Whyalla Master Plan

Government of South Australia
Department for Housing
and Urban Development

Summary

Whyalla is the centre of South Australia's energy and manufacturing revolution.

Building on its proud past, Whyalla embraces a dynamic future with opportunities for all.

Vibrant and attractive on the beautiful shores of the Upper Spencer Gulf, Whyalla is a greener, revitalised and liveable city that welcomes everyone.

Government of South Australia
Department for Housing and Urban Development

Source: Whyalla City Council

Government of South Australia
Department for Housing
and Urban Development

Acknowledgement of Country

The Government of South Australia acknowledges and respects the traditional land and water of the Barngarla people on whose ancestral lands this report provides investigations for. We pay our respects to Elders past, present and emerging.

We acknowledge the Barngarla people as the custodians of the Whyalla region and that their rich cultural heritage and deep spiritual connection to country is still as important to the living Barngarla people today.

The government pays respect to the cultural authority of the Barngarla people across the Upper Spencer Gulf.



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Cover page image: Whyalla City Council

Chapter 1

Introduction and Background

“Whyalla helped build Australia through migration, mining, engineering and steelmaking; and was once worth nearly half of South Australia’s GDP.

It could soon be worth far more, as it prepares to lead the nation’s green industry revolution and climate change adaptation, spear-headed by major South Australian and Federal Government projects.”

City of Whyalla, 2023.

Source: *Whyalla City Council*

Government of South Australia
Department for Housing and Urban Development

Strategic Context

1.1 Developing the *Eyre and Western Regional Plan*

The PDI Act provides for South Australia to be divided into planning regions by Proclamation of the Governor, on the recommendation of the Minister.

The Eyre and Western Region was declared as one of the regions.

The main purpose of a planning region is to define the area for regional plans over which collaborative arrangements may be established for planning and other relevant service delivery or program areas.

In formulating his recommendation, the Minister for Planning:

- Sought to reflect community interests at a regional level
- Considered council boundaries, other relevant administrative boundaries, and relevant economic, social, cultural and environmental factors (including water catchment areas and biogeographical regions)
- Highlighted the need at a regional level to achieve effective planning outcomes consistent with the objectives of the PDI Act, and the delivery of infrastructure, government services and other relevant services.

1.2 What is a Regional Plan?

A regional plan must be consistent with relevant State Planning Policies and include:

- A long-term vision (over a 15 to 30 year period) for the region or area, including provisions about the integration of land use, transport infrastructure and the public realm
- Maps and plans that relate to the long-term vision
- Contextual information about the region or area,
- Including forward projections and statistical data and analysis as determined by the Commission or required by a Practice Direction
- Recommendations about the application and operation of the Planning and Design Code
- A framework for the public realm or infrastructure within the region or area
- Consideration and inclusion of the relevant objectives outlined in South Australia's State Planning Policies, which set out a framework for land use in South Australia to improve the liveability, sustainability and prosperity of the state.

1.3 A Master Plan for Whyalla

The Whyalla Master Plan is a key input into the preparation of the Eyre & Western Regional Plan by the state government.

The Whyalla Master Plan will:

- Support the long-term vision for Whyalla, as the regional centre for the Eyre & Western region
- Provide supporting targets and actions for Whyalla's housing, infrastructure and the public realm
- Provide maps and design options that are relevant to the vision and identified targets/priorities for Whyalla
- Provide data and analysis relating to Whyalla's housing needs, land and infrastructure capacities and housing location prioritisation. This will inform whether any amendments to zoning are required in the Code
- Provide clear actions to guide the orderly development of housing in Whyalla
- Provide a framework for the public realm and infrastructure delivery to support housing development in Whyalla
- Assist in the development of performance indicators and targets to measure success in implementing the Eyre & Western Regional Plan.

1.4 Prior Studies

The Whyalla Master Plan has been prepared with several prior reports and studies, including:

- 2022 Investigations Study
- Whyalla Foreshore Master Plan
- Economic Strategic Plan 2022
- Whyalla Stormwater Management Plan
- RDA Outlook Report 2023/2024
- Whyalla Council Stormwater Harvesting and Reuse Strategy
- Whyalla Council Potential Redevelopment Sites / Prospectus
- Whyalla Council Playspace Strategy
- Whyalla Council Safety, Reliability, Maintenance & Technical Management Plan
- Various existing Master Plan documentation provided by Whyalla Council
- Stakeholder inputs.

Introduction

1.5 This Report

Planning and Land Use Services (PLUS) in the Department of Housing and Urban Development (DHUD) engaged Aurecon to develop a Master Plan for the City of Whyalla.

The key focus of the Whyalla Master Plan (the Master Plan) is to consider the land, housing and infrastructure demands facing Whyalla as a result of the upcoming investment projects earmarked for the city and the Upper Spencer Gulf.

Further, the Master Plan will provide high-level guidance to the Council and state government regarding the strategic use of land for future housing, workers accommodation, recreational and sporting facilities and their associated infrastructure to ensure the needs and demands for land and civic infrastructure, resulting from the influx of investment to the city and Upper Spencer Gulf region, are met.

The Master Plan guides the future development of catalyst sites and surplus crown land to further activate commercial, residential and community land uses.

The Master Plan aims to facilitate the future growth of Whyalla as a key regional centre within the Upper Spencer Gulf and to build on South Australia's renewable energy and manufacturing future.

1.6 What is a Master Plan?

A Master Plan is a tool and a method for defining clear strategies for the physical, economic, and social transformation of places.

A critical part of a Master Plan is the process by which analysis is undertaken and strategies are prepared, in this case all relevant state government departments and the City of Whyalla.

An effective Master Plan should:

- Have a clear vision, established through consensus
- Be a vehicle for implementing aspirations
- Identify achievable implementation and delivery routes
- Integrate with the land-use planning system
- Enable new uses and market opportunities
- Be flexible and facilitate negotiation
- Include a participatory process, allowing all stakeholders to express their needs and priorities.

Source: Adapted from 'Master Plans' Advisory Note, Government Architect of New South Wales, 2018.

1.7 Developing alignment

Key stakeholders for the Master Plan include the Department of Housing and Urban Development (DHUD), Planning and Land Use Services (PLUS), the City of Whyalla, and Renewal SA.

Previous studies and relevant strategies have outlined clear aspirations for Whyalla.

The Master Plan preparation process involved testing their relevance and currency, and these have been the basis of the Vision for the Whyalla Master Plan.

This included integrating the City of Whyalla's Strategic Plan and the Whyalla Beach and Foreshore Master Plan as well as the aspirations of the state government's initiatives.

1.7.1 Strategic Visions

"**Whyalla will be a vibrant, attractive city o ering the community a diverse range of sustainable economic, social, environmental and cultural opportunities**"

City of Whyalla Strategic Plan Vision.

"**Our vision is for a fun, active place with more things to do, more reasons to stay, and attracts more people to Whyalla**"

City of Whyalla Beach and Foreshore Master Plan.

Joint Initiative

Government of South Australia
Department for Housing and Urban Development

RenewalSA
Government of South Australia

WHYALLA

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How to read this Master Plan

1.8 Master Plan structure

The Whyalla Master Plan is structured to summarise the process of developing the Master Plan and is structured into 6 parts, outlined in Figure 1.

The process involved progressive agreement, refinement and resolution noting the Master Plan is a strategic vision.

The structure of the Master Plan is:

Context Analysis
The Context Analysis provides a summarised context analysis that outlines Whyalla's key features and work to date, as well as key policies, strategies and plans that have informed the Master Plan.

Vision
A Vision for Whyalla to unite the various policies, strategies and plans for the next 10 years.

Principles
The Principles are outcome focused, to help deliver the Vision. They are designed to be aligned with a range of other policies, strategies and plans.

Priorities + Key Moves
These are shaped by the stakeholders involved in the process, and reflect the outcomes and focuses required to achieve the Master Plan vision.

Master Plan
A summary of the Master Plan for Whyalla.

Staging Plan
A summary of the recommended actions, responsibilities and time frames to deliver the Master Plan.

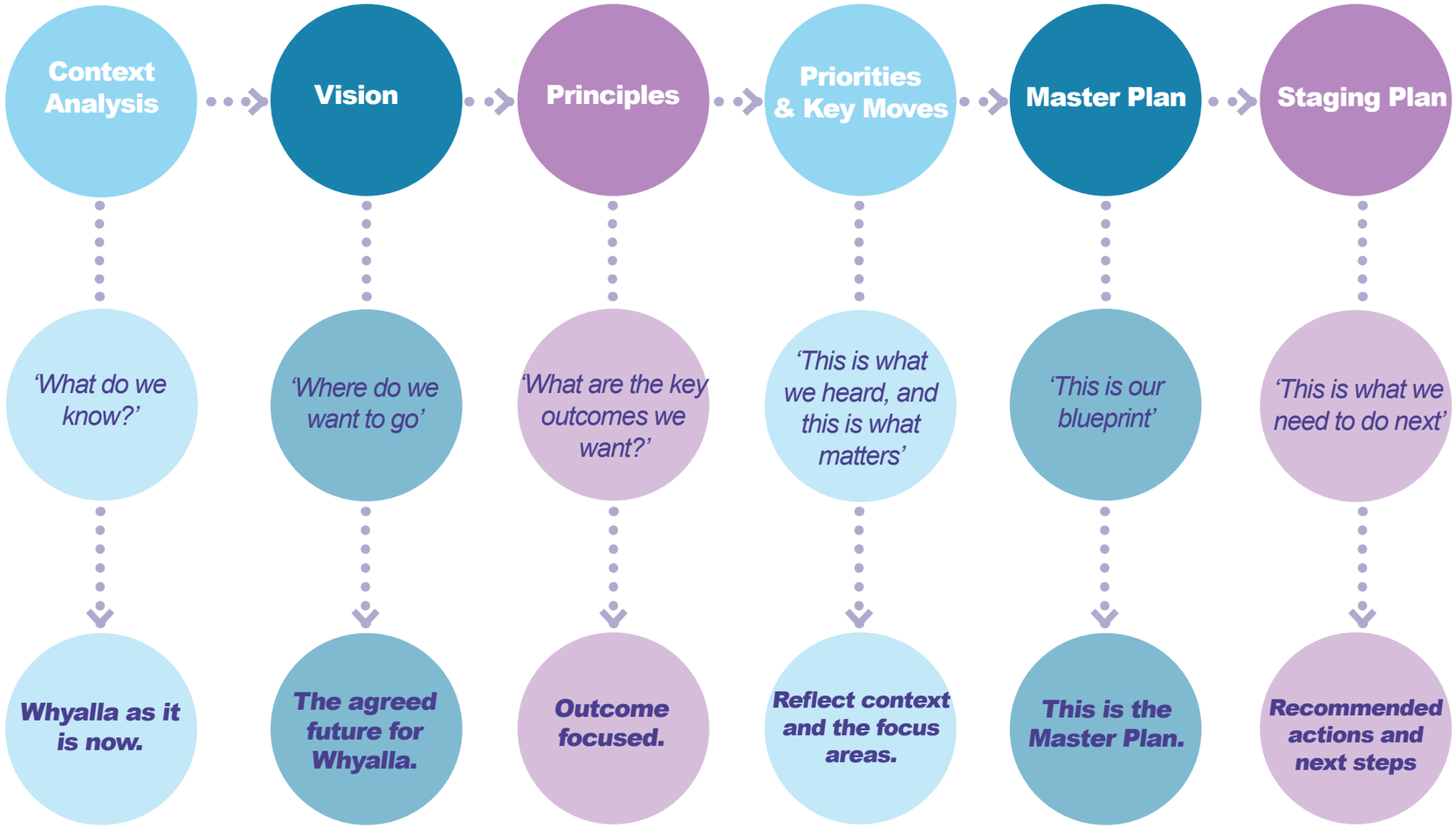


Figure 1. Master Plan structure. Credit: Aurecon

Chapter 2

Understanding Whyalla

"Whyalla will be a vibrant, attractive city offering the community a diverse range of sustainable economic, social, environmental and cultural opportunities."

