



WHYALLA

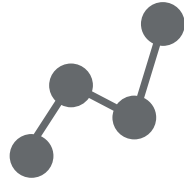
Potential Development Sites

February 2024



SCAN HERE
FOR INTERACTIVE
VERSION





OVERVIEW

City Map



CITY OF WHYALLA - DEVELOPMENT OPPORTUNITIES

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1. MAIN STREET PRECINCT



Site Details

Land Size

Main Street Precinct – 75,000sqm

Individual properties within the main street – vary between 400sqm and 9,000sqm

Land Ownership

Former Civic Building – City of Whyalla

Remainder of main street – Various private ownership

Status of current land use

Shopping Precinct – including former Civic Building, post office, 3 of the 4 big banks, real estate agents, 24 hour gym and café/retail/small businesses. Currently has multiple vacancies, underutilised and tired.

Available services

- Power
- Water
- Sewer

Various Parcels

- Darling Terrace
- Forsyth / Patterson Street

DEVELOPMENT OPPORTUNITIES

- Mixed use – retail/commercial/residential (high density)

2. WHYALLA FORESHORE (CENTRAL PRECINCT)



Site Details

Land Size

Site 1 - Hotel Site – 5,000m²

Site 2 - Open Space Site ` 25,000m²

Land Ownership

Site 1 – Private

Site 2 – Crown in Council's Care and Control

Planning Zone

Open Space Zone

Available services

- Power
- Sewer
- Water

DEVELOPMENT OPPORTUNITIES

- Hotel
- Commercial/Retail
- Water Splash Park, Surf Life Saving Club, Café, Nature Play
- Refer **Whyalla Foreshore Masterplan**

3. WHYALLA HIGH SCHOOL | 4 SITES



SITES 1 & 2

Land Size
2.019 Hectares

Land Ownership
Education Department

Status of Land
School buildings/car parking/playing courts/vegetation

Available services

- Power
- Sewer
- Water

SITES 3 & 4

Land Size
3.430 Hectares

Land Ownership
Education Department

Status of Land
Lot 3 established oval, Lot 4 vacant land with vegetation and old courts

Available services

- Power
- Sewer
- Water

Certificate of Title

1 - 5983 912
20 Broadbent Tce

2 - 5811 194
20 Broadbent Tce

3 - 5983 911
Lot 3 Broadbent Tce

4 - 5936 941
Lot 3 Broadbent Tce

DEVELOPMENT OPPORTUNITIES

- Centre for excellence for hydrogen/ renewable energy/green steel/corporate offices
- Executive residential developments
- Destination Tourist Park/Resort
- Retail development providing services to residences
- Refer **Whyalla Foreshore Masterplan**

4. WHYALLA FORESHORE (WESTERN PRECINCT)



SITE DETAILS

Land Size

Lot 1 - 15,700m²
Lot 2 – 69,000m²

Land Ownership

State Government

Certificate of Title

Site 1 – CT 5917/33
Part Site 2 – CT 5983/911
Part Site 2 – CT 5936/941

Planning Zone

Suburban Neighbourhood

Available services

- Power
- Sewer
- Water

DEVELOPMENT OPPORTUNITIES

- Destination Tourism Park/Resort
- Commercial/Retail
- Residential
- Refer **Whyalla Foreshore Masterplan**

5. PONY CLUB SITE



SITE DETAILS

Land Size
13.27 Hectares

Land Ownership
Crown in Council care and control

Status of Land
Vacant land, community garden and soccer oval/clubroom

Available services

- Power
- Sewer
- Water

Crown Record

6090 293 - Lot 6550 Norrie Ave

DEVELOPMENT OPPORTUNITIES

- Residential development, small local retail outlets and park/open space

6. RACECOURSE



SITE DETAILS

Land Size

535,274m²

Land Ownership

Crown in council care and control

Status of land

Harness racing, community use, and Council stormwater basin in the Northern corner.

