

Wudinna District Council  
23ADL-0374  
15 November 2023

# Community and Growth Strategic Plan 2024-2034

Wudinna District Council

SHAPING  
GREAT  
COMMUNITIES



# Community and Growth Strategic Plan 2024-2034

15 November 2023

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V4	15/11/23	Z. Hambour		For public consultation

We acknowledge the Kaurna People as the Traditional Custodians of the land on which we work and pay respect to their Elders past, present and emerging.

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## Acknowledgement of Country

Wudinna District Council is located on the traditional country of the Barngarla, Nauo and Wirangu Peoples.

Wudinna District Council acknowledges and respects the traditional owners of the ancestral lands of the Eyre Peninsula. We acknowledge elders past, present and emerging. We respect the deep feelings of attachment and relationship of Aboriginal peoples to Country.

# 1. About this plan

This plan outlines key focus areas and initiatives the Wudinna District Council will work towards and deliver over the next 10 years (2024-2034).

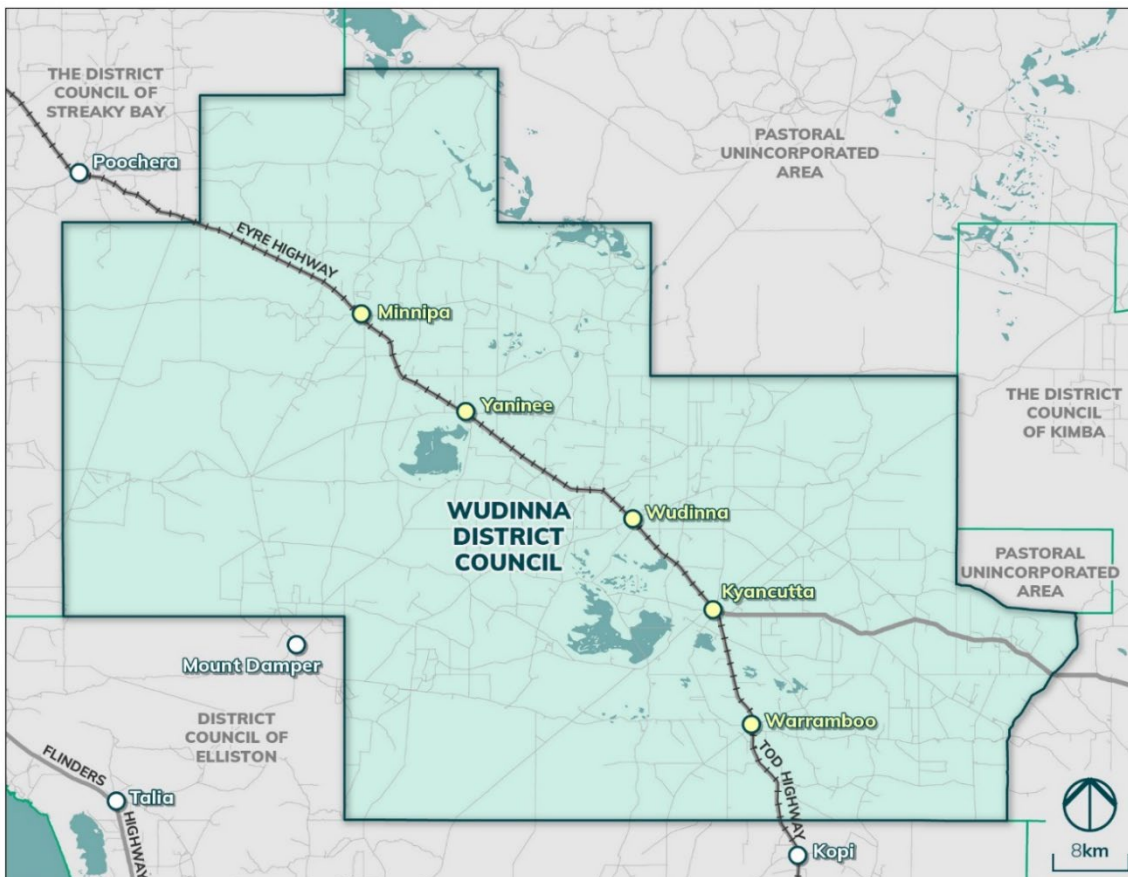
It also provides direction on how Council will seek to enable population and economic growth in the area.

Developing this plan is a priority of the Council's Elected Members and has been prepared in consultation with community and stakeholders.

## 2. Wudinna District Council

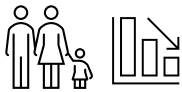
Wudinna District Council is located on central Eyre Peninsula in South Australia. It covers an area of 5,394km<sup>2</sup> and has a resident population of approximately 1,136 people.

The district's main service area is Wudinna, which is located on the Eyre Highway 693km east of the South Australian/Western Australian border and is 580km west of Adelaide. The Council area also encompasses the townships of Warrambo, Kyancutta, Yaninee and Minnipa.



### 3. Our community and economy

The following data is sourced from the Australian Bureau of Statistics Census (2021) and REMPLAN (2022) for Wudinna District Council unless otherwise specified.



1136 people (2021)  
Declining population (-114 2016-2021) and projected to be at 1141 by 2036



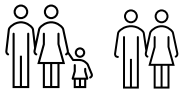
16% aged 5-14 years old and 4.2% aged over 85 years old (12% and 3% for SA)



8.7% of people aged 15 years and over have a bachelor degree or above (23% for SA)



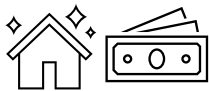
65% participation in the labour force and 64% of workers are employed full time (60% and 54% for SA). Average annual productivity of \$0.147 million per worker (0.144 million for SA)



31% of households are couples without children, 29% are couples with children and 30% are lone person households.



94% of homes are separate houses and 24% of private dwellings are unoccupied (78% and 11% for SA)



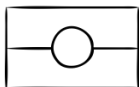
50% of people own their homes outright (33% for SA)  
Median \$150 weekly rent and \$780 monthly mortgage payments (approx. half that for SA)



67% residents had the same usual address 5 years ago (58% for SA)



Top ancestries are Australian, English, German, Scottish and Irish, with less cultural diversity than SA



2.1% Aboriginal or Torres Strait Islander (2.4% for SA)



Agriculture accounts for 48% of the area's economic output and 44% of the area's jobs. However there has been a gradual decline in agricultural jobs over the last 20 years.

## 4. What should our plan respond to?

Background research and engagement identified the following opportunities and challenges that this plan responds to. For more information, please read this plan's Background and Opportunities Paper.