City of Whyalla Strategic Plan Vision

Source: Whyalla City Council

Government of South Australia
Department for Housing and Urban Development

Understanding Whyalla

2.1 Demographics

2.1.1 Demographics Summary

According to the 2021 Census, the City of Whyalla is home to a population of 21,244 people.

Between the 2016 Census and the 2021 Census, Whyalla's population decreased by 584 people.

The largest age group within the City of Whyalla is 55 to 59 years of age with 1,558 people, recorded in 2021, and the median age for the area is 41 years.

These findings indicate an older population residing within the City of Whyalla.

Whyalla is also home to a large proportion of residents identifying as Aboriginal and Torres Strait Islander, comprising 5.5 percent of the total population.

2.1.2 Household Size

Whyalla has 11,230 dwellings with a household size of 2.2 persons as recorded in the 2021 Census.

Lone person households are most common in Whyalla, representing 33.5 percent of total households, which has increased by 271 to a total of 3,269 between 2016 and 2021.

2.1.3 Education

In Whyalla, 9.9 percent of residents hold a Bachelor degree or higher compared to 22.7 percent for the whole of SA.

Around 5 percent of Whyalla residents hold an Advanced Diploma or Diploma.

Though university qualifications are less common compared to state-wide figures, 27.1 percent of Whyalla's population hold a vocational qualification.

2.2 Employment

2.2.1 Economic Snapshot

Whyalla is unique in the region due to its substantial industrial base, providing mining, engineering and steel manufacturing services.

Reflecting the importance of industry and population based services on the economy, the Goods Related and Household service sectors accounted for more than 76% of employment in the City of Whyalla in 2022.

2.2.2 Industry Sectors and Employment

The more significant changes in the jobs held by the resident population between 2016 and 2021 in the City of Whyalla were for those employed in:

- Construction (+277 people)
- Health Care and Social Services (+185 people)
- Mining (-159 people)
- Manufacturing (+98 people).

2.2.3 Income and Unemployment

A higher proportion of Whyalla's workforce were in the lower income bracket when compared to the rest of South Australia, where 12% of the workforce earn $300-$399 per week.

In the June 2023 quarter, the unemployment rate in Whyalla was 8.9%.

Between 2017 and 2018, unemployment increased significantly due to Arrium's financial crisis which resulted in 450 people leaving Whyalla.

While the market and employment stabilised,the unemployment rate quickly returned to higher levels and has remained stubbornly high through the Covid-19 pandemic.

Figure 2 is a summary of Whyalla's key demographic and employment statistics.

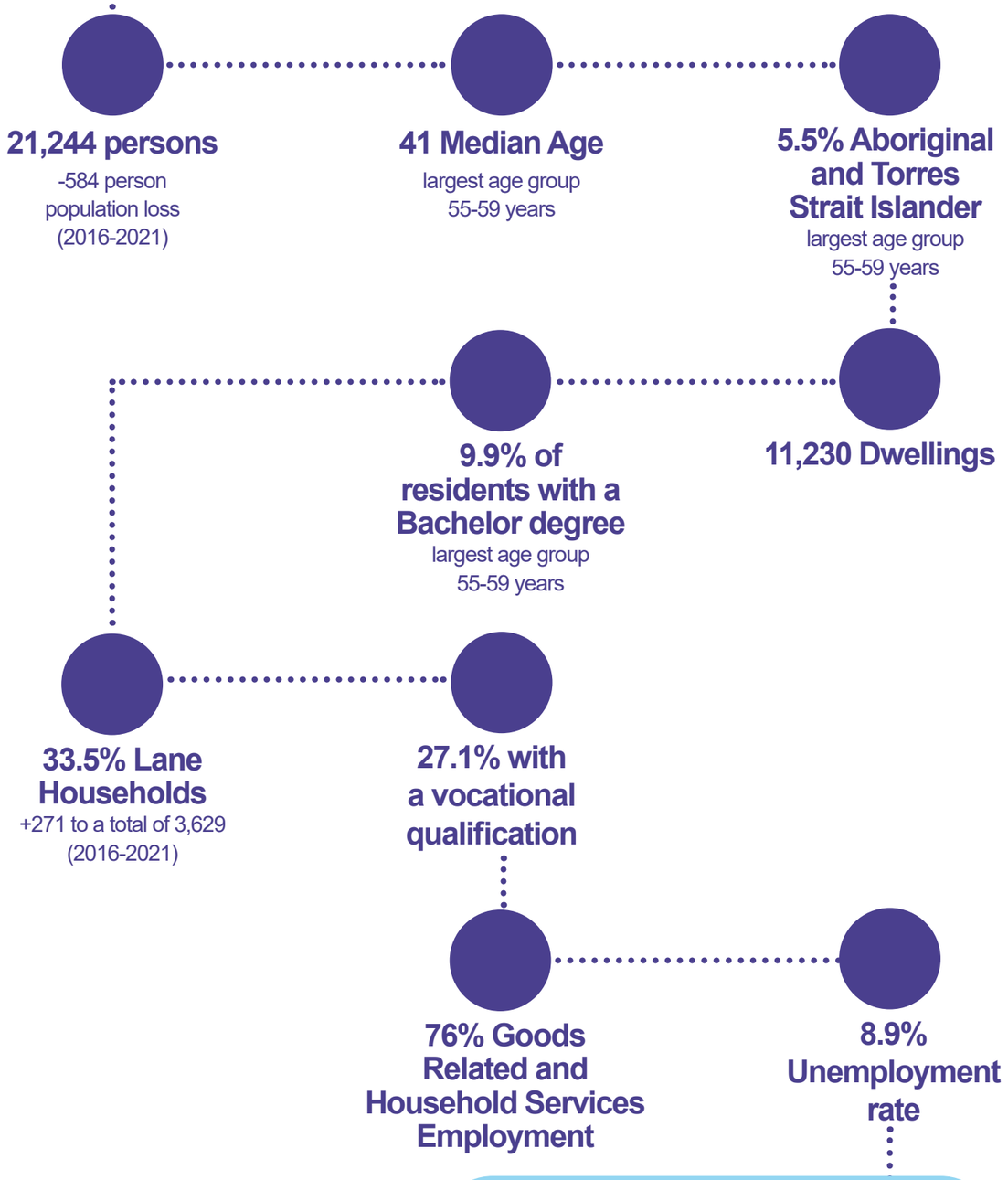


Figure 2. Key Whyalla statistics

Context

2.3 Regional Context

Located on Barngarla country and 385 kilometres direct from Adelaide's city centre (Figure 3), the City of Whyalla is positioned at the gateway to the Eyre Peninsula on the shores of the Upper Spencer Gulf.

The Upper Spencer Gulf is home to three regional cities often referred to as the 'Iron Triangle': Whyalla, Port Augusta and Port Pirie. The area is home to around 55,000 people, representing 3.4% of the state's total population, with approximately 80% residing in the three cities. The cities each have different and complementary specialisations, and historically were developed to support the mining, shipbuilding, steel and heavy manufacturing industries.

The Upper Spencer Gulf is an area of key economic development and future growth in South Australia, attracting significant capital investment from both private enterprise and the state and Australian Governments.

Whyalla (the focus of the Master Plan) is strong in mining and resources, manufacturing and services, given its support role for the Eyre Peninsula. With its economic history and strengths, Whyalla is home to 40% of the region's population.

It should be noted the City of Whyalla is situated within the Eyre and Western Regional Plan boundary (Figure 3).

The Department for Housing and Urban Development is preparing a new regional plan for this area. The long-term strategic vision established within this document must therefore interconnect with all planning aspirations captured within the future Eyre and Western Regional Plan.

2.4 Local Context

Whyalla's post-contact history started as a small work camp at the base of Hummock Hill in 1901 to service the iron ore jetty constructed by BHP.

Since proclamation in 1914, the steel industry has played a dominant role in the shaping of the city and is ingrained in the area's urban and social fabric.

In recent years, planned upgrades and the recapitalisation of its steel making operations have seen Whyalla's economy diversify and new industries associated with tourism, renewable energy and mining services emerge.

Now, the City of Whyalla is focused on positioning the area for a brighter economic future.

There are several significant capital works projects that have been completed, are underway or are proposed for the local area.

These key investment projects (outlined in Table 01 and Figure 4) have seen a renewed injection of optimism and growth potential for the City of Whyalla.

Investment Project	Value
Steelworks Immediate Support: Creditor Assistance payments	*$50m*
Steelworks Immediate Support: Infrastructure upgrades	*$32.6m*
Steelworks Immediate Support: Jobs Matching and Skills Hub	*$6m*
Stabilising the Steelworks	*$384m*
Investing in the Steelworks' future	*$1.9b*
Whyalla Foreshore Revitalisation	*$20m*
Whyalla Secondary College	*$100m*
Whyalla Airport Upgrade	*$12m*
Rolling Mill	*$585m*