Planning and Design Code Zone

Open Space

Available services

- Power
- Sewer
- Water

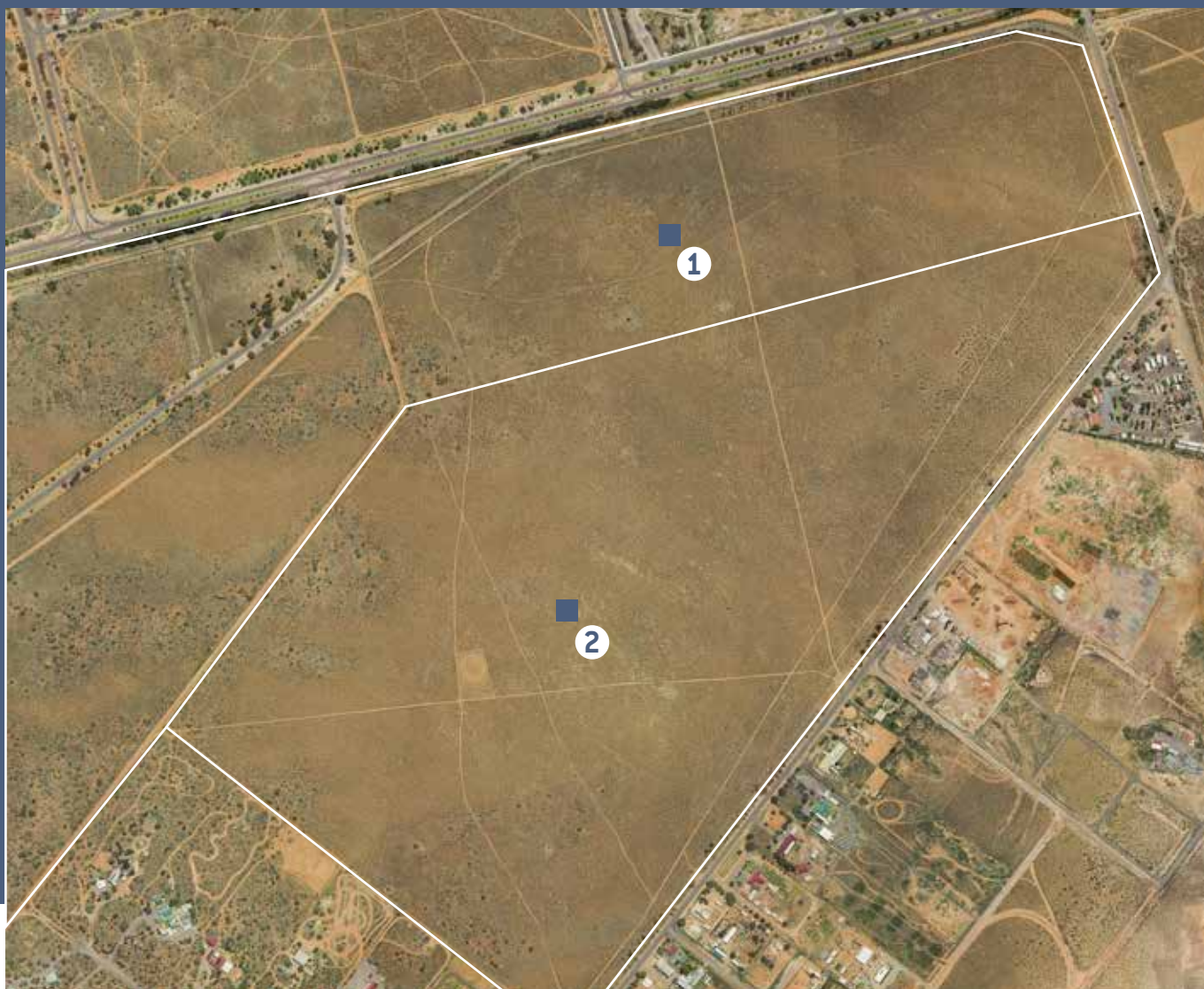
CR 6073/446

198 Racecourse Rd

DEVELOPMENT OPPORTUNITIES

- Residential
- Outdoor sports courts
- Sporting ovals and fields
- Shops and offices subordinate to the open space and recreation use of the land

7. AIRPORT LAND



SITES DETAILS

Land Size

- 1- 236,000sqm
- 2- 891,000sqm

Land Ownership

City of Whyalla

Status of Land

Vacant land strip (236,000sqm) along the highway is commercial the adjacent portion (891,000sqm) is currently vacant and used for equestrian activity