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1	Community services and places	<ul style="list-style-type: none"><li>• What can Council do to increase access and advocate for childcare, early learning and medical and health services in the region?</li><li>• How can Council work with the community and business to increase social and recreational services available through community facilities?</li><li>• What services do the large number of older and younger people need?</li></ul>
2	Attracting and retaining residents	<ul style="list-style-type: none"><li>• There is available land and access to utilities for development. How can Council attract more people to invest, build and live in the area?</li><li>• How can Council ensure a supply of affordable and diverse housing types?</li><li>• How can Council attract and retain early to mid-career workers in the area?</li></ul>
3	Supporting main streets and business growth	<ul style="list-style-type: none"><li>• There are vacant premises and space for industry development in townships. How can Council attract new businesses to create lively main streets or grow local industries?</li></ul>
4	Climate change and environment	<ul style="list-style-type: none"><li>• How can Council support the area to adapt to climate change, establish renewable energy sources and alternative water supplies?</li></ul>
5	Primary production	<ul style="list-style-type: none"><li>• How can Council protect primary production land, and support the industry through enabling research, development and extension and value add activities?</li></ul>
6	Airport	<ul style="list-style-type: none"><li>• What can Council do to attract domestic flights back to Wudinna Aerodrome?</li></ul>
7	Freight	<ul style="list-style-type: none"><li>• What can Council do to support and advocate for the efficient movement of freight and supply chain connectivity?</li></ul>
8	Developing tourism assets	<ul style="list-style-type: none"><li>• What can Council do to improve tourism destinations such as geological sites, visitor centre, cultural history displays, and major event sites?</li></ul>
9	Central Eyre Iron Project	<ul style="list-style-type: none"><li>• If the Iron Road or other mining projects proceed, what can Council do to support residents and business growth and ensure appropriate infrastructure is in place?</li></ul>
10	Collaboration	<ul style="list-style-type: none"><li>• Are there services or initiatives that are more viable if Council delivers them in partnership with other Councils or (as part of regional or sub regional collaborations) governments?</li></ul>

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## 5. Our response

### 5.1 Our focus areas



#### Liveable towns

We will work to improve towns to make them places that support our community's wellbeing and prosperity and provide desirable places to live and work.



#### Become a destination

We will work to continue to establish the district area as a place people choose to visit and stay as a central Eyre Peninsula destination or as an essential stop on an Eyre Highway road trip.



#### Landscapes and sustainability

We will work to protect and encourage value adding opportunities to our important agricultural industries and rural and natural landscapes and encourage sustainable energy, water and waste management.



#### Regional advocacy and collaboration

We will work with other Councils and organisations in the region to attract the services and infrastructure and investment our community and industries need.

## 5.2 Key initiatives

### 5.2.1 Liveable towns

Key initiatives	Actions	Key Partners
<p><b>Township plans</b></p> <p>Undertake a review of each township and prepare township plans in collaboration with the community that consider:</p> <ul style="list-style-type: none"> <li>• Tree planting and climate resilient greening</li> <li>• Walkability and disability access</li> <li>• Recreation facilities (e.g. tracks, nets, hoops, courts)</li> <li>• Business precinct improvements and shop front activation</li> <li>• Current asset condition and ability to maintain</li> <li>• Funding opportunities</li> </ul>	<ul style="list-style-type: none"> <li>• Undertake asset provision and standard audit of townships</li> <li>• Prepare township plans in consultation with the community</li> <li>• Seek grant funding</li> <li>• Prepare detailed designs for key locations/precincts</li> <li>• Deliver upgrades</li> <li>• Continue to invest in public realm maintenance and upgrades</li> </ul>	<ul style="list-style-type: none"> <li>• Community or sport clubs or associations</li> <li>• Businesses</li> <li>• Office for Recreation Sport and Racing</li> <li>• Landscape Board</li> <li>• Department for Human Services</li> <li>• Foundation for Rural and Regional Renewal</li> <li>• Regional Development Australia – Eyre Peninsula</li> </ul>
<p><b>New community programs or spaces</b></p> <p>Explore new activities or equipment that could affordably be provided from Council or community club rooms and halls or vacant spaces in partnership with others. Activities could include new exercise or art equipment or programs, youth meeting spaces, a pedal prix at Wudinna airstrip, or community led social enterprises.</p>	<ul style="list-style-type: none"> <li>• Regularly engage with communities, other Councils and organisations to identify potential opportunities</li> <li>• Enable delivery through seeking funding (e.g. grant funding or philanthropic) and establishing partnerships or non-government structures</li> </ul>	<ul style="list-style-type: none"> <li>• Community, organisations or other Councils for new activities</li> </ul>
<p><b>Wudinna Memorial Hall refurbishments</b></p> <p>Upgrade this important civic space to improve accessibility and provide improved value to the community and spaces for community use.</p>	<ul style="list-style-type: none"> <li>• Prepare refurbishment plans in consultation with community</li> <li>• Seek grant funding</li> <li>• Deliver upgrades</li> </ul>	<ul style="list-style-type: none"> <li>• Federal government infrastructure Funding</li> <li>• State government community infrastructure funding</li> </ul>
<p><b>Council office refurbishments</b></p> <p>Upgrade Council's Civic Centre to improve efficiencies, meet the needs of the local community and support increased community use and interaction</p>	<ul style="list-style-type: none"> <li>• Prepare refurbishment plans in consultation with community</li> <li>• Seek grant funding</li> <li>• Deliver upgrades</li> </ul>	<ul style="list-style-type: none"> <li>• Federal and state funding programs</li> </ul>

Key initiatives	Actions	Key Partners
<p><b>Aged Home operation and refurbishments</b></p> <p>Ongoing operation and renewals to the Aged Home to provide a place for people to age in place.</p>	<ul style="list-style-type: none"> <li>• Prepare and deliver schedule of refurbishments in consultation with home staff and residents</li> </ul>	<ul style="list-style-type: none"> <li>• Aged home current and future residents and staff.</li> </ul>
<p><b>Medical Centre</b></p> <p>Deliver refurbishments to the centre and support recruitment and retention of a full time GP practice to manage the centre and provide medical services to the community.</p>	<ul style="list-style-type: none"> <li>• Establish management arrangement with GP practice including exploring shared GP arrangement with neighbouring Council, if opportunity presents</li> <li>• In the absence of GP practice, collaborate with SA Health to ensure continuation of GP service (e.g. locum)</li> <li>• Identify and advocate options for nurse practitioners and medical support staff to ensure sustainability of single doctor enterprise</li> <li>• Identify options for funding GP recruitment and retention (e.g. levy)</li> <li>• Identify facility upgrades (e.g. porch, veranda) and how these might be undertaken</li> </ul>	<ul style="list-style-type: none"> <li>• GP Practice</li> <li>• Local Health Network</li> <li>• Neighbouring Councils</li> </ul>
<p><b>Childcare services taskforce</b></p> <p>Collaborate in a regional taskforce to work to improve provision of affordable childcare</p>	<ul style="list-style-type: none"> <li>• Participate in the RDA and LGA regional childcare taskforce to quantify demand for services and develop a prospectus to advocate for and attract services</li> <li>• Investigate and encourage adaptive reuse of buildings and other innovative service delivery models</li> </ul>	<ul style="list-style-type: none"> <li>• RDA EP</li> <li>• EPLGA</li> <li>• Neighbouring Councils</li> </ul>

