

Copper Coast Growth Strategy

Stakeholder Workshop 'What We Heard' Summary

This document summarises the key priorities and strategic implications identified during the Copper Coast Growth Strategy stakeholder workshops. The feedback has been organised under thematic headings to inform future planning and development across the region.

Housing & Land Use

Key Priorities

- Increase housing supply, especially affordable and rental options
- Enable smaller housing for key workers (e.g. teachers, seasonal staff)
- Address land constraints and rezoning delays
- Support infill development with clearer planning provisions
- Convert underutilised land (e.g. golf courses, showgrounds) for residential use
- Protect prime agricultural land from urban encroachment

Growth Implications

- Unlocking housing supply will support population growth and workforce retention
- Strategic land use planning can balance development with agricultural protection
- Infill and rezoning can reduce sprawl and infrastructure costs

Childcare & Education

Key Priorities

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

Growth Implications

- Improved childcare access enables parents to return to work
- Education infrastructure investment supports long-term community sustainability
- Planning for school growth ensures livability and attractiveness for families

Health & Aged Care

Key Priorities

- Expand hospital capacity (e.g. Wallaroo Hospital seeking 50 beds)
- Increase aged care beds (300+ needed over next decade)

- Support preventative and community-based health models
- Address staffing and training challenges in health and aged care

Growth Implications

- Health infrastructure is critical for aging populations and regional resilience
- Investment in aged care supports demographic shifts and job creation
- Localised health services reduce pressure on metropolitan systems

Agriculture & Industry

Key Priorities

- Protect prime agricultural land and machinery movement corridors
- Improve freight infrastructure and bypass roads
- Support industrial growth along key corridors (e.g. Moonta Road)
- Address supply chain reliance on Adelaide

Growth Implications

- Infrastructure upgrades will support regional productivity and safety
- Industrial expansion can diversify the economy and create jobs
- Protecting ag assets ensures long-term food security and economic stability

Transport & Infrastructure

Key Priorities

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

Growth Implications

- Efficient transport networks enhance safety and economic flow
- Infrastructure investment is foundational for sustainable growth
- Water security is essential for housing, industry, and agriculture

Town Centres & Retail

Key Priorities

- Retain retail in town centres to avoid decline (e.g. Whyalla case study)
- Redevelop showgrounds and underutilised precincts
- Support walkable, vibrant town centres
- Enable business setup through simplified planning

Growth Implications

- Strong town centres foster community identity and economic vitality
- Mixed-use redevelopment can revitalise underused areas
- Simplified planning encourages local entrepreneurship

Environment & Liveability

Key Priorities

- Increase green spaces and urban cooling
- Build resilience to drought and bushfire
- Promote circular economy and green innovation
- Address empty holiday homes and seasonal housing pressures

Growth Implications

- Environmental planning enhances livability and climate resilience
- Green innovation can position the region as a sustainability leader
- Managing seasonal impacts ensures year-round community stability

Workforce & Training

Key Priorities

- 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)

Growth Implications

- Workforce development is key to economic growth and service delivery
- Local training options reduce youth outmigration
- Supporting workers improves business viability and retention

Breakout Activity Summary

Wallaroo Post-Its

Category	Description
Residential	- Housing development - High end quality housing
Employment	- Mixed use - Retail park
Infrastructure	- Proposed new road connection to highway - Truck routes to be preserved - Need dual lane - Upgrade main roads - Improve public transport links - Foreshore connectivity - bridge over marina
Industrial	- Industrial area expansion - Expansion of industrial zone - More industrial land required to support expanding of agricultural and support business activity
Environmental	- Wetlands conservation area - Develop eco-park - Protect wildlife habitat
Recreational	- Waterfront park - Recreational area - Community centre and sports complex
Community Services	- Potential site for new school - Improve walking trails - Install exercise equipment - Build community centre - Sports facilities needed - Rural outreach health service to bring models of care closer to home - Wellbeing hub should be developed by Council - Expand hospital and cluster supported allied health and medical services - Link childcare and aged care services with hospital site

