



COPPER COAST GROWTH STRATEGY

KEY STAKEHOLDER CONSULTATION

➤ 26 & 28 August 2025





Setting the Scene

01

What is a **Growth Strategy**?

Purpose:



- Serve as a strategic framework to inform Council decisions, investment, and spatial planning for growth in the Copper Coast over the next 15 to 30 years



What will the **Growth Strategy** do?



Objectives:

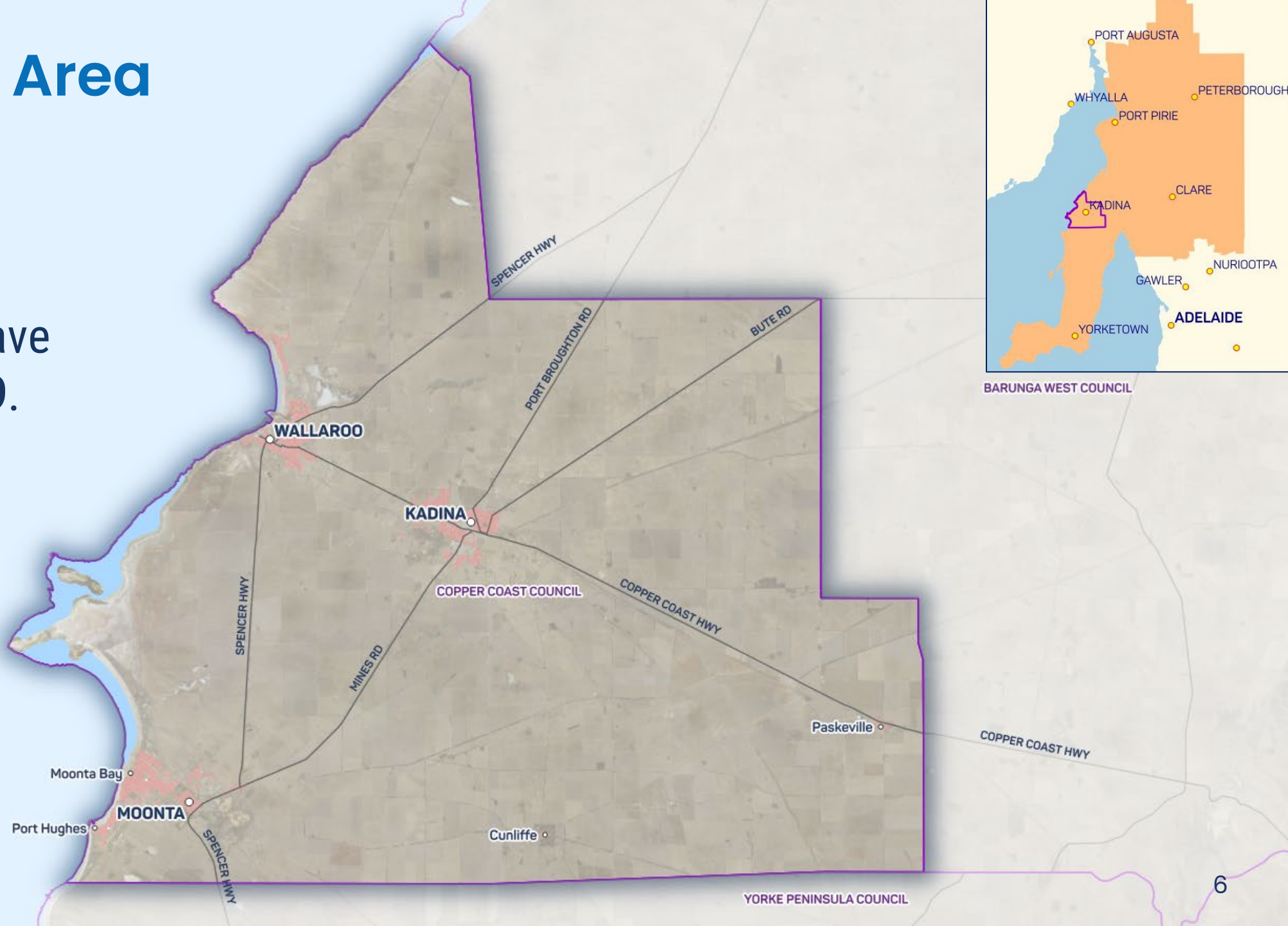
- Identify areas to cater for future housing, economic, social and recreational needs
- Identify any infrastructure studies required to determine infrastructure capability and expansions
- Provide a focus for development and investment in infrastructure
- Act as a basis for negotiating infrastructure funding
- Act as a basis for undertaking land rezonings or other changes to planning policy
- Determine where greater detailed planning is required (Structure Plans, Master Plans and Township Plans)
- Protect land from the pressures of growth, including prime agricultural land, environmentally important space and areas of cultural or historical significances

How will your input be used

-  To gather accurate, ground-level data about the context and function of the townships.
-  To test and refine preliminary investigations and assumptions made during desktop research.
-  To ensure the strategy reflects real-world economic conditions, community needs and priorities.