## 5.2.2 Become a destination

Key initiatives	Actions	Partners
<p><b>Destination playground</b></p> <p>Promote Wudinna Apex Park to improve its reputation, attract people from across the region and make Wudinna an essential stop on an Eyre Highway road trip.</p>	<ul style="list-style-type: none"> <li>• Prepare and implement promotional plan</li> <li>• Consider disability access and future enhancements</li> </ul>	<ul style="list-style-type: none"> <li>• South Australian Tourism Commission</li> <li>• Wellbeing SA</li> <li>• Regional Development Australia Eyre Peninsula</li> <li>• Office for Recreation Sport and Racing</li> </ul>
<p><b>Wudinna RV improvements</b></p> <p>Continue to establish Wudinna as an RV Friendly Town and a great place to camp or stop on an Eyre Highway road trip, add to the visitor experience, activate tourism assets and support business patronage</p>	<ul style="list-style-type: none"> <li>• Collaborate to identify RV friendly improvements (e.g. wayfinding signage, parking, maps, trading hours, retail and hospitality mix)</li> <li>• Seek funding and partnerships to support delivery</li> </ul>	<ul style="list-style-type: none"> <li>• Wudinna RV accommodation providers</li> <li>• Wudinna retail businesses</li> <li>• Campervan and Motorhome Club of Australia</li> <li>• South Australian Tourism Commission</li> </ul>
<p><b>Geological tourism</b></p> <p>Explore the development of the wider area as a Geotourism Park that increases visitation of our geological assets and promotes the area as the gateway to the Gawler Ranges</p>	<ul style="list-style-type: none"> <li>• Develop a prioritised improvement plan (e.g. wayfinding, interpretation, rest or picnic facilities)</li> <li>• Explore introduction of “user pays” systems to support upgrades and maintenance</li> <li>• Engage with tourism partners to improve promotion</li> <li>• Seek funding and deliver upgrades</li> </ul>	<ul style="list-style-type: none"> <li>• South Australian Tourism Commission</li> <li>• Department of Environment and Water and Parks SA</li> <li>• Other Councils (e.g. Streaky Bay and Kimba)</li> <li>• Regional tourism operators</li> <li>• Regional Development Australia Eyre Peninsula</li> </ul>
<p><b>Dark Sky Reserve</b></p> <p>Explore the wider area becoming accredited as a dark sky reserve and promoting tourism and educational opportunities,</p>	<ul style="list-style-type: none"> <li>• Engage with International Dark-Sky Association to understand process and requirements for accreditation</li> <li>• Engage with stakeholders to explore opportunities</li> <li>• Identify partnerships and responsibilities and progress if viable</li> </ul>	<ul style="list-style-type: none"> <li>• International Dark-Sky Association</li> <li>• Other Councils</li> <li>• South Australian Tourism Commission</li> <li>• Regional tourism operators</li> <li>• Landscape Board</li> <li>• Australian Space Agency</li> </ul>

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<p><b>Promotion</b></p> <p>Promote tourism experiences and services in the Wudinna district as well as it being the central service destination on the Eyre Peninsula.</p>	<ul style="list-style-type: none"> <li>• Develop and deliver a promotion plan in partnership with community and stakeholders</li> <li>• Consider upgrades to Council and community facilities to support regional use</li> <li>• Collaborate with and advocate for the Minnipa Agricultural Centre to expand training and research to position and benefit the district</li> </ul>	<ul style="list-style-type: none"> <li>• South Australian Tourism Commission</li> <li>• Regional tourism operators</li> <li>• Regional Development Australia – Eyre Peninsula</li> <li>• Minnipa Agricultural Centre</li> <li>• Accommodation providers</li> <li>• Industry bodies</li> </ul>
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### 5.2.3 Landscapes and sustainability

Key initiatives	Actions	Partners
<p><b>Road resealing program</b></p> <p>Develop a program of road grading and sealing that targets high use industry, school bus, commute and tourist routes.</p>	<ul style="list-style-type: none"> <li>• Prepare targeted program</li> <li>• Seek grant funding</li> <li>• Deliver upgrades</li> </ul>	<ul style="list-style-type: none"> <li>• LGA Special Local Roads Program</li> <li>• State Government</li> <li>• Regional Development Australia Eyre Peninsula</li> </ul>
<p><b>Facility sustainability upgrades</b></p> <p>Explore and implement sustainable water and energy supply, and efficiency measures at Council facilities.</p>	<ul style="list-style-type: none"> <li>• Identify sustainability upgrades for Council buildings and assets (e.g. Civic Centre, Memorial Hall, community clubs and sporting grounds)</li> <li>• Review priorities of the Wudinna and Minnipa Community Water Management Schemes</li> <li>• Identify relevant grants or funding opportunities</li> <li>• Apply for funding</li> <li>• Deliver upgrades</li> </ul>	<ul style="list-style-type: none"> <li>• State and Federal Government</li> <li>• Foundation for Rural and Regional Development Drought Funding Programs</li> <li>• Sustainable Energy incentives run through LGA</li> </ul>
<p><b>Recycling initiatives</b></p> <p>Explore opportunities to deliver recycling services to the community.</p>	<ul style="list-style-type: none"> <li>• Scope out existing recycling opportunities provided by both private operators and the community and determine where potential improvements can be made</li> <li>• Identify potential partnership or grant opportunities</li> <li>• Design recycling program</li> <li>• Seek funding and partnerships</li> <li>• Deliver initiative</li> </ul>	<ul style="list-style-type: none"> <li>• Australian Government</li> <li>• Green Industries SA</li> <li>• Regional Councils</li> <li>• Private operators</li> </ul>
<p><b>Sustainable development</b></p> <p>Explore encouraging sustainable developments in the district (e.g. solar or wind farms)</p>	<ul style="list-style-type: none"> <li>• Engage with other councils, state government and the RDA to understand the opportunities and benefits and roles Councils are playing.</li> </ul>	<ul style="list-style-type: none"> <li>• Department for Energy and Mining</li> <li>• Green Industries SA</li> <li>• Regional Councils</li> <li>• Regional Development Australia Eyre Peninsula</li> </ul>

## 5.2.4 Regional advocacy and collaboration

Key initiatives	Actions	Partners
<p><b>Regional advocacy program</b></p> <p>Work closer with other Councils, the EPLGA and RDA EP to strengthen advocacy for regional outcomes at a regional, state and federal level in the areas of:</p> <ul style="list-style-type: none"> <li>• Improved access to medical services</li> <li>• Improved access to childcare</li> <li>• Improved local training and education to keep people and skills in the region</li> <li>• Delivery of sustainable water supplies</li> <li>• Regional housing initiatives</li> <li>• Business Support encouraging new opportunities value adding to existing sectors using technology</li> <li>• Regional tourism Initiatives such as branding, trails, Eyre Peninsula promotional campaigns and advocating for visitor destinations upgrades.</li> </ul>	<ul style="list-style-type: none"> <li>• Develop and deliver simple program of advocacy opportunities to target for joint responses</li> </ul>	<ul style="list-style-type: none"> <li>• Regional Councils</li> <li>• Regional Development Australia – Eyre Peninsula</li> <li>• Eyre Peninsula Local Government Association</li> <li>• Peak bodies</li> <li>• Major Investors (i.e. Iron Road/Cobra)</li> <li>• Businesses and new residents</li> </ul>
<p><b>Shared delivery</b></p> <p>On an ongoing basis identify opportunities for new service or program offerings that help deliver our goals and those of other Councils in the region.</p>	<ul style="list-style-type: none"> <li>• Regular meetings or ad hoc identification of shared opportunities</li> <li>• Prepare shared work programs and funding submissions</li> </ul>	<ul style="list-style-type: none"> <li>• Regional Councils</li> <li>• Regional Development Australia – Eyre Peninsula</li> <li>• Eyre Peninsula Local Government Association</li> <li>• Other delivery partners</li> </ul>

