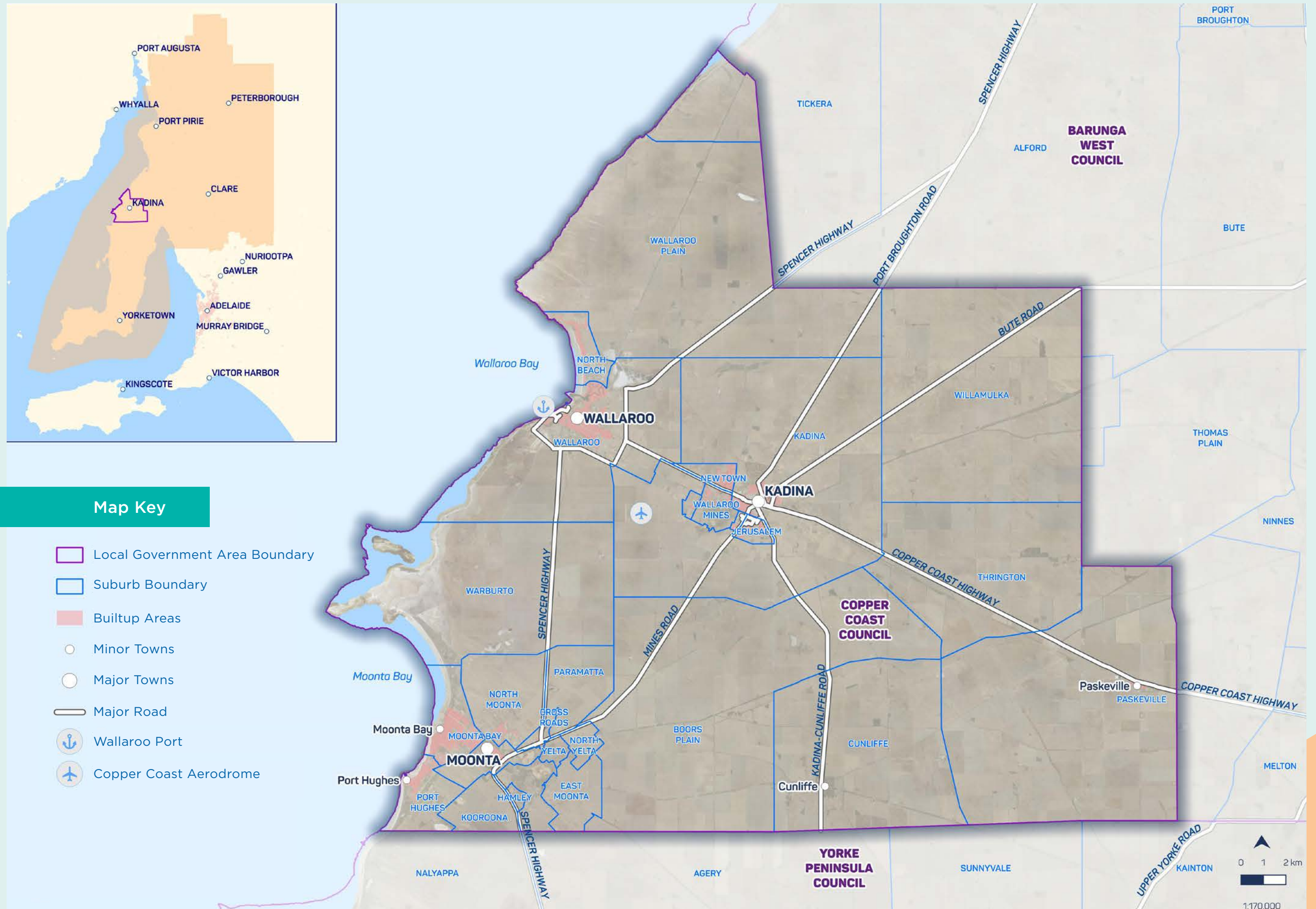
The Council is situated approximately 160 kilometres north of Adelaide and forms part of the broader Yorke Peninsula and Mid North Planning Region.

The Council covers an area of 773 km² and has an estimated residential population of 16,299 people.

The LGA has three main centres being Kadina, Moonta and Wallaroo that are the primary focus of the Growth Strategy. Reference to 'Moonta' in this report also includes the suburbs of Moonta Bay and Port Hughes.

There are small settlements at Paskeville which has been briefly discussed within the Growth Strategy. Paskeville and Cunliffe are not considered appropriate locations for growth and are not analysed to the same extent as Kadina, Moonta and Wallaroo within this strategy.





WHY HAS COUNCIL PREPARED A GROWTH STRATEGY

The Copper Coast is experiencing sustained population growth, strong lifestyle driven migration, increasing economic activity, and rising demand for housing, community facilities and services. At the same time, key constraints, including potable water capacity, native title, heritage requirements, ageing infrastructure, and limited development ready employment land are inhibiting the ability to respond to this growth.

The Growth Strategy will ensure these competing pressures are addressed proactively, enabling:

- Sufficient and diverse housing supply to meet the needs of families, retirees, workers and young people.
- A reliable pipeline of employment land to support economic expansion and job creation.
- Protection of environmental assets and recognition of Narungga Country and cultural values.
- Efficient investment in infrastructure, reducing long term costs to the community.
- A coordinated approach to rezonings and development, reducing uncertainty for investors and stakeholders.

ALIGNMENT WITH OTHER STRATEGIES, PLANS AND POLICIES

The Copper Coast Growth Strategy is designed to sit within and directly support a broader network of Council and State Government policies, plans and strategic directions. Its purpose is not only to guide local land use and infrastructure planning but also to ensure that Copper Coast's priorities are aligned with regional, statewide and legislative frameworks. This alignment strengthens Council's ability to advocate for investment, secure funding, and initiate policy change at the state level.

Council prepares an *Annual Business Plan* outlining its key priorities for each financial year. The Growth Strategy identifies and prioritises actions for consideration during Council's annual business planning and budget process.

The *Strategic Management Plan 2025-2035* sets out Council's long-term vision and sets out key actions to be achieved. One of these actions is to deliver a Growth Strategy to guide development and strategic investment across the area.

The *Long-Term Financial Plan* (LTFP) covers the period 2025/26-2034/35 and sits alongside (but separate from) the annual business plan. Its core purpose is to keep the Council financially sustainable. Forward financial discipline strengthens the Council's ability to fund infrastructure such as roads, stormwater upgrades, wastewater and community facilities that are essential elements of the Growth Strategy.

The *Copper Coast Economic Development and Marketing Plan* is an economic roadmap that prioritises tourism, health, education, and investment. The vision is to establish the Copper Coast as 'South Australia's lifestyle location of choice to live and visit.'

The Plan set the following annual targets to 2031:

- 2.34% population growth
- 2.78% Gross Regional Product (GSP)
- 2.08% employment growth
- 1.61% business growth

Council have committed to a review and update of the *Copper Coast Economic Development and Marketing Plan*.

OUR VISION

A thriving regional centre inspired by lifestyle, driven by possibility.

OUR MISSION

To facilitate the efficient delivery of affordable services, infrastructure, and programs that cultivate a cohesive, sustainable, and prosperous community.



HOW WILL THE GROWTH STRATEGY BE USED

The Growth Strategy will be used as a foundation document to shape a wide range of Council, Regional and State planning instruments, including:

Yorke Peninsula and Mid North Regional Plan (State Government)

The State Government has confirmed that the Growth Strategy will serve as the basis for initiating the first amendment to the Regional Plan in 2026. It will directly inform:

- Settlement hierarchy (Major/Supporting/Minor Centres)
- Future housing and employment land supply
- Infrastructure priorities
- Environmental and cultural mapping
- Regional planning policies.

Copper Coast Council Strategic Management Plan 2025–2035 (Copper Coast Council)

The Growth Strategy feeds into the delivery of a wide range of actions in the Strategic Management Plan, including:

- Planning for population and economic growth
- Infrastructure and asset management
- Heritage protection
- Tourism and recreation development
- Advocacy for policy and legislative reform.

Long-Term Financial Plan (LTFP) and Infrastructure Investment Planning (Copper Coast Council)

The Strategy's identification of future infrastructure needs, staging and servicing requirements will be used to guide:

- Future capital works programming
- Borrowing and funding strategies
- Prioritisation of water, wastewater, stormwater and road upgrades
- Financial sustainability modelling.

Sport and Recreation Facilities Blueprint (currently being prepared) (Copper Coast Council)

Council has endorsed the development of a Sport and Recreation Facilities Blueprint, and the Growth Strategy will inform:

- Locations for future sport and community hubs
- Rationalisation or redevelopment of existing facilities
- Co-location opportunities with growth areas.

Community Infrastructure Planning & Social Infrastructure Frameworks (Copper Coast Council)

The Growth Strategy identifies demand for childcare, health care, aged care, libraries, community centres and education facilities. It will therefore be used to inform:

- A future Community Infrastructure Plan
- Regional Library Service planning
- Health services advocacy (particularly Wallaroo Hospital expansion)
- Aged care and retirement living planning.

Economic Development & Marketing Plan (future review) (Copper Coast Council)

Council has committed to reviewing and updating its Economic Development & Marketing Plan. The Growth Strategy will inform:

- Investment attraction priorities
- Employment precinct planning
- Tourism development (e.g. Australian Cornish Mining Sites: Burra and Moonta World Heritage opportunity)
- Skills, education and workforce planning.

Transport and Movement Strategies (State Government / Copper Coast Council)

Given its analysis of freight, road networks and heavy vehicle access, the Growth Strategy will shape:

- Local transport strategies
- Road upgrade priorities
- Pedestrian/cycling network improvements
- Freight and logistics planning around Wallaroo and Kadina.

Structure Plans and Future Code Amendments (Copper Coast Council)

The Growth Strategy identifies where more detailed structure planning is required, including:

- Moonta Future Residential Growth Area
- Kadina Strategic Employment Zone
- North Moonta Future Employment Area
- Wallaroo strategic sites.

These will underpin future Code Amendments and precinct master plans.

Environmental, Coastal and Heritage Management Plans (Copper Coast Council)

Given the projected growth interacts with dune systems, samphire habitat, stormwater, heritage areas and native title land, the Growth Strategy will inform:

- Coastal management strategies
- Stormwater Management Plans
- Heritage Area Statements and potential heritage overlay reviews (e.g., Wallaroo Mines)
- Engagement strategies with the Narungga Nation.

Housing Strategies and Key Worker Housing Programs (Copper Coast Council)

The Growth Strategy's findings on housing shortages, lack of diversity, and affordability pressures will guide:

- Affordable and diverse housing policy
- Key Worker Housing initiatives
- Partnerships with State Government and community housing provider/s.

Investigations AND KEY FINDINGS

POPULATION

The Copper Coast is experiencing steady and sustained population growth driven by lifestyle based migration, ageing demographics, and key employment sector projects.

As at the 2021 Census, the Council area had a population of 15,340.

The majority of residents live within the three main Urban Centres and Localities (UCLs), defined by the ABS as areas of concentrated urban development, with the following populations:

- Kadina (UCL415015): 4,666
- Wallaroo (UCL415046): 4,241 - includes Wallaroo and North Beach
- Moonta (UCL415030): 4,627 - includes Moonta, Moonta Bay and Port Hughes

By 2024, the Copper Coast Council's estimated resident population (ERP) had increased to 16,299, representing a 6.24% increase since the 2021 Census.

Since the 2011 Census, the age structure of the Copper Coast LGA has shifted, with a relative decline in the proportion of nearly all age groups between 0-54 years, and growth in age groups over 55 years.

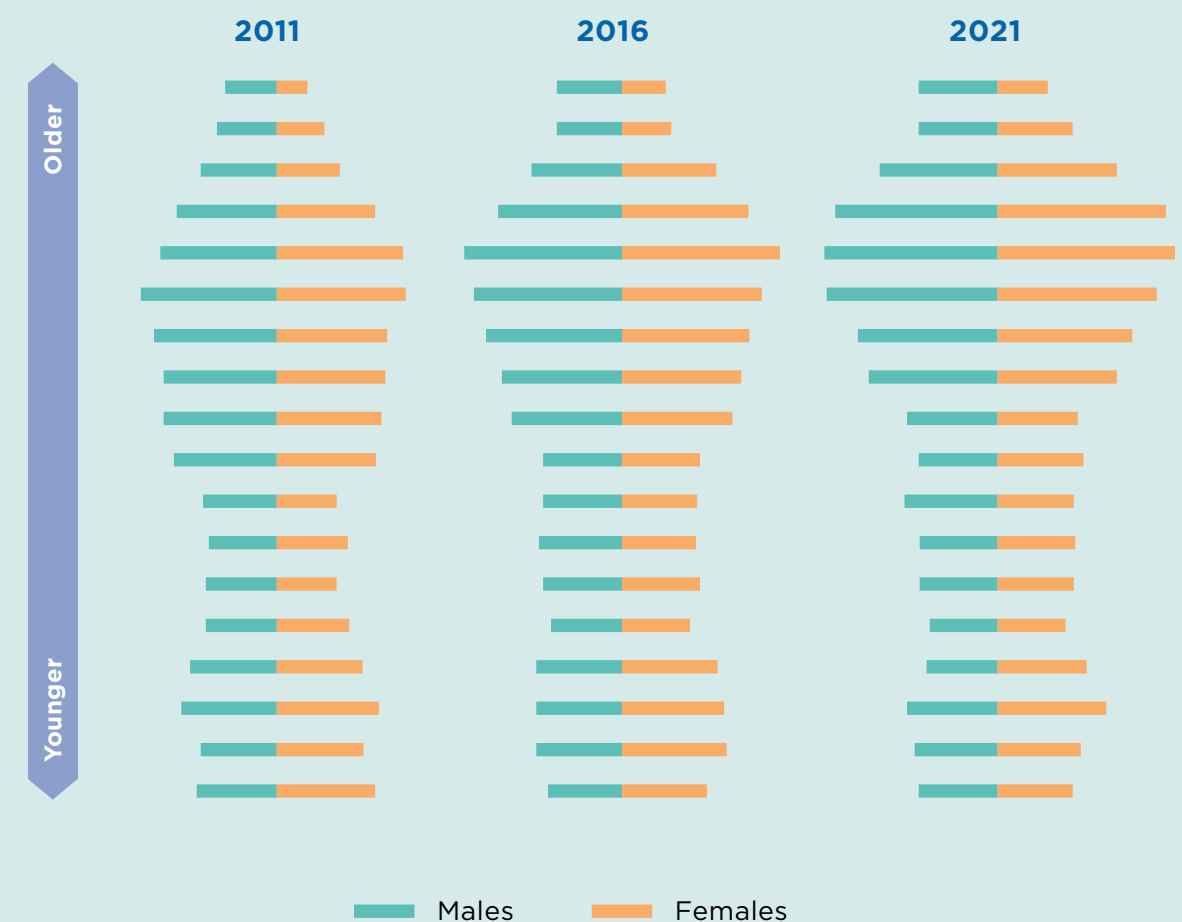
The most significant increase occurred in the 70-74 age group, representing individuals in retirement or senior lifestyles, typically outside the workforce and requiring specific lifestyle, health, and social services.

The age structure diagram shows that the population has become noticeably more top-heavy between 2011 and 2021, reflecting a growing proportion of older residents.

Key findings of the Growth Strategy are:

- Population has increased by 959 from 2021 to 2024.
- The population is ageing significantly; the 55+ age groups are the fastest growing, shifting the population structure to a top heavy profile.
- Household sizes are smaller (average 2.2 persons), vacancy rates are high (24.2%, largely due to holiday homes), and housing diversity is limited.
- Migration into the area is strong, particularly from northern Adelaide, reinforcing ongoing lifestyle driven growth.

Change in Copper Coast Age Structure, 2011-2021



Growth Scenarios

Population growth is shaped by dynamic factors such as economic conditions, migration, housing supply, infrastructure investment and policy settings, making reliance on a single static forecast fallible for long term planning.

The Growth Strategy therefore adopts four scenarios; low, medium, high and very high, based on State Government projections and Council targets. Each applies an average annual growth rate to the 2021 baseline population of 15,340 to produce consistent 30 year projections (2026–2056).

A linear growth method provides a transparent and comparable basis for analysis, acknowledging that actual growth will vary with land availability, infrastructure capacity, employment conditions and other influences. Dwelling demand is estimated using an average household size of 2.2 people, clarifying the number of new homes required annually under each scenario.

These scenarios underpin assessments of the amount, location and sequencing of land needed for development, as well as future transport, utility, community and social infrastructure requirements. This multi scenario approach reduces the risks associated with underestimating growth, including housing shortages, infrastructure strain and unplanned development.

Planning to a high growth scenario ensures sufficient, well serviced land is identified early, reducing the likelihood of future land or service shortfalls. While Council will refine decisions as population trends become clearer, this approach positions Council to implement necessary interventions proactively rather than reactively.

Table 1: Copper Coast Council population growth scenarios

	Growth Scenario			
Year	Low	Medium	High	Very High
2026	15,806	16,259	16,485	17,221
2031	16,286	17,232	17,715	19,332
2036	16,780	18,264	19,037	21,702
2041	17,290	19,358	20,458	24,363
2046	17,815	20,517	21,985	27,350
2051	18,355	21,746	23,626	30,703
2056	18,913	23,048	25,389	34,468
Total Population Change	+3,107	+6,790	+8,904	+17,247
Annual Population Change	+104	+226	+297	+575
Average Annual Growth Rate	0.6%	1.17%	1.45%	2.34%
Total Dwelling Need Estimate	1,412	3,086	4,047	7,840
Annual Dwelling Need Estimate	46	97	126	211



LAND SUPPLY

The Yorke Peninsula and Mid North Plan (Regional Plan) identifies a 15 year supply of suitably zoned land across Kadina, Moonta and Wallaroo. Within this, approximately 5,314 potential residential allotments are located on land already zoned or identified for future residential use.

However, despite the significant quantity of zoned residential and employment land, much of it is not development ready due to a range of constraints. These include Native Title considerations, heritage protections, limited or absent service connections (such as potable water or CWMS infrastructure), and inadequate road access, among other site specific limitations.

Accordingly, this Growth Strategy undertook further analysis to assess the practical availability of residential land. Land affected by the absence of potable water supply, lack of CWMS infrastructure at the street frontage, or the presence of non exclusive Native Title was separated from the remainder of area to determine the unconstrained supply of residential land.

Table 2: Yorke Peninsula and Mid North estimate of allotment supply

Supply Type	Allotments
Proposed	627
Zoned Undeveloped	4,465
Future Growth	222
Total	5,314

Native Title

The Council area forms part of the traditional land of the Narungga People.

On 14 March 2023, the Federal Court of Australia handed down the determination of Native Title for the Narungga People.

The determination identified that non-exclusive native title exists, mostly located on crown land along the coastline (including Bird Islands) and around the townships where there is potential for urban growth.

Subject to agreement with the Narungga Nation Aboriginal Corporation, there may be potential for native title to be extinguished on land located around townships, including in the following areas:

- Wallaroo Mines Neighbourhood Zone
- Moonta Mines Neighbourhood Zone
- Wallaroo Neighbourhood Zone
- Port Hughes Neighbourhood Zone
- Land to the rear of Estia Health Kadina and Kadina Caravan Park

Without action these areas will remain underutilised.

Leap-frogging native-title land forces growth to the next available land. This can increase costs as developers must build entirely new local roads, stormwater, water, sewer and power networks instead of incremental tapping into existing capacity. This ultimately affects affordability for end purchasers.