Table 01: Whyalla's Investment Projects

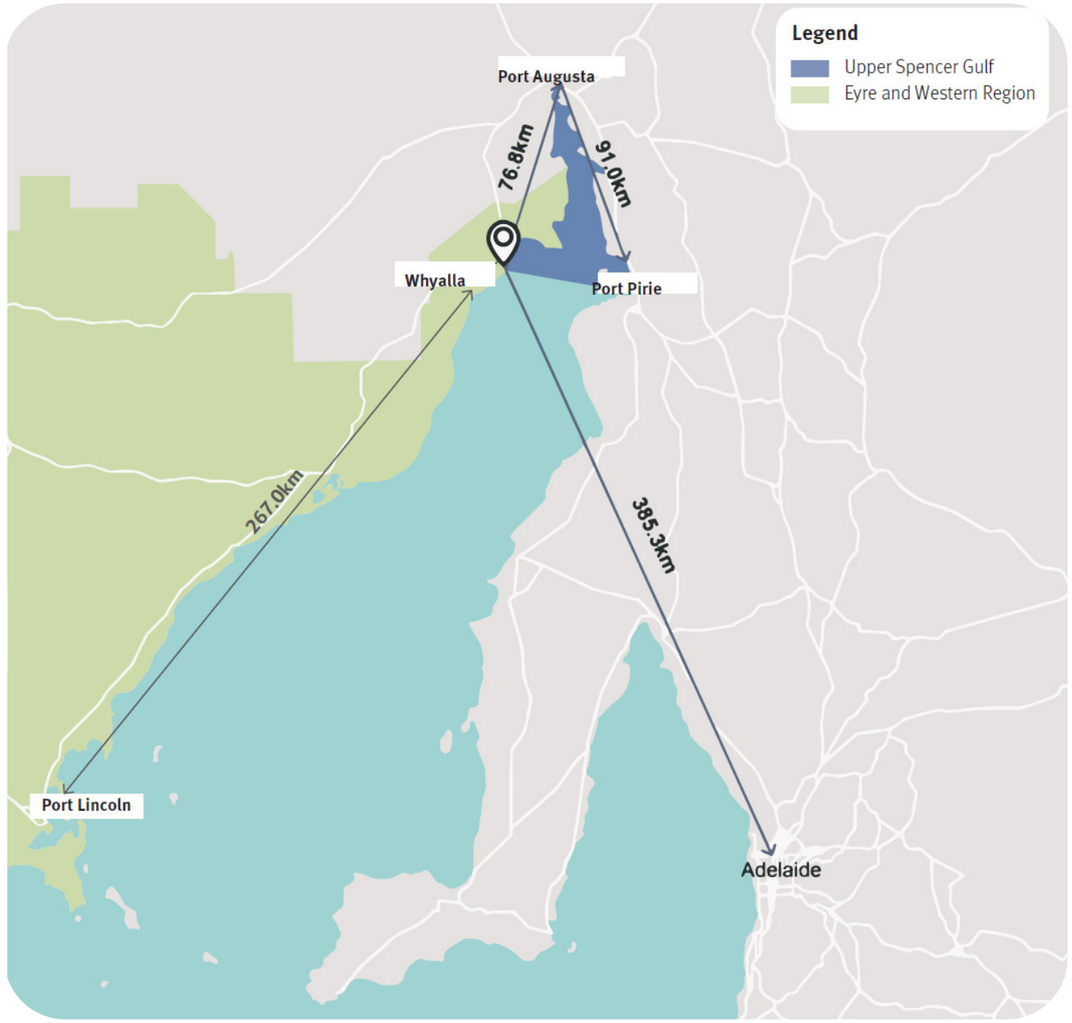


Figure 3. Whyalla Regional Context. Distances shown by road
Credit: Aurecon

Legend

Key Investment Projects

1. Whyalla Foreshore Revitalisation
2. International Hotel Development
3. Whyalla Secondary College
4. Whyalla Airport Upgrade
5. Electric Arc Furnace/DRI Plant
6. Rolling Mill
7. Whyalla Recreation Centre
8. Middleback Arts Centre Upgrade
9. SA Ambulance







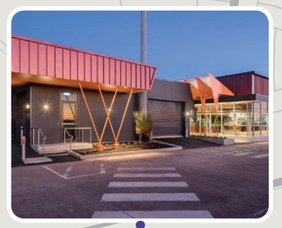






Figure 4. Recent and planned Whyalla investments
Credit: Aurecon

Government of South Australia
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2.5 Urban Design

2.5.1 Analysis

- The structure of Whyalla includes education, medical, residential, retail/services, recreational, tourism, and defense precincts.
- Clustering of precincts are predominantly in the east and centrally, which limits amenity and activity on the perimeter of the city and creates accessibility concerns.
- The Port Bonython / Port Lowly area consists of defense, tourism, and industry precincts, all of which have major constraints for the area.
- In the original township of Whyalla, activity is clustered along main streets such as Forsyth Street, Essington Lewis Avenue, and Playford Avenue. Multiple vacancies currently exist along the Essington Lewis Avenue main street, with the precinct under-utilised overall.
- The area has several State Heritage listed buildings, including the Bayview Hotel, Spencer Hotel, Whyalla Courthouse, World War Two Gun Emplacements, and Whyalla High School.
- The original township has green spaces, proximity to the hospital, access to the coastline and marina, and a character defined by single-storey dwellings on large blocks.
- New development in the west moves away from the main street typology and includes big box shopping centres and large precincts of goods and services, which rely heavily on vehicles.
- The western growth area also contains suburban character with single-storey dwellings on large blocks and limited tree canopy and public/private greening.
- Throughout the city, there is a lack of pedestrian and cyclist prioritisation and a dry, arid appearance to public and private spaces.



Location A
Whyalla Jetty
Source: Whyalla City Council



Location B
City Plaza
Source: Whyalla City Council



Location C
Whyalla Steelworks tour
Source: Whyalla City Council



Location D
Westland Shopping Centre
Source: Nature Tourism Services

Legend

Land Use Zones

- Natural Resources & Environment
- Infrastructure
- Employment
- Neighbourhood & Corridor
- Activity
- Caravan & Tourist Park
- Township Main Street
- Rural Living

Significant Places

- State Heritage Site

Precincts

- Tourist Attractions
- Airport

Iron Knob Road

Arthur Glennie Drive

Mcbryde Road

Jenkins Avenue

Nicolson Avenue

Playford Avenue

Lincoln Highway

Cullaquana Road

C Whyalla Steelworks tour

E Whyalla Maritime Museum

B City Plaza, Patterson Street

D Westland Shopping Centre

F Whyalla Foreshore

A Whyalla Jetty

Figure 5. Urban Design analysis
Credit: Aurecon

Government of South Australia
Department for Housing and Urban Development

2.5 Urban Design

2.5.2 Strategies and Actions

- Create opportunities within Whyalla's public domain that show the area's heritage and steelworks history.
- Public spaces that allow for integrated education infrastructure to improve a sense of place within Whyalla, encouraging greater visitation and tourism.
- Develop a stronger identity for Whyalla Central by defining Nicolson Avenue as a key civic street, including the Westland Shopping Centre, to connect to the Whyalla Foreshore.
- Establish Nicolson Avenue as a pedestrian focused destination that encourages people to stay, building on the existing retail functions.
- Increase residential and mixed use densities along Nicolson Avenue as well as additional retail and community facilities.
- Develop wayfinding and street signage to reinforce Whyalla Central (Nicolson Avenue) and Whyalla Foreshore as the township's key activity centres.
- Plan for additional amenities in the western portion of Whyalla to promote better accessibility for residents.
- Future development to adopt a 'main street' style of retail and services as seen on Patterson Street.



Location A
Nicolson Avenue pedestrian precinct
Source: Sidespace



Location B
Western neighbourhoods improved streetscscapes
Source: Indaily



Location C
Public spaces with Whyalla's history showcased
Source: Nature Tourism Services

Legend

Land Use Zones
- Natural Resources & Environment
- Infrastructure
- Employment
- Neighbourhood & Corridor
- Activity
- Caravan & Tourist Park
- Township Main Street
- Rural Living

Strategic Precincts
- Recreation
- Commercial
- Tourism
- Civic
- Housing

Opportunities
- Improved Wayfinding
- Increased Density
- Improved amenities
- Pedestrian Priority Area

Iron Knob Road
Arthur Glennie Drive
Jenkins Avenue
Mcbryde Road
Nicolson Avenue
Playford Avenue
Lincoln Highway
Cullaquana Road

B
Western neighbourhoods improved streetscapes

A
Nicolson Street pedestrian precinct

C
Public spaces with Whyalla's history showcased

Figure 6. Urban Design strategies and actions
Credit: Aurecon

2.6 Housing

2.6.1 Analysis

- Housing diversity in Whyalla reflects a range of housing dwelling options, as follows:
- Separate housing refers to free-standing dwellings, with a gap of at least half a metre between neighbouring dwellings.
- Medium density dwellings include all semi-detached, row, terrace and villa units, one to two storey blocks of flats and apartments and granny flats.
- High density is housing that includes flats and apartments of three storeys or more.

- Housing stock in Whyalla is dominated by separate houses and medium density development, respectively making up 52.2 and 45.7 percent of all dwellings.

- In Whyalla, semi-detached homes are situated on large allotments. However, this housing typology would rarely meet the 35-70 dwellings per hectare considered typical for medium density.

- There is less than one percent high density development in Whyalla, which includes flats and apartments of three storeys or more.

- The rise of lone person households in Whyalla may indicate demand for these types of dwellings is increasing.

- 26.7% of Whyalla residents fully own their own home, which is lower than the state average.

- There is a large proportion of renters in Whyalla (39.5% of households), significantly higher than the proportion of renters in the state (27.5%).

- Whyalla's social housing renters comprise 15.9% of all households, in contrast to 9.9% within the Eyre region.

- According to 2021 Census data, Whyalla had a higher proportion of occupied dwellings compared to the greater Eyre Peninsula Region and regional SA, at 85.8 percent.



Location A
Whyalla Jenkins, Reine Crescent
Source: Google Maps



Location B
Whyalla Stuart, Norton Street
Source: Google Maps



Location C
Whyalla Norrie, Lewthwaite Street
Source: Google Maps



Location D
Whyalla, Delprat Terrace
Source: Google Maps

Legend

Developable Areas

- Neighbourhood & Corridor
- Residential Broadhectare Land
- Key Development Areas

Iron Knob Road

Arthur Glennie Drive

Mcbryde Road

Jenkins Avenue

Nicolson Avenue

Playford Avenue

Lincoln Highway

Cullaquana Road

A Whyalla Jenkins

B Whyalla Stuart

C Whyalla Norrie

D Whyalla

Figure 7. Housing analysis
Credit: Aurecon

Government of South Australia
Department for Housing and Urban Development

2.6 Housing

2.6.2 Strategies and Actions

- Unlock strategic development sites in Whyalla to support housing supply in response to projected population growth, including provision of accommodation for the increased workforce anticipated in Whyalla.
- Higher densities should be explored to encourage a diversity of housing product which will also assist in responding to the rental market shortfall.
- Access to integrated open space and areas of activity should be prioritised for sites where higher densities are being prioritised.
- Approx. 145 hectares of Residential Broadhectare land within the Neighbourhood Zone presents a strategic opportunity for additional housing supply.
- Provision of enabling infrastructure should be prioritised to encourage future investment.
- Capital value to site value ratio (CV:SV) has been considered to determine the potential redevelopment capacity of the existing housing stock in Whyalla.
- Newer priorities typically attract a CV:SV ratio of 2.0 or higher, indicating the capital improvement value is the same or higher than the site value, making it less desirable for redevelopment. 599 dwellings have a CV:SV ratio of between 1.0 and 2.0, however, given lot size constraints, its expected that redevelopment of these sites would not result in a significant increase to overall housing supply however could assist at improving the diversity of the available housing stock.
- Workforce accommodation should seek to deliver village style and semi-permanent housing, which can be repurposed for longer term housing.
- New policy settings within established areas should be considered to allow for temporary workers' accommodation in response to anticipated demand.