### 5.3 Ongoing services

In addition to the key initiatives in this plan, Council will continue to implement the following ongoing services:

- Road, streetscape and open space maintenance
- Funding libraries
- Community spaces (for example, Wudinna Memorial Hall)
- Advocate for funding for community organisations
- Playground and recreation facility provision – (for example, Wudinna Apex/Standley Park)
- Public toilets
- Recreation reserves (for example, Mt Wudinna, Pildappa, Polda)
- Community engagement
- Building relationships and supporting community groups and organisations with provision of services (for example, Wudinna Area School, Wudinna Show Society, Wudinna and Districts Telecentre, Wudinna and Districts Business and Tourism Association, Wudinna Sport and Recreation Facilities Group including bowls and swimming pool, Minnipa Progress Association, Kyancutta Sports Club, Warrambo Sports Club, Yaninee Sports Club and Koongawa Sports Club).
- Key Community events including Australia Day, ANZAC Day and Remembrance Day
- Priority project planning and management
- Waste management
- Visitor Information Centre Outlet
- Immunisation
- Development approval assessment
- Dog and cat management
- Environmental health
- Wudinna Aged Home building management and service provider contract management
- Wudinna Medical Centre building management and advocacy for continued GP service provision



## 6. Enabling growth

Wudinna District Council's population is declining. Council wants to do what it can to enable economic and population growth. Many of the key initiatives in this plan will help support population growth by supporting the liveability and prosperity of our community. This section outlines local government's role in growth, our growth objectives and directions for Wudinna and Minnipa which are best placed to accommodate population growth due to their existing infrastructure, offerings and population size.

This section provides direction related to land use planning and development activation. Section 4 provides directions for social infrastructure and liveability which will also support growth.

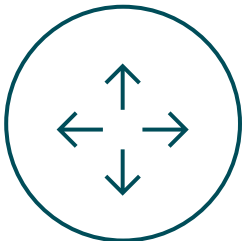
### 6.1 Growth objectives



We will work to grow Council's population and housing supply.



We will work to promote logical and coordinated growth which leverages off existing infrastructure and natural assets.



We will work to prepare for different scenarios which may eventuate in sudden and intense growth periods.

## 6.2 Local government role in stimulating growth

Local government provides a variety of diverse and important roles to support their local communities. Yet, its role in regard to stimulating growth and development remains unclear. This is apparent as different tiers of government and regions explore in new and innovative ways to facilitate growth and economic activity.

This is particularly relevant in regional areas where communities often look to local government for support on a variety of matters, many falling outside their traditional scope and operational expertise and capacity.

Local government has several levers they can use to stimulate growth and development. Traditionally these are:

- Maintain an adequate supply of appropriately zoned land.
- Facilitate a policy environment which supports envisaged development outcomes.
- Develop and maintain infrastructure to provide services, amenity and facilities for the community.
- Attract investment through advocacy and strategic planning.
- Cost incentives (discounts) to facilities and services.
- Investing into the public realm through enhancements and placemaking initiatives.
- Facilitate the release of redundant government owned land to market.

Where growth is an imperative, greater intervention or stimulus by all tiers of government may be required. In Wudinna District Council's case the most direct levers that could be used include:

- Direct investment into infrastructure or services.
- Utilise Council land to support desired growth outcomes.
- Actively participate in the development industry.
- Utilise Council resources to incentivise businesses or services.
- Streamline the relevant regulation process.
- Developing flexible policy to assist in diversifying the economy.
- Advocating for catalyst projects in growth industries to attract people and workers.

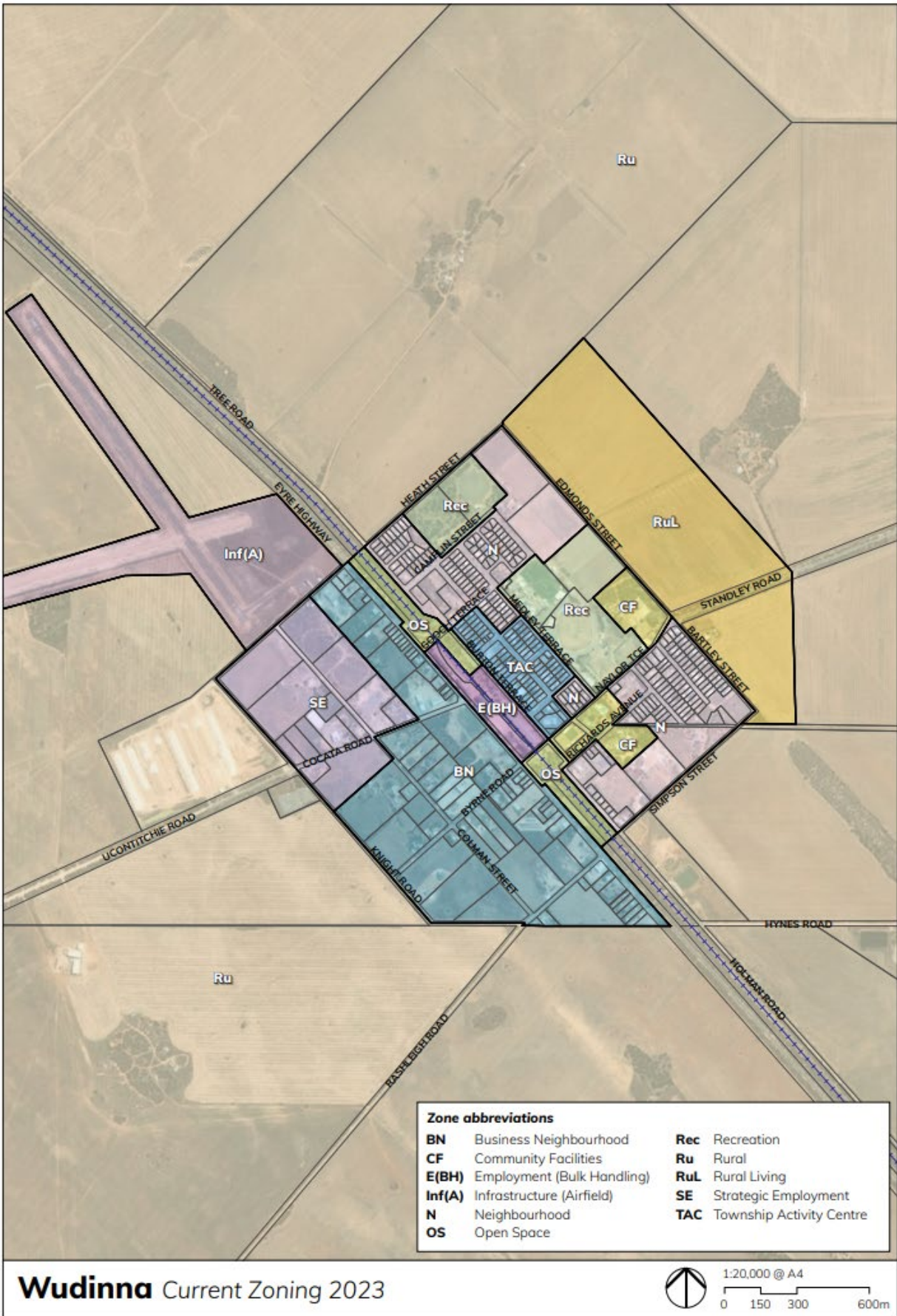
The actions in the following section have considered these levers and provide an ambitious but achievable approach to stimulate growth. Delivery may be dependent on Council's financial and operational capacity and collaboration with other tiers of government and development partners.