The Growth Strategy has identified an action for the State Government to initiate discussions with the Narungga Nation Aboriginal Corporation for an Indigenous Land Use Agreement (ILUA) to extinguish native title in selected locations and unlock land for growth.



Heritage

The Copper Coast Council area has diverse and layered heritage shaped by both Aboriginal and European histories. Development in some locations is limited due to identified heritage constraints, including:

- State Heritage Places
- Moonta Mines State Heritage Area/ National Heritage Place
- Historic Area Overlay
- Conservation Zones
- Heritage Adjacency Overlay

There are no designated Local Heritage Places in the Council area. The Council has an action to increase the protection of local heritage places through amendments to the Planning and Design Code.

There are parts of the Wallaroo Historic Area Overlay located north of the former railway line that are considered less significant than the area to the south of the line.

Subject to a heritage assessment, the Heritage Overlay could be considered for removal in this area.

Limited development ready employment land

There is a sufficient supply of zoned employment land and land identified for future employment growth.

However, there are significant barriers to convert this land into serviced allotments ready for development.

A lack of development-ready industrial land is holding back growth because it constrains the supply of sites that businesses can actually move onto quickly. This includes the right zoning, cleared constraints, sealed access, services (power, water, sewer where needed), stormwater solutions and a realistic path through approvals. Without that supply, prospective employers and local firms looking to expand either delay decisions, scale back investment, or choose locations in larger centres with serviced estates, which means fewer new jobs, less local spending, and weaker momentum for population and housing growth.

The Growth Strategy has identified an action for the State Government to facilitate a new industrial estate on crown land in the Kadina Strategic Employment Zone.

Key findings of the Growth Strategy are:

- There is theoretically sufficient land available for the delivery of 6,612 dwellings, however, 73% is constrained by native title, lack of water or wastewater infrastructure, or environmental/ heritage limitations.
- Some Neighbourhood-zoned land, such as parts of Wallaroo Mines and Moonta Mines, include large tracts of vacant crown land that are heavily constrained by native title, heritage overlays, unsealed roads, or mine subsidence risk.
- Employment land supply is also significant (188 ha in Kadina and Moonta), however, 65% is constrained and no industrial land is currently on the market.
- Future growth areas identified in the Regional Plan (e.g., Moonta South, North Moonta employment) require structure planning and servicing.



INFRASTRUCTURE

Infrastructure capacity, particularly water, wastewater and stormwater is one of the most significant growth constraints in the region.

Potable Water Supply

One of the main causes slowing down, limiting or preventing development is the availability of potable water. There are several developments experiencing issues with water supply and or having to do significant infrastructure upgrades to water mains, including the proposed 680 dwelling Riverbend Lifestyle Village at Port Hughes.

The SA Water Regulatory Business Plan 2024-2028 does not include trunk infrastructure upgrades in the Council area.

This means that some proposed developments can only proceed if they contribute to broader network upgrades. The cost of these upgrades is likely to render most projects unfeasible. The practical window for Council and developers to engage through the next regulatory process will be in 2026, with submissions on SA Water's draft Regulatory Business Proposal likely in 2027.

A key action from Yorke Peninsula and Mid North Regional Plan is for SA Water to develop a water strategy for the region which will address the demands of existing and potential future customers to support the planning of key growth areas.

The Growth Strategy should inform Council's engagement and submissions to SA Water.

Key findings of the Growth Strategy are:

- Potable water capacity is a major limiting factor in Moonta, Port Hughes and Wallaroo, with SA Water upgrades required before significant development can occur.
- Wastewater infrastructure has defined impact zones (700m for Kadina's lagoons; 300m at others), limiting future residential development in these areas.
- Stormwater networks require upgrades in several townships due to flood risk, particularly in Moonta Bay/Port Hughes (Simms Cove) and Wallaroo.
- Transport networks, including heavy vehicle PBS routes, are critical to the agribusiness and port related economy. Growth must avoid encroaching on these corridors.
- Electricity reliability and renewable energy precinct growth (e.g., solar farms near Kadina) will influence future land use and industrial expansion.

SERVICE PROVISION (SOCIAL INFRASTRUCTURE)

The Strategy highlights that many essential services are already operating at or near capacity and will require major expansion to meet population growth.

Childcare

There is a significant waiting list for early learning childcare in the Council area.

The shortage of childcare places constrains growth because it directly limits workforce participation and, in turn, the viability of new housing and local jobs. When families can't secure reliable care (or only find limited days/hours), parents, especially women, often reduce hours, decline promotions, or opt out of work altogether, which tightens labour supply for local businesses and essential services and makes it harder to attract workers from outside the region. It also influences household decisions about moving to the area because childcare availability is a make-or-break factor for young families and key workers.

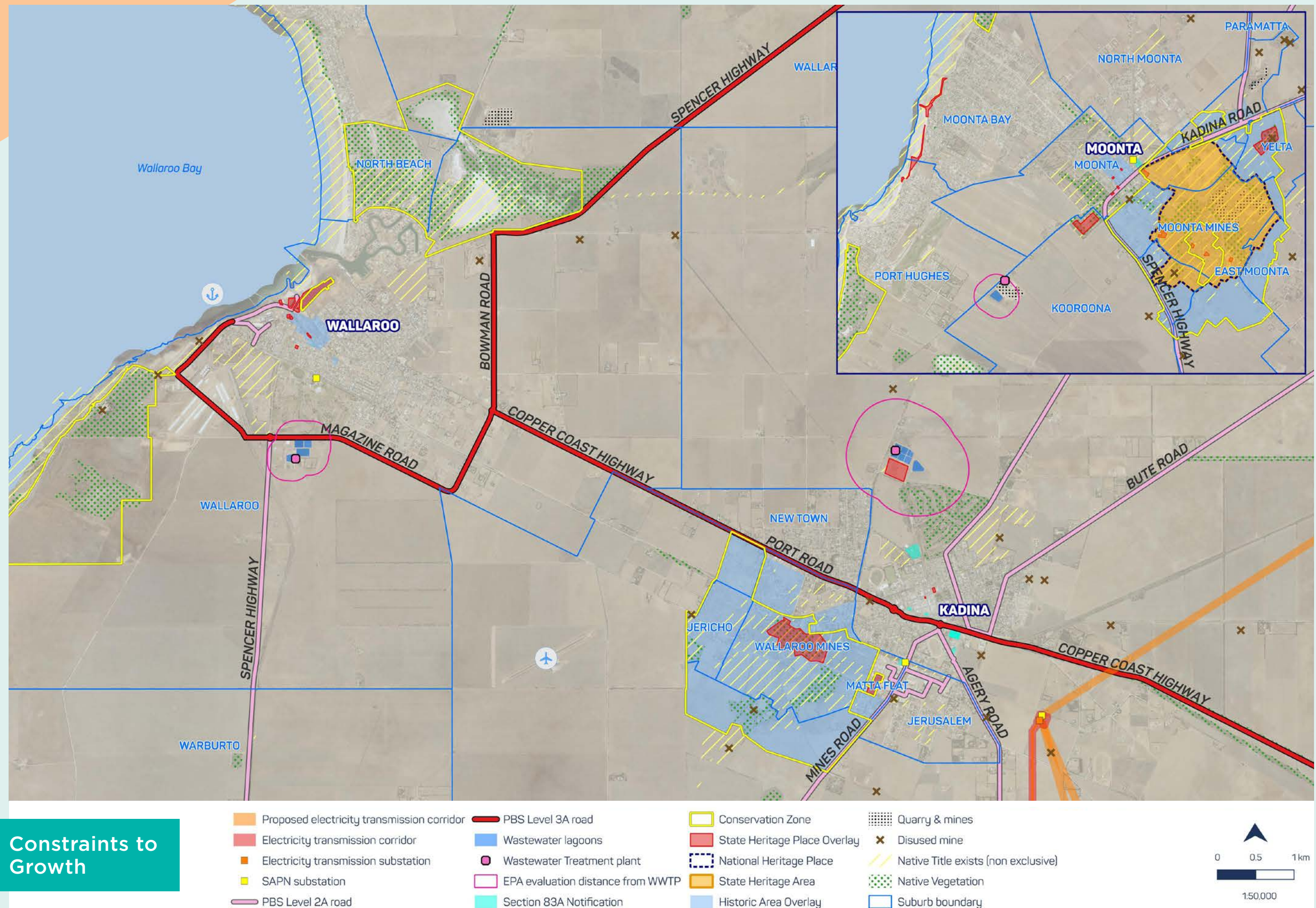
The lack of childcare places will remain a bottleneck in the short term while new facilities are approved and constructed.

A new childcare facility is proposed as part of the Kadina Central development and Council has facilitated plans for Kadina Child Care Centre to be located between East Terrace and Bute Road.

Key findings of the Growth Strategy are:

- Childcare is severely undersupplied, with more than 100 children on waitlists in Kadina and at least 280 additional places needed under a high growth scenario.
- Health services, especially Wallaroo Hospital, are over capacity. The hospital is described as frequently full, lacking modern facilities, and requiring expansion or a new facility on adjoining crown land.
- Education facilities will require expanded capacity over time, particularly as younger families move in.
- Aged care demand will increase significantly (population 65+ expected to exceed 8,900 under high growth). Current aged care places will fall well short of future need.
- Library and community facilities (e.g., Kadina Library) are nearing space limits and will require expansion to support a larger population.
- Recreation and sporting facilities are widespread but vary in quality; the forthcoming Sport & Recreation Facilities Blueprint will address rationalisation and co location.





PHASE 1 CONSULTATION

Targeted Stakeholder Consultation

Phase 1 of the Growth Strategy engagement program was a targeted stakeholder consultation aimed to gather current, ground-level insights into business, industry, and organisational activity across the Council area.

Stakeholders were selected through an expression of interest process, which notified over 400 businesses, industry groups, and organisations within the region. Respondents were assessed against relevant selection criteria to ensure diverse and representative input.

Through targeted round-table workshops and supporting online materials, Council sought to:

- Collect accurate, up-to-date data reflecting the lived experiences and operational realities of local businesses, industries and organisations and the communities in which they represent.
- Identify existing and emerging barriers to economic, industry and social service growth from the perspective of those directly engaged in the local economy.
- Validate and refine desktop analysis by testing assumptions against stakeholder feedback.

The round-table sessions were attended by 38 stakeholders and provided detailed, evidence-based insights into current business conditions, challenges, and opportunities. Discussions highlighted key barriers to growth, including infrastructure limitations, workforce shortages, and regulatory constraints.

Across all sessions, a series of recurring themes emerged, indicating widespread impact across the community. These themes have been considered as priority areas in the development of the Growth Strategy.

Housing & Accommodation

- Increase housing supply, especially affordable and rental options
- Enable smaller housing for key workers.
- Convert underutilised land (e.g. golf courses, showgrounds) for residential use
- Consider impact of empty holiday homes and seasonal housing pressures

Incorporating the Housing and Accommodation Theme into the Growth Strategy

This theme addresses the type, mix, location and sequencing of housing and visitor accommodation required over the 2026–2056 period. Housing availability and affordability play a critical role in population retention, workforce supply and the region's ability to respond to changing demand. The Strategy considers housing diversity, the balance of infill and greenfield development, overall lot and dwelling supply, and constraints such as infrastructure capacity, heritage, native title and development feasibility.

Childcare & Education

- Expand childcare services to support workforce participation
- Upgrade and expand school precincts to meet future demand
- Address congestion and land limitations around schools

Health & Aged Care

- Expand hospital capacity
- Increase aged care beds
- Support preventative and community-based health models

Environment & Liveability

- Increase green spaces and urban cooling
- Build resilience to drought and bushfire
- Promote circular economy and green innovation

Incorporating the Social and Community Infrastructure Theme into the Growth Strategy

This theme encompasses the health, education, recreation, cultural and community facilities that support residents across all life stages. The availability and capacity of these services directly influence liveability and the success of long term growth. The Strategy identifies current and future service needs, existing gaps and opportunities for co location, supported by principles for delivering new or upgraded facilities in the right locations. Considerations include equity of access, land requirements, delivery timing and partnerships with State agencies and community providers.





Transport & Infrastructure

- Improve road network for heavy vehicles and freight
- Consider bypasses to reduce town centre congestion
- Address water supply and augmentation delays
- Ensure infrastructure supports seasonal population influx

Incorporating the Transport and Service Infrastructure Theme into the Growth Strategy

This theme covers the movement networks and essential utilities that enable development and support daily life, including roads, pedestrian and cycling links, public transport interfaces, water, wastewater, stormwater, energy and digital connectivity. Infrastructure capacity and delivery timing are fundamental to determining where growth can occur safely, efficiently and sustainably. The Strategy examines existing constraints, future upgrade requirements, the sequencing of growth with servicing, and the coordination needed with infrastructure providers to ensure integrated land use and infrastructure planning.

Commercial & Retail

- Redevelop showgrounds and underutilised precincts
- Support walkable, vibrant town centres
- Enable business setup through simplified planning

Incorporating the Commercial and Retail Theme into the Growth Strategy

This theme relates to the distribution and function of centres and local services that support daily needs and community activity. Well-planned centres improve liveability, reduce travel demand and enable local businesses to respond effectively to population growth and changing consumer behaviour. The Strategy identifies opportunities for new centres, including potential locations for large-format retail.

Agriculture & Industry

- Protect prime agricultural land and machinery movement corridors
- Support industrial growth along key corridors
- Address supply chain reliance on Adelaide

Workforce & Training

- Improve access to skilled professionals and training locally
- Support young people with housing and career pathways
- Address barriers to employment (e.g. childcare, housing costs)

Incorporating the Strategic Employment Theme into the Growth Strategy

This theme focuses on the land, infrastructure and policy settings needed to support jobs growth and economic resilience across the Copper Coast. Local employment opportunities reduce commuting pressures, support household incomes and help maintain essential services and community vitality. The Strategy identifies appropriate locations for employment activities, clarifies land use interfaces with sensitive uses, and considers the freight and access requirements necessary to support long term economic development.

PHASE 2 CONSULTATION

Broader Community Consultation

Phase 2 engagement, which ran for a period of 21 days from 12 February to 4 March 2026, was undertaken to present the draft findings of the Growth Strategy to the wider community and gather informed feedback to support refinement of the Strategy's priorities and actions.

This phase aimed to:

- Test the relevance and accuracy of the draft against community perspectives.
- Identify priority levels for issues and opportunities based on community input.
- Highlight any gaps requiring further investigation.

Engagement during Phase 2 centred on the Draft Growth Strategy, with a focus on eliciting targeted and meaningful feedback. The Action Tables and Urban Centre Maps served as the primary engagement tools, presenting clear and tangible information, including spatially expressed proposed actions, to enable community members to gain a well informed understanding of the draft proposals and provide precise, actionable feedback.

A total of nine written submissions were received, 42 participants completed the survey (36 online and six hard copy), and approximately 80-100 people attended the four drop-in sessions.

From the extensive feedback received, several key priorities emerged, including health services (particularly Wallaroo Hospital), transport and heavy vehicle management, coastal resilience, childcare and education, recreation and open space, and a desire for stronger governance, sequencing, and communication. This input informed the recommended amendments incorporated into the Final Growth Strategy.

Health, Hospital & Community Services

- Strongest recurring priority across all engagement channels.
- Clear expectation for expansion of Wallaroo Hospital, increased specialist access, reduced reliance on Adelaide services, and better continuity of care.
- Broader interest in enhanced primary health services, aged care capacity and co-located community health hubs.

Childcare, Education & Training

- High demand for additional childcare places, especially in Moonta/Moonta Bay.
- Requests for stronger TAFE and vocational training options, including workforce pathways supporting local industries.
- Need for school-related infrastructure improvements (parking, crossings, expansion potential).

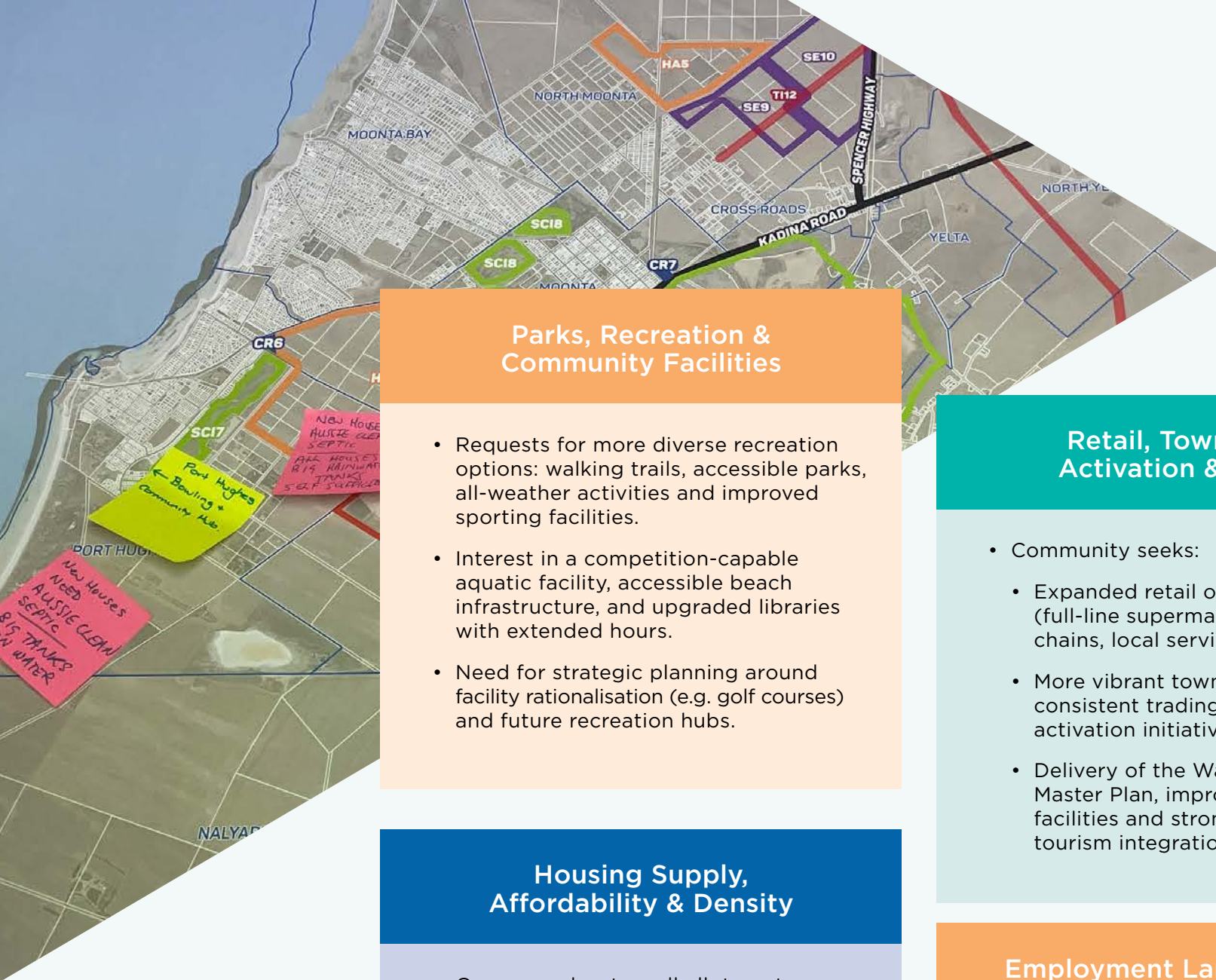
Transport, Roads & Heavy-Vehicle Management

- Very strong support for upgrades to:
 - Heavy-vehicle routes, bypass options and Magazine Road improvements.
 - Key intersections and strategic freight corridors.
- Desire for safer pedestrian and cycling networks and improved intra-town connectivity.
- Calls for improved public transport options and protection/potential future use of rail corridors.