Study Area

In 2024 the population is estimated to have reached **16,299**.



Population projections 2021–2051

	2021	2026	2031	2036	2041	2046	2051	Average Annual Growth Rate	Annual dwelling estimate
Medium  Government of South Australia	15,340	16,259	17,232	18,264	19,358	20,517	21,746	1.17%	97
High  Government of South Australia	15,340	16,485	17,715	19,037	20,458	21,985	23,626	1.45%	126
Very High*  COPPER COAST COUNCIL	15,340	17,221	19,332	21,702	24,363	27,350	30,703	2.34%	233



Based on the *Copper Coast Economic Development and Marketing Plan* growth target

Moonta, Wallaroo & Kadina residential land supply

	Hectares	Potential dwellings (assumes 10 dwellings per ha)
Underutilised residential zoned land	160.38	1,603
Underutilised residential zoned land where one or more of the following conditions exists: - Native title (non-exclusive) exists - No potable water availability - No CWWMS pipeline in the adjoining road	445.15	4,451
Future residential land - Deferred Urban Zone - Land identified in the draft Regional Plan as 'Future Residential'	79.82	798.2
TOTAL	685.35 ha	6,852* dwellings

✳ Based on the 'Very High' population projection there is approximately 29 years of supply if the constraints can be unlocked

Moonta Mines Neighborhood Zone



There is ~18.76ha of vacant crown land that could yield approximately 94 dwellings (assumes 5 dwellings per hectare)



Unlikely to be developed in the foreseeable future due to constraints:

- Native title (non-exclusive)
- Potable water network capacity
- Unsealed roads
- High cost of dwellings needing to meet the requirements in the *Moonta Mines State Heritage Standard*
- Other constraints:
 - Stormwater drainage?
 - Site contamination?



**MOONTA MINES
NEIGHBOURHOOD
ZONE**



Employment land supply

	Hectares
Vacant or underutilised industrial land#	64.98
Vacant or underutilised industrial land where one or more of the following conditions exists: - Infrastructure is required to enable development - Rezoning is required - Native title exists - There is an existing dwelling on the land - There are other constraints e.g. drainage reserves or abandoned mine shafts	123.25
TOTAL	188.23*

Land located in the Strategic or Employment Zone or land that has been identified as ‘Future Employment’ in the draft *Yorke and Mid North Regional Plan*

* If approved the Wallaroo Code Amendment will add ~76ha of employment land

Potential social infrastructure needs by 2051

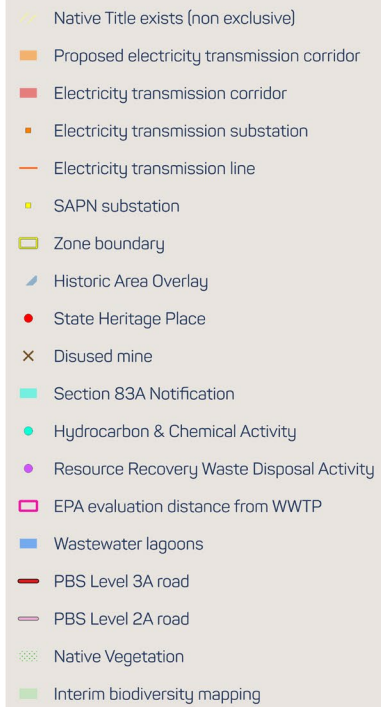
- ➔ **Hospital beds:** Potential need for an additional 111 beds (2 beds: 1,000)
- ➔ **Education:** Potential need for an additional primary school and high school depending on future demographics
- ➔ **Childcare:** Potential need for an additional 3 facilities (1: 4,000–8,000)
- ➔ **Open space:** Potential need for ~20ha based on 13sqm per person as used by Victorian Planning Authority)