## 6.3 Wudinna growth

Wudinna is the largest township in the Council area. It has the most people, services, businesses, infrastructure and a dynamic and active community. There is also capacity within existing development zones to accommodate both commercial and residential growth. These factors position Wudinna as the township with the greatest likelihood of achieving growth that benefits the local community and the entire district.

### 6.3.1 Current overview

- There are eleven development zones across the township of Wudinna that support a variety of residential and employment land uses and surround the town centre – ‘Township Activity Centre Zone’.
- Most residential and employment type zones contain large vacant areas and have substantial capacity to support growth. The Rural Living Zone on the eastern flank of the township remains totally undeveloped.
- North of the rail line presents a residential focus, with the town centre and residential area interwoven with areas dedicated to recreation and community facilities.
- There is a greater focus on employment south of the rail line with a Strategic Employment Zone and a substantial Business Neighbourhood Zone which seeks to accommodate both housing and compatible employment generating land uses.
- Parts of the railway corridor to the northwest and southeast of the town are zoned for Open Space.
- Wudinna is the most developed township and is well serviced by infrastructure and services with capacity for growth in existing zones. It is best suited to accommodate future growth.
- Consultation indicates there is a high number of underutilised houses in Wudinna. This remains a point of dispute which would benefit from analysis.
- In 2015, Council commissioned Ekistics to prepare a structure plan for Wudinna to prepare the town for growth in the event the Central Eyre Iron Project comes to fruition. This work was undertaken by Ekistics remains relevant and will be utilised in the event such a project is established nearby, and Wudinna experiences a significant period of growth.



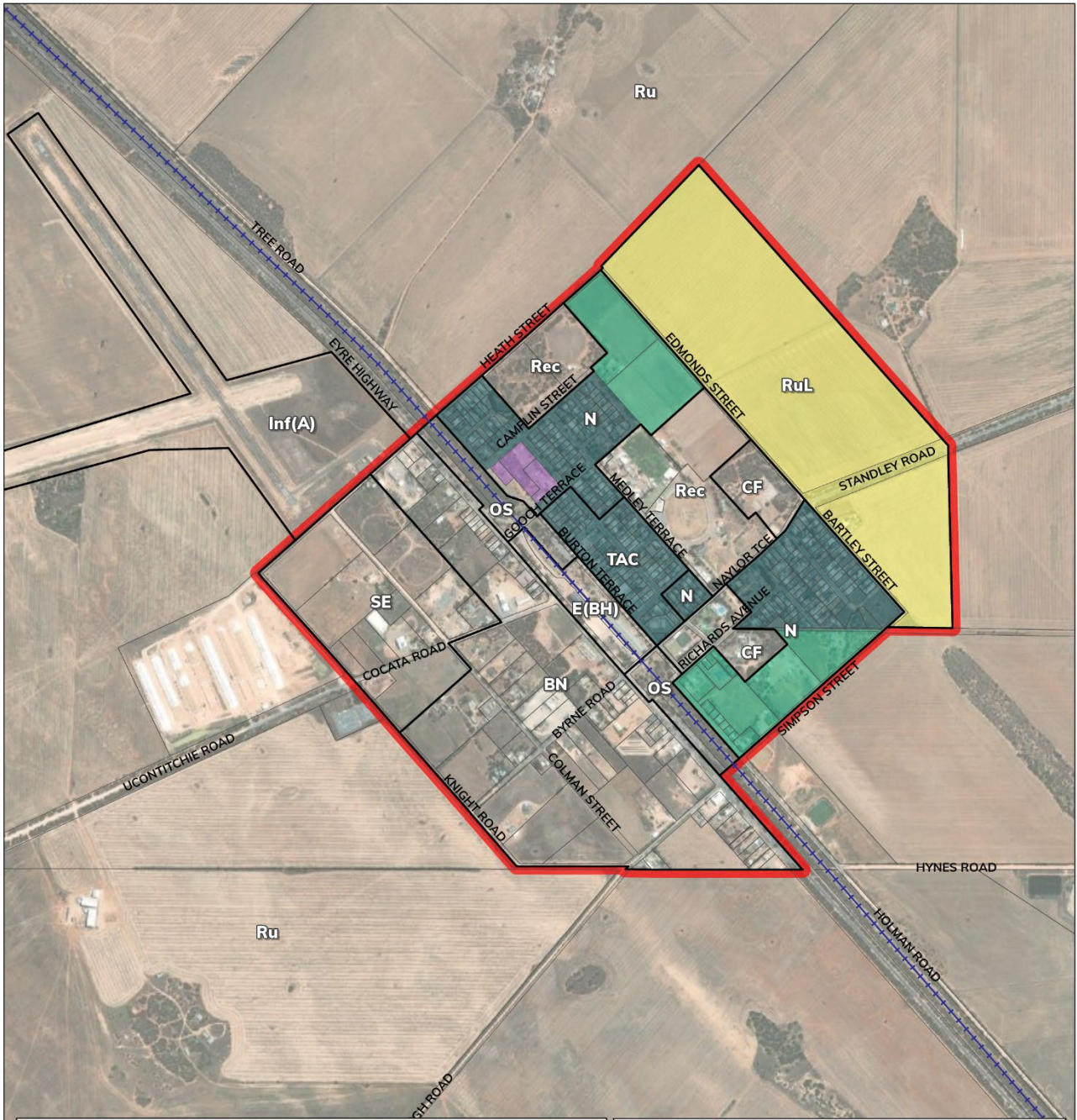
### 6.3.2 Focus areas and actions for growth

In the instance a significant employer moves into the region, Wudinna is well placed to provide a range of services and amenities to support such an influx of people.

Project timing is subject to international market forces and Council's role in facilitating such a project is limited. However, planning for the possibility of a project coming to fruition, places Council in a better position to capitalise on investor activity.