Example of village style workforce accommodation
Source: Karratha Village



Example of higher density accommodation
Source: ArchitectureAU



Example of tourism, higher density accommodation
Source: ArchitectureAU

Legend

Developable Areas

- Residential Broadhectare Land
- Key Development Areas

Key Development Sites

1. Main Street Precinct
2. Whyalla Foreshore Western Precinct
3. Whyalla Civic Building
4. Former Pony Club
5. Former TAFE SA
6. Former Racecourse
7. Former Edward John Eyre High School
8. Kloeden Reserve
9. Sites adjoining Jubilee Park
10. Sites adjoining Jubilee Park

Iron Knob Road
Arthur Glennie Drive
Jenkins Avenue
Mcbryde Road
Nicolson Avenue
Playford Avenue
Lincoln Highway
Hullaquana Road

Figure 8. Housing strategies and actions
Credit: Aurecon

Government of South Australia
Department for Housing and Urban Development

2.7 Transport and Movement

2.7.1 Analysis

- The Whyalla Council maintains over 280 kilometres of road infrastructure, while DIT maintains and owns the arterial roads in Whyalla, such as Lincoln Highway, Iron Knob Road, Arthur Glennie Drive, and McBryde Terrace.
- Des's Cabs offers a bus service with six routes operating five and a half days a week in Whyalla.
- The Premier Stateliner Group provides multiple daily return services between Whyalla and Adelaide.
- Whyalla Airport has undergone a major upgrade in 2021, including runway and terminal improvements. It is used for passenger services, private flying, RFDS, occasional defense use, FIFO, and CFS.
- The airport is expected to experience an increase in annual movements due to the development of the resources and tourism industries.
- The Lincoln Highway (B100) divides the city into two parts and is primarily used for bypassing traffic and freight routes. There is limited consideration for pedestrians.
- Main and secondary roads in Whyalla have wide lanes, on-street parking, and accommodate both vehicles and pedestrians.
- Main streets in Whyalla have narrower lanes, on-street parking and mixed-use frontages, with a more pedestrian-friendly design compared to highways and main/secondary roads.
- Residential streets in Whyalla typically have two lanes, on-street parking, narrow footpaths without DDA compliant crossings, and bare earth, gravel, or unirrigated turf verges.
- Laneways in Whyalla consist of a single lane of gravel with buffers on each side, providing access to the rear of properties and infrastructure/ services.
- Wayfinding is poor - street signage needs to reinforce Whyalla Central, the Foreshore and other key activity centres.



Location A
Whyalla Airport
Source: Katanoo Architects



Location B
Lincoln Highway
Source: Google Maps 2024



Location C
Nicolson Avenue
Source: Google Maps 2024



Location D
Jamieson Street
Source: Google Maps 2024

Iron Knob Road

Arthur Glennie Drive

Jenkins Avenue

C
Nicolson Avenue

Nicolson Avenue

Mcbryde Road

Playford Avenue

B
Lincoln Highway

Lincoln Highway

A
Whyalla Airport

D
Cudmore Terrace

Hullaquana Road

Legend

Roads
- DIT Main Roads
- Main Roads
- Collector Roads
- Main Access
- Wayfinding issues

Key Transport Links
- Airport
- Railway

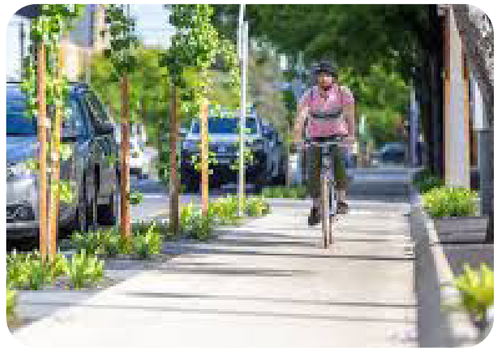
Figure 9. Transport and Movement Analysis
Credit: Aurecon

Government of South Australia
Department for Housing and Urban Development

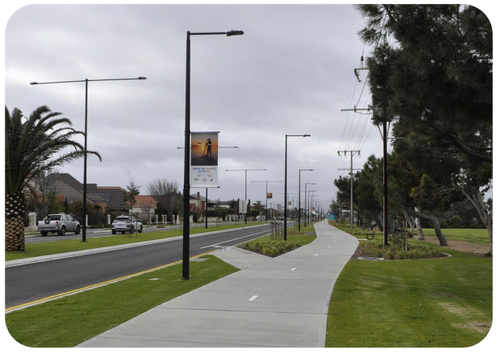
2.7 Transport and Movement

2.7.2 Strategies and Actions

- Improve pedestrian infrastructure within Whyalla's residential areas. Wider footpaths coupled with increased tree canopy cover will further encourage Whyalla's residents to walk to nearby amenities, services and public open spaces, enhancing liveability.
- Implement a separated bike lane along Nicolson Avenue to improve accessibility and connectivity to Whyalla Central. Development of a separated bike lane will provide more options for local mobility and connect to the Foreshore. To fully achieve these outcomes, a secondary road bike lane should also be implemented along Mcdouall Stuart Avenue.
- The Lincoln Highway on-road bike lane could be extended along Playford Avenue to link with the proposed separated bikeway on Nicolson Avenue. This will ensure Whyalla's active transport is connected, safer, and seamless.
- Improve the active transport network throughout the Whyalla Foreshore by reducing speeds and integrating on-street parking. Improving wayfinding and access throughout this area will encourage visitation to the Foreshore Precinct, and key attractions such as the Whyalla Jetty.
- Consider providing a more direct bus route between Whyalla Central and the Foreshore, and review efficiency of the existing public transport network.
- Improve Whyalla's wayfinding and signage.
- Upgrades to streets and roads will ensure that traffic and user safety is well-managed. Improving street safety through measures such as reduced speeds will encourage walking and cycling, making Whyalla an attractive place for residents and visitors alike.



Location A
Separated bike lane
Source: My License



Location B
Wide pedestrian footpath (pedestrian infrastructure)
Source: City of Charles Sturt



Location C
Clear wayfinding infrastructure
Source: Studio Bioncular



Location D
On-road bike lane
Source: My License

Figure 10. Transport and Movement strategies and actions
Credit: Aurecon

Government of South Australia
Department for Housing and Urban Development

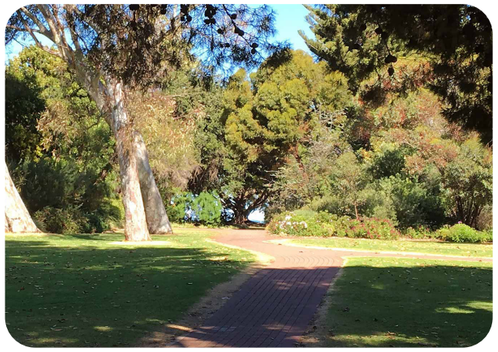
2.8 Parks and Open Spaces

2.8.1 Analysis

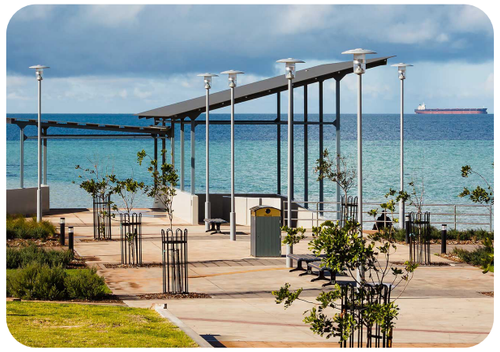
- **Public open spaces contribute to creating a greener, cooler and more resilient Whyalla.**
- Identification of public open space was from state government-sourced GIS data, the Whyalla Playground Strategy 2023-2033 and desktop analysis.
- **Public open spaces across the city offer a range of opportunities for sports, recreation and leisure activities,** contributing to Whyalla's sense of identity. They also provide habitats for native flora and fauna, supporting Whyalla's overall biodiversity and environmental health.
- **The Whyalla Foreshore includes the Foreshore Jetty,** safe beach swimming with an enclosure in the marina, boat ramp, café, shelter, barbecues, toilet facilities, playground and walkway to nearby Ada Ryan Gardens.
- **Whyalla Wetlands provides a combined recreational and stormwater capture facility.**
- Jim Pollock Whyalla Wetlands has almost 7 hectares of artificial lakes, extensive pedestrian paths, playground, barbecues, shelter, benches public toilets, a cafe, car parking and landscaping.
- Active open spaces support formal recreational activities, such as **sports facilities and ovals, and are concentrated in the East and South-Eastern suburbs of Whyalla.**
- Passive open spaces provide unstructured recreation and play, and are more diverse and higher quality **in the original township in the East.**
- Open spaces in the Western and North-Western suburbs are under-supplied and lack connectivity and tree canopy coverage.
- The **400 metre/10 minutes walkable access catchments** were developed to identify which locations in Whyalla have good access to public open space and where improvement is needed, based on current Australian best practice benchmarking.



Location A
Whyalla Civic Park
Source: Whyalla City Council



Location B
Ada Ryan Gardens
Source: Whyalla City Council



Location C
Whyalla Foreshore
Source: Whyalla City Council



Location D
Whyalla Wetlands
Source: Whyalla City Council

Legend

Open Space

Public Open space

Iron Knob Road

Arthur Glennie Drive

Mcbryde Road

Jenkins Avenue

Nicolson Avenue

Playford Avenue

Lincoln Highway

Cullaquana Road

A
Civic Park

B
Ada Ryan Gardens

C
Whyalla
Foreshore Precinct

D
Whyalla Wetlands

Figure 11. Parks and Open Spaces analysis
Credit: Aurecon

Government of South Australia
Department for Housing
and Urban Development

2.8 Parks and Open Spaces

2.8.2 Strategies and Actions

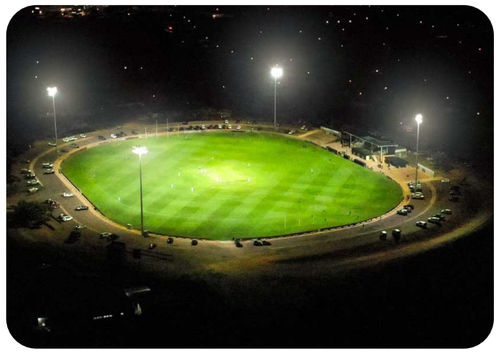
- **1.** West of Mcdouall Stuart Avenue and south of Nicolson Avenue is characterised by residential dwellings in a street network lacking in permeability, primarily due to curved streets and cul-de-sacs. There is an opportunity to provide a new park in this area to ensure residents have easy access to public open space within a short walking distance.

- **2.** Whyalla's Anderson Raceway Site has previously been earmarked for residential uses, outdoor sports courts, ovals, and retail, and could also provide a larger public open space to serve the wider community.

- **3.** Development of the Former Pony Club site on Norrie Avenue will serve residences to the North and West, as well as workers to the South. This should include improving access for active transport.

- **4.** The land surrounding the Whyalla Telstra Radio Tower, which provides views across the city, should be enhanced to provide public open space and more formalised walking trails. A large residential area to the south of Memorial Oval should also be investigated for the provision of new or improved public spaces.

- **5.** The land surrounding the shared path bordering the Whyalla General Cemetery at the centre of this residential area could be enhanced to provide a public open space for reflection and relaxation. The shared use path from this location to the Whyalla Wetlands provides opportunities to strengthen connectivity across Whyalla's open space network.