Available services

- Power
- Sewer
- On-site waste water systems only

Certificate of Title

1 - 6171 889

- Lot 125 Broadbent Tce

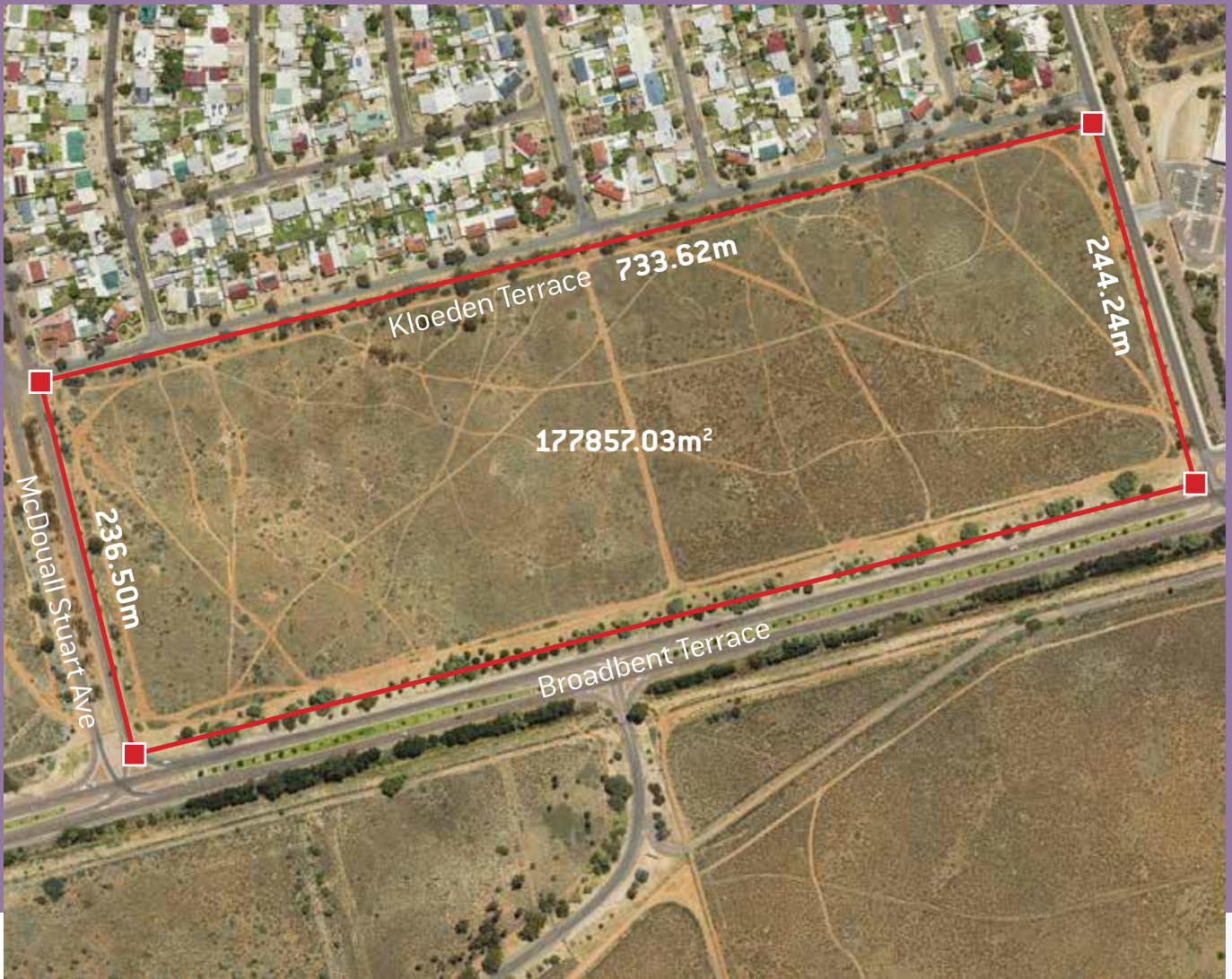
2 - 6171 890

- Lot 126 Broadbent Tce

DEVELOPMENT OPPORTUNITIES

- Commercial/bulky goods
- Rural residential developments

8. KLOEDEN RESERVE



SITE DETAILS

Land Size

177,857m²

Land Ownership

Crown in council care and control

Status of Land

Vacant land

Available services

- Power
- Sewer
- Water

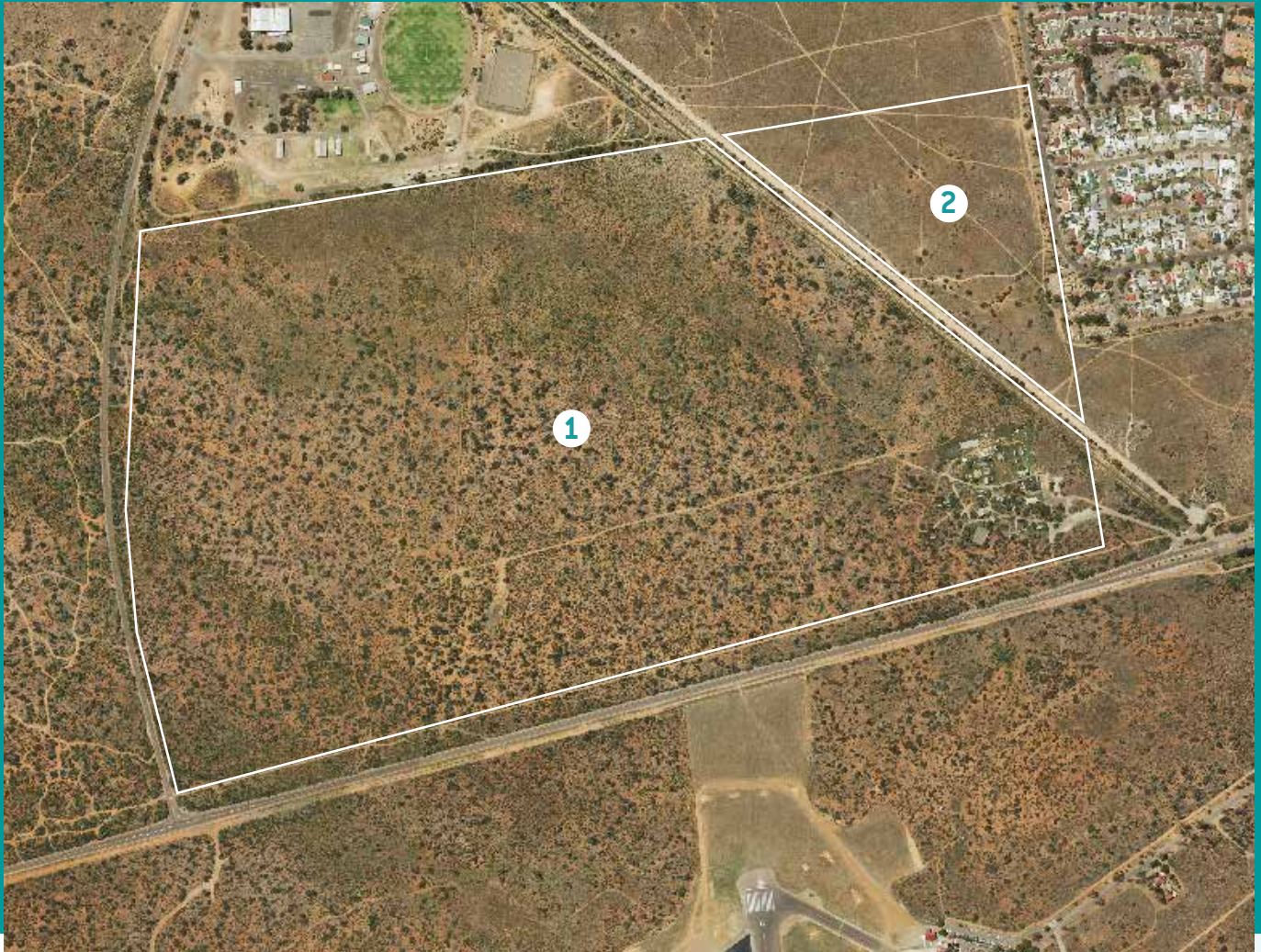
Crown Record

5958 669 - Lot 6528 Broadbent Tce

DEVELOPMENT OPPORTUNITIES

- Residential
- Retail/commercial
- Consulting Rooms
- Education / Childcare facility

9. OLD FAUNA PARK



SITE 1

Land Size
1.2km²

Land Ownership
Crown in Council care and control

Status of Land
Predominantly vacant land -
Delapidated buildings at
South-Eastern corner of site