Focus areas	Actions	Partners
<b>Collaborate with State and Federal Governments</b>	<ul style="list-style-type: none"> <li>Collaborate with the State and Federal Governments on the development of the Strategic Land Use Plan for the Eyre and Western Region. Ensure planning and growth objectives are suitably reflected.</li> <li>Collaborate with the Office for Regional Housing to explore opportunities in Wudinna to support accommodation as part of the Regional Key Worker Housing Scheme or other regional housing projects.</li> <li>Investigate opportunities to establish private and public partnerships for the delivery of regional housing developments.</li> </ul>	<ul style="list-style-type: none"> <li>State Government</li> <li>Regional Development Australia – Eyre Peninsula</li> <li>Eyre Peninsula Local Government Association</li> <li>Private industry</li> </ul>
<b>Bring surplus Government land to market</b>	<ul style="list-style-type: none"> <li>Collaborate with the State Government to undertake a site contamination investigation of land on the corner of Ballantyne Street and Gooch Terrace. The severity of land contamination remains unknown. This land may be able to accommodate housing and is well positioned with access to infrastructure and services.</li> <li>Dependant on site contamination investigations, advocate the State Government consider releasing the land to promote affordable housing.</li> <li>Seek early advice from the South Australian Environment Protection regarding Council's obligations (if any).</li> </ul>	<ul style="list-style-type: none"> <li>State Government</li> <li>Regional Development Australia – Eyre Peninsula</li> </ul>

<b>Revitalise underutilised housing stock</b>	<ul style="list-style-type: none"> <li>• Investigate the number of long-term vacant homes that could be improved to meet accommodation needs of new residents and workers.</li> <li>• Consider financial incentives to encourage improvement of housing stock.</li> </ul>	<ul style="list-style-type: none"> <li>• State Government</li> <li>• Regional Development Australia – Eyre Peninsula</li> </ul>
<b>Support housing via infrastructure augmentation</b>	<ul style="list-style-type: none"> <li>• Investigate the extent and anticipated cost of infrastructure augmentation required to service growth fronts in the existing Neighbourhood Zone. This includes service infrastructure such as water, electricity, telecommunications as well as roads, drainage, footpaths and landscaping.</li> <li>• Seek to facilitate this augmentation and encourage development through a combination of Council funds, housing sector financial modelling, potential grants and lobbying and potential input from regional investors.</li> <li>• Lobby Government and service providers to reduce fees, charges, and other connection costs for new housing development to encourage investment.</li> </ul>	<ul style="list-style-type: none"> <li>• Service Providers</li> <li>• State Government</li> <li>• Regional Development Australia – Eyre Peninsula</li> </ul>
<b>Rezone Rural Living Zone</b>	<ul style="list-style-type: none"> <li>• If a significant mining project gathers momentum, in partnership with the State Government, commence a Code Amendment process to rezone part of the Rural Living Zone to the Worker's Settlement Zone.</li> </ul>	<ul style="list-style-type: none"> <li>• State Government</li> <li>• Regional Development Australia – Eyre Peninsula</li> <li>• Private Industry/Major Investors</li> </ul>



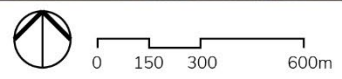
**Recommendations**

- Support housing via infrastructure augmentation
- Revitalise underutilised housing stock
- Rezone Rural Living Zone
- Bring surplus Government land to market

**Zone abbreviations**

<span style="border: 2px solid red; display: inline-block; width: 15px; height: 15px; margin-right: 5px;"></span> Township Boundary	<b>OS</b> Open Space
<b>BN</b> Business Neighbourhood	<b>Rec</b> Recreation
<b>CF</b> Community Facilities	<b>Ru</b> Rural
<b>E(BH)</b> Employment (Bulk Handling)	<b>RuL</b> Rural Living
<b>Inf(A)</b> Infrastructure (Airfield)	<b>SE</b> Strategic Employment
<b>N</b> Neighbourhood	<b>TAC</b> Township Activity Centre

## Wudinna Enabling Growth Recommendations



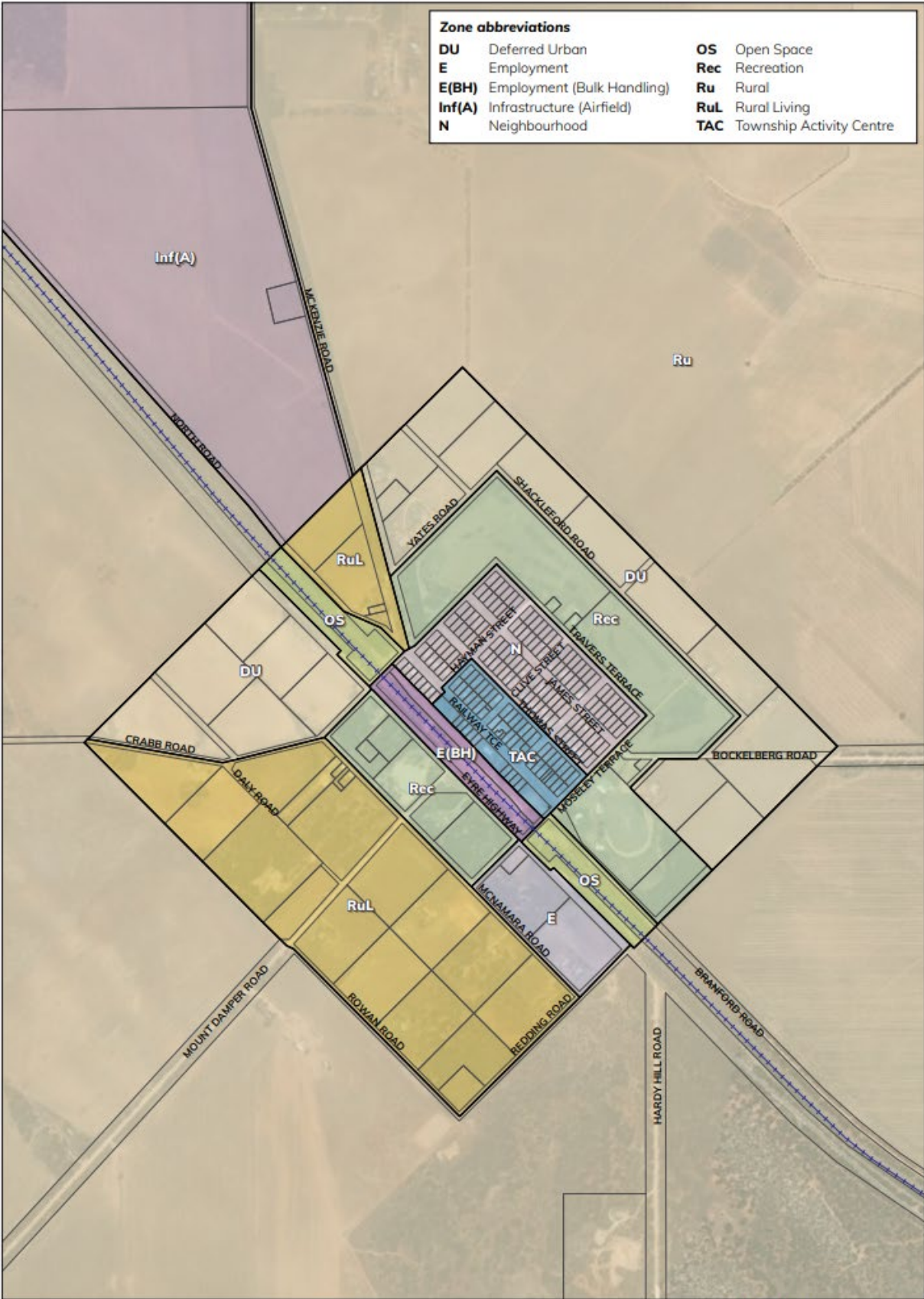
## 6.4 Minnipa growth

Minnipa is an important settlement with potential to accommodate growth and bring vibrancy to the Council area. It has a smaller population and fewer employers than Wudinna, however it has an enthusiastic community and is serviced by sporting and recreation facilities. Significant employment providers are Karcultaby Area School, the Minnipa Agricultural Research Centre and farming enterprises.