Coastal Management, Environment & Climate Resilience

- Priorities included:
 - Coastal erosion, inundation and dune protection.
 - Fairer distribution of foreshore investment (Moonta Bay/Port Hughes as well as Wallaroo).
 - Urban greening, tree canopy targets and water sensitive urban design in new estates.
 - Better enforcement of coastal regulations (beach access, dumping).





Parks, Recreation & Community Facilities

- Requests for more diverse recreation options: walking trails, accessible parks, all-weather activities and improved sporting facilities.
- Interest in a competition-capable aquatic facility, accessible beach infrastructure, and upgraded libraries with extended hours.
- Need for strategic planning around facility rationalisation (e.g. golf courses) and future recreation hubs.

Retail, Town Centre Activation & Tourism

- Community seeks:
 - Expanded retail offering (full-line supermarkets, national chains, local services).
 - More vibrant town centres with consistent trading hours and activation initiatives.
 - Delivery of the Wallaroo Foreshore Master Plan, improved visitor facilities and stronger heritage tourism integration.

Infrastructure, Utilities & Servicing

- Community stressed the need for:
 - Stormwater upgrades (especially North Beach).
 - Improved CWMS performance and wastewater capacity.
 - Reliable power and telecommunications (address blackspots).
- Strong message that infrastructure delivery must keep pace with growth.

Housing Supply, Affordability & Density

- Concerns about small allotments, over-development and loss of township character.
- Desire for diverse housing types, including key-worker accommodation and options for different age groups.
- Calls for clearer sequencing of land release and stronger alignment of new development with infrastructure capacity.

Employment Land, Industrial Development & Economic Growth

- Support for unlocking employment land in strategic locations.
- Interest in renewable energy readiness, buffers between industrial and residential areas and improved servicing for industrial precincts.
- Mixed views on specific proposals (e.g. roadside service centres, workers villages).

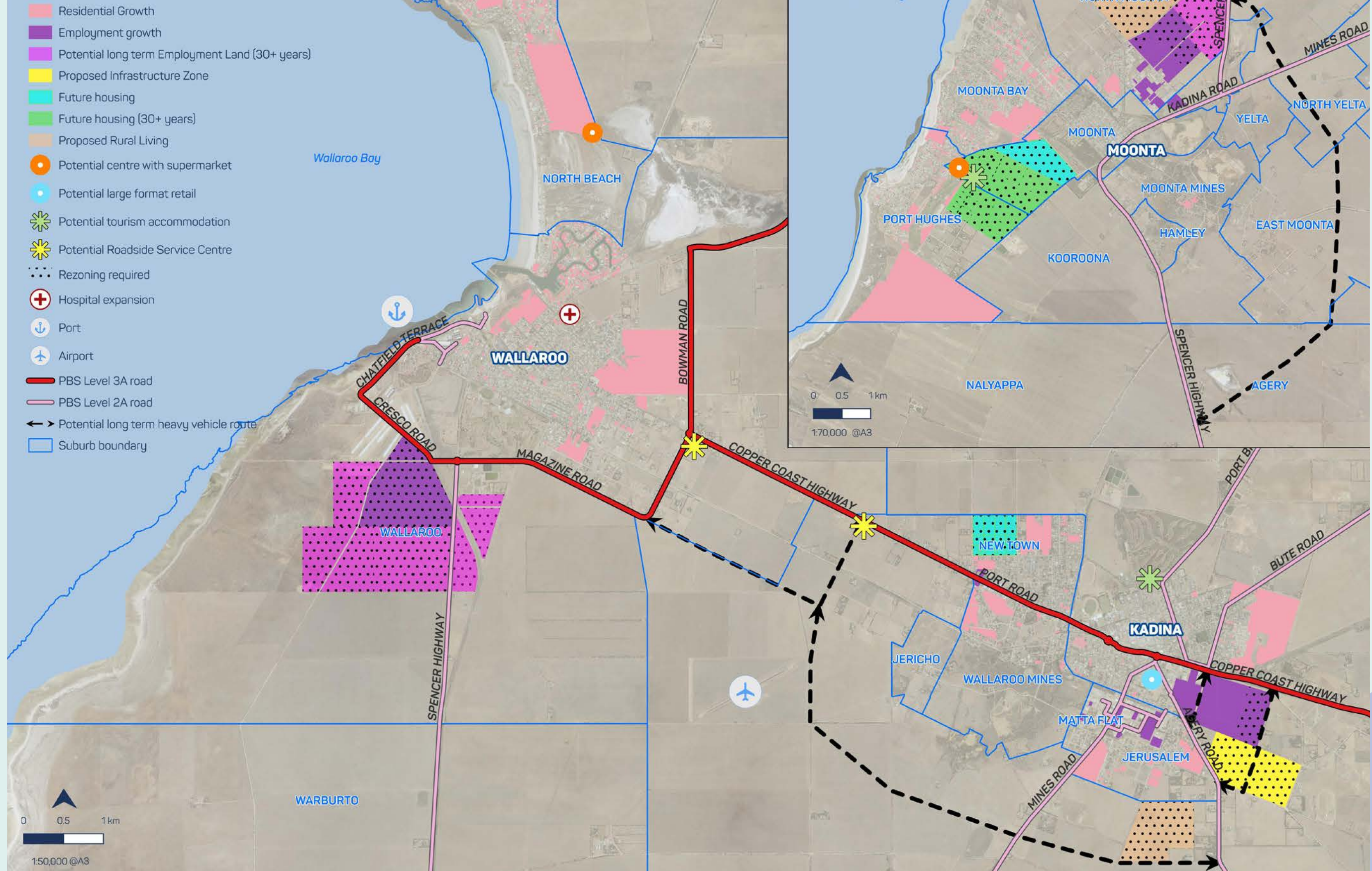
Governance, Sequencing & Communication

- Community wants clearer:
 - Timeframes, commitments and accountability.
 - Communication about what the Growth Strategy can and cannot influence
 - Transparency on how future growth will be staged, funded and monitored.

The GROWTH STRATEGY



Copper Coast Growth Strategy 2026-2056



This section of the Growth Strategy assesses residential growth, employment land opportunities, infrastructure and community and civic development potential across the Copper Coast's three principal urban centres: Kadina, Wallaroo and Moonta.

It identifies the key areas within each centre where future housing, commercial activity, and social and civic uses are anticipated, outlines the scale of potential development, and highlights constraints that may influence timing or feasibility, including potable water capacity, native title matters, heritage considerations and servicing limitations. The Growth Strategy map provides a visual overview of the spatial analysis that informed the Growth Strategy. By presenting opportunities and constraints together, the map clearly demonstrates the evidence base that shaped the Strategy's planning directions and Action Plan.

FUTURE RESIDENTIAL

Housing Policy

The Planning and Design Code (the Code) determines what types of homes can be built, where they can go, and what infrastructure and design expectations sit around them, all of which directly shapes the cost and the mix of housing that reaches the market. Clear, up-to-date zoning and overlays can unlock well located land for diverse housing types, enabling smaller lots, secondary dwellings, and appropriate medium density development near services and employment. This broadens housing choices for first home buyers, older residents, singles, key workers, and renters.

Just as importantly, good policy reduces avoidable delay and uncertainty for builders and developers, which can lower holding costs and translate into more deliverable supply.

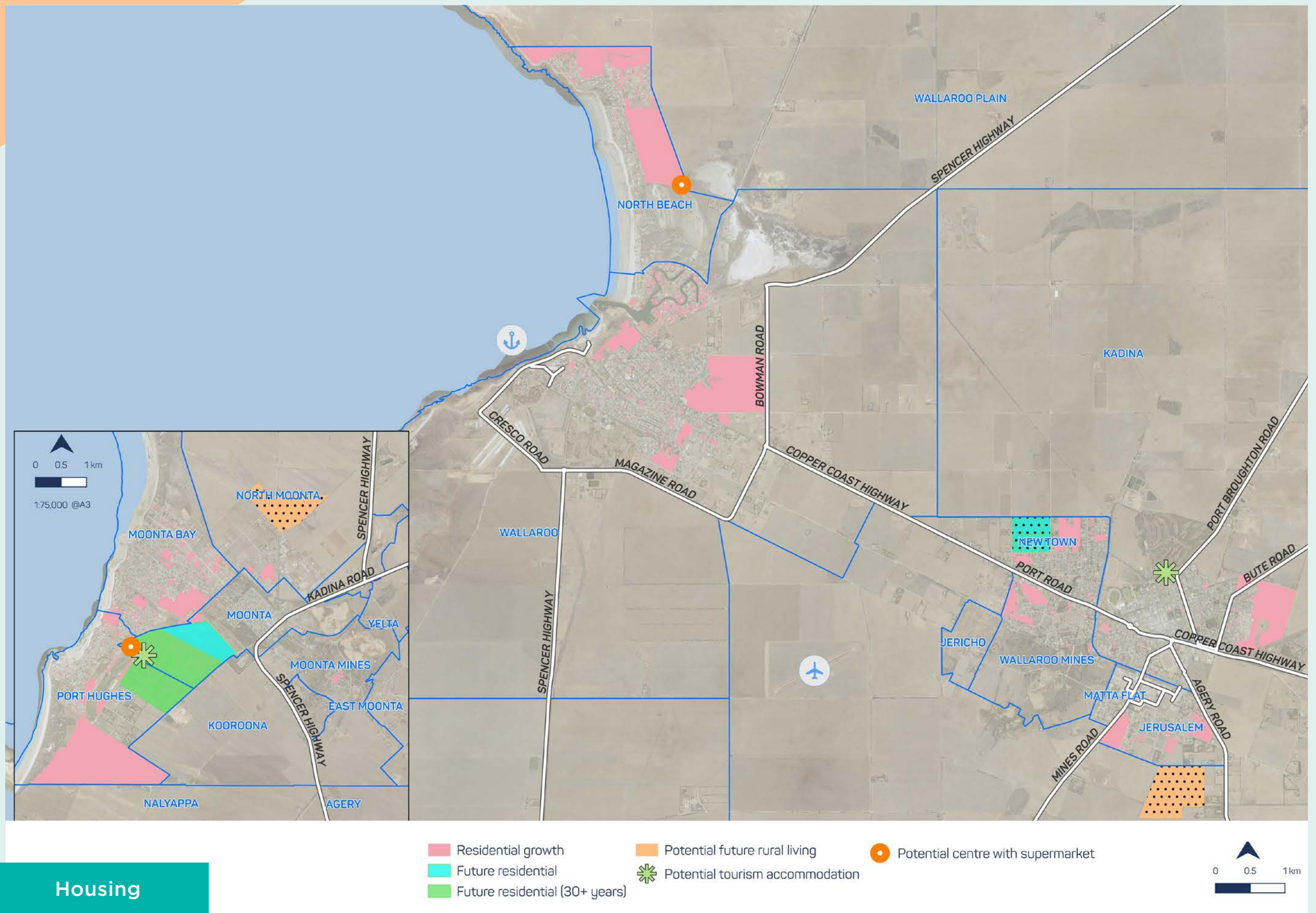
Changes to housing policy is largely the responsibility of the State Government through the State Planning Commission.

Recent changes to the Code include the Accommodation Diversity Code Amendment that provides more flexible apartment design rules, options to provide communal amenities (e.g. rooftop spaces) instead of private balconies, the new co-living model, stronger guidance for shared spaces (including student accommodation), and new provisions enabling larger retirement/supported accommodation outcomes.

The State Government is also investigating amendments to the Code to:

- expand where the Affordable Housing Overlay applies, review the threshold that triggers affordable housing provisions and revise incentives
- 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.





Housing

Kadina

New Town

The Deferred Urban Zone at New Town is approximately 28.89 hectares and could support around 245 dwellings.

The land is held by two landowners who (subject to agreement) could seek a rezoning of the land to the Neighbourhood Zone.

Kadina Central

Kadina Central is Leipzig Australia's masterplanned residential and mixed-use precinct on the eastern side of Kadina. Recent approved works including 115 new dwellings (plus a 14-home retirement village and other supported housing), a 112-place childcare centre and a ~1,000 m2 medical centre.

Wallaroo Mines Neighbourhood Zone

The Wallaroo Mines Neighbourhood Zone includes large tracts of vacant land inter-dispersed with existing dwellings. Most of the vacant land is crown land and native title (non-exclusive) exists over around 75% of the land parcels. Part of the area is also affected by the Historic Overlay. The land is not serviced by Council's CWMS and the roads are mostly unsealed.

The Growth Strategy identifies an action for Council to investigate the feasibility of extending the CWMS to service vacant land that where native title does not exist and to investigate the potential to remove the Historic Area Overlay.

The vacant land where native title exists is identified as part of the broader action for the State Government to negotiate with Narungga Nation Aboriginal Corporation to extinguish native title over several areas in the Council.

Wallaroo

Wallaroo (suburb)

There is a substantial pipeline of zoned land and approved allotments in the suburb of Wallaroo.

Most of the growth is expected to come from the Investigator Heights Estate and Aspen Living Wallaroo.

The Aspen Group have acquired the remaining 13.45ha of the former Wallaroo Shores Estate, now known as Wallaroo Sands. Council has agreed to a concept masterplan that comprises of 300 sites, including 200 lifestyle land lease sites, residential build-to-rent, townhouses, residential lots and a commercial and retail precinct.

Infill development is expected to continue via the development of vacant allotments in the Wallaroo Marina area and the completion of the Wallaroo Shores development on Heritage Drive.

North Beach

There is a substantial pipeline of zoned land and approved allotments in North Beach. Most of the growth is expected to come from several residential estates with some infill development of vacant allotments.

Over time this may generate sufficient demand for a small centre proposed at the junction of North Beach Road and Hopgood Road.

Moonta

Riverbend Port Hughes

Most of the growth over the next 30-years is expected to come from the proposed Riverbend Port Hughes master planned community. The development is proposed to include 680 dwellings, retail stores, restaurants, tourist accommodation facilities, a boutique hotel, caravan and boat storage areas, an aged-care and medical facilities.

The development has not progressed because of a lack of potable water capacity.

The Growth Strategy has identified an action for Council to continue to engage with SA Water to identify area where investment in the potable water network is required to support growth.

Moonta Bay/Port Hughes Infill

There are a significant number of undeveloped infill sites and vacant land allotments in Moonta Bay and Port Hughes. These areas are expected to be developed as constraints (including water supply) are resolved and landowners decide to proceed.

Moonta Future Growth Area

The Yorke Peninsula and Mid North Regional Plan identifies ~52.93ha of land in the Rural Zone at Moonta for future residential use.

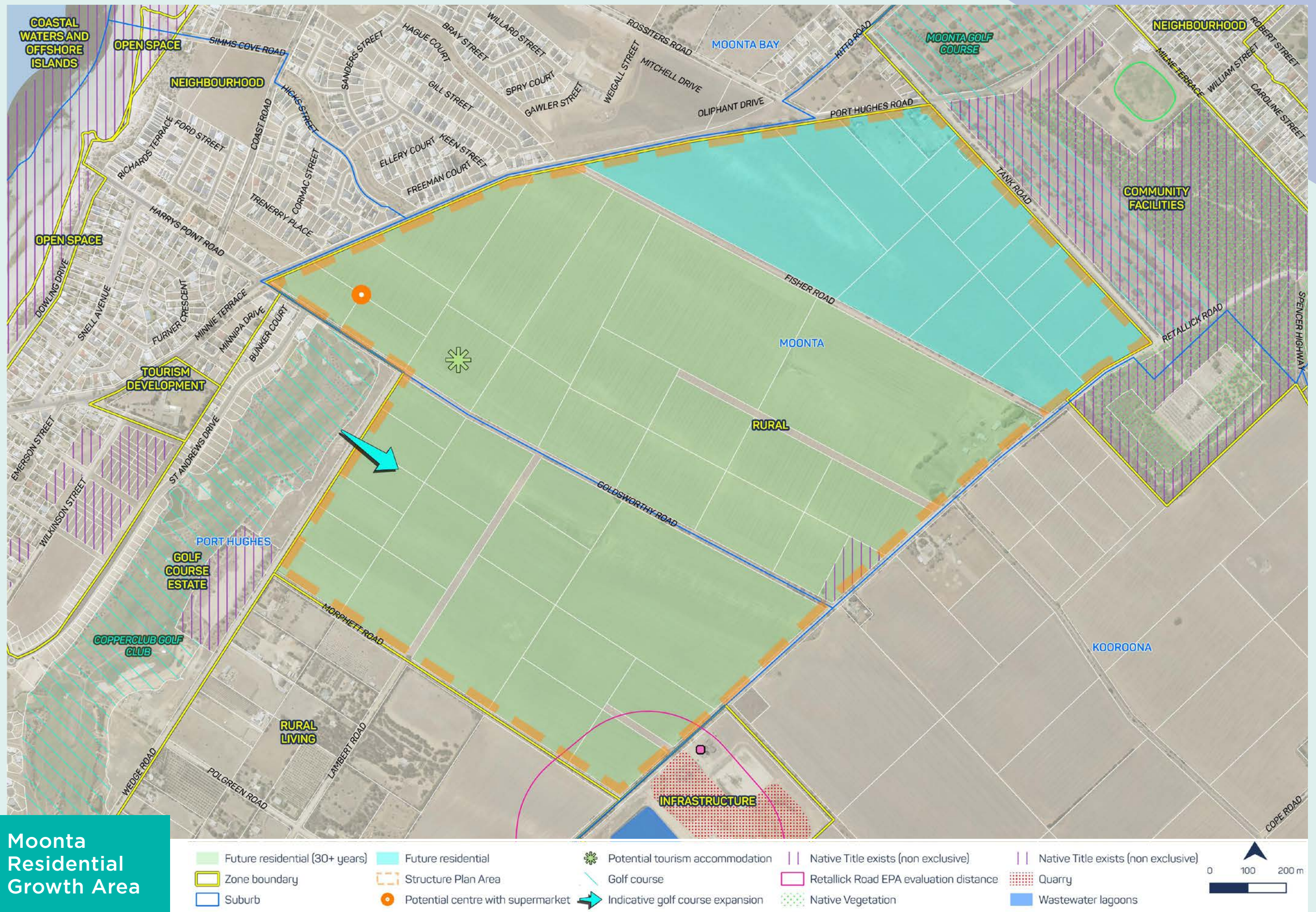
The area is a logical extension of the township that should be unlocked in the medium to long term.

In the longer term (30+ years) there is potential to further extend the future growth area to include land to the south.

The Growth Strategy has identified an action for Council to work with the landowners to prepare a Structure Plan and undertake investigations to support a rezoning.

The Structure Plan should also consider the need for a centre (including a supermarket), the potential expansion of Port Hughes Golf Course to 18 holes and potential uses for Moonta Golf Course (if no longer required).





RURAL LIVING

The Council includes several areas located within the Rural Living Zone.

Some of these areas have potential for further subdivision which could theoretically create up to 423 allotments. The likely take-up will be much lower than this given constraints and that some landowners will not subdivide.