	• Convention centre
Tourism	• New marina • Tourist attraction • Upgrade marina facilities • Expand beach area • Large event spaces that can be shared • Add more picnic spots • connectivity of foreshore - bridge over marina

Moonta, Moonta Bay and Port Hughes Post It's

Category	Description
Residential	• Build new housing units • Ensure affordable housing options • Rezone Residential • Rezone Golf course • Rezoning along Port Hughes road for residential
Employment	• Expand existing employment lands • Entourage café, restaurants and food related activities • Focus business activity and essential services in Port Hughes • Expand commercial area north of Moonta town centre • North Shore requires employment activity and land for business purposes
Community Services	• Childcare • Expand Light Core Childcare • Retirement Homes • Expand the local school • Increase educational resources • Enhance local healthcare facilities • Provide more medical services • Create a new park area for families and children • Develop a community garden • Sporting hub at Port Hughes
Accommodation	• Group Accommodation

	• Expand accommodation options for essential workers • High needs housing options • Aged care options
Infrastructure	• Road Upgrades • Improve public transportation routes • Add more bus stops • Upgrade the water supply system • Ensure clean drinking water for all residents
Environmental	• Biodiversity • Develop coastal protection measures • Prevent erosion and flooding • Preserve natural habitats • Protect wildlife areas • Water Conservation Project • Renewable Energy Initiative • Sustainable Housing Development • Green Spaces Expansion • Waste Management Improvement • Recycling Program Expansion
Tourism	• Caravan Park, Camping Ground, Eco Tourism • Create walking and biking trails • Promote outdoor activities • Function venues needed • Greater variety of tourism accommodation • Plan for Moonta to be the centre of tourism activity • Link to Moonta via walking trails through existing reserves • Need a tourist information centre
Heritage	• Review Local Heritage Areas • Heritage trail

Kadina Post It's

Category	Description
Residential	• New Residential Development along northern side of Copper Coast Highway • Look at housing needs • Lack of housing supply and types • Expand residential land between Kadina and Wallaroo • Investigate residential rezoning on southern side of Copper Coast Highway • Need dwellings for downsizers
Employment	• Retail / Commercial • Commercial Development • Support local businesses • Fast food / drive thru: » McDonalds » KFC » Subway • Focus new business activity in locations with main road frontage/access • Need childcare expansion to enable employment • Retail in town centre only • New employment zones in fringe of township • Employment activity and land for the sale of industrial supplies • New industry attraction - Ag, AgTech, Manufacturing
Industrial & Agricultural	• Industrial Area • Agricultural Land • Solar Farm
Community Services	• School Expansion • Community Centre • Build new playgrounds • Upgrade existing parks • Create community garden • Sports Complex

	• Organize neighbourhood watch • Expansion of health care system is of high importance • Retail centre needs to expand • Does the Council area need three golf courses • Improve existing pool facilities • Identify area for educational expansion • OSHC opportunity to be linked to school • Increase Tafe opportunities on site
Accommodation	• Support aging in place • Lifestyle villages • High dependency aged care • Seasonal visitors need greater accommodation options
Infrastructure	• Develop bike lanes • Improve public transport • Enhance pedestrian safety • Install crosswalks and signals • Encourage carpooling • Set up ride-sharing programs • Increase street lighting • Improve water drainage systems • Prevent flooding in low areas • Issues with water pooling/sitting on roads • Requires better stormwater management around roads • Need to improve vehicle capacity on key roads to accommodate traffic flow between Kadina and Wallaroo
Environmental	• Increase green spaces • Plant more trees • Promote recycling programs • Reduce waste production
Tourism	• Host community events

Appendices

Encl. Post It Activity Plans

- Kadina x 4
- Wallaroo x 4
- Moonta x 4
- Copper Coast x 1

