Breakout Activity: Township Opportunities & Constraints Plan

02

- Native Title exists (non exclusive)
- Proposed electricity transmission corridor
- Electricity transmission corridor
 - Electricity transmission substation
- Electricity transmission line
 - SAPN substation
- Zone boundary
- Historic Area Overlay
- State Heritage Place
- Disused mine
- Section 83A Notification
- Hydrocarbon & Chemical Activity
- Resource Recovery Waste Disposal Activity
- EPA evaluation distance from WWTP
- Wastewater lagoons
- PBS Level 3A road
- PBS Level 2A road
- Native Vegetation
- Interim biodiversity mapping

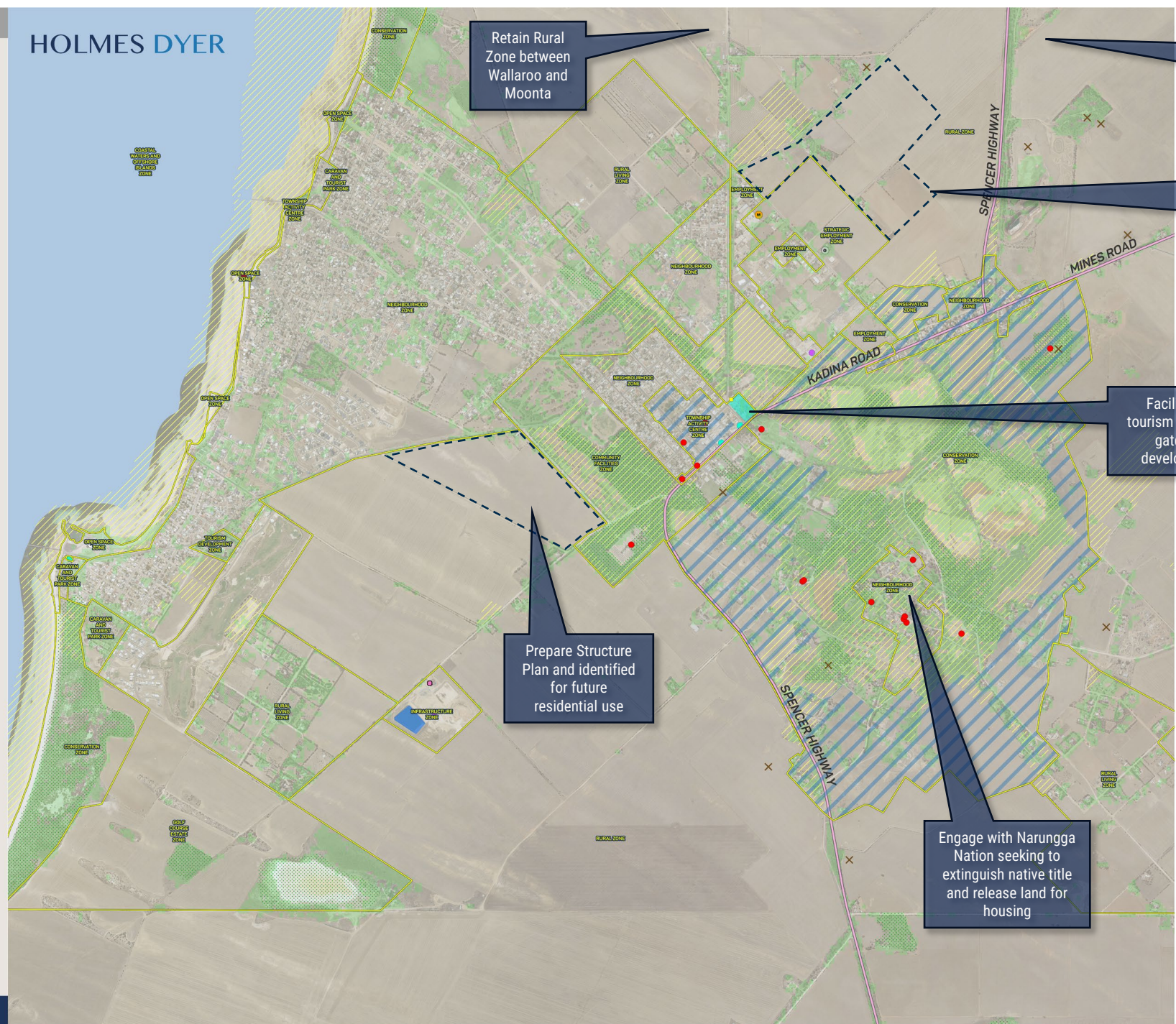




Development Constraints

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HOLMES DYER



Retain Rural Zone between Wallaroo and Moonta

Retain Rural Zone between Kadina and Moonta

Investigate rezoning land identified for future employment land

Facilitate a tourism focussed gateway development

Prepare Structure Plan and identified for future residential use

Engage with Narungga Nation seeking to extinguish native title and release land for housing