Location A
Bennett Oval
Source: Whyalla City Council



Location B
Whyalla Conservation Park
Source: Whyalla City Council



Location C
Whyalla Foreshore
Source: Whyalla City Council



Location D
Wilson Park
Source: Whyalla City Council

Legend

Open Space

Public Open space

Opportunities

1 POS Proposed Locations

Isodistance (400 metres Walking Catchment)

A Bennett Oval

B Whyalla Conservation Park

C Whyalla Foreshore

D Wilson Park

1

2

3

4

5

Iron Knob Road

Arthur Glennie Drive

Mcbryde Road

Jenkins Avenue

Nicolson Avenue

Playford Avenue

Lincoln Highway

Lullaquana Road

Figure 12. Parks and Open Spaces strategies and actions
Credit: Aurecon

2.9 Community Infrastructure

2.9.1 Analysis

- The **health and community services industry is important for employment** in Whyalla and the Upper Spencer Gulf region.
- The region has **above-average proportions of young children and older people, and a higher proportion of people with disabilities**.
- The main hub for health services is the **Whyalla Hospital and Health Services**, which includes comprehensive cancer, mental health, and rehabilitation units.
- **The Middleback Arts Centre is the cultural and artistic centre of Whyalla.** It provides a venue for performing arts for both professional companies and community groups.
- Adjacent to the Westland Shopping Centre is a multipurpose community precinct, home to the **Whyalla Public Library, Mount Laura Homestead Museum, and 'The Nest.'** The Mount Laura Homestead Museum is a complex of buildings, centered around a historic sheep station (c. 1922), that tell the history of Whyalla. Between the Museum and the Whyalla Public Library is a hub known as 'The Nest,' constructed in 2022 to activate the precinct and act as a multipurpose community function space.
- **Eleven schools** are located within Whyalla, along with TAFE SA and the University of South Australia's Whyalla Campus. In between the UniSA and TAFE SA campuses is the newly developed Whyalla Seconday College (2021). This was a $100M major project for the Whyalla City Council designed to combine three separate public high school campuses (Edward John Eyre High, Whyalla High and Stuart High). The school features expansive sporting fields and courts available for public use.
- **Uni Hub Spencer Gulf provides tertiary courses** tailored to address skill shortages in the region.
- There are currently **28 playspaces** of varying scales located within the City.



Location A
Whyalla Public Library
Source: Whyalla City Council



Location B
Whyalla Secondary College
Source: Whyalla Secondary College



Location C
TAFE SA
Source: eStudentbook



Location D
Civic Park Playspace
Source: Whyalla City Council

Legend

Existing Community Infrastructure

- Fire Station
- Ambulance Station
- Police Station
- Sports and Rec Facilities
- GP and Medical Services
- Hospitals
- Local Community Centres
- Arts and Cultural Facilities
- Places of Worship
- Swimming Pools
- Libraries
- Education

B Whyalla Secondary College

D Civic Park

C TAFE SA

A Whyalla Public Library

Arthur Glennie Drive

Mcbryde Road

Jenkins Avenue

Nicolson Avenue

Playford Avenue

Lincoln Highway

Cullaquana Road

Figure 13. Community Infrastructure analysis
Credit: Aurecon

2.9 Community Infrastructure

2.9.2 Strategies and Actions

- Facilitate the development of Edward John Eyre High School Site and Reserves, which closed to combine with Whyalla High and Stuart High at Whyalla Secondary College. Whyalla has been allocated **funding from the state government to develop its sporting facilities.**

- Whilst the former Edward John Eyre High School site had initially been identified as being a suitable location for the development of a sporting precinct, investigations throughout the master planning process have identified other sites that may be better suited to accommodating a key sporting precinct; namely the vacant area behind the TAFE building and adjoining the new Whyalla Secondary College.

- **Further feasibility studies are required to determine the best site for a new sporting precinct.**

- **Improve the community precinct, Whyalla Public Library, Mount Laura Homestead, and 'The Nest',** which serves as Whyalla's multipurpose community hub. While the facility hosts several spaces for community uses, a multi-purpose community hub typically offers co-located or integrated services such as education, health care and social services and could be considered.

- **Develop improved and more diverse playspaces** in alignment with the Whyalla Playground Strategy 2023-2033. Establish new playspaces in accordance with their proposed classifications to ensure diversity. For example, neighbourhood, local, district, pocket, regional, and decommissioned.



Location A
Whyalla Public Library
Source: -



Location B
Whyalla Secondary School
Source: -



Location C
Whyalla Hospital upgrade
Source: -



Location D
Middleback Arts Centre
Source: -

Legend

Opportunities

- Revitalised Middleback Arts Centre
- Potential New Sporting Precinct
- Whyalla Hospital and Health Service
- Improved Whyalla Library, Homestead, and the Nest
- Revitalised Leisure Centre
- Consolidated Retail

Iron Knob Road

Arthur Glennie Drive

Jenkins Avenue

Mcbryde Road

Nicolson Avenue

Playford Avenue

Lincoln Highway

Cullaquana Road

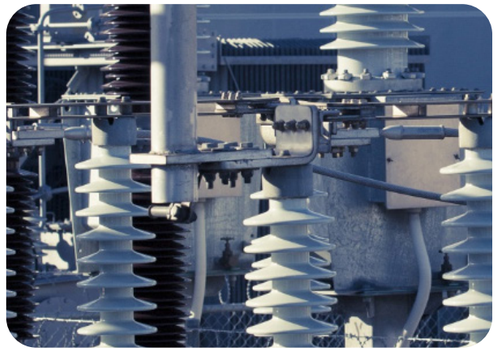
Figure 14. Community Infrastructure strategies and actions
Credit: Aurecon

Government of South Australia
Department for Housing and Urban Development

2.10 Utilities Infrastructure

2.10.1 Analysis

- SA Power Networks (SAPN) is responsible for South Australia's electricity distribution network. ElectraNet is the transmission operator supplying SAPN.
- In the vicinity of Whyalla, there are several substations, including Whyalla Stuart, Whyalla City, Whyalla Terminal, Whyalla Central Distribution, SSE Whyalla Solar Farm, Whyalla North, and Stony Point.
- Natural gas is supplied to the region through the Moomba to Adelaide gas pipeline system (MAPS) and a lateral pipeline branching from Whyte Yacowie to Whyalla.
- Water to the Upper Spencer Gulf is supplied by the Morgan to Whyalla Pipeline, but current sources cannot support long-term economic growth targets.
- The Northern Water Supply Project is being considered, involving a 260 millilitres/day seawater desalination plant and a 600 kilometre pipeline to the northern parts of the state.
- SA Water currently manage the potable water reticulation system throughout the township. Following the densification of certain areas in Whyalla, it is anticipated that existing reticulation mains may require replacements or upgrades.
- Whyalla is served by SA Water's wastewater treatment plant (WWTP), with most of the city serviced by sewer reticulation. The wastewater treatment plant and infrastructure in Whyalla require investigation to accommodate future growth.
- Whyalla has a traditional pit and pipe communications network, serviced by NBN.
- The underground drainage pipe network in Whyalla does not cover the extent of the town. As a result, Whyalla has a history of flooding.
- Stormwater upgrades are required to bring the infrastructure up to current standards.
- Given the age of the Whyalla stormwater infrastructure, it is likely the current Water Sensitive Urban Design (WSUD) targets are not met across the entire township.



Location A
Whyalla City Substation
Source: SA Power Networks



Location B
Whyalla Wetlands Stormwater Discharge
Source: Whyalla City Council



Location C
Streetscape Flooding (Whyalla Stormwater Issues)
Source: Whyalla City Council

Legend

Existing Utilities

- Water Main
- Waster Water Main
- SAPN Underground
- SAPN Overhead
- SAPN Substations

C
Streetscape Flooding

A
Whyalla City Substation

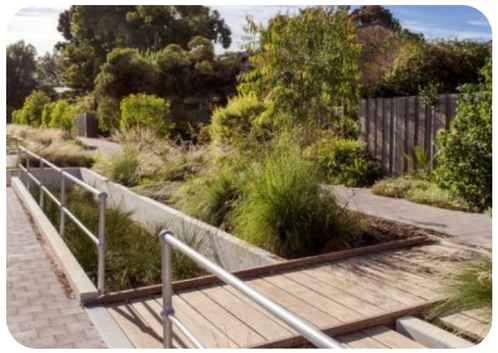
B
Whyalla Wetlands Stormwater Discharge

Figure 15. Utilities Infrastructure analysis
Credit: Aurecon

2.10 Utilities Infrastructure

2.10.2 Strategies and Actions

- Extension of the road network to service the wider residential area, including improvements to wayfinding and road/street hierarchy, and extension of the water and sewerage networks.
- New south-western SAPN sub-station to service growth.
- New detention basins, stormwater upgrades and levee improvements to reduce flooding risks.
- Extension of the communication and power reticulation networks.
- Staged development, commencing with adjacent existing infrastructure to reduce capital costs, and densification of existing areas to utilise existing infrastructure.
- Implement cost-effective water sensitive urban design (WSUD) infrastructure to assist with the city's flooding issues. For example, develop swales along Whyalla's main and secondary road networks. These roads are sufficient in width to absorb significant amounts of stormwater and potentially outlet quantities into Whyalla wetlands. In addition, permeable pavements can be implemented within Whyalla's public realms such as Whyalla Central. These pavements act as an alternative to traditional hard surfaces, allowing runoff to seep into the ground and be filtered.
- In instances where new public open spaces are proposed, implementation of infiltration basins may be a viable WSUD option. Infiltration basins act as depressions designed to capture stormwater runoff and treat it through soil infiltration. As opposed to traditional concrete open swales, infiltration basins allow for the removal of fine sediment, increased biodiversity, visual amenity and recreational values.
- Fund and implement Council's Stormwater Management Plan including new detention basins where required.



Location A
Greenway - streetscape rain garden
Source: CRC for Water Sensitive Cities



Location B
Permeable pavement
Source: Water Sensitive SA



Location C
Infiltration basin
Source: Water Sensitive SA



Location D
Whyalla Greenway - Water sensitive urban design
Source: Water Sensitive SA

Legend

Utilities Proposed
- Water Main
- Sewer
- SAPN Substations

Opportunities
- Basins
- Future Water Main
- Future Sewer

A
Greenways

B
Permeable pavements

C
Infiltration basins

D
Water sensitive urban design

Iron Knob Road
Arthur Glennie Drive
Mcbryde Road
Jenkins Avenue
Nicolson Avenue
Playford Avenue
Lincoln Highway
Hullaquana Road

Figure 16. Utilities infrastructure strategies and actions
Credit: Aurecon

Chapter 3

Vision and Principles

3.1 A new Vision for Whyalla

The vision has been developed as a result of the analysis of prior studies, stakeholder engagement, and the priorities identified as part of the Master Plan process.

The **Vision** for Whyalla unites the various policies, strategies and plans for the next 10 years.

Supporting the Vision are four Master Plan **Principles** that help us deliver on the Vision. They are themed and allow for spatial and strategic alignment with a range of other policies, strategies and plans.

Each Principle has a series of **Key Moves and Priorities** which form the basis of the Whyalla Master Plan.

These key moves and priorities have been shaped by the stakeholders involved in the process, and reflect the outcomes and focuses required to achieve the Master Plan Vision.

Source:

Vision

"Whyalla is the centre of South Australia's energy revolution.

Building on its proud past, Whyalla embraces a dynamic future with opportunities for all.

Vibrant and attractive on the beautiful shores of the Upper Spencer Gulf, Whyalla is a greener, revitalised and liveable city that welcomes everyone.