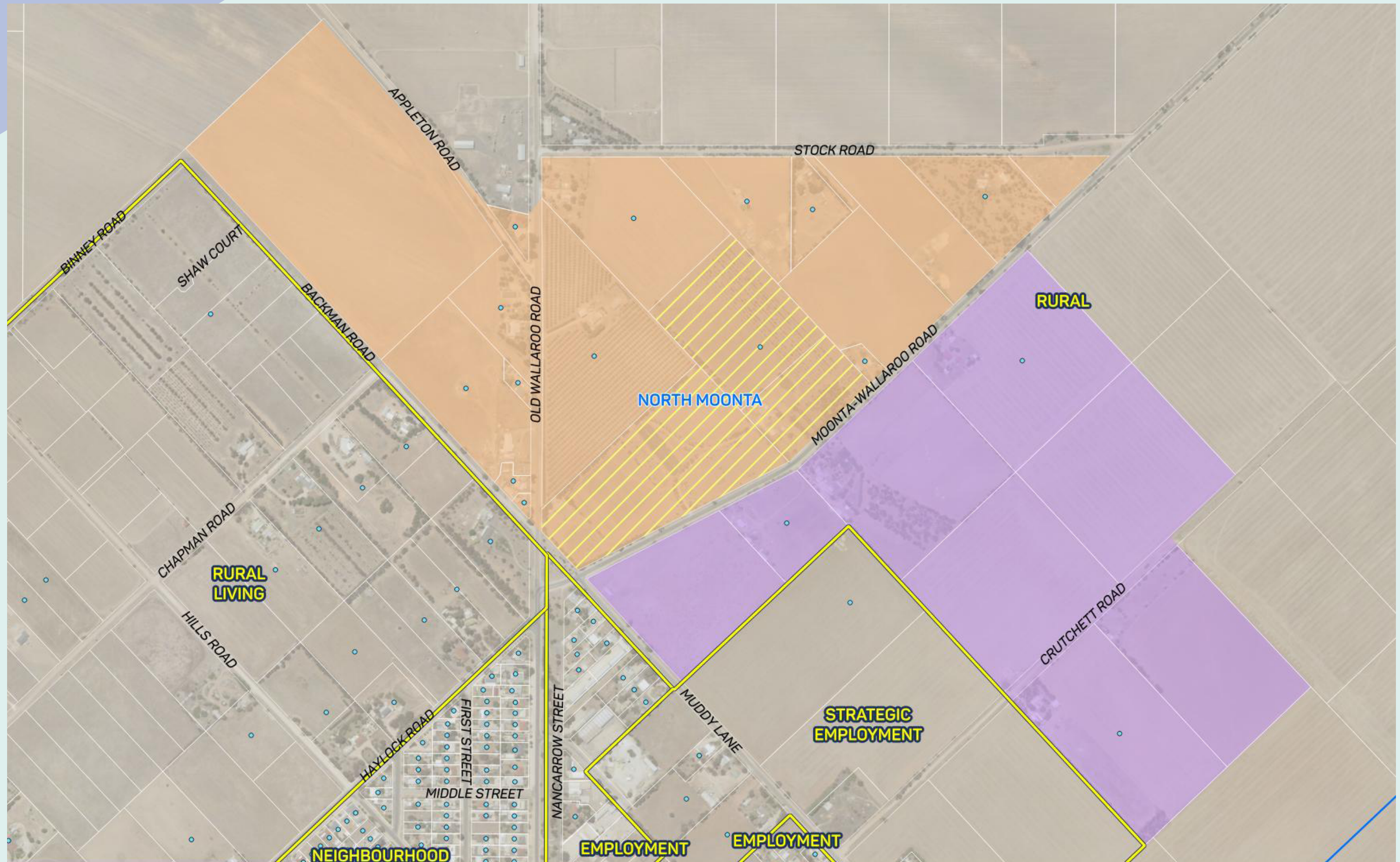
The State Planning Commission has approved Rural Living Principles to guide the circumstances in which the Commission will support rezoning of the Rural Zone to the Rural Living Zone.

In summary, rural living is to be limited in areas where it does not:

- Impact the future expansion of the urban area/township
- Result in the inefficient delivery of infrastructure and social services
- Result in fragmentation of valuable productive land
- Create land use conflicts that affect the productivity of nearby lawfully operating land uses
- Result in inappropriate hazard risk, impact on amenity or the environment

Based on this criteria, two areas in the Rural Zone have been identified as already having rural living characteristics that could be considered for rezoning to the Rural Living Zone:

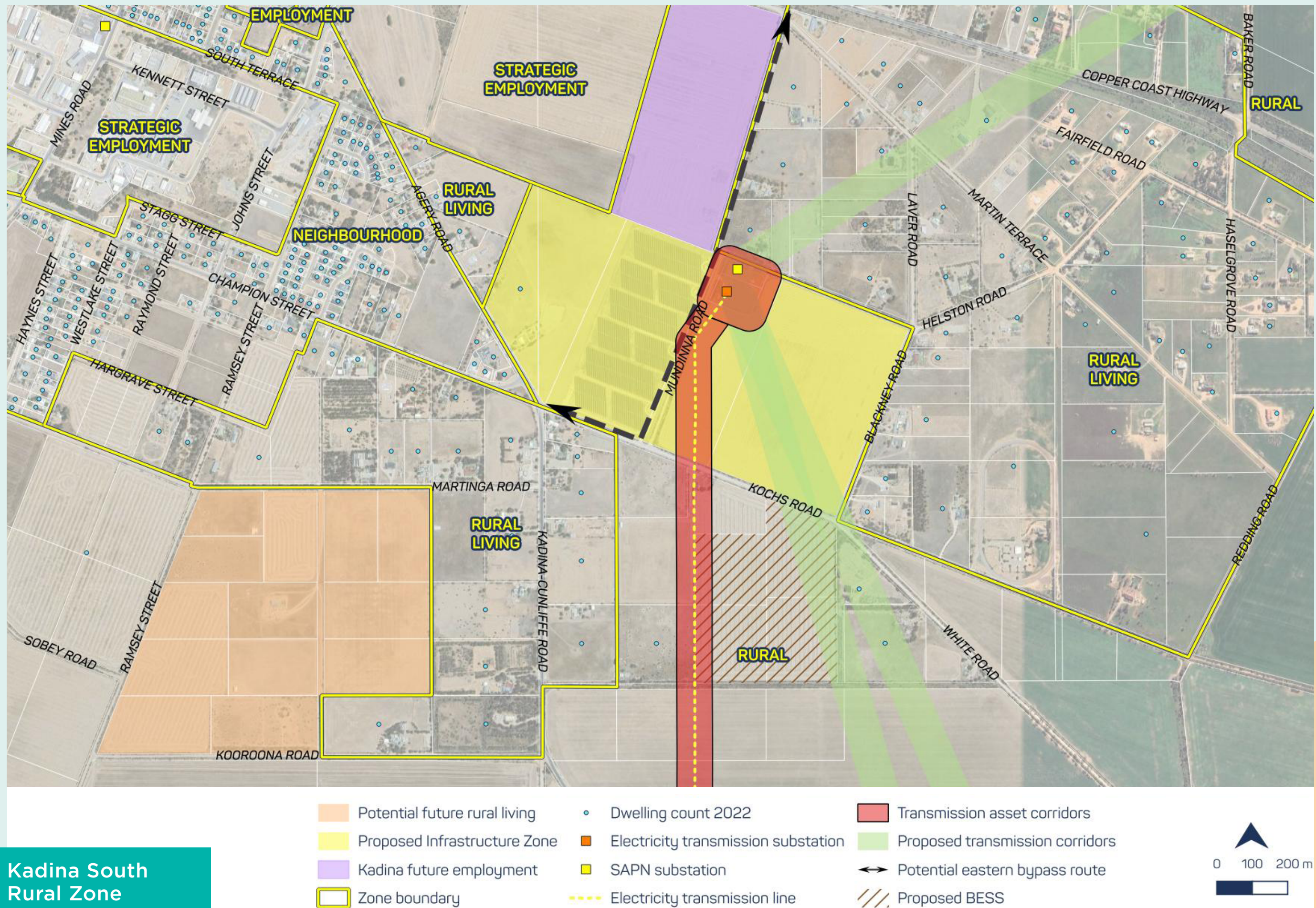
- the Rural Zone at North Moonta
- the Rural Zone at Kadina.



North Moonta Rural Zone

- | | | |
|---|---|--|
| Potential rural living | Future employment land | Suburb |
| Copper Coast Council | Dwelling count 2022 | |
| Zone boundary | Native Title exists (non exclusive) | |





Kadina South Rural Zone

TOURISM ACCOMMODATION

The Copper Coast's tourism experience is anchored by the Moonta Mines State Heritage Area, now on Australia's UNESCO World Heritage tentative list as part of the Australian Cornish Mining Sites: Burra and Moonta, that presents an intact nineteenth-century Cornish copper-mining landscape.

This is complemented by the Farm Shed Heritage Museum in Kadina, holding one of the country's most comprehensive collections of dryland farming equipment. These attractions provide a significant differentiation in the South Australian market.

Coastal recreation remains the main driver for visitation, centred on Wallaroo, Moonta Bay, Port Hughes and North Beach.

Active and event-based experiences diversify demand beyond the peak beach season. Biennially, the Kernewek Lowender Cornish Festival attracts visitors, reinforcing the region's mining-heritage brand.

Tourism is expected to continue to form a key part of the Copper Coast economy.

Securing UNESCO World Heritage status for the Australian Cornish Mining Sites: Burra and Moonta could result in sustained increases in visitor numbers that would increase spending on accommodation, food and transport.

A number of employers have noted the difficulty in finding accommodation for seasonal workers and key workers. Tourist accommodation has a role to play in providing affordable short term rental accommodation for key workers and seasonal employees.

Existing caravan parks are fully booked during peak periods and are constrained from outward expansion.

There may be demand for a new caravan park/tourism accommodation that could also provide temporary affordable rental accommodation for key workers and seasonal workers.

Kadina Caravan Park could be expanded and relocated to the Kadina Golf Course site if the course is no longer required or reduced to 9 holes.

There may also be demand for new hotels. Hotels may be viable along the foreshore at Wallaroo and Moonta. There may also be sufficient demand for a hotel adjacent to the Dunes Golf Course.

COMMERCIAL AND NEIGHBOURHOOD CENTRES

Supermarkets

Modelling undertaken suggests that the supply of supermarket floorspace is currently in balance.

Under the high growth scenario, it is estimated that there would be sufficient demand to support roughly one extra full line supermarket.

The Growth Strategy identifies locations for two smaller supermarkets as part of activity centres at:

- North Beach at the junction of North Beach Road and Hopgood Road
- Moonta at the junction of Port Hughes Road and Goldsworthy Road

For both locations the Growth Strategy has identified an action for Council to support a rezoning to the Local Activity Centre Zone or another suitable zone (if required).



Large Format Retail

Large Format Retail (LFR), also known as a bulky goods, includes retail premises that sell bulky or large-scale goods which generally require significant floor space for display and storage and are typically unsuitable for main street retail settings due to size, traffic, and access needs.

Retail analysis undertaken suggests that the Council (and the broader region) is undersupplied relative to comparable regional centres in South Australia and that spending is leaking out.

The preferred location for a large format retail centre is the Copper Coast Showground site at Kadina. The site is currently underutilised but is used for the annual show and other minor events.

Subject to agreement by the landowner, there is potential for the site to be reconfigured to allow for Showgrounds to continue to operate on a smaller footprint or relocate another site. An option could include Crown Land in the Community Facilities Zone to the north of the Kadina centre or Council land on the Copper Coast Highway between Wallaroo and Kadina.

Other Retail

Retail space is proposed as part of Aspen Living Wallaroo Sands and Riverbend Port Hughes developments.

Roadside Service Centres

A roadside service centre (often referred to as a truck stop or roadhouse) is a service centre specifically designed to accommodate freight vehicles such as semi-trailers, B-doubles, and road trains.

For planning purposes, a minimum of 2 hectares should generally be set aside for a roadside service centre that caters for heavy vehicles. Larger facilities (with food, multiple operators, or road train access) may require 5+ hectares, depending on highway frontage, traffic demand, and parking requirements.

Roadside service centres designed to accommodate heavy vehicles could deliver benefits by improving freight efficiency, safety, and local economic activity along key regional transport routes.

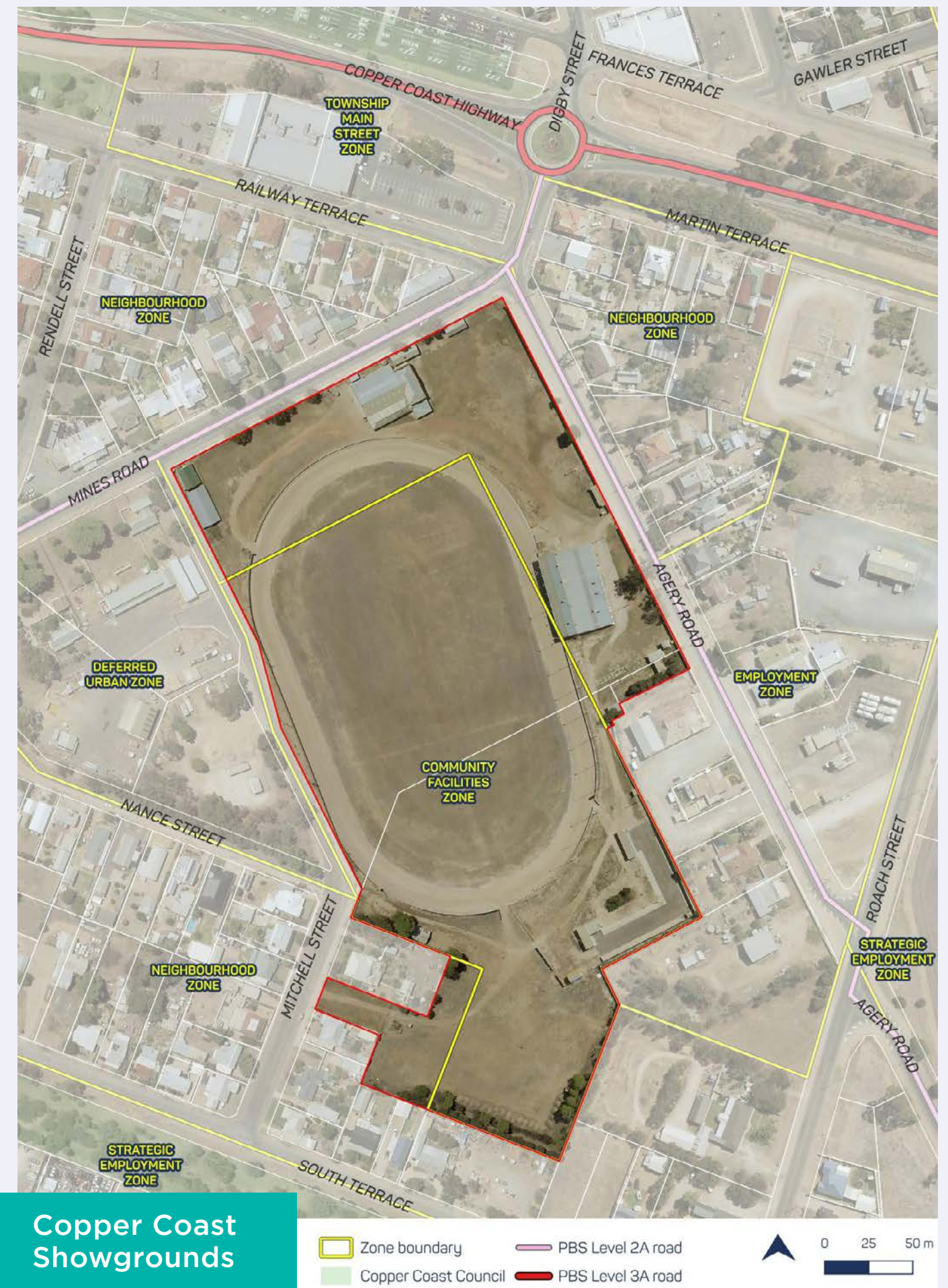
Roadside service centres would provide essential refuelling and rest amenities for heavy vehicle drivers, reducing the need for large trucks to enter town centres, thereby enhancing road safety and minimising congestion and amenity impacts in Kadina, Moonta, and Wallaroo.

Strategically located, a roadside service centre would also support compliance with national fatigue management requirements, strengthen the region's role as a logistics and tourism gateway, and generate local employment and investment through associated food, retail, and service opportunities.

The optimal location from a transport perspective is the junction of the Copper Coast Highway and Sharples Road/Bowman Road that are PBS Level 3a roads that permit the longest heavy vehicles that can use the road network in the Council area. However, this location has fragmented land ownership, includes rural living properties and landowners may not wish to convert their land for this use.

Another option is land at the junction of the Copper Coast Highway and Airport Road that has previously been proposed for a roadside service centre.

The Growth Strategy proposes that these areas could be rezoned to the Employment Zone with the Roadside Service Centre Subzone.



Copper Coast
Showgrounds





INDUSTRIAL ESTATES

There is ~188.23 ha of industrial land in Moonta and Kadina that is vacant or underutilised and has development potential. Of this around ~123.25ha or 65.48% is considered constrained.

Maintaining an ongoing pipeline of appropriately zoned, infrastructure-ready industrial land is fundamental to the region's economic resilience.

Development ready industrial land attracts new investment and skilled employment, enables local businesses to expand without relocating, supports stable land values, and strengthens the region's value adding opportunities in agriculture, mining services, logistics, and renewable energy.

Without development ready industrial land, the Council may miss out on growth opportunities.

Kadina Strategic Employment Land / Future Growth Land

The Kadina Strategic Employment Zone is located on the eastern boundary of the township.

The zone is largely underutilised and includes is approximately 27.19 hectares of crown land currently leased for cropping purposes. The Yorke Peninsula and Mid North Regional Plan has identified approximately 21.37 hectares of crown land in the adjoining Rural Zone for future employment.

The sale of the crown land without any requirements or buy-back provisions may not result in a desired industrial estate development due to the cost to development, land banking or use of the land for other purposes such as a solar farm.

To ensure that the crown land is developed for strategic employment purposes it is necessary for the State Government to take a proactive role.

Development of the crown land would require new heavy vehicle access roads connecting to the Copper Coast Highway (PBS Level 3a route) and Agery Road (PBS level 2a route). Over time these roads could be linked to form a southern bypass of Kadina and reduce the volume of heavy vehicles moving through the centre of Kadina.

The Growth Strategy identifies an action for Council to engage with the State Government to seek for the land to be developed for strategic employment purposes.