Planning and Design Code Zone
Open Space

SITE 2

Land Size
138,743m²

Land Ownership
Crown in Council care and control

Status of Land
Vacant land - Revoked from
Community Land

Planning and Design Code Zone
General Neighbourhood

ALL SITES

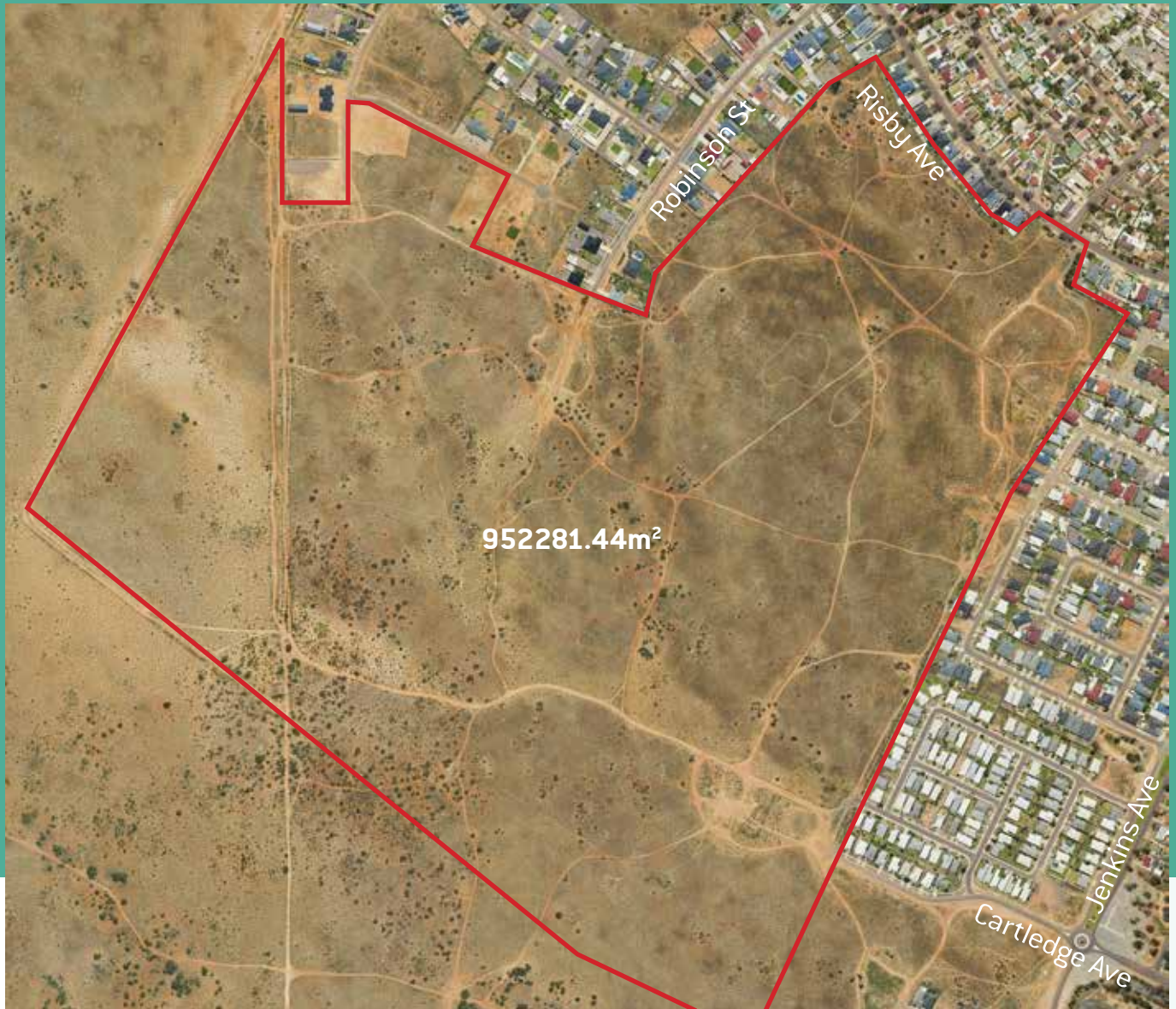
Available services
- Power
- Water

Crown record
CR 5958/668
Lot 6680 Broadbent Tce

DEVELOPMENT OPPORTUNITIES | Subject to Zone

- Residential
- Small-scale commercial
- Sporting ovals and fields
- Recreation Area

10. OCEAN EYRE ESTATE



SITES DETAILS

Land Size

Combined 952,281m²

Land Ownership

Private

Status of Land

Vacant land

Available services

- Power
- Water