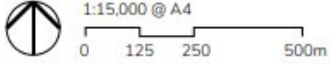
### 6.4.1 Current overview

- Traditional grid style layout with the Activity Centre and Neighbourhood Zone at its core and greenspace in the form of a recreation zone largely surrounding the built environment.
- Strong residential focus, noting employment type land uses are limited to the Township Activity Centre and Employment Zones. There is some dormant employment activity in the Neighbourhood Zone that could be encouraged to be transitioned to potential accommodation options through appropriate policy incentives.
- Various vacant allotments in the Employment and Neighbourhood Zones, noting native vegetation considerations may impact development of some allotments.
- Significant amount of undeveloped land zoned as Deferred Urban to accommodate future residential growth.
- Rural Living Zone generally seeks minimum allotment sizes of 10,000m<sup>2</sup> (1ha). The land on the southern flank of the township zoned as Rural Living has lot sizes larger than this so there may be opportunities for to reduce lots sizes to accommodate more residential properties.
- Adaptive reuse of older buildings may provide to increase housing stock. A key obstacle to adaptively reusing older buildings is the cost of bringing them up to modern standards versus potential return on investment through either resale or renting. Ministerial Building Standards have been developed in South Australia to help this.
- Consultation indicates there is a high number of underutilised houses in Minnipa, in particular surplus government stock and the former police station. This remains a point of dispute which would benefit from research similar to that suggested for Wudinna.





**Minnipa** Current Zoning 2023

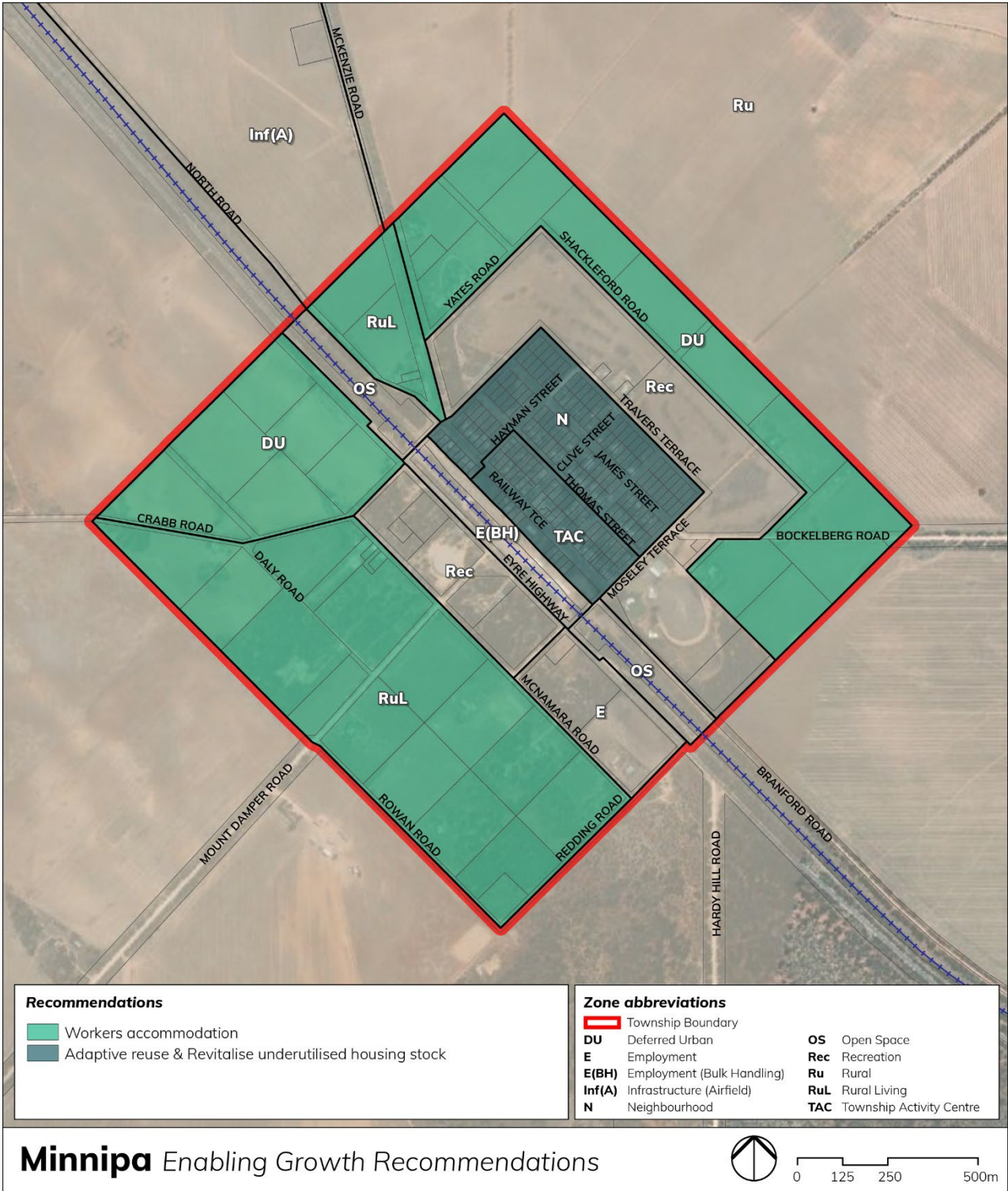


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### 6.4.2 Focus areas and actions for growth

The following actions have been developed to support Council's growth objectives:

Focus areas	Actions	Partners
<b>Adaptive reuse</b>	<ul style="list-style-type: none"> <li>Support the repurposing of older and underutilised buildings such as the former post office. These buildings could potentially provide housing stock for short- or long-term rental accommodation.</li> <li>Work with landowners to understand and efficiently meet relevant standards.</li> <li>Explore grant opportunities or rate exemptions to encourage adaptive reuse of older buildings.</li> </ul>	<ul style="list-style-type: none"> <li>State Government</li> <li>Regional Development Australia – Eyre Peninsula</li> </ul>
<b>Revitalise underutilised housing stock</b>	<ul style="list-style-type: none"> <li>Investigate the number of long-term vacant homes that could be improved to meet accommodation needs of new residents and workers.</li> <li>Consider financial incentives to encourage improvement of housing stock.</li> </ul>	<ul style="list-style-type: none"> <li>State Government</li> <li>Regional Development Australia – Eyre Peninsula</li> </ul>
<b>Workers accommodation</b>	<ul style="list-style-type: none"> <li>If a significant mining project gathers momentum and worker accommodation requirements cannot be met in Wudinna or Poochera, investigate options in Minnipa's Neighbourhood or Deferred Urban Zones to accommodate this growth.</li> </ul>	<ul style="list-style-type: none"> <li>State Government</li> <li>Regional Development Australia – Eyre Peninsula</li> <li>Private Industry</li> </ul>



## 7. Delivering the plan and measuring progress

### 7.1 Principles

In delivering services, projects and infrastructure we will take into account the following principles:

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<b>Environmental sustainability</b>	Adapting to climate change, efficient use and alternative sources of water and energy and reducing waste
<b>Community resilience</b>	The connectivity, resilience and wellbeing needs of our community
<b>Access and inclusion</b>	The disability access, cultural, age specific and financial needs of our community
<b>Financial capacity and value</b>	Delivering value for money within our financial means and seeking partnerships to extend the value we can provide
<b>Population and growth</b>	Supporting the retention and growth of our population and industries

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### 7.2 Funding and resourcing the plan

Projects and services will be identified in our Annual Business Plan and Budget, Long Term Financial Plan and Asset Management Plan.