Moonta Future Employment

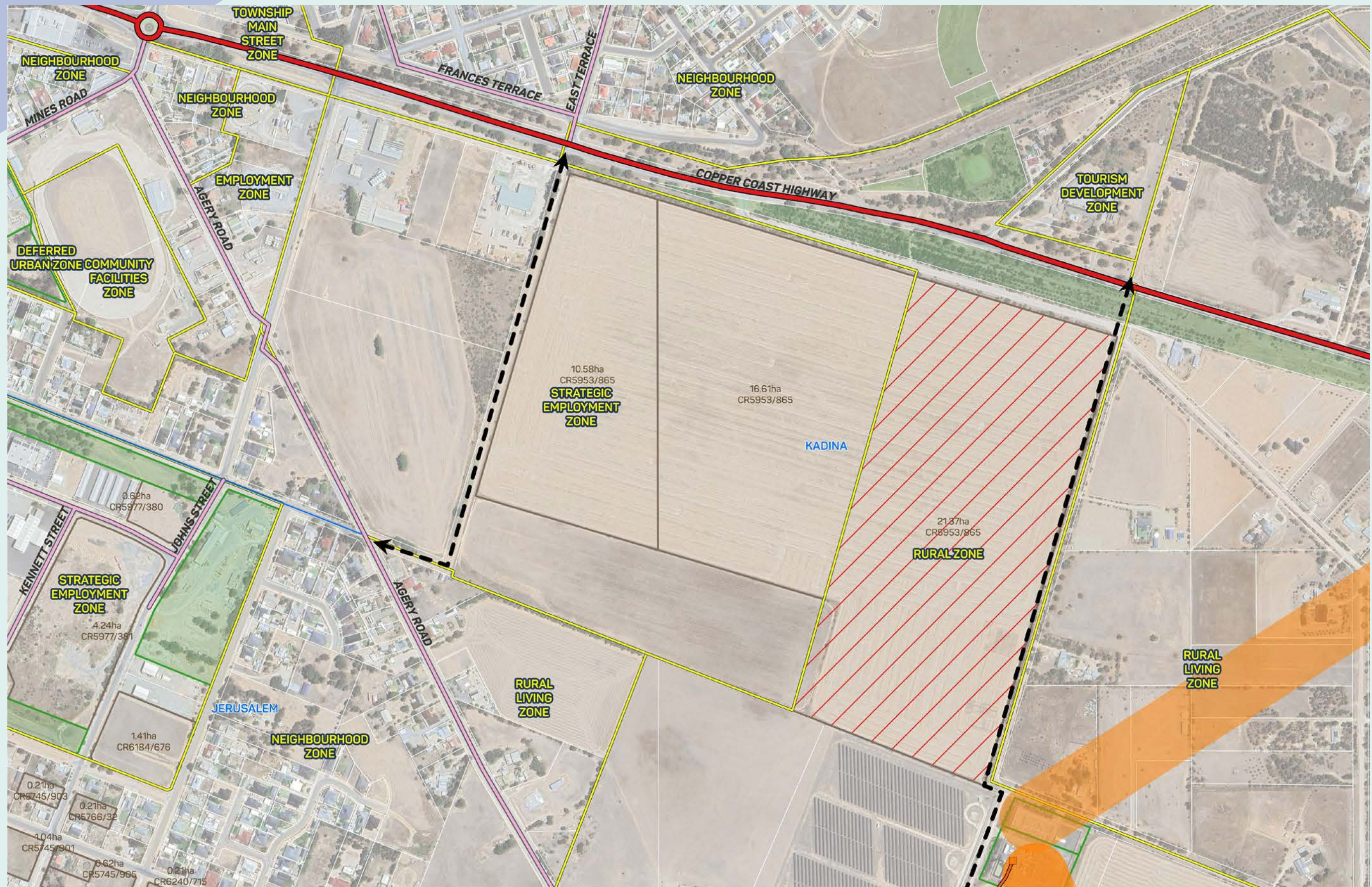
The Yorke Peninsula and Mid North Regional Plan identifies ~77 ha of land in the Rural Zone at Moonta for future employment use.

The land is a logical extension to the existing Strategic Employment Zone. Crutchett Road (currently unsealed) and Moonta Wallaroo Road are designated b-double routes for the transport of grain.

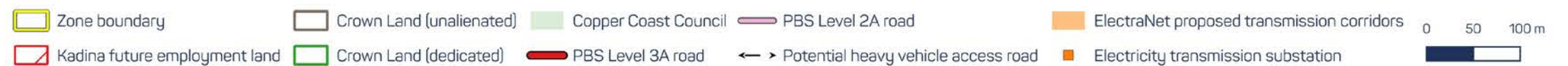
In the longer term (30+ years), further expansion could be considered to link up the employment land and extend Crutchett Road to the Spencer Highway that is a PBS Level 2a road to reduce heavy vehicle movement through the Moonta centre. This junction could ultimately connect to a future route to bypass Moonta.

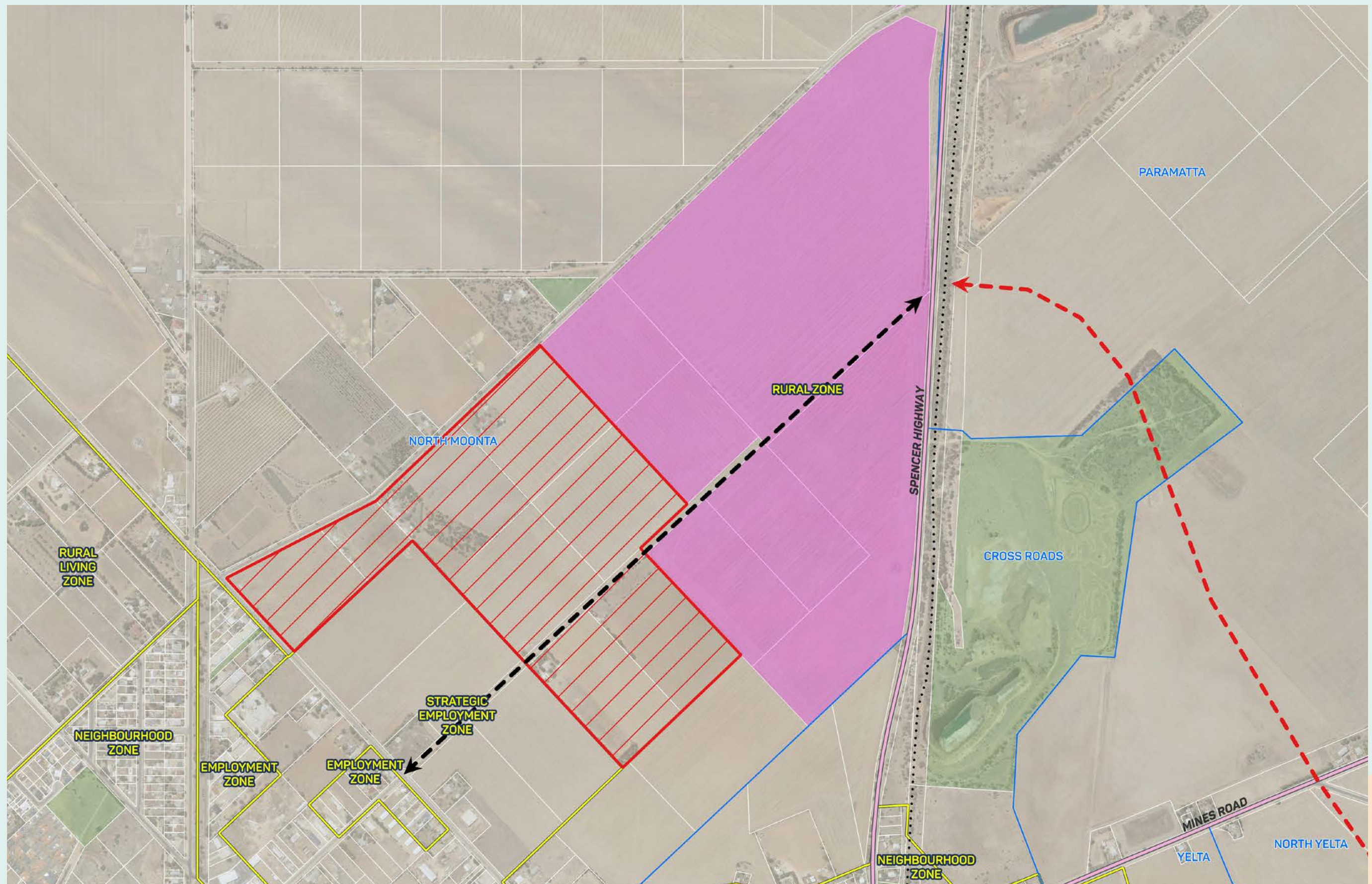
The land is fragmented with several owners and the Growth Strategy has identified medium-term action for Council to investigate a rezoning to the Strategic Employment Zone and to upgrade and extend Crutchett Road.





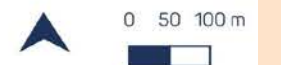
Kadina Strategic Employment Zone





North Moonta Future Employment

- North Moonta future employment land
- Zone boundary
- PBS Level 3A road
- - - - - Potential Moonta Bypass
- Potential long term Employment Land (30+ years)
- Copper Coast Council
- PBS Level 2A road
- - - - - Potential Crutchett Road upgrade and extension



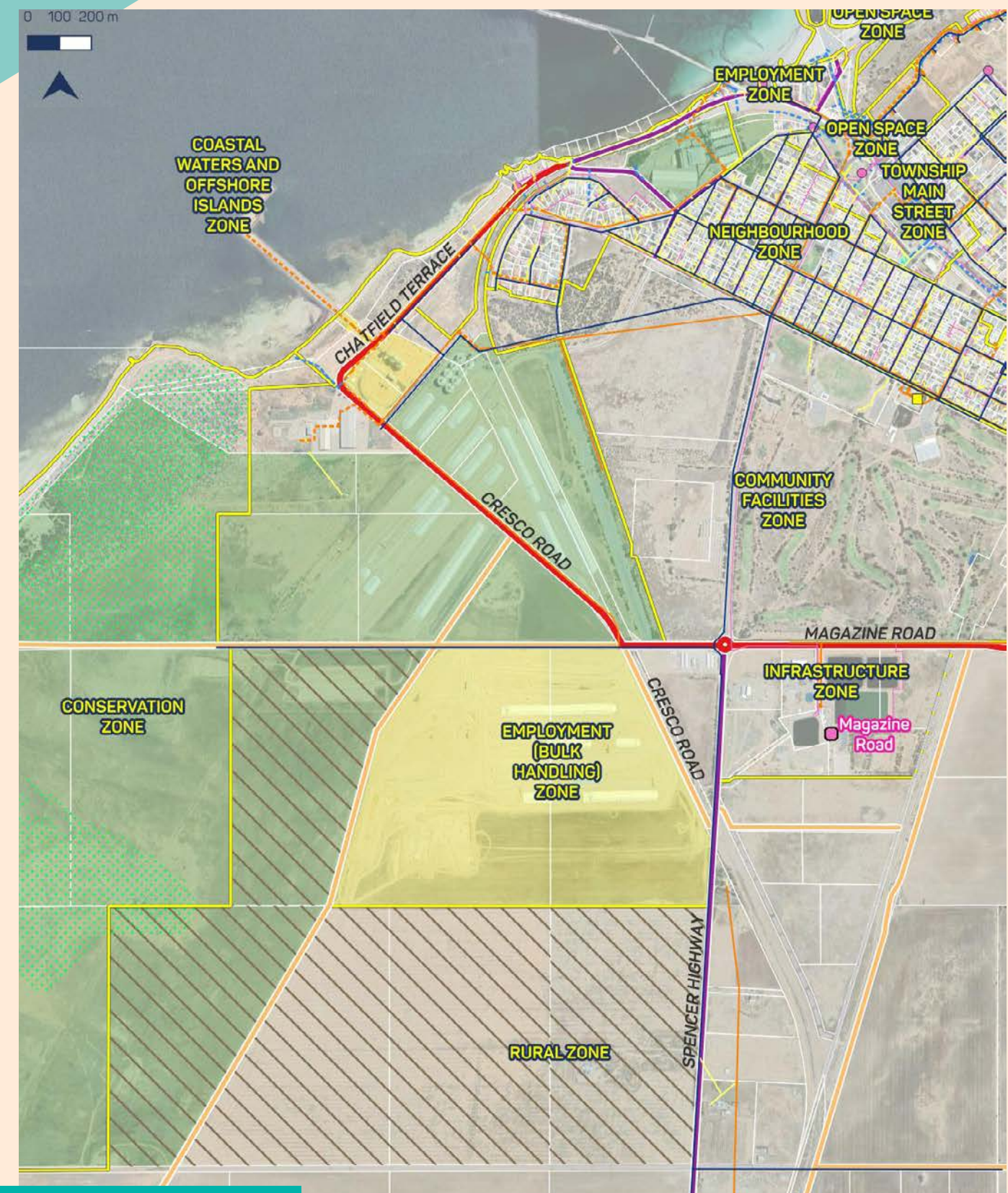
Bulk Handling

The Employment (Bulk Handling Zone) located south of the Wallaroo port facilities covers an area of 304ha. The Zone primarily supports facilities for the handling and storage of bulk commodities.

The zone also supports value-adding industries, including the processing and packaging of commodities, that complement facilities for the reception, storage and dispatch of agricultural and other commodities in bulk.

Flinders Ports are projecting an increase in grain trade from the Wallaroo Port from approximately 600,000 tonnes per annum to 920,000 tonnes per annum by 2070.

There is approximately 185ha of land in the adjoining Rural Zone that could be considered for expanding the Employment (Bulk Handling) Zone if required.



Employment (Bulk Handling Zone)

- | | |
|---|------------------------|
| Zone boundary | PBS Level 3A road |
| Potential Bulk Handling Zone | PBS Level 2A road |
| Viterra | B-double (grain) route |
| T-Ports | CWMS pipeline |
| SAPN LV overhead line | CWMS treatment plant |
| SAPN subtransmission & HV overhead line | Native vegetation |
| SA Water potable water main | |

Renewable Energy

There is a renewable energy precinct emerging around the electricity transmission substation at the corner of Mundinna and Helson Road, Kadina.

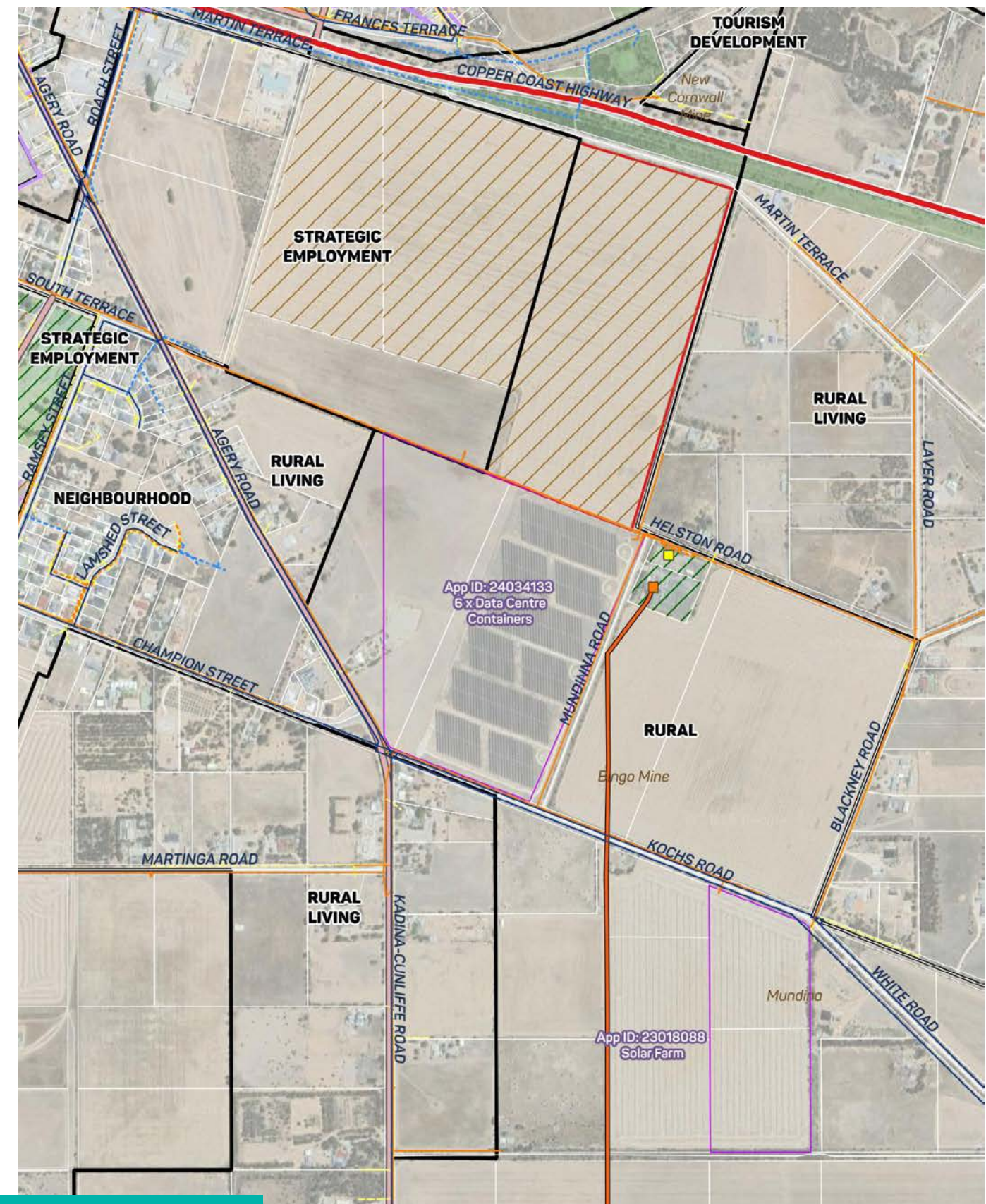
Solar farms and associated battery energy storage systems (BESS) have broader regional benefits including improving the grid reliability and resilience.

The location near the electricity transmission substation at Kadina offers several strategic and economic benefits that improves financial feasibility, grid performance, and deployment speed for energy projects.

Conversely solar farms can take up significant areas of land that might have otherwise been earmarked for other employment uses. It is possible that solar farms could also take up further underutilised land in the Strategic Employment Zone.

The Yorke Peninsula and Mid North Regional Plan has also identified potential corridors for future electricity transmission lines connecting to the transmission substation.

The Growth Strategy identifies an action for Council to investigate rezoning part of the Rural Zone to the Infrastructure Zone.



Kadina Solar Farm and Surrounds

- | | |
|--------------------------|---|
| Development approval | SAPN subtransmission & HV overhead line |
| Zone boundary | SAPN subtransmission & HV underground cable |
| Crown Land (Dedicated) | Electricity transmission line |
| Crown Land (Unalienated) | Electricity transmission substation |
| SAPN substation | PBS Level 2A road |
| SAPN LV overhead line | PBS Level 3A road |



SPORT AND RECREATION

Collectively, open space, sport and recreation assets form a critical component of the Copper Coast’s liveability. While the quantity of open space and facilities is broadly adequate, the quality, functionality and capacity of key sites require attention to meet future needs. The Growth Strategy highlights the importance of coordinated planning, targeted upgrades and evidence based decision making to support a growing and active community.

Open Space Provisions

Participation in organised sport has remained steady nationally, while non-organised physical activity, walking, cycling, running and gym-based fitness, continues to increase.

This trend highlights the need for accessible and flexible public spaces that support a variety of informal recreation opportunities.

The Copper Coast provides an extensive and diverse open space network that supports community wellbeing and active lifestyles.

Council manages a wide range of parks, reserves and recreation spaces, including skate parks, picnic facilities, jetties, coastal swimming enclosures, trails, Splash Town Water Park, and the CCSLC program pool.

Approximately 191 public parks are identified in the Community Land Management Plan.

Benchmark analysis confirms that the quantity of open space is sufficient to meet projected population growth to 2056. Using recognised standards of 6-7 hectares of active open space per 1,000 residents, the district’s high-growth scenario requires approximately 152 hectares, which is already available. Similarly, based on the benchmark of 13 square metres of open space per person, the projected requirement of 33 hectares is well met.

While overall supply is adequate, improvements to the quality, functionality and accessibility of open space remains a priority. Significant projects currently underway include the Wallaroo Aquatics Facility (scheduled for completion in March 2027) and implementation of the Wallaroo Foreshore Masterplan, both of which will enhance the district’s recreation network and expand access to high-quality public spaces.

Playing Fields and Surfaces

Council owns or operates ten sporting facilities across the district, including sporting complexes, ovals, bowling clubs, golf courses and recreation grounds.

While the overall provision of courts and playing fields is generally adequate, many facilities lack modern, fit for purpose amenities, including:

- compliant sports flooring
- LED lighting
- upgraded and DDA compliant changerooms
- appropriate spectator areas

This has resulted in a facility quality gap, which limits the region’s ability to support future participation, especially in high growth sports such as basketball.