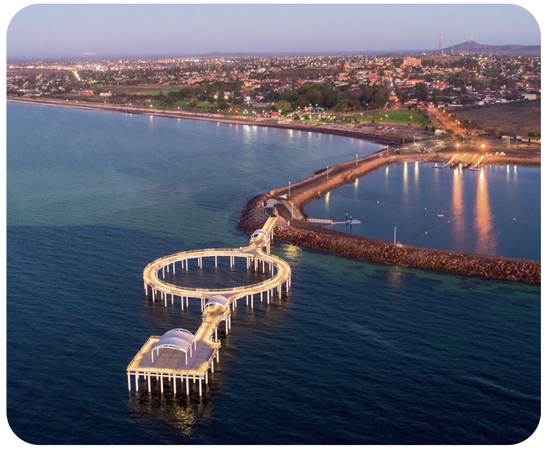
Whyalla is the new beating heart of South Australia's renewable energy future."



Whyalla's proud past



Whyalla's dynamic future



A liveable and welcoming place

Principles

01
Strengthen Whyalla's city structure, connecting the city and foreshore

Build on the Whyalla Foreshore Master Plan and capital works investments, focusing on existing and recent developments and public domain improvements, to retain and enhance Whyalla's unique character.

Define and develop Whyalla's town centre near the current Westlands Shopping Centre and civic/cultural precinct as a key component of the Master Plan.

Defining the precinct will reinforce the investment in civic, cultural, commercial and sporting facilities around Whyalla Central, building on the coastal and main street structure.

Retain Forsyth Street as Whyalla's historic and functional 'high street,' with connections to the Foreshore and lookout, to protect and reinforce Whyalla's character.

The Master Plan builds on findings from the Whyalla Foreshore Master Plan, by defining key streets and connections between the Foreshore and Whyalla Central. The Foreshore is a catalyst site for investment and development, envisioned as an area for high-end tourist accommodation.



Principles

02
Connect and integrate green space and community infrastructure

Integrated community infrastructure and green space will increase Whyalla's liveability and deliver short, medium and long-term benefits.

Green and open spaces include sporting facilities, to enhance social wellbeing and increase Whyalla's sense of community.

A hierarchy for the development of a sporting precinct is required to identify ideal locations and the co-location of activities.

Whyalla's TAFE site could potentially be evolved into a community sporting hub linked to a swimming centre and student accommodation.

Liveable development will encourage more walkable communities with access to open space and amenities.

Public spaces and community infrastructure should recognise and promote the storytelling of Whyalla's traditional custodians, the Barngarla people. In addition, these spaces should promote Whyalla's unique steelworks history.

A small amount of stormwater management work has been undertaken to date, however, the City of Whyalla requires an overarching city-wide stormwater management plan, which is integrated with green infrastructure and water sensitive urban design (WSUD) principles.



Principles

03
Respond to the need for increased housing diversity

Integrated housing prioritises development-ready sites in the short term and will enable Whyalla to benefit from regional investment.

Affordable rental housing typologies should be prioritised to accommodate for an increased workforce and low income households.

Workforce accommodation should avoid basic temporary style dwellings. Instead, village style and semi-permanent housing which could potentially roll into tourism accommodation should be prioritised.

Housing growth within the City of Whyalla should not encourage expansion outwards and urban sprawl further west. Rather, infill development within existing residential areas should be prioritised.

Ideal locations for housing development exist within surplus Crown land across the city. However, it should be noted, Crown land ownership may impede future development. For example, the Crown must divest ownership of land for private development, delaying future housing projects.

Future housing projects in Whyalla may apply planning principles from Renewal SA residential benchmarking (e.g. Playford Alive Model). Planning recommendations must be translated to the regional context when replicating a metropolitan example. For example, through consideration of the appropriate densities.

Residential development should not be managed in isolation throughout the Master Plan. Rather, a coordinated response and sequencing approach to releasing surplus land should be prepared.

New policy settings within the established zones should be considered (Strategic Employment Zone etc.) to allow for temporary workers accommodation.



Principles

04
Deliver integrated and planned infrastructure and utilities

Develop a plan for the orderly expansion and growth of integrated infrastructure and utility provision.

The prioritisation of infill development over greenfield development will help optimise existing road networks and services within the City of Whyalla, reducing the need for new roads and infrastructure.

Integrating and planning for active transport within existing street and open space networks will be strengthened, to promote alternative modes of transit, increase accessibility, and reduce reliance on carbon emitting vehicles.

The sequencing of available land release within Whyalla Master Plan should consider the efficient and cost effective provision of infrastructure, promote connectivity to existing services, and ensure integration with established communities.

Whyalla's infrastructure and service capacity must be improved and increased to accommodate its growing population. This includes water, wastewater, transport, electricity infrastructure to cater for industry, renewable energy generation, temporary workers accommodation and new housing.



Key Moves and Priorities

01
Strengthen Whyalla's city structure, connecting the city and foreshore

1.1. Strengthen Whyalla's city structure

1.1a Whyalla Central - the civic, sporting and cultural heart of Whyalla

- Develop the civic precinct on Nicolson Avenue, between Macdouall Stuart Avenue and Norrie Avenue, as the main street of Whyalla, with a focus on civic, educational, cultural and sporting land uses.
- Develop a revitalised Nicolson Avenue as Whyalla Central's 'village green,' focusing on creating a place for people, with new tree planting, wider footpaths and an active transport focus.
- Integrate elements of Council's strategic planning, including sporting facilities, the high school, UniSA and TAFE campuses, Council Chambers, and the entertainment centre/theatre.

1.1b Reinforce the Foreshore as Whyalla's recreational heart and coastal experience

- Continue to expand the role of the Foreshore for housing, recreation and tourism, building on Council's Foreshore Master Plan initiatives.
- Connect to Whyalla's historic main street, Forsyth Street, as well as the Hummock Hill Lookout.
- Reinforce a positive, welcoming visitor experience with key intersections and integrated wayfinding, landscaping and urban design initiatives.

1.2. Connect the city to the Foreshore

1.2a Whyalla 'greenway' - Whyalla's civic boulevard

- Develop Nicolson Avenue as Whyalla's central 'greenway' - a tree-lined active transport boulevard connecting civic precinct to the Foreshore.
- Street design elements will include wider footpaths, integrated bus stops, and shared use paths and/or a separated bikeway. This will ensure a seamless, safe and attractive experience for people walking and cycling.
- Active transport elements will be included to enable more people to walk or cycle as well as drive or catch public transport.
- Aim for 20% increase in tree canopy cover.
- Aim for 50% tree canopy cover to all active transport routes.

1.2b Develop an integrated active transport plan

- Use Whyalla's wide and generous streets for active transport - people walking and cycling, defining key routes and uses.
- Create a defined active transport corridor along Nicolson Avenue and Elliott Street, building on the planned 'low stress' recreational shared use path as part of an integrated active transport network for communters, recreational users and local access.

1.2c Develop a clearer street hierarchy and decision points

- Confirm and define Whyalla's main streets and thoroughfares.
- Define clearer decision points to help visitors move between key destinations.
- Define clear connections between central/ civic precinct and foreshore - make it easy and seamless to find.
- Develop a clear wayfinding and precinct signage strategy.

1.2d Welcome to Whyalla!

- Develop a welcoming, large scale and upbeat signage strategy - 'please stop, rest, stay, enjoy and spend!' to build anticipation for people arriving by air or road, from all directions into Whyalla.
    - This could include large scale banners, signage and landsaped thresholds, welcome and orientation signage and reassurance signage - to be read at different speeds.
- Repeat signage at all main intersections aligned to the street hierarchy and main roads.



Whyalla Central
Softer, greener streetscapes



Whyalla Central
Multiple use community hub



Whyalla Greenway
Shared use paths



Whyalla Greenway
Wide and generous footpaths

1.1a Whyalla Central - the civic, sporting and cultural heart of Whyalla

1.2a Whyalla 'greenway' - Whyalla's civic boulevard

1.2d Welcome to Whyalla!

1.2c Develop a clear street hierarchy and decision points

1.1b Reinforce the Foreshore as Whyalla's recreational heart

Legend

- Whyalla 'Greenway' and Civic Boulevard
- a — Forsyth Street 'main street'
- b — Foreshore access
- Whyalla Civic Precinct
- Whyalla Foreshore
- Key intersections and potential welcome/orientation points

Figure 17. Key Moves and Priorities 01 - Strengthen Whyalla's city structure, connecting the city and foreshore Credit: Aurecon

Key Moves and Priorities

02
Connect and integrate Whyalla's green space and community infrastructure

2.1 Unlock Whyalla's existing open space network

2.1a Improve access for people walking and cycling

- Provide safe and legible streetscapes for people walking and cycling by creating a green, connected active transport network.

2.1b Reinforce the purpose and function of existing open space

- Reinforce hierarchy of open space to ensure Whyalla's green network is responding to the diverse needs of the community.

2.2 Prioritise new open space in strategic locations

2.2a Promote access to nature and greening for all residents and visitors

1. A new local park is considered in this area to provide a smaller scale open space with active and passive uses aligned with Council's Playspace Strategy.
2. Integrate outdoor sports courts and sporting spaces as part of the redevelopment of the Former Racecourse, with green open spaces and trees for shade.
3. Integrate quality green open space on the Former Pony Club site with room for an active transport path network, passive and active spaces and a small playspace.
4. Consider a master plan for the land surrounding the Radio Tower, providing new tourist opportunities for walking and sightseeing, and passive green open space (location shown in Figure 18 is approximate).
5. Consider enhancing public open space for reflection and relaxation. The shared use path from this location to the Whyalla Wetlands provides opportunities to strengthen connectivity across Whyalla's open space network.

2.3 Whyalla's civic heart is the home of community infrastructure

2.3a A consolidated multi-purpose community hub reinforces the sense of place of Whyalla's civic heart



Park 1
Small local park



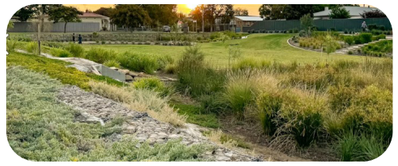
Park 3
Integrated open space with housing



Park 2
Sporting and recreational facilities



Park 4
Informal walking trails



Park 2
Integrated water management



Park 5
Informal planting and access opportunities



Park 3
Active and passive spaces



Park 5
Enhanced wetlands experience

Iron Knob Road

Arthur Glennie Drive

Jenkins Avenue

Nicolson Avenue

Playford Avenue

Mullaquana Road

2.1 Unlock Whyalla's existing open space network

2.2 Prioritise new open space in strategic locations

2.3a A community hub reinforcing the civic and cultural precinct

Legend

1 Potential future parks and open space (refer 2.2 on page 32 for details)

Future community hub located with Civic Precinct

Figure 18. Key Moves and Priorities 02 - Connect and integrate Whyalla's green space and community infrastructure Credit: Aurecon

Key Moves and Priorities

03
Respond to the need for increased housing diversity

3.1 Unlock Whyalla's housing supply

3.1a **Diversify future housing in response to Whyalla's growth**

- Unlock housing sites for redevelopment in the short, medium and long term.
- Prioritise infill housing sites over expansion at the fringes of Whyalla, to provide more integrated social and environmental outcomes.
- Diversify housing types to deliver low, medium and higher densities.
- Increase housing supply to respond to the rental market shortage.