Council has a limited budget and staff. We will continue/seek to form partnerships with other Councils, regional organisations, state and federal governments to increase our capacity. Some initiatives in this plan may only happen if grant funding and operational support is received and outcomes can be sustainably absorbed into the ongoing operational budget.

We will continue to work with our community to support the extensive efforts they put in as volunteers managing community programs and facilities.

## 7.3 Delivery, measuring progress and review






We will follow the following process to track progress in delivering the plan and to support its review.

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<b>Years 1-4</b>	<b>Annual mini reviews</b> <ul style="list-style-type: none"><li>• Assess extent of prior financial year's delivery of priority initiatives and share results in Annual Report.</li><li>• As part of the Annual Business Plan and Budget process, workshop with Elected Members and Senior Management to determine which key initiatives to deliver in the next financial year based on funding or partnership opportunities or work already underway or to respond to emerging needs or growth opportunities.</li></ul>
<b>Year 5</b>	<b>5 year priority initiative review</b> <ul style="list-style-type: none"><li>• Community survey and wider engagement to understand how well the community think Council is tracking and what issues and opportunities matter to them.</li><li>• Assess extent of delivery of key initiatives.</li><li>• Analyse data and trends to understand emerging needs.</li><li>• Adjust list of key initiatives to respond to emerging needs or growth opportunities or based on completion of existing key initiatives.</li><li>• Publish updated Strategic Community Plan.</li></ul>
<b>Year 6-9</b>	<b>Annual mini reviews</b> <ul style="list-style-type: none"><li>• As per years 1-4</li></ul>
<b>Year 10</b>	<b>10 year full plan review</b> <ul style="list-style-type: none"><li>• As per 5 year review and also whether the focus areas or growth needs outlined in the plan need adjusting or if an entirely new plan is required.</li><li>• Publish new Strategic Community Plan.</li></ul>

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## 8. Plan summary

Focus areas	Key initiatives or actions	Delivering the plan and measuring progress
 <p><b>Liveable towns</b> We will work to improve towns to make them places that support our community's wellbeing and prosperity and provide desirable places to live and work.</p>	<ul style="list-style-type: none"> <li>• Township plans (greening, walkability, access, recreation, business activation)</li> <li>• New community programs or spaces (in existing facilities)</li> <li>• Wudinna Memorial Hall refurbishments</li> <li>• Council office refurbishments</li> <li>• Aged Home operation and refurbishments</li> <li>• Medical Centre</li> <li>• Childcare services taskforce</li> </ul>	<p><b>Funding and resourcing</b></p> <ul style="list-style-type: none"> <li>• Projects and services identified in Annual Business Plan and Budget, Long Term Financial Plan and Asset Management Plan</li> <li>• Partnerships to increase capacity. Some activities may only happen with grant funding</li> <li>• Support extensive community volunteer efforts.</li> </ul>
 <p><b>Become a destination</b> We will work to establish the area as a place people choose to visit and stay as a central Eyre Peninsula destination or as an essential stop on an Eyre Highway road trip.</p>	<ul style="list-style-type: none"> <li>• Destination playground (promote Wudinna Apex Park)</li> <li>• Wudinna RV improvements</li> <li>• Geological tourism</li> <li>• Dark Sky Reserve</li> <li>• Promotion</li> </ul>	<p><b>Measuring progress and review</b></p> <p><b>Annual mini reviews (years 1-4 and 6-9)</b></p> <ul style="list-style-type: none"> <li>• Assess extent of prior financial year's delivery of key initiatives and share results in Annual Report</li> <li>• As part of the Annual Business Plan and Budget process determine projects and funding required to deliver key initiatives</li> </ul>
 <p><b>Landscapes and sustainability</b> We will work to protect our important agricultural industries and rural and natural landscapes and encourage sustainable energy, water and waste management.</p>	<ul style="list-style-type: none"> <li>• Road resealing program (e.g. high priority community, industry and tourist routes)</li> <li>• Facility sustainability upgrades (e.g. water, energy)</li> <li>• Recycling initiatives</li> <li>• Sustainable development (e.g. encouraging wind or solar farms)</li> </ul>	<p><b>5 year priority initiative review</b></p> <ul style="list-style-type: none"> <li>• Identify emerging needs and priorities through community engagement and research</li> <li>• Identify new initiatives from those listed or to respond to emerging needs</li> <li>• Publish updated strategic community plan</li> </ul>
 <p><b>Regional advocacy and collaboration</b> We will work with other Councils and organisations in the region to attract the services and infrastructure and investment our community and industries need.</p>	<ul style="list-style-type: none"> <li>• Regional advocacy program (medical services, childcare, local training and education, sustainable water supplies, housing, tourism)</li> <li>• Shared delivery of programs and services with other Councils</li> </ul>	<p><b>10 year full plan review</b></p> <ul style="list-style-type: none"> <li>• As per 5 year review and also whether the focus areas or growth needs outlined in the plan need adjusting or if an entirely new plan is required.</li> <li>• Publish new Strategic Community Plan</li> </ul>
 <p><b>Enabling growth</b> We will work to grow Council's population and housing supply, promote logical and coordinated growth which leverages off existing infrastructure, and prepare for different scenarios which may eventuate in sudden and intense growth periods</p>	<p><b>Wudinna</b></p> <ul style="list-style-type: none"> <li>• Collaborate with State Government</li> <li>• Bring surplus Government land to market</li> <li>• Revitalise underutilised housing stock</li> <li>• Support housing via infrastructure augmentation</li> <li>• Rezone Rural Living Zone</li> </ul> <p><b>Minnipa</b></p> <ul style="list-style-type: none"> <li>• Adaptive reuse</li> <li>• Revitalise underutilised housing stock</li> <li>• Workers accommodation</li> </ul>	<div data-bbox="2279 1423 2742 1864" style="border: 2px solid #006666; border-radius: 50%; padding: 20px; text-align: center;"> <p>We will collaborate with our community, industries, stakeholders, other Councils, state and federal government. Delivery is dependent on external funding and support</p> </div>



SHAPING  
GREAT  
COMMUNITIES