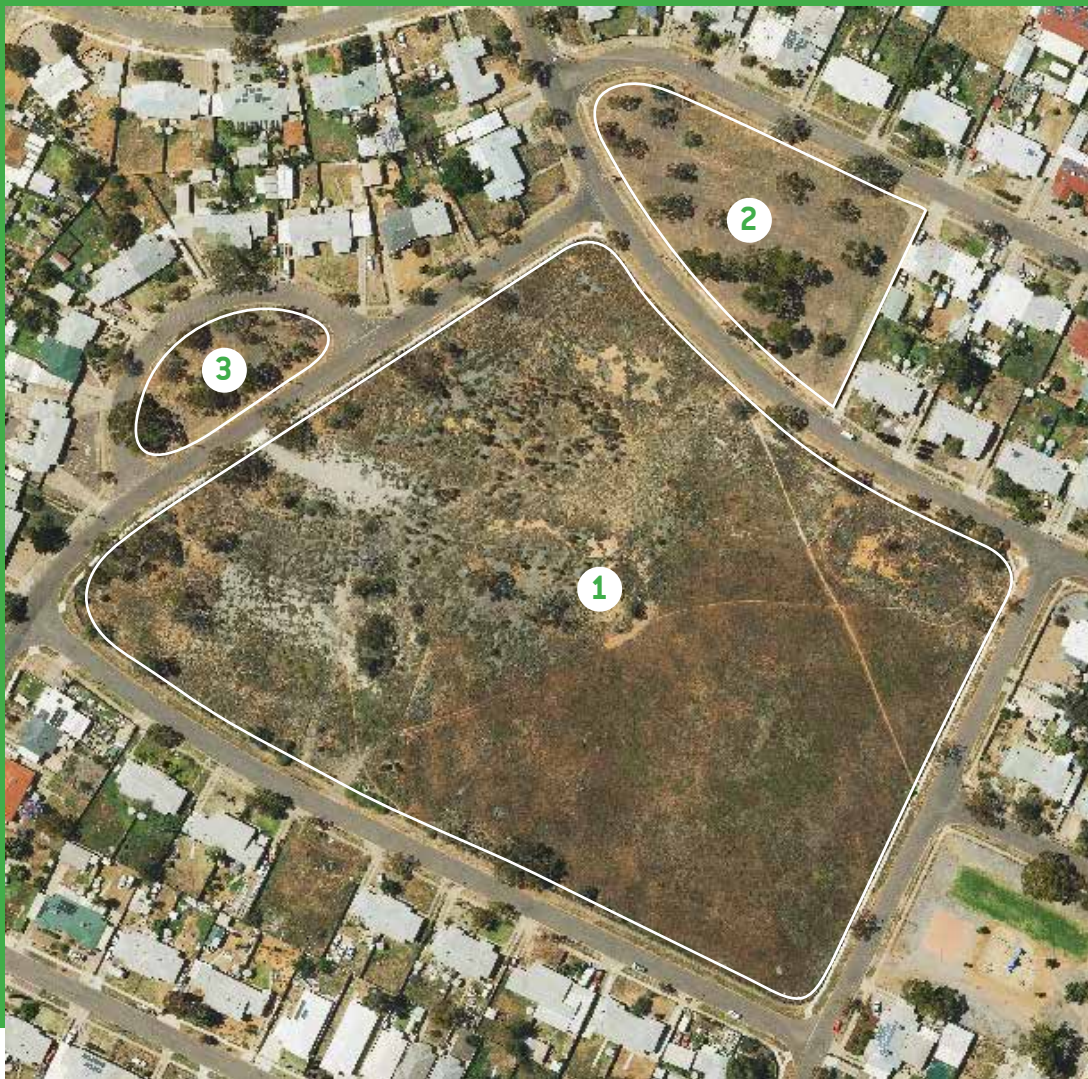
Certificate of Title

CT 6259 979

DEVELOPMENT OPPORTUNITIES

- Residential
- Local shopping centre/consulting rooms

11. BEVAN CRESCENT



SITE 1

Land Size
40,988m²

Land Ownership
City of Whyalla

Status of Land
Vacant land - former school site

SITE 2

Land Size
5,456m²

Land Ownership
Crown in Council care and control

Status of Land
Vacant land

SITE 3

Land Size
1,559.17m²

Land Ownership
Crown in Council care and control

Status of Land
Vacant land

ALL SITES - Bevan Crescent

Available Services

- Power
- Water
- Sewer

DEVELOPMENT OPPORTUNITIES

- Residential
- Small-scale commercial
- Community facilities
- Small-scale office