3.1b **Deliver integrated temporary housing and accomodation**

- Facilitate the development of temporary housing and accommodation that responds to industry developments.
- Deliver integrated outcomes that assist in revitalising Whyalla's Central and Foreshore Precincts.
- Allow for adaptation and long-term reuse of temporary housing and accommodation that responds to Whyalla's industry developments.

3.1c **3.1c Integrate Whyalla's future housing with movement and social infrastructure investment**

- Provide market confidence for investment in more housing options by integrating infrastructure delivery.

3.2 Expand Whyalla's visitor economy

3.2a **Expand tourism accomodation options focused on Whyalla's Foreshore**

- Develop a broader range of tourism accommodation to build on the Foreshore investment, as a key Whyalla destination.



Site 1 - Main Street Precinct
Mixed use, high density



Site 4 - Former Pony Club site
Medium density in open space



Site 2 - Foreshore
Short stay dwellings



Site 5 - TAFE SA site
Medium density, civic precinct



Site 3 - Main Street Precinct
Mixed use, higher density



Site 9 - Jubilee Park
Low density housing



Site 6 - Former Racecourse &
Site 7 - Former High School
Medium density



Site 8 - Kloedon Reserve &
Site 10 - Worker Accommodation
Pod style adaptable housing

Broadhectare Residential Land
Low density residential
Assume 70% for housing

Former High School
Medium density residential
Assume 30% for housing

Main Street Precinct/Civic Building
Mixed use, higher density
Assume 50% available for housing

Kloedon Reserve
Workers accomodation
Cabin park accomodation
Medium-low density housing

TAFE SA
Medium density residential
Assume 60% for housing

Former Pony Club
Open space opportunity
Medium density residential
Assume 60% for housing

Whyalla Foreshore Western Precinct
Destination/tourism/Former Whyalla High School
Higher density residential housing
Assume 50% available for housing

Jubillee Park/Old Fauna Park
Lower density residential
Assume 70% for housing

Former Racecourse
Medium density residential
Assume 70% for housing

Figure 19. Key Moves and Priorities 03 - Respond to the need for increased housing diversity Credit: Aurecon

Government of South Australia
Department for Housing and Urban Development

Key Moves and Priorities

04
Deliver integrated and planned infrastructure and utilities

4.1 Electricity Supply

• Locality and size of the development plays a significant role in determining what works will need to be undertaken. Typical development growth is normally able to be accommodated, but a large change in demand will require a structure plan and cost benefit analysis.

• Typically, extensions adjacent to the existing network are the easiest and quickest way to service demand.

• Requests for developments should be advised to SAPN in a timely manner to avoid longer lead times for supply.

• The distance between any future developments and the existing SAPN substations and cables plays a significant role in the ability and costs of supply.

• Potentially, a new substation could be considered to increase the robustness of electricity supply to south-western Whyalla.

• The age of the existing network in Whyalla may cause complications in various locations. This will need to be assessed on a case by case basis.

• ElectraNet will also need to be consulted to ensure network transfer capacity is available.

4.2 Gas

• Natural Gas is delivered to parts of the region via the Moomba to Adelaide gas pipeline system (MAPS) and lateral servicing to Whyalla that branches from Whyte Yacowie. Both the Moomba to Adelaide pipeline and the lateral are operated by Epic Energy.

• The gas lateral from Whyte Yarcowie to Port Pirie is 150 millimetres in diameter and covers approximately 78 kilometres. The lateral then runs north from Port Pirie, past Port Germein, then turning in a westerly direction to pass under the Spencer Gulf to supply Bonython and Whyalla. The lateral section from Port Pirie to Whyalla is 200 millimetres in diameter and approximately 88 kilometres in length.

• The gas pipeline from Whyte Yarcowie to Port Pirie is operating at close to capacity. The pipeline from Port Pirie to Whyalla has space capacity, although it is effectively not available due to the current limitation on transporting gas to Port Pirie. An engineering study has been completed and a Business Case prepared to investigate potential for an energy park and industries that will require significant volumes of gas in the future.

• The greatest users of natural gas in the region are heavy industry, including the Whyalla Steelworks.

4.3 Water and Sewerage

Potable Water Supply

• SA Water is responsible for the transfer of water from the Morgan Water Treatment Plant, and its distribution in the City of Whyalla. The pipeline consists of 2 pipelines supplying 66,000 millilitres of water annually.

Northern Water Project:

• The Northern Water project is a South Australian Government initiative. The government recently announced an agreement with the private sector to fund further studies, planning and negotiations to inform a final investment decision on Northern Water in the first half of 2026.

The project would involve construction and operation of a 260 millilitres/day seawater desalination plant in the Spencer Gulf connected to the northern parts of the state via a pipeline.

Waste Water Treatment and Re-use

• SA Water is responsible for wastewater collection and treatment, and the production and limited distribution of recycled water in the City of Whyalla.

• The wastewater treatment plant (WWTP) and infrastructure is ageing and the intrusion of saline groundwater contributes to the degradation of the infrastructure.

• There is a need to investigate the capacity of the WWTP and wider wastewater network to accommodate growth in Whyalla.

• Point Lowly and Port Bonython are not connected to the wastewater network and rely on on-site disposal. Intensification of industrial activity and potential temporary workers accommodation in this location may require alternative forms of wastewater treatment and disposal.

Water and sewer reticulation

• The water and wastewater reticulation infrastructure has been constructed over time for the current density. An engineering assessment of the reticulation will be required to allow for densification of parts of Whyalla. Upgrades to mains may be required to allow for additional flows. It is expected that new mains within Whyalla have an increased chance of being below water-table, increasing the required capital costs of construction.

4.4 Communications

• Whyalla is currently serviced with a traditional pit and pipe communications network, as well as newer wireless technologies. The NBN is also available.

• NBN is able to service for future developments in Whyalla.

• NBN can also provide solutions like Fibre TV, CCTV and irrigation monitoring. Fibre connections should be considered for all new infrastructure, to allow for the roll-out of new technologies that improve local facilities for residents.

4.5 Augmentation

• Any rezoning of land within Whyalla will likely require transfer, distribution and collection network augmentation, and a treatment plant review. Currently no funding for any rezoning is included in SA Water's 2024-2028 Regulatory Business Plan submission to Essential Services Commission of South Australia (ESCOSA). The extent, timing and nature of the augmentation works will be dependent on the final scope and layout of future employment and residential land developments. Applications for connections requiring an augmentation of SA Water's water and wastewater networks will be assessed on an individual basis, to determine viability and appropriate funding pathways.

Iron Knob Road
Arthur Glennie Drive
Jenkins Avenue
Mcbryde Road
Nicolson Avenue
Playford Avenue
Lincoln Highway
Mullaquana Road

Legend

Existing Utilities
- Water Main
- Sewer
- Stormwater
- SAPN Substations
- Sewer Pump Station

Opportunities
- Basins
- Future Water Main
- Future Sewer
- Future Stormwater
- Greenway
- Future SAPN Substations

Figure 20. Key Moves and Priorities 04 - Deliver integrated and planned infrastructure and utilities Credit: Aurecon

Government of South Australia
Department for Housing and Urban Development

Chapter 4

Master Plan



Source: Whyalla City Council

Government of South Australia
Department for Housing and Urban Development

Master Plan Summary

4.1 Summary

The intent of the Whyalla Master Plan is to create Whyalla as the centre of South Australia's renewable energy future, building on investments across a range of sectors.

This means recognising Whyalla's proud past, while creating a dynamic future as a more welcoming and liveable place, and as a hub for South Australia's renewable future.

The Master Plan focuses on practical solutions to create a more liveable Whyalla, connecting the city to the foreshore, integrating green spaces, responding to the need for more housing options, and preparing more adaptable and resilient infrastructure.

To enable and facilitate the growth of Whyalla as the future centre of South Australia's energy revolution, the Master Plan delivers a framework with solutions to address the pressures and future growth of Whyalla with a range of practical, ordered and achievable outcomes.

Each of the four Master Plan principles is supported by a range of outcomes and guidance for short, medium and longer term investments.

The Master Plan can be used to develop detailed plans and outcomes across a range of scales, building on the work of the City of Whyalla and the state government.

Figure 21 is a summary of the Master Plan principles, Key Moves and Priorities.

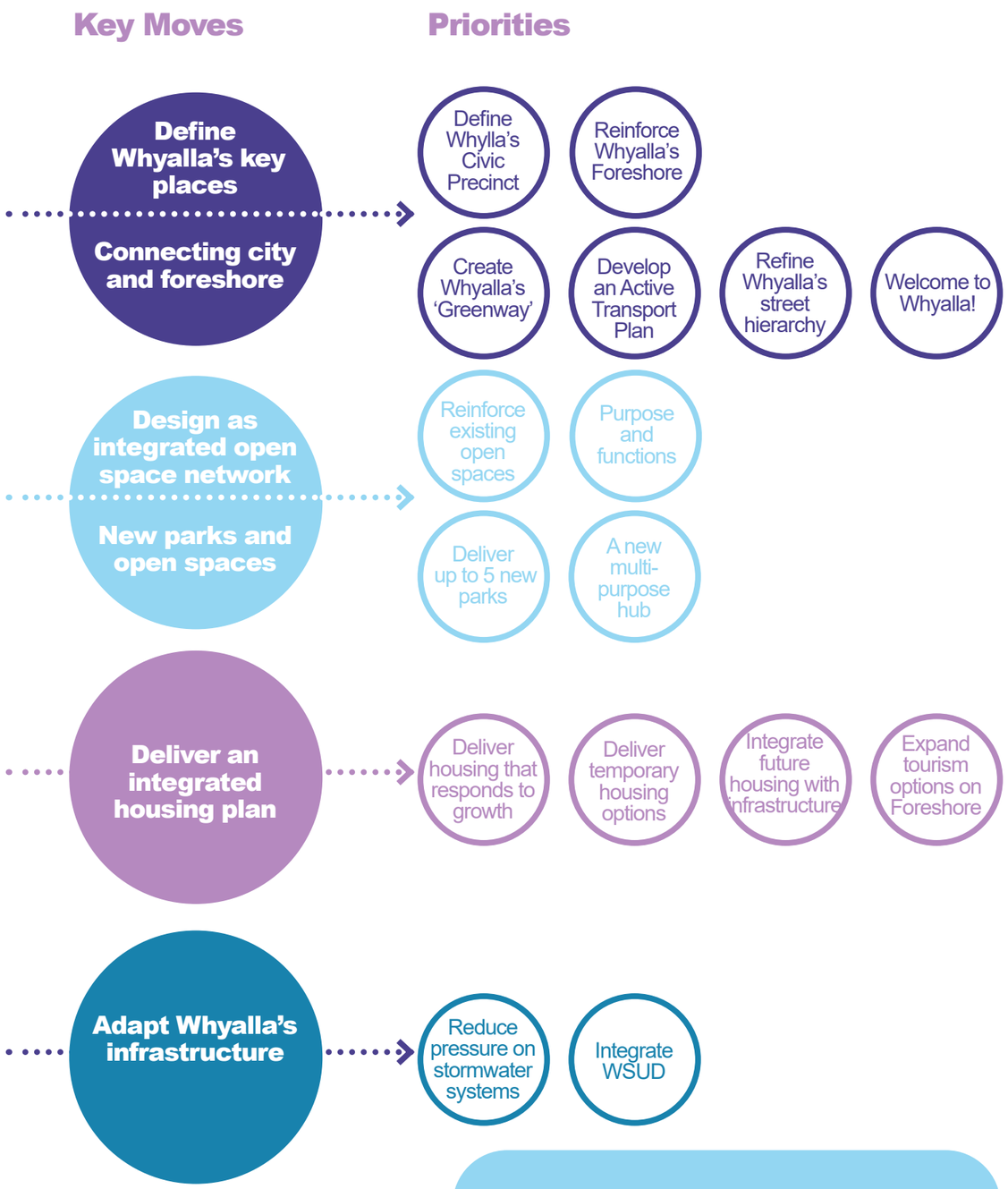


Figure 21. Summary of Master Plan principles, Key Moves and Priorities

Master Plan

01
Strengthen Whyalla's city structure, connecting the city and foreshore

Define Whyalla's key places

Define Whyalla's Civic Precinct

1.1 Revitalise the Civic Precinct on Nicolson Avenue, (between Macdouall Stuart Avenue and Norrie Avenue) housing Whyalla's education, cultural, and sporting centre.
Aligns with SPP 1, Policy 1.6, 1.8, 1.9; SPP 2, Policies 2.1, 2.10, 2.11, 2.12 & SPP 5, Policies 5.2, 5.3.