Table 3: Current Sports Facilities in the Copper Coast

	Asset Location	Playing Surface	Sport Type
1	Cunliffe Sports Ground	3 Courts	• Tennis (3)
2	Kadina Sporting Complex (Copper Coast Sport and Leisure Centre)	1 Oval	• Football and cricket (1)
		2 Playing Fields	• Hockey and soccer (2)(1 grass 1 synthetic)
2	Kadina Sporting Complex (Copper Coast Sport and Leisure Centre)	10 Outdoor Courts	• Multi-lined netball (6) and tennis (8)
		4 Indoor Courts	• Multi-lined basketball (2) and netball (2)
2	Kadina Sporting Complex (Copper Coast Sport and Leisure Centre)	9 Other Facilities	• Multi-lined netball (4), basketball (4), futsal (4), volleyball (8), pickleball (16) and badminton (16)
			• Squash (2)
2	Kadina Sporting Complex (Copper Coast Sport and Leisure Centre)		• Gymnastics (1)
			• Dance studio (1)
2	Kadina Sporting Complex (Copper Coast Sport and Leisure Centre)		• BMX (1)
			• Indoor Pool (1)
2	Kadina Sporting Complex (Copper Coast Sport and Leisure Centre)		• Cricket practice wickets (3)
3	Kadina Sporting Complex - Skate Park	1 Other Facility	• Skate Park (1)
4	Kadina Bowling/Croquet Club	4 Greens/Courts	• Bowls Greens (3)
5	Moonta Oval	1 Oval	• Croquet Courts (1)
		6 Outdoor Courts	• Football and cricket (1)
5	Moonta Oval	3 Other Facilities	• Multi-lined tennis (3) and basketball (2)
			• Netball (3)
6	Moonta Bowling Club	4 Greens/Courts	• Cricket practice wickets (3)
7	Paskeville Recreation Ground	1 Oval	• Lawn Bowls (4)
		4 Outdoor Courts	• Football and cricket (1)
7	Paskeville Recreation Ground	1 Greens/Courts	• Multi-lined netball (2) and tennis (4)
		2 Other Facilities	• Lawn bowls (1)
8	Wallaroo Recreation Ground	1 Oval	• Cricket practice wickets (2)
		12 Outdoor Courts	• Football and cricket (1)
8	Wallaroo Recreation Ground	3 Greens/Courts	• Multi-lined tennis (6), basketball (2) and netball (2)
		2 Other Facilities	• Multi-lined tennis (4), netball (5) and basketball (1)
9	Wallaroo Mines Bowling Club	2 Greens/Courts	• Lawn bowls (2)
			• Croquet courts (1)
9	Wallaroo Mines Bowling Club		• Cricket practice wickets (3)

SERVICE ACCOMMODATION

Future Workforce Requirements

As the Copper Coast population increases, demand for Council services and organisational capacity will rise accordingly. A review of comparable regional councils, those with populations similar to the Copper Coast's projected high growth scenario, shows that the current staffing ratio of one FTE per 167 residents is broadly consistent with sector trends.

Maintaining this ratio under the 2056 high growth population of 25,389 residents would require an estimated 152 FTE, an increase of 60 FTE from 2024 levels. Council staffing levels reflect the scale of operations and the range of services delivered. As the population grows, both workload and community expectations will increase. Although staffing numbers have risen over the past five years and are expected to continue increasing, this growth has not been linear. Recruitment is constrained

primarily by the availability of skilled labour rather than service demand or hiring effort.

Projected FTE requirements under the high growth scenario are:

- 99 FTE by 2026
- 114 FTE by 2036
- 132 FTE by 2046
- 152 FTE by 2056

These projections provide a clear baseline for long term workforce planning, financial management, and organisational capability development.

Table 4: Population served by full time equivalent employee, comparable Councils

LGA	Population 2021	Full Time Equivalent (FTE)	FTE to Population
Whyalla	21,958	137	160
Murray Bridge	22,339	231	97
Gawler	25,300	135	187
Barossa	25,565	173	148
Mount Gambier	27,635	143	193
Alexandrina	29,258	185	158
Copper Coast	15,340	92	167

Service Accommodation and Civic Facility Needs

Increased staffing will require a proportional expansion of Council's civic and administrative workspace. Contemporary public sector operating models emphasise project based work, multidisciplinary collaboration and flexible working arrangements supported by mobile technology and non traditional office configurations. As a result, future accommodation must provide adaptable work areas, community facing service points, shared meeting and function spaces, and appropriate staff amenities.

With 92 FTE, the existing principal office is already undersized and likely operating at capacity. While some staff work off site or at the Council depot, the main office must continue to support public services and core corporate functions. Although the current site has potential for physical expansion, car parking is a significant limiting factor.

Using the South Australian Government Office Accommodation Guidelines, applying 12m² per work point and an 80% utilisation rate, the projected office space needs under the high growth staffing scenario are:

- ~948m² by 2026
- ~1,264m² by 2046
- ~1,094m² by 2036
- ~1,459m² by 2056

By 2056, Council will require approximately 1,500m² of gross floor area to accommodate the projected workforce. Based on Planning and Design Code standards of one car park per 30 m² of GLFA, an office of this scale would require around 60 staff parking spaces, not including parking needed for community members or Town Hall users. Given spatial constraints on the existing site, off-site parking arrangements offer the most practical solution.

As workforce growth continues, Council will need to plan for additional administrative accommodation over the next 30 years, ensuring facilities support modern operating models, improving staff efficiency, and maintaining high-quality customer service.

Table 5: Civic and Administration Space Requirements

Year	Full Time Equivalent (FTE)	Occupancy Ratio (SQM)	Space Utilisation Ratio (SQM)
2026	99	1,185	948
2036	114	1,368	1,094
2046	132	1,580	1,264
2056	152	1,824	1,459

Council Principal Office, Kadina



CIVIC FACILITIES

Regional and District Libraries

The Kadina Library, which currently acts as the Copper Coast's regional hub, is projected to reach full capacity for core services, such as collections, public computers, study and reading areas, and general amenities, by 2026. While service demand is partially supported by the neighbourhood-level libraries at Moonta and Wallaroo, long-term pressures on the network will continue to increase with population growth.

Future library needs will be driven primarily by the demand for multi-use, flexible community spaces, including public workstations, meeting rooms, digital media areas and collaborative learning environments, rather than substantial growth in physical collections. Consistent with the Australian Library and Information Association's endorsement of the People Places Guidelines, a catchment-based benchmark indicates that Kadina Library will require an additional 300m² of net floor space by 2056 to provide contemporary library services.

Given the Kadina Library's landlocked site, a feasibility assessment is required to determine whether retrofitting or expansion is achievable without compromising functionality or limiting opportunities for co-location with other civic or community services. If expansion is not feasible, relocation or redevelopment may be necessary.

An alternative long-term option is to expand one of the neighbourhood libraries, most logically the Moonta Library, into a stand-alone district-level facility offering an enhanced service mix. This aligns with recent recommendations from the School Community Library funding review, which proposes increasing the catchment threshold for SCL membership to 6,000 residents. As Moonta approaches this threshold, the library is likely to become ineligible for the SCL program, triggering the need for service restructuring, including extended opening hours, additional staffing, and potential facility upgrades.

Together, these factors highlight the need for a strategic, network-wide approach to future library planning. Decisions regarding expansion, relocation, or redistribution of services should be informed by population growth forecasts, service benchmarks, co-location opportunities, and the evolving role of libraries as multi-functional community hubs.



Kadina Library and surrounding TAFE building and Kadina Memorial School



Moonta Community Library and surrounding Moonta Area School



TRANSPORT

Heavy Vehicles

The transport of grain to Wallaroo is a critical economic activity for the Council and broader Yorke Peninsula area.

Designated routes support the state's economic objectives by facilitating the timely and cost-effective movement of agricultural commodities.

Most roads, except for some roads within townships, are approved for heavy vehicles to support the transport of grain. Longer vehicles up to 36.5m in length are permitted on Performance-Based Standards (PBS) Level 3A categorised routes, including parts of Spencer Highway, Copper Coast Highway, Bowman Road, Sharples Road, Magazine Road, Cresco Road and Chatfield Terrace. Heavy vehicles up to 25m in length are permitted on PBS Level 2A routes, including parts of Mines Road, Kadina-Cunliffe Road, Bute Road and Port Broughton Road.

The Growth Strategy seeks to carefully plan growth to avoid impacts and encroachment upon the routes designated for heavy vehicles.

In the longer term (30+ years) there may be a need for heavy vehicle bypasses of Kadina and Moonta. The Growth Strategy identifies potential bypass routes and an action to ensure these corridors are protected from development.

Public transport

Bus services around the Yorke Peninsula and Copper Coast, including services departing from Adelaide are provided by Peninsula Coaches.

The Department of Infrastructure and Transport is currently reviewing regional public transport services. Community Care and Transport operate a Community Bus Service that allows community members to dial a bus as an intra-town service, operating three days per week.

Pedestrian and cycling networks

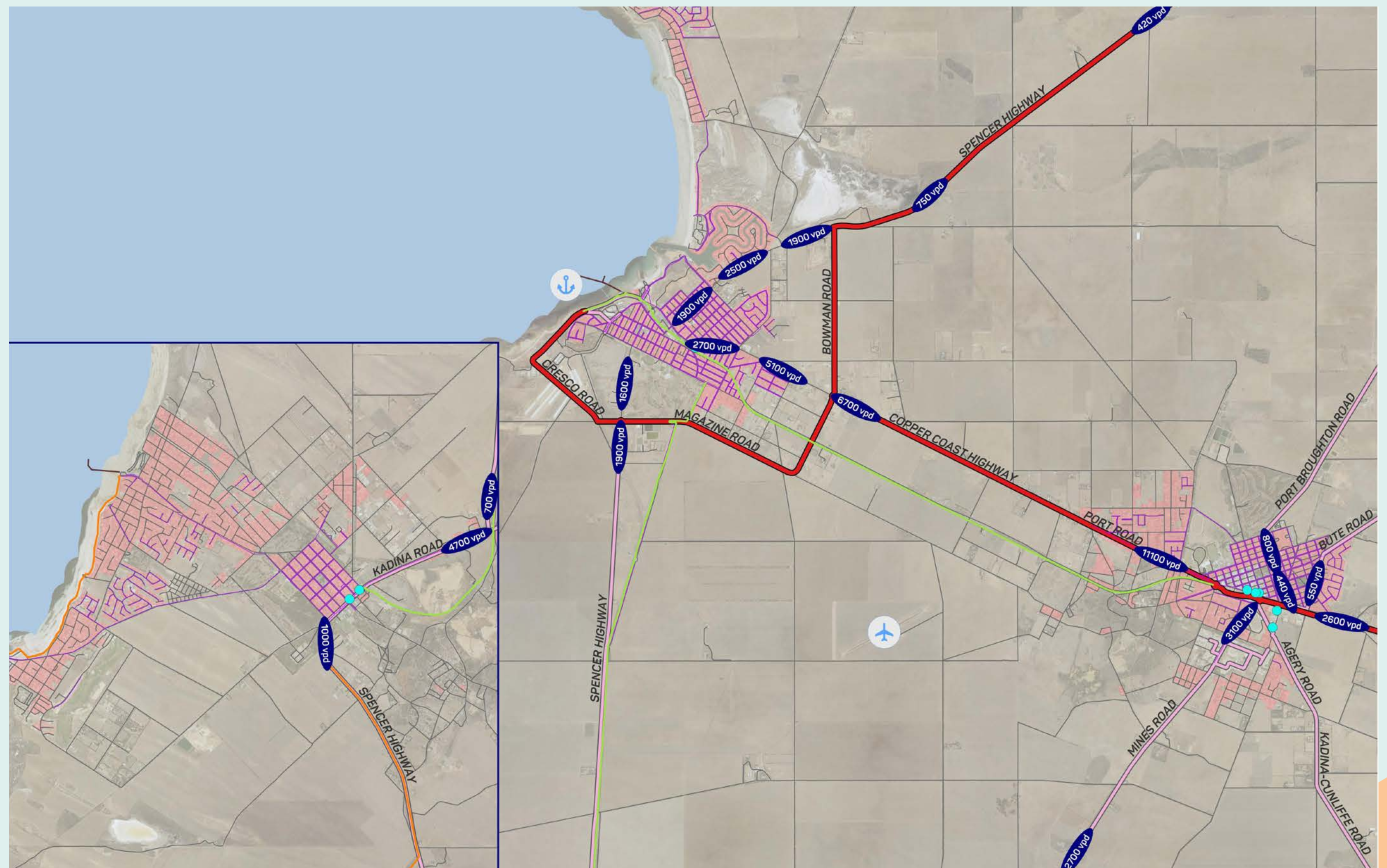
The Council has a network of shared cycling and walking trails. Major trails include the Copper Rail Trail, The Port Hughes Coastal Trail and the Walk the Yorke Trail.

Ports

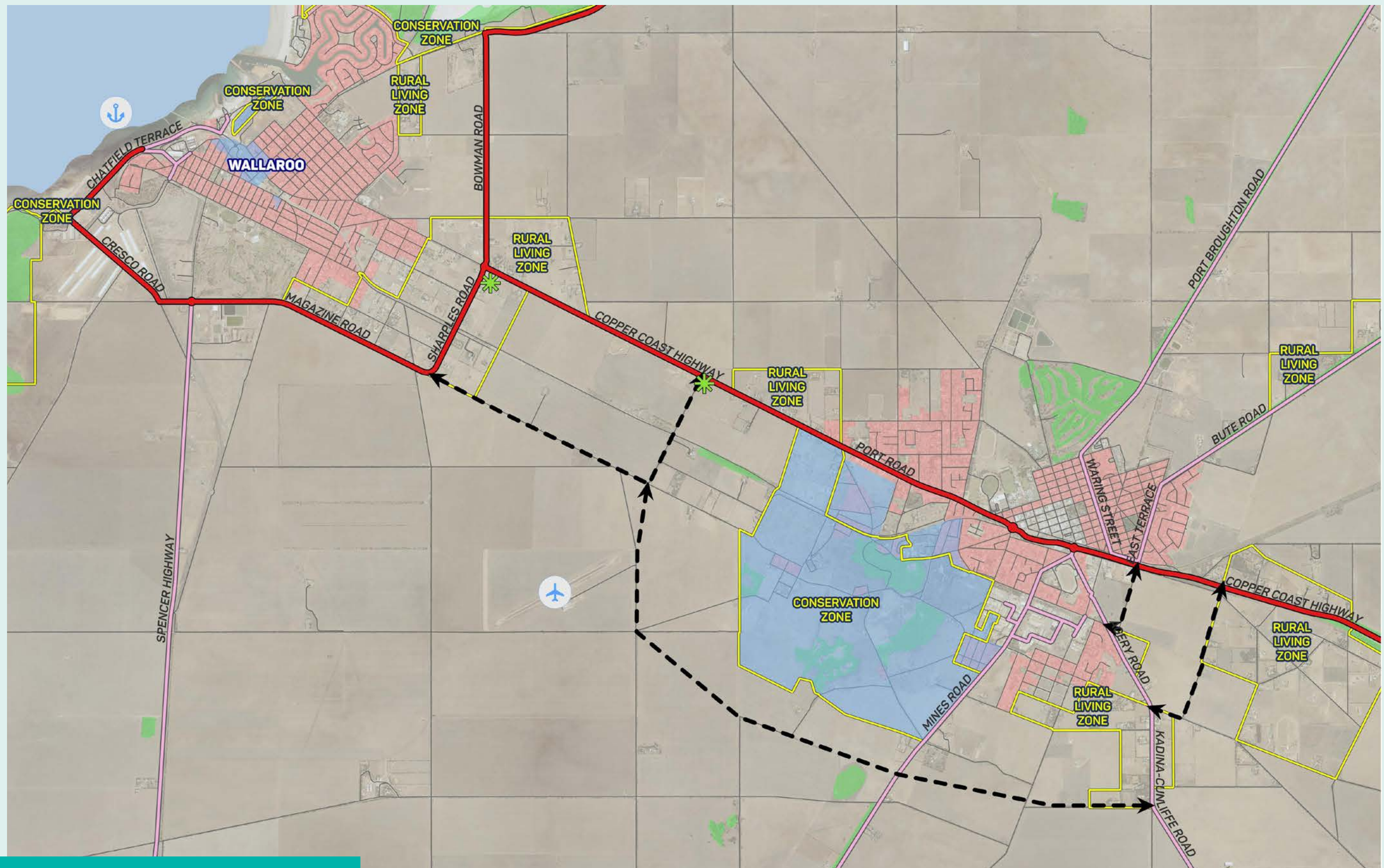
Wallaroo is one of six proclaimed commercial ports in South Australia. The port primarily handles outbound shipments of grain and seeds from the surrounding agricultural regions. There are currently two port operators (Flinders Ports and T-Ports) that handle bulk commodities grain from the Wallaroo port.

Flinders Ports are projecting an increase in grain trade from their facility at Wallaroo from approximately 600,000 tonnes per annum to 920,000 tonnes per annum by 2070.

The Growth Strategy identifies a long-term action to rezone Rural Zone land to the Employment (Bulk Handling) Zone if required in the future. The Growth Strategy also identifies an action to limit land division in the residential zone around the port to avoid incompatible land uses, protect port operations, and prevent future land use conflicts arising from residential encroachment.