12. LOT 1 MICHELMORE STREET SUB-DIVISION



SITE DETAILS

Land Size

2.1160 hectares

Land Ownership

Private

Status of current development

Vacant land with approved residential subdivision
(all related infrastructure completed)

Available services

- Power
- Sewer
- Water

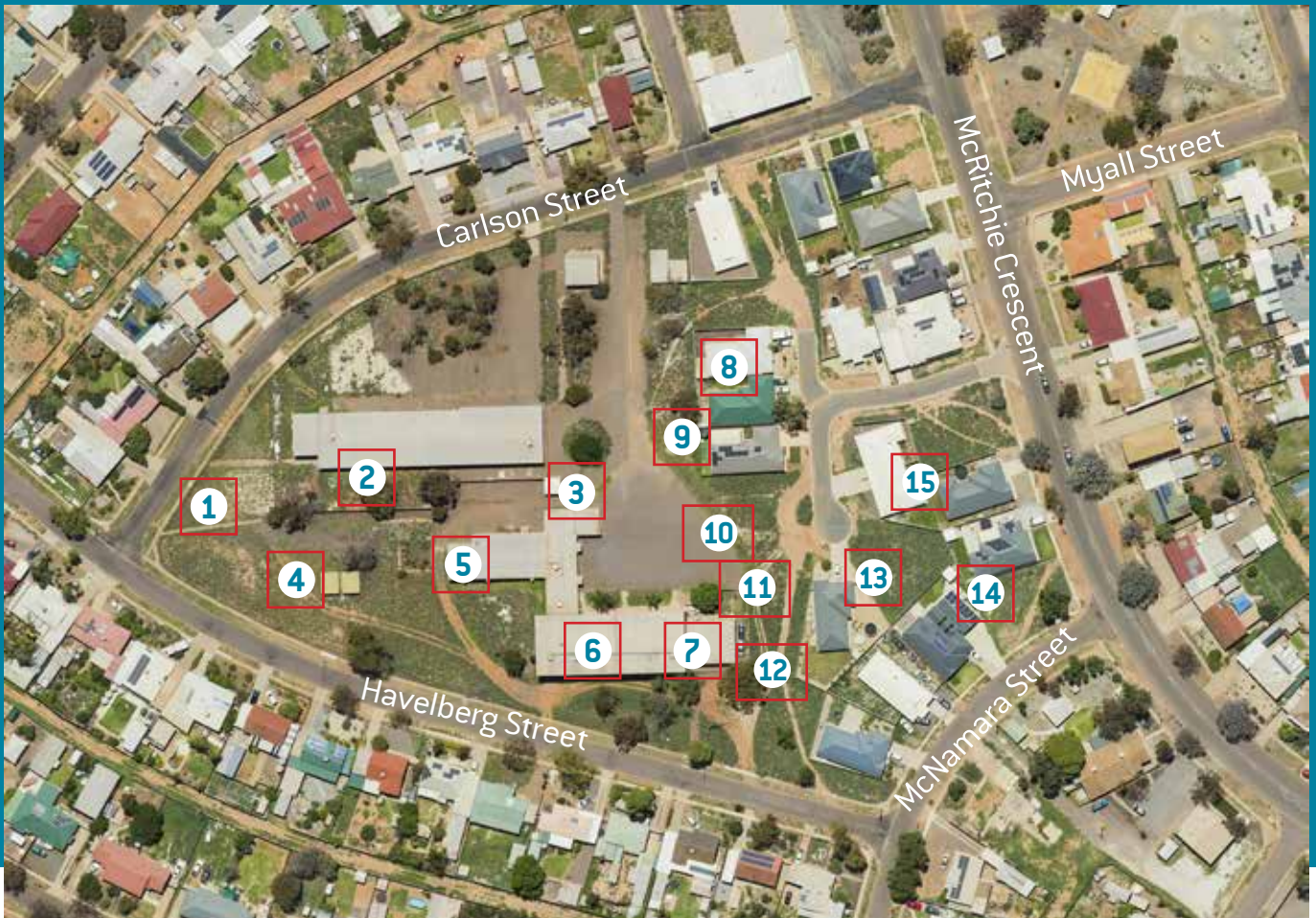
Certificate of Title

6039 116 - Lot 1 Michelmores St

DEVELOPMENT OPPORTUNITIES

- Residential allotments

13. MCRITCHIE CRESCENT SUB-DIVISION | 15 SITES



SITES 1 & 2

Land Size
6,294sqm

Land Ownership
Private Ownership

Status of Land
Site 1 vacant land
Site 2 ex-School buildings - residence

SITES 8 - 15

Land Size
From 500sqm to 700sqm

Land Ownership
Private ownership

Status of Land
Vacant residential allotments

SITES 4-7 (Site 3 Common Property 5794sqm)