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1:14,000 @ A1

MOONTA

Breakout Activity: How it will work

- ➔ **Three groups:** Break into three small groups with those around you.
- ➔ **5 minutes:** Consider additional opportunities and constraints around the three major urban centres, Kadina, Wallaroo and Moonta.
- ➔ **Share with sticky notes:** Use the blue sticky notes to share additional constraints and the pink or purple sticky notes to share opportunities.
- ➔ **Swap Townships:** After 5 minutes swap the township plan with the group next to you.
- ➔ **Big or small:** Opportunities or constraints don't need to be large-scale or tied to a specific location. Any notable insight—big or small—is valuable, including overarching themes or guiding principles.

— "What potential opportunities or constraints would be appropriate for me to suggest?"

Theme 1: Infrastructure and Services	Theme 2: Workforce & Skills	Theme 3: Residential Development	Theme 4: Community and Social Infrastructure and Services	Theme 5: Health and Aged Care	Theme 6: Activation and Tourism
Upgrading transport networks (roads, public transit, bike paths)	Attracting new industries and employees to the region	Planning for diverse housing types (affordable, multi-generational, rental)	The need for new schools, libraries, community centres, and recreation spaces	Expanding local health clinics and aged care facilities	Revitalizing main streets and public spaces to attract visitors
Aging or undersized infrastructure unable to meet future demand	Outmigration of young people seeking opportunities elsewhere	Identifying optimal location for residential growth	Co-locating services to improve access and efficiency	Integrating health services with housing and transport planning	Supporting local businesses through tourism strategies
Fragmented service delivery across jurisdictions	Lack of affordable housing for workers	Considerations that would support an increased population	Uneven access to services across townships or neighbourhoods	Aging population increasing demand for complex care	Lack of accommodation or visitor infrastructure

Breakout Activity: Identifying Priorities



Sticky Dots: Use sticky dots to mark your top three priority opportunities or constraints on the township plans.



Share with the group: Briefly share one of your top priorities with the group and explain your reasoning.



Wrap-Up & Next Steps

03

HOLMES DYER

The following section provides a breakdown of the map legend and what the different icons mean.

Constraints mapping

*The determination of Native Title for the Narungga People identified that **non-exclusive native title exists** in the Study Area.*

Non-exclusive native title land means Aboriginal and Torres Strait Islander peoples' traditional rights are recognised but shared alongside other lawful rights, without the power to exclude others.

An Indigenous Land Use Agreement (ILUA) would be required before land can be developed

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Constraints mapping

Proposed electricity transmission corridors that were identified in the draft Yorke and Mid-North Regional Plan

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Historic Area Overlay is part of the Planning and Design Code that is designed to ensure that development respects and reinforces the historic character of an area

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Constraints mapping

A Section 83A Notification is statutory requirement under the Environment Protection Act 1993.

It obliges certain parties (such as site owners, occupiers, auditors, or consultants) to notify the EPA if they become aware of site contamination that affects—or threatens to affect—human health or the environment.

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Constraints mapping

The EPA provides guidance on separation distances for the evaluation of air and noise impacts.

Generally, areas within the evaluation distance should be avoided for residential use but could be considered for other less sensitive uses..

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Constraints mapping

A 'PBS road' is a route within Australia's Performance Based Standards (PBS) network, designed to accommodate heavy vehicles.

The PBS scheme, managed by the National Heavy Vehicle Regulator (NHVR)

Operators must ensure their vehicles are approved for the specific PBS level of the road they intend to use.

*PBS Level 2a = Up to 26m long vehicles
PBS Level 3a = Up to 36m long vehicles*

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Constraints mapping

Interim biodiversity areas were identified in the draft Yorke & Mid North Regional Plan.

This is an interim dataset that will ultimately be replaced by more comprehensive mapping intended to provide clear guidance on areas that need protection and areas that may be appropriate for development.

Mapping is expected to be completed by March 2029

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