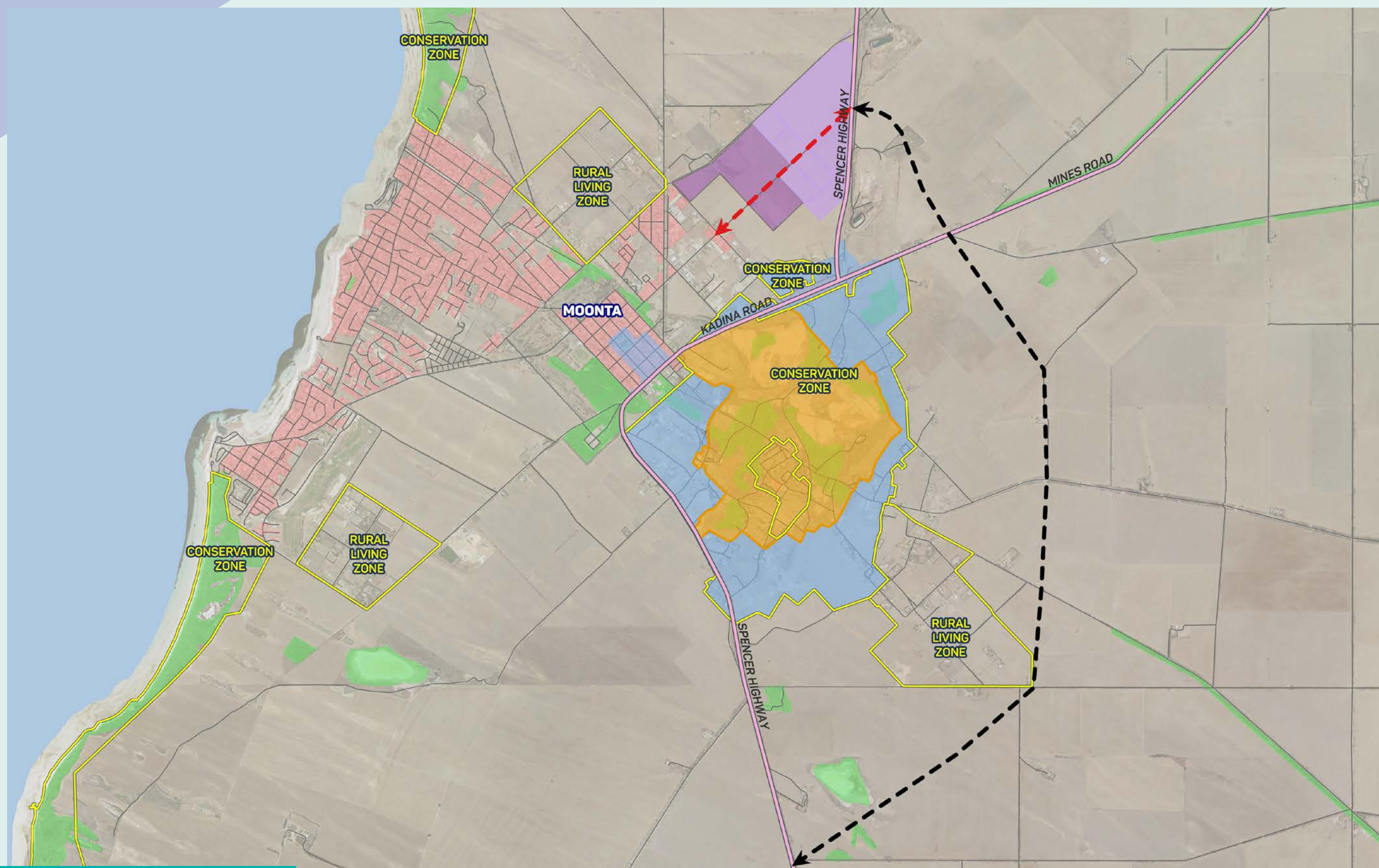


Transport



Potential Long Term Heavy Vehicle Road Network Wallaroo & Kadina

- | | | | |
|---|---------------------|------------------------------------|--------------------------|
| ↔ Potential long term heavy vehicle route | — PBS Level 3A road | □ Conservation & Rural Living Zone | ✈ Copper Coast Aerodrome |
| ✱ Potential Roadside Service Centre | — Other roads | □ Historic Area Overlay | ■ Native Vegetation |
| — PBS Level 2A road | ■ Builtup area | ⚓ Wallaroo Port | |



Potential Long Term Heavy Vehicle Road Network Moonta

- | | | |
|--|----------------------------------|-----------------------|
| ↔ Potential Crutchett Road upgrade and extension | — PBS Level 2A road | Historic Area Overlay |
| ↔ Potential Moonta Bypass | — Other roads | Native Vegetation |
| Future Employment Land | Builtup area | |
| Potential Employment Land (30+ years) | Conservation & Rural Living Zone | |



PASKEVILLE

Paskeville is a small rural settlement located on the Copper Coast Highway on the eastern edge of the Council. Paskeville had a population of 149 people and 89 dwellings in the 2021 Census.

Existing facilities include:

- Paskeville CFS
- Paskeville Reservoir SA Water (100 megalitre storage)
- Paskeville Oval
- Paskeville Bowling Club
- Paskeville Football Club
- Paskeville Netball Club
- Paskeville Tennis Club
- Paskeville Basketball Club
- Paskeville Cricket Club
- Grain silos (not in service)

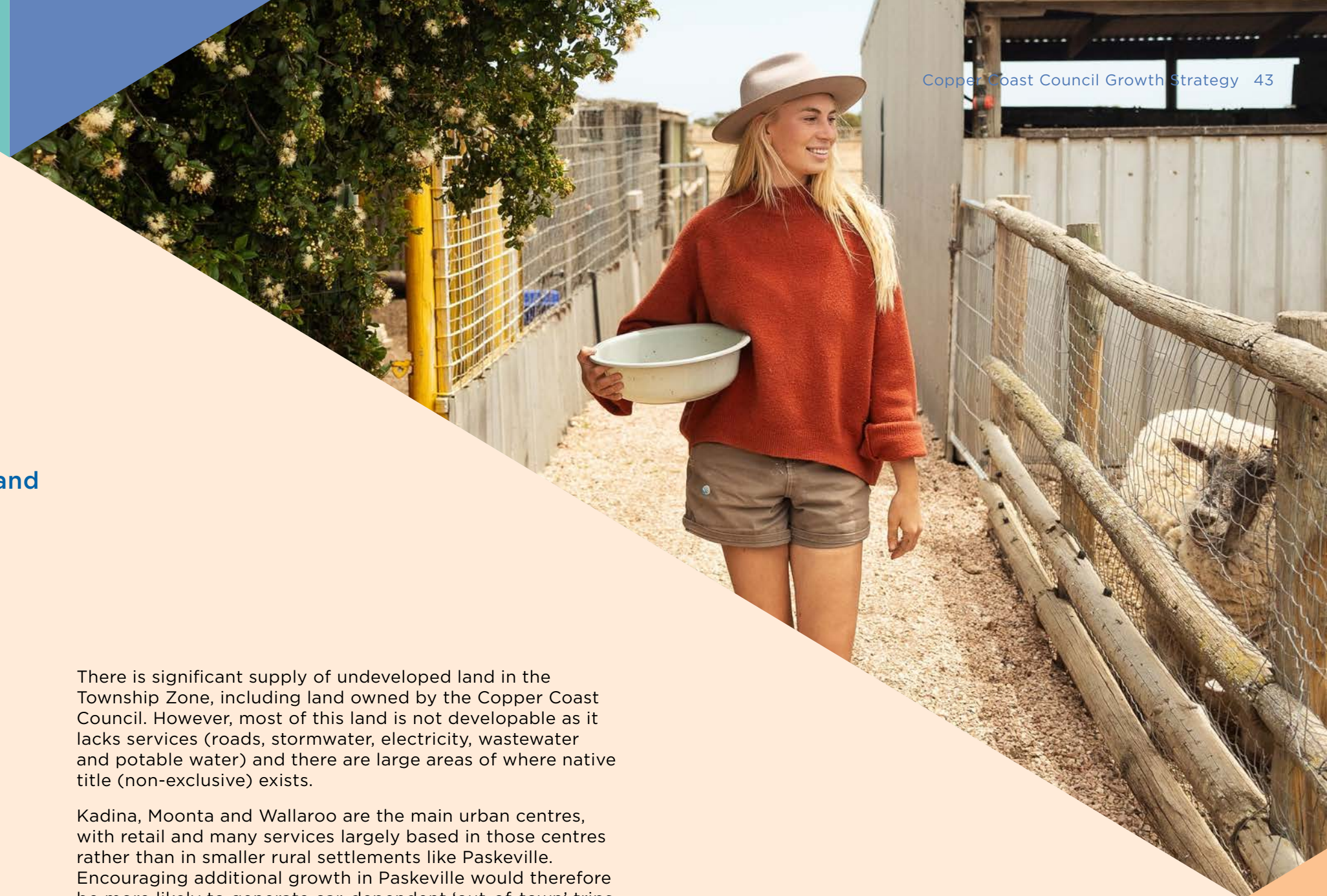
Paskeville developed as a small rural service town primarily because of the proximity to the Port Wakefield-Kadina railway. The rail connection enabled surrounding farms to move wheat and other produce efficiently, supporting a modest cluster of services and local settlement. Over time bulk grain handling further reinforced Paskeville's role as an agricultural receival point.

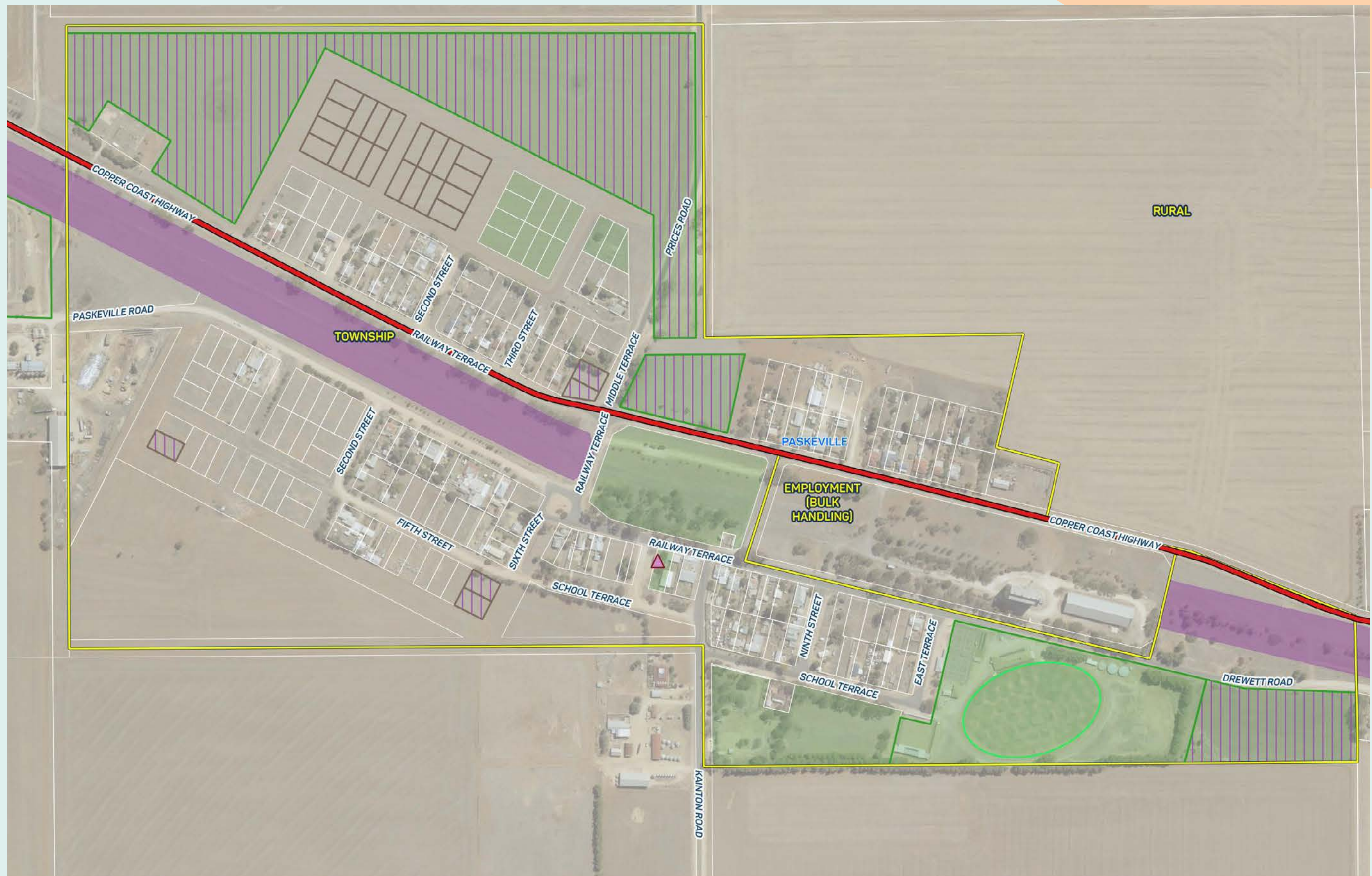
The town's function as a transport and storage node has declined as freight logistics and on-farm practices changed, alongside the closure of the rail services. In 2019, Viterro announced that the grain silos would not reopen because of changing grower delivery patterns and a strategy to focus investment and service levels at larger sites capable of handling all truck configurations and providing improved operational performance.

There is significant supply of undeveloped land in the Township Zone, including land owned by the Copper Coast Council. However, most of this land is not developable as it lacks services (roads, stormwater, electricity, wastewater and potable water) and there are large areas of where native title (non-exclusive) exists.

Kadina, Moonta and Wallaroo are the main urban centres, with retail and many services largely based in those centres rather than in smaller rural settlements like Paskeville. Encouraging additional growth in Paskeville would therefore be more likely to generate car-dependent 'out-of-town' trips for everyday needs, increasing transport demand without creating a commensurate local service base.

Supporting growth in Paskeville would be expensive to service and maintain, which is inconsistent with Council's long term financial plan to facilitate the efficient delivery of affordable services and infrastructure. This is amplified by the scale of Council's existing asset task (including an extensive road network), meaning additional growth in other areas such as Paskeville would increase long-run maintenance and renewal costs.





Paskeville

- | | | |
|------------------------|-------------------------------------|------------------------|
| Copper Coast Council | Crown Land (unalienated) | PBS Level 3A road |
| Zone boundary | Native Title exists (non exclusive) | Paskeville Oval |
| Crown Land (dedicated) | CFS | Minister for Transport |



Action PLAN

The action list provides a structured overview of the key initiatives required to support and manage growth across the Copper Coast.

Each action is categorised by theme and is linked to the township or broader area it affects.

For every action, the list identifies:

- The responsible lead agency (Council, State Government, landowners or other stakeholders)
- An indicative timeframe (short, medium, or long term) to guide prioritisation and planning
 - Short-term (0-5 years)
 - Medium-term (5-10 years)
 - Long-term (10+ years)
- Whether funding is included in Council's 2026/27 budget.
- A unique action ID, allowing for easy tracking, reporting and implementation.

The unique number and letter identifier has been applied to each site to enhance the readability of the supporting maps.

The action identifiers used within the Growth Strategy are as follows:

- SE.# -Strategic Employment
- HA.# -Housing and Accommodation
- CR.# -Commercial and Retail
- SCI.# -Social and Community Infrastructure
- TI.# -Transport and Infrastructure

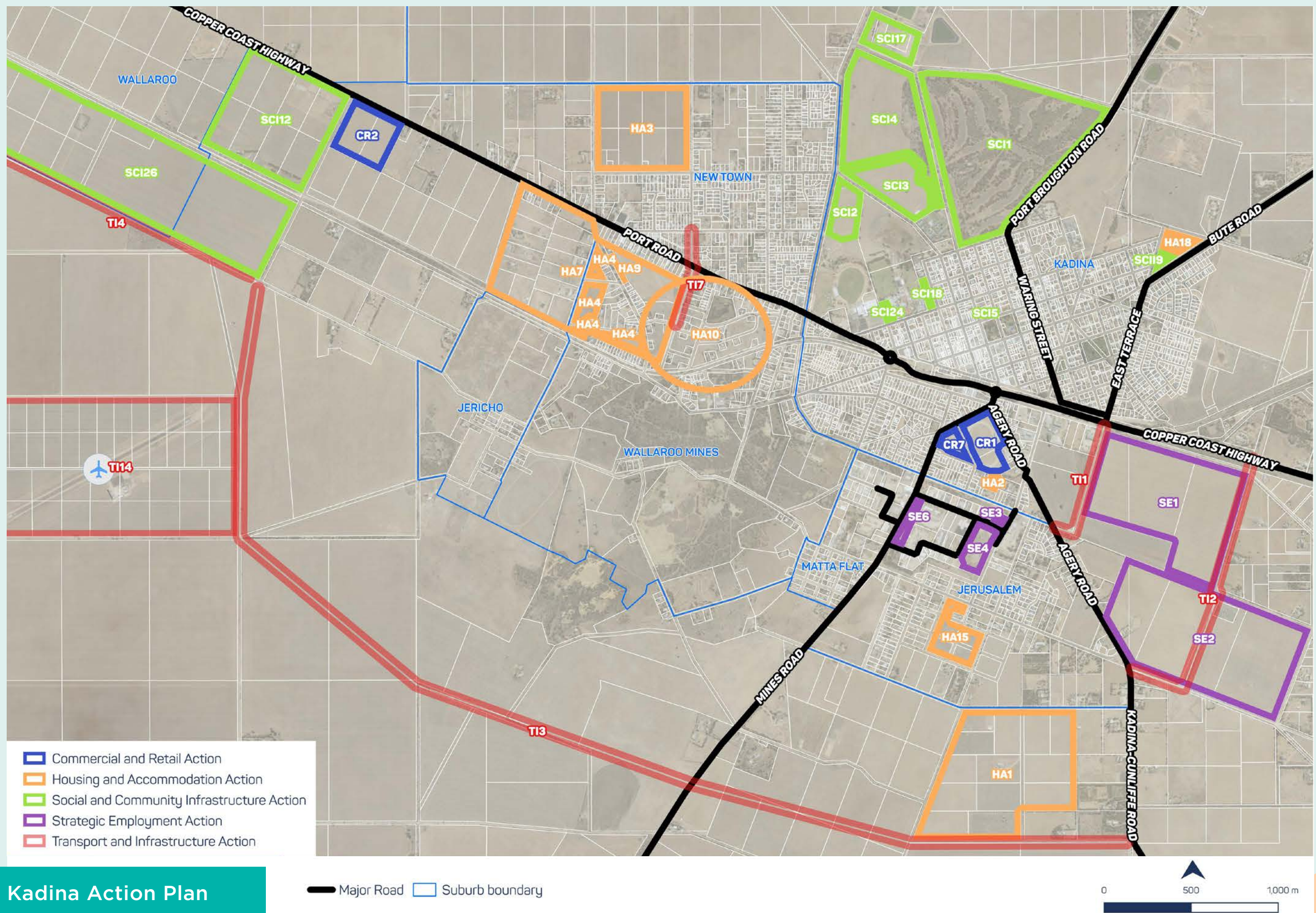


KADINA ACTIONS

Action ID	Action	Theme	Timeframe	Lead	26/27 Budget
CR1	Support the relocation of the Copper Coast Showgrounds to an alternative site and investigate rezoning from the Community Facilities Zone to the Employment Zone	Commercial and Retail	Short-term	Copper Coast Council	✓
CR2	Investigate rezoning from the Rural Zone to the Employment Zone - Roadside Service Centre Subzone	Commercial and Retail	Short-term	Land owner	
CR7	Investigate relocation of the SA Water Works Depot to support higher and better uses	Commercial and Retail	Long-term	SA Water	
HA1	Investigate rezoning from the Rural Zone to the Rural Living Zone	Housing and Accommodation	Medium-term	Land owners	
HA2	Investigate rezoning from the Community Facilities Zone to the Neighbourhood Zone	Housing and Accommodation	Short-term	Land owner	
HA3	Investigate rezoning from the Deferred Urban Zone to the Neighbourhood Zone	Housing and Accommodation	Short-term	Land owner	
HA4	Release land for housing subject to the sufficient provision of road, water, wastewater and stormwater infrastructure	Housing and Accommodation	Long-term	State Government	
HA7	Investigate removing the Historic Overlay	Housing and Accommodation	Long-term	Copper Coast Council	
HA9	Advocate for the State Government to lead discussions with the Narungga Nation Aboriginal Corporation to extinguish native title to support the development of the land	Housing and Accommodation	Short-term	Copper Coast Council	
HA10	Advocate for the State Government to lead discussions with the Narungga Nation Aboriginal Corporation to extinguish native title to support the development of the land	Housing and Accommodation	Short-term	Copper Coast Council	
HA15	Advocate for the State Government to lead discussions with the Narungga Nation Aboriginal Corporation to extinguish native title to support the development of the land	Housing and Accommodation	Short-term	Copper Coast Council	
HA18	Engage with Office of Regional Housing to facilitate key worker housing	Housing and Accommodation	Short-term	Copper Coast Council	
SCI1	Investigate the Kadina Golf Course as part of the Sports and Recreation Blueprint	Social and Community Infrastructure	Short-term	Copper Coast Council	
SCI2	Investigate alternate sport and recreational use for the land	Social and Community Infrastructure	Short-term	Copper Coast Council	
SCI3	Retain for future expansion of Harvest Christian College	Social and Community Infrastructure	Long-term	Harvest Christian College	
SCI4	Retain for future recreation, sport, education uses and the potential relocation of the Copper Coast Showgrounds	Social and Community Infrastructure	Long-term	Copper Coast Council	
SCI5	Expand Council office accommodation as required	Social and Community Infrastructure	Long-term	Copper Coast Council	
SCI12	Investigate the potential relocation of the Copper Coast Showgrounds	Social and Community Infrastructure	Short-term	Copper Coast Show Society	
SCI17	Implement the actions identified in the Greens Plains West Kadina, Moonta & Wallaroo Cemeteries Landscape Master Plan	Social and Community Infrastructure	Long-term	Copper Coast Council	
SCI18	Investigate growth needs of education precinct	Social and Community Infrastructure	Short-term	Copper Coast Council	
SCI19	Deliver a purpose-built early learning facility with a total licensed capacity of 162 places, incorporating long day care, Outside School Hours Care (OSHC), and allied health services	Social and Community Infrastructure	Short-term	Kadina Child Care Inc	
SCI24	Investigate expansion of library services as required	Social and Community Infrastructure	Long-term	Copper Coast Council	