Land Size
6,294sqm

Land Ownership
Private Ownership

Status of Land
Site 1 vacant land
Site 2 ex-school buildings - residence

ALL SITES

Available services

- Power
- Sewer
- Water

Various Parcels

DEVELOPMENT OPPORTUNITIES

- Residential developments
- Retail development providing services to residences

14. BENNETT OVAL PRECINCT



SITES DETAILS

Land Size

Combined 118,000m²

Land Ownership

Crown in Council care and control

Status of current development

Sports ground

Available services

- Power
- Water
- Recycled Water
- Sewer

Crown Record

6155 267 - 32 - 48 McDouall Stuart Ave

DEVELOPMENT OPPORTUNITIES

- Tourist accommodation
- Stadium/convention centre
- Sports entertainment/events

15. LOT 1 MCBRYDE TERRACE



SITE DETAILS

Land Size
224,946m²

Land Ownership
Private ownership

Status of Land
Vacant land

Planning and Design Code
Zone General neighbourhood

Available services

- Power
- Water
- Sewer

Certificate of Title

5828/326, Lot 1 McBryde Tce

DEVELOPMENT OPPORTUNITIES

- Residential
- Small-scale commercial
- Community facilities
- Retirement facility

16. CIVIC PARK & SCHULZ RESERVE



SITES DETAILS

Land Size

216,857.2 sqm

Land Ownership

Crown land in Council's care and control

Dedication

Recreation purposes

Available services

- Power
- Water
- Recycled Water
- Sewer

Crown Record

Lot 3171 Nicolson Ave

DEVELOPMENT OPPORTUNITIES

- Sporting precinct
- Regional Playground/Park/Open Space Development

17. EDWARD JOHN EYRE HIGH SCHOOL SITE & RESERVES (LOT 4097 & LOT 3169)



SITES DETAILS

Land Size

Edward John Eyre High School (EJEHS) - 86,077sqm

Lot 4097 – 18,200sqm

Lot 3169 – 14,100sqm

Land Ownership

EJEHS - Department for Education and Child Development

Lot 4097 – Crown in Council care and control

Lot 3169 – Crown in Council care and control

Status of Land

Nil – negotiations in place re lease to Council for temporary site and SA Gov to transform into sporting precinct

Available services

- Power
- Sewer
- Water
- Recycled water

1. **EJEHS** - Certificate of Title 6282 983
21 Grundel St
2. **Appleyard** - Crown Record 5752 669
Lot 4097 Nicolson Ave
3. **Tennis** - Crown Record 5752 669
112 Nicolson Ave

DEVELOPMENT OPPORTUNITIES

- Mixed use - sporting precinct/residential allotments/commercial/government buildings

18. LEGENDS ESTATE



SITE DETAILS

Land Size

From 500sqm to 700sqm

Land Ownership

Private ownership

Status of Land

Vacant residential allotments

Available services

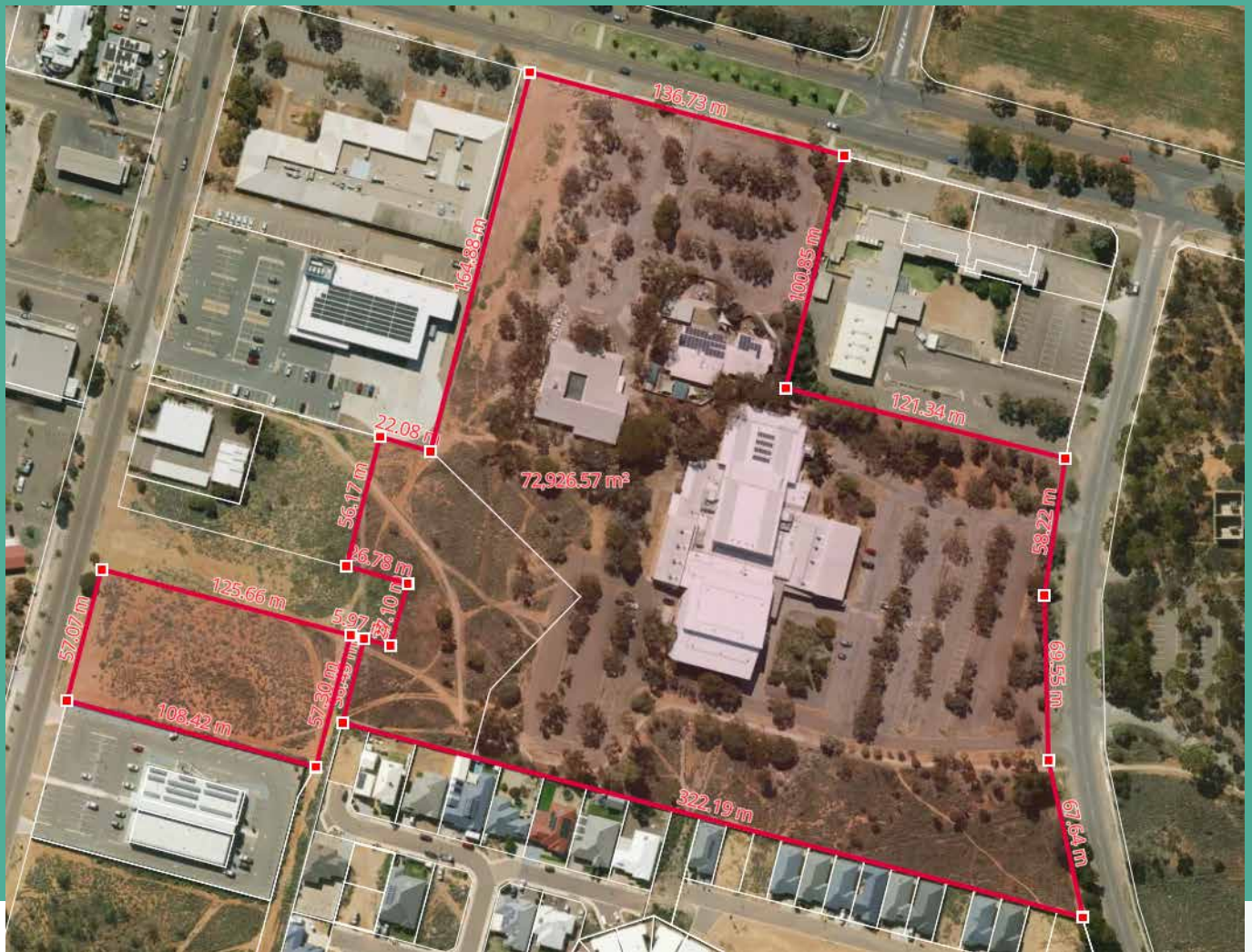
- Power
- Sewer
- Water
- Recycled water