Action ID	Action	Theme	Timeframe	Lead	26/27 Budget
SE1	Engage with the State Government to seek for the land to be developed for strategic employment purposes and to rezone part of the land from the Rural Zone to the Strategic Employment Zone	Strategic Employment	Short-term	Copper Coast Council	
SE2	Investigate rezoning from the Rural Zone to the Infrastructure Zone	Strategic Employment	Medium-term	Copper Coast Council	
SE3	Request that the State Government release land for sale with buyback provisions to ensure land is developed	Strategic Employment	Short-term	Copper Coast Council	
SE4	Request that the State Government release land for sale with buyback provisions to ensure land is developed	Strategic Employment	Short-term	Copper Coast Council	
SE6	Investigate the realignment of the storwmater drain to allow for the State Government to release the land for sale	Strategic Employment	Short-term	Copper Coast Council	✓
T11	Investigate a new road connecting the Copper Coast Highway with Agery Road as part of a new industrial estate	Transport and Infrastructure	Short-term	State Government	
T12	Investigate a new road connecting the Copper Coast Highway with Kadina-Cunliffe Road as part of a new industrial estate	Transport and Infrastructure	Long-term	State Government	
T13	Protect corridor for potential southern heavy vehicle bypass of Kadina	Transport and Infrastructure	Long-term	Copper Coast Council	
T17	Investigate the feasibility of extending the CWMS to the Wallaroo Mines Neighbourhood Zone	Transport and Infrastructure	Medium-term	Copper Coast Council	
TI14	Investigate potential to enable larger planes/commercial planes	Transport and Infrastructure	Long-term	Copper Coast Council	

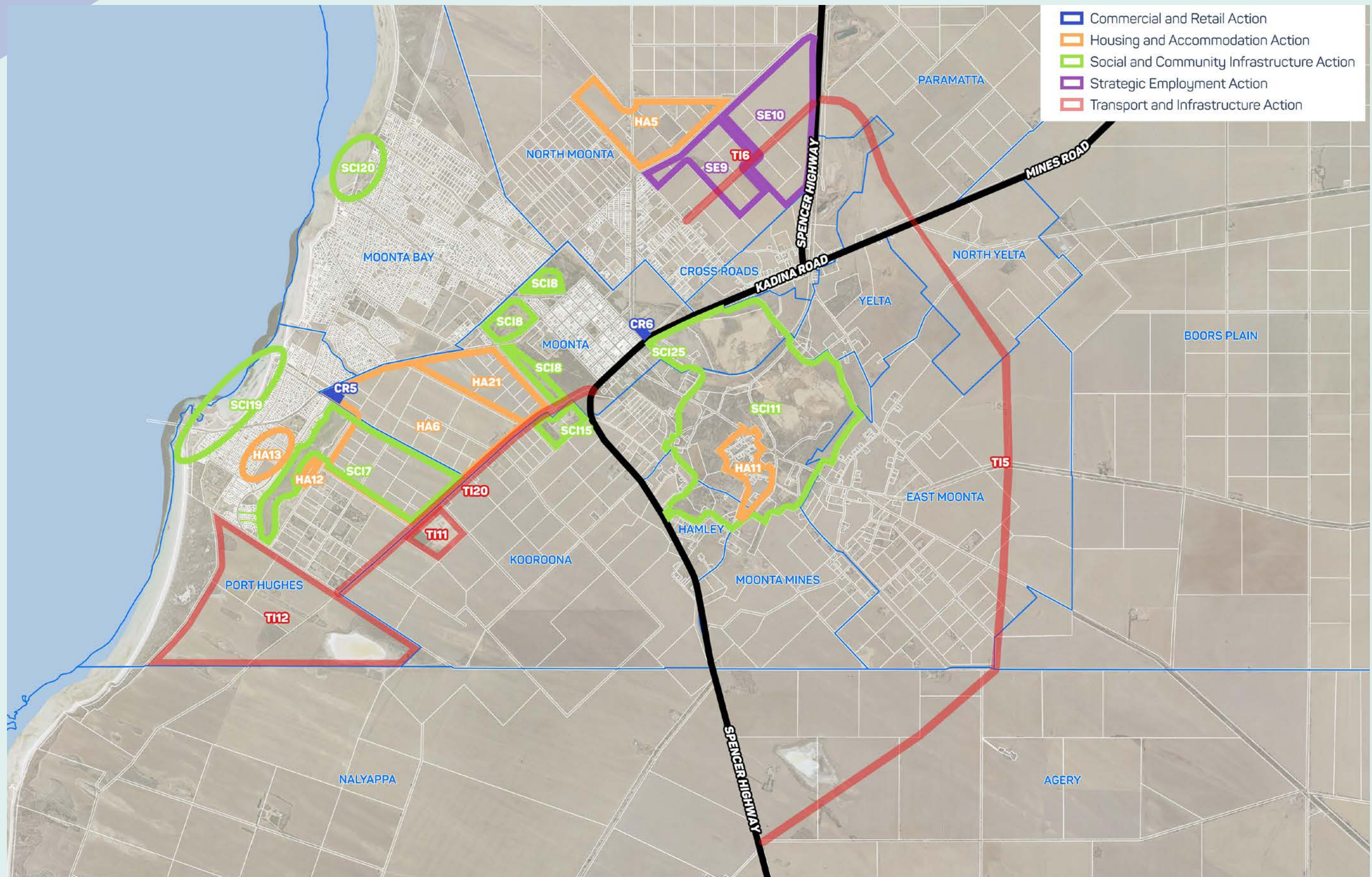




Kadina Action Plan

MOONTA ACTIONS

Action ID	Action	Theme	Timeframe	Lead	26/27 Budget
CR5	Support a rezoning to the Local Activity Centre Zone or other suitable zone (if sought by the land owner)	Commercial and Retail	Medium-term	Land owner	
CR6	Facilitate tourist related development	Commercial and Retail	Short-term	Copper Coast Council	
HA6	Prepare a Structure Plan for a future master planned community	Housing and Accommodation	Medium-term	Land owner / Copper Coast Council	
HA11	Advocate for the State Government to lead discussions with the Narungga Nation Aboriginal Corporation to extinguish native title to support the development of the land	Housing and Accommodation	Short-term	Copper Coast Council	
HA12	Advocate for the State Government to lead discussions with the Narungga Nation Aboriginal Corporation to extinguish native title to support the development of the land	Housing and Accommodation	Short-term	Copper Coast Council	
HA13	Advocate for the State Government to lead discussions with the Narungga Nation Aboriginal Corporation to extinguish native title to support the development of the land	Housing and Accommodation	Short-term	Copper Coast Council	
HA21	Investigate rezoning from the Rural Zone to the Neighbourhood Zone	Housing and Accommodation	Medium-term	Land owners / Copper Coast Council	
SCI7	Investigate expansion of Port Hughes Golf Course to 18 holes	Social and Community Infrastructure	Medium-term	Copper Coast Council	
SCI8	Investigate the Moonta Golf Course as part of the Sports and Recreation Blueprint	Social and Community Infrastructure	Medium-term	Copper Coast Council	
SCI11	Implement actions from the Moonta Mines Heritage Master Plan	Social and Community Infrastructure	Ongoing	Relevant stakeholders	✓
SCI15	Implement the actions identified in the Greens Plains West Kadina, Moonta & Wallaroo Cemeteries Landscape Master Plan	Social and Community Infrastructure	Long-term	Copper Coast Council	
SCI19	Prepare a foreshore master plan	Social and Community Infrastructure	Short-term	Copper Coast Council	
SCI20	Prepare a foreshore master plan	Social and Community Infrastructure	Short-term	Copper Coast Council	
SCI25	Expand the Moonta Visitor Information Centre and investigate the opportunity for a new function/convention centre	Social and Community Infrastructure	Medium-term	Copper Coast Council	
SE9	Investigate rezoning from the Rural Zone to the Strategic Employment Zone	Strategic Employment	Medium-term	Copper Coast Council	
SE10	Protect land for long term employment	Strategic Employment	Long-term	Copper Coast Council	
T15	Protect corridor for future heavy vehicle Moonta bypass	Transport and Infrastructure	Long-term	Copper Coast Council	
T16	Upgrade and extend Crutchett Road	Transport and Infrastructure	Long-term	Copper Coast Council	
TI11	Expand wastewater treatment plant at Retallick Road, Kooroona	Transport and Infrastructure	Short-term	Copper Coast Council	✓
TI20	Seal Retallick Road to improve access to the Metacap development at Port Hughes	Transport and Infrastructure	Medium-term	Metacap	
TI12	Advocate for investment in the potable water network to support development	Transport and Infrastructure	Long-term	Copper Coast Council	



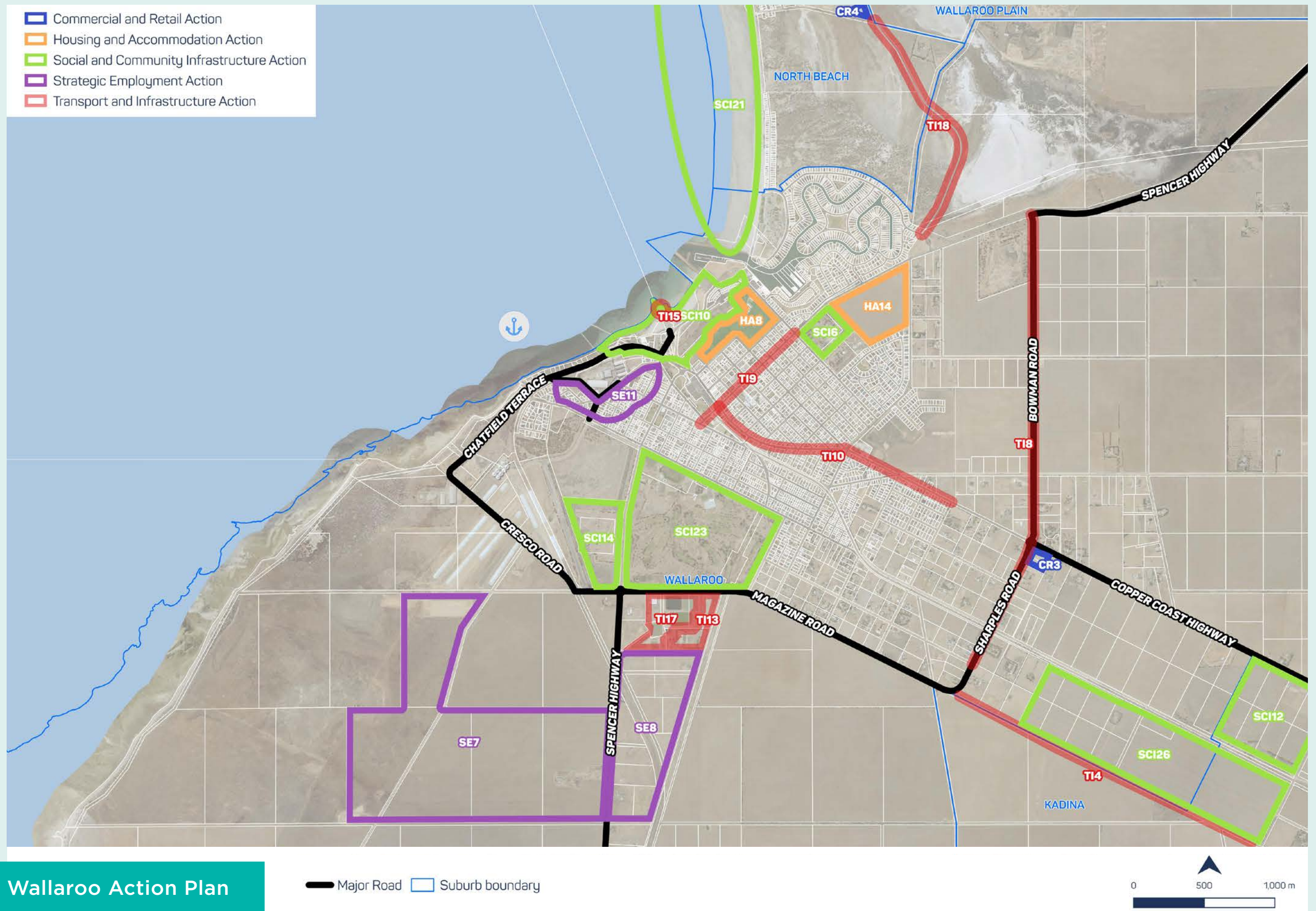
Moonta Action Plan

— Major Road □ Suburb boundary



WALLAROO ACTIONS

Action ID	Action	Theme	Timeframe	Lead	26/27 Budget
CR3	Investigate rezoning from the Rural Living Zone to the Employment Zone - Roadside Service Centre Subzone	Commercial and Retail	Short-term	Land owner	
CR4	Support a rezoning to the Local Activity Centre Zone or other suitable zone (if sought by the land owner)	Commercial and Retail	Medium-term	Land owner	
HA5	Investigate rezoning from the Rural Zone to the Rural Living Zone	Housing and Accommodation	Medium-term	Land owners	
HA8	Implement the Aspen Living Wallaroo Sands Concept Plan to deliver lifestyle and build-to-rent homes, townhouses, residential land lots and a commercial and retail precinct	Housing and Accommodation	Short-term	Land owner	
HA14	Advocate for the State Government to lead discussions with the Narungga Nation Aboriginal Corporation to extinguish native title to support the development of the land	Housing and Accommodation	Short-term	Copper Coast Council	
SCI6	Increase the number of beds, expand emergency services and provide 24/7 on site radiology services at Wallaroo Hospital	Social and Community Infrastructure	Short-term	State Government	
SCI10	Implement the Wallaroo Foreshore Masterplan	Social and Community Infrastructure	Short-term	Copper Coast Council	✓
SCI14	Implement the actions identified in the Greens Plains West, Kadina, Moonta & Wallaroo Cemeteries Landscape Master Plan	Social and Community Infrastructure	Long-term	Copper Coast Council	
SCI21	Implement actions from the North Beach Management Plan	Social and Community Infrastructure	Short-term	Copper Coast Council	
SCI23	Investigate the Wallaroo Sporting Club as part of the Sports and Recreation Blueprint	Social and Community Infrastructure	Short-term	Copper Coast Council	
SCI26	Investigate the potential rezoning of the Rural Zone to the Recreation Zone to support a motorsport complex	Social and Community Infrastructure	Short-term	Landowner	
SE7	Investigate rezoning from the Rural Zone to the Employment (Bulk Handling) Zone	Strategic Employment	Long-term	Copper Coast Council	
SE8	Investigate rezoning from the Rural Zone to the Employment Zone	Strategic Employment	Long-term	Copper Coast Council	
SE11	Investigate amendments to the Planning and Design Code to limit land division within a 300m radius of the grain terminal	Strategic Employment	Medium-term	Copper Coast Council	
T14	Seal section of Magazine Road suitable for heavy vehicle use	Transport and Infrastructure	Long-term	Copper Coast Council	
T18	Undertake pavement rehabilitation and resurfacing works and transfer to the State Government	Transport and Infrastructure	Short-term	Copper Coast Council	
T19	Complete asphalt sealing and kerb replacement and transfer to the Copper Coast Council	Transport and Infrastructure	Short-term	Copper Coast Council / State Government	✓
T110	Complete asphalt sealing, stormwater improvements and a kerb replacement and transfer to the Copper Coast Council	Transport and Infrastructure	Short-term	Copper Coast Council / State Government	✓
T113	Expand the Wallaroo wastewater lagoons	Transport and Infrastructure	Short-term	Copper Coast Council	
T115	Facilitate a sustainable Spencer Gulf ferry service operating from the Wallaroo ferry terminal.	Transport and Infrastructure	Short-term	Spencer Gulf Searoad	
T117	Investigate expansion of the Resource Recovery Centre	Transport and Infrastructure	Medium-term	Copper Coast Council	
T118	Investigate expansion of CWMS to North Beach	Transport and Infrastructure	Short-term	Copper Coast Council	



Wallaroo Action Plan

Major Road Suburb boundary

COUNCIL WIDE ACTIONS

Action	Theme	Timeframe	Lead	26/27 Budget
Engage with SA Water to provide input into a water strategy for the region which will address the demands of SA Water's potential future customers to support the planning of key growth areas.	Transport and Infrastructure	Short-term	Copper Coast Council / State Government	✓
Increase the protection of local heritage places through amendments to the Planning and Design Code.	Social and Community Infrastructure	Short-term	Copper Coast Council	
Review and update the Copper Coast Economic Development and Marketing Plan.	Strategic Employment	Short-term	Copper Coast Council	✓
Prepare a Sport and Recreation Facilities Blueprint to provide strategic direction for land use planning and infrastructure development for sporting and recreation facilities in the short, medium and long term.	Social and Community Infrastructure	Short-term	Copper Coast Council	✓
Prepare a Stormwater Management Plan (SMP) for the Greater Wallaroo Area.	Transport and Infrastructure	Short-term	Copper Coast Council	✓
Undertake an Open Space Strategy review.	Social and Community Infrastructure	Medium-term	Copper Coast Council	
Engage with the Office of Regional Housing and Government Employee Housing (DIT) to support new investment in government housing.	Housing and Accommodation	Short-term	State Government	
Consider update of the Growth Strategy in relation to the requirement of preparing a Local Area Plan (LAP) under the Statutes Amendment (Planning, Infrastructure and Other Matters) Bill 2025 with timing to be determined by regulations.	Housing and Accommodation	Medium-term	Copper Coast Council	
Engage with the Department for Environment and Water on 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.	Social and Community Infrastructure	Medium-term	State Government	
Investigate the optimal location(s) for tourist accommodation.	Housing and Accommodation	Medium-term	Copper Coast Council	
Investigate the optimal location(s) for worker's accommodation.	Housing and Accommodation	Medium-term	Copper Coast Council	
Engage with the Department for Housing and Urban Development (DHUD) to investigate amendments to the Planning and Design Code to facilitate worker's accommodation that meet the housing needs of short term and permanent long distance commuter workers associated with key local industries.	Housing and Accommodation	Medium-term	State Government	
Review the provision of golf courses as part of the Sport & Recreation Facilities Blueprint that will involve community consultation and clear criteria for guiding recommendations.	Social and Community Infrastructure	Short-term	Copper Coast Council	✓
Investigate using the State Planning Commission's engineering design standards (once adopted) for new greenfield residential developments to prescribe Council's requirements in relation to pavement design, stormwater design, road design, road corridor design, service infrastructure, water sensitive urban design and street landscaping.	Transport and Infrastructure	Short-term	Copper Coast Council	
Implement the actions identified in the Greens Plains West, Kadina, Moonta & Wallaroo Cemeteries Landscape Master Plan	Transport and Infrastructure	Short-term	Copper Coast Council	✓



Copper Coast Council

51 Taylor Street
Kadina SA 5554

PO Box 396
Kadina SA 5554

P (08) 8828 1200

E info@coppercoast.sa.gov.au