Various Parcels

DEVELOPMENT OPPORTUNITIES

- Residential development

19. EKBLOM STREET



SITE DETAILS

Land Size

Site 1 – 6,100m²
Site 2 – 7,500m²
Site 3 – 59,000m²

Land Ownership

City of Whyalla
(freehold)

Planning Zone

Suburban Activity Centre

Certificate of Title

Site 1 – CT 6004/944
Site 2 – CT 6004/943
Site 3 – CT 5874/477

Available services

- Power
- Sewer
- Water

DEVELOPMENT OPPORTUNITIES

- Mixed Use
- Commercial/Retail
- Office Accommodation (Including Civic Building)
- Residential
- Refer 'RFP Civic Building Requirements'
- Recreation facilities

20. INDUSTRIAL ESTATE



Lot 1000 Lincoln Highway

Land Size

630 hectares

Land Ownership

City of Whyalla

Status of Land

Portion subject leased areas – solar and green energy

Portion subject to Hydrogen Jobs Plan

Available services

- Power
- Water
- On-site waste water services only

Allotments forming completed Industrial Estate

Land Size

From 1,875sqm to 15.57ha

Land Ownership

Private ownership

Whyalla City Council

Status of Land

Industrial and vacant industrial

Certificate of Title

6144 358 - Industry Drive

DEVELOPMENT OPPORTUNITIES

- Industrial
- Green energy
- Workers Accommodation

21. TANDERRA CRAFT VILLAGE



Site Details

Land Size

49,870 sqm

Land Ownership

City of Whyalla

Status of current land use

Craft markets, ex-single men's quarters buildings

Available services

- Power
- Water
- On-site waste water services only

Certificate of Title

5873 786 - 26718 Lincoln Highway

DEVELOPMENT OPPORTUNITIES

- Tourist short-term accommodation
- Cultural precinct
- RV park

22. FORMER CIVIC BUILDING



Site Details

Land Size
2,000 m²

Land Ownership
City of Whyalla (freehold)

Certificate of Title
CT 5787/948

Planning Zone
Township main street

Available services

- Power
- Water
- Sewer

DEVELOPMENT OPPORTUNITIES

- Mixed use
- Commercial/retail
- Office accommodation (Including Civic Building)
- Residential
- Refer 'RFP Civic Building requirements'

23. MARINA PRECINCT



Site Details

Land Size

Marina Precinct – 55,000sqm

Land Ownership

City of Whyalla

Status of current land use

Small scale recreation fishing/boating and yacht club, parking, boat ramp, moorings (commercial and recreational) and mobile food vendors

Available services

- Power
- Water

Certificate of Title

5931 820 - Lot 3 Buttlingarra Way

DEVELOPMENT OPPORTUNITIES

- Mixed use – retail/commercial/residential (high density)

24. NEWTON STREET



Site Details

Land Size
26,377m²

Land Ownership
Private ownership

Status of current land use
Vacant Land

Available services

- Power
- Water
- Sewer

Certificate of Title

CT 6069 376, Newton St

DEVELOPMENT OPPORTUNITIES

- Retirement village
- Independent living
- Aged care
- Allied Health
- Community facilities
- Child care

25. POINT LOWLY



Site Details

Land Size
81,499m²

Land Ownership
State Government

Development Status Vacant land

Available services
- Power

Crown Record

Port Bonython Road

ZONE	DEVELOPMENT OPPORTUNITIES
<ul style="list-style-type: none"> Rural shack settlement Open space Infrastructure (ferry and marina facilities) 	<ul style="list-style-type: none"> Tourist accommodation/small retail Caravan park Local retail/shops



WHYALLA

Sites Project



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