Revitalised Civic Precinct
Source: -

Reinforce Whyalla's Foreshore

1.2 Reinforce the heart of Whyalla's recreation and coastal experience by building on the Council's Foreshore Master Plan initiatives. Reinforce Forsyth Street as a 'main street' with access to the Hummock Hill Lookout.
Aligns with SPP 1, Policy 1.6, 1.8, 1.9; SPP 2, Policies 2.1, 2.10, 2.11, 2.12; SPP 5, Policies 5.2, 5.3 & SPP 13, Policies 13.1, 13.2, 13.3, 13.4, 13.6, 13.7, 13.8.

Connect city and Foreshore

Create Whyalla's Greenway

1.3 Develop Whyalla's new Greenway along Nicolson Avenue and Elliott Street to connect the Civic Precinct to the Foreshore. The Greenway is to feature new footpaths and tree planting, and is to be used by people walking, cycling, and in vehicles.
Aligns with SPP 5, Policy 5.11.


Whyalla's 'Greenway'
Source: My License

Develop an active transport plan

1.4 Enable Whyalla's planned wide streets to be supportive of walking and cycling, with defined 'low stress' routes as well as a direct commuter route along the Greenway.
Aligns with SPP 1, Policy 1.2, 1.11 & SPP 11, Policies 11.1, 11.2, 11.3.

Refine Whyalla's street hierarchy

1.5 Confirm and define Whyalla's main streets and thoroughfares, to improve decision points and wayfinding to help visitors move between key destinations.
Aligns with SPP 1, Policy 1.8 & 1.9; SPP 5, Policy 5.1; SPP 6, Policy 6.3; & SPP 11, Policies 11.1, 11.2, 11.3, 11.5, 11.9.


Wide streets supportive of walking and cycling
Source: -

Welcome to Whyalla!

1.6 Develop a welcoming, large scale and upbeat signage strategy - 'please stop, rest, stay, enjoy and spend' - to build anticipation for people arriving from all directions into Whyalla.
Aligns with SPP 1.



Wayfinding signage
Source: Studio Bioncular

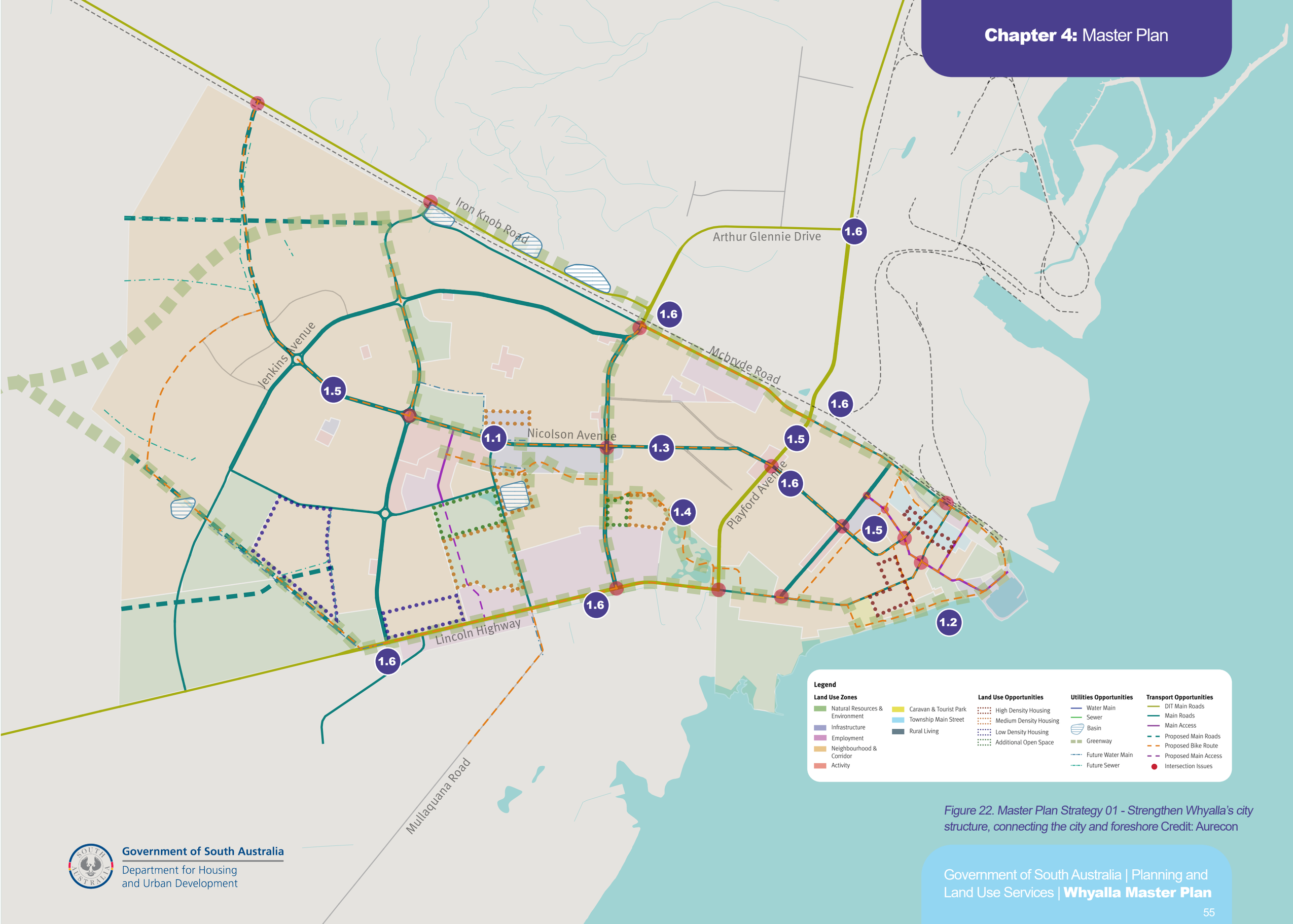


Figure 22. Master Plan Strategy 01 - Strengthen Whyalla's city structure, connecting the city and foreshore Credit: Aurecon

Government of South Australia
Department for Housing and Urban Development

Master Plan

02
Connect and integrate Whyalla's green space and community infrastructure

Establish an integrated open space network

Reinforce the purpose and function of existing open spaces

2.1 Ensure everyone has access to quality green open space within 400 metres or a 5 to 10 minute walk to respond to the diverse needs of the community.
Aligns with SPP 1, Policy 1.7; SPP 2, Policies 2.1, 2.10, 2.13, 2.14; SPP 4 & SPP 6, Policy 6.3.

Develop new parks and open spaces

Develop up to 5 new parks

2.2 Create a new local park in Whyalla Stuart with active and passive uses that aligns with the Council's Playspace Strategy.
Aligns with SPP 1, Policy 1.7; SPP 2, Policies 2.1, 2.10, 2.13, 2.14; SPP 4 & SPP 6, Policy 6.3.

2.3 Develop a new regional park integrated with the future development of the Former Racecourse site for housing, including outdoor sports courts, green open spaces, paths and trees for shade.
Aligns with SPP 1, Policy 1.7; SPP 2, Policies 2.1, 2.10, 2.13, 2.14; SPP 4 & SPP 6, Policy 6.3.

2.4 Establish a new local park integrated with the future redevelopment of the Former Pony Club site, with room for an active transport path network, passive and active spaces and a small playspace.
Aligns with SPP 1, Policy 1.7; SPP 2, Policies 2.1, 2.10, 2.13, 2.14; SPP 4 & SPP 6, Policy 6.3.



Quality green open space
Source: -



Active and passive spaces
Source: -

2.6 Develop formalised access paths on the Radio Tower land to provide access to green open space and opportunities for walking and sightseeing.
Aligns with SPP 1, Policy 1.7; SPP 2, Policies 2.1, 2.10, 2.13, 2.14; SPP 4 & SPP 6, Policy 6.3.

2.5 Invest in enhancing and formalising the existing open space, strengthening access to the Whyalla Wetlands and increasing opportunities for recreation and relaxation.
Aligns with SPP 1, Policy 1.7; SPP 2, Policies 2.1, 2.10, 2.13, 2.14; SPP 4 & SPP 6, Policy 6.3.



Formalised access paths
Source: -

2.7 **Develop a multi-purpose community hub in the Civic Precinct**
Reinforce the Civic Precinct as the heart of Whyalla's community with a new multi-purpose and public community facility.
Aligns with SPP 1, Policy 1.6, 1.8, 1.9; SPP 2, Policies 2.1, 2.10, 2.11, 2.12 & SPP 5, Policies 5.2, 5.3.



Increased opportunities for recreation and relaxation
Source: -

Figure 23. Master Plan Strategy 02 - Connect and integrate Whyalla's green space and community infrastructure Credit: Aurecon

Government of South Australia
Department for Housing and Urban Development

Master Plan

03
Respond to the need for increased housing diversity

Develop an integrated housing plan

Plan for housing that responds to Whyalla's growth

3.1 Unlock housing sites for redevelopment in the short, medium and long term, prioritising infill housing sites over expansion at the fringes of Whyalla to provide more integrated social and environmental outcomes.
Aligns with SPP 1, Policy 1.1, 1.2, 1.6, 1.7, 1.8, 1.9; SPP 2, Policies 2.1, 2.9, 2.10, 2.11, 2.12; SPP 5, Policies 5.2, 5.3 & SPP 6, Policies 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7, 6.9.

3.2 Diversify housing types to deliver low, medium and higher densities.
Aligns with SPP 1, Policy 1.1, 1.2, 1.6, 1.7, 1.8, 1.9; SPP 2, Policies 2.1, 2.9, 2.10, 2.11, 2.12; SPP 5, Policies 5.2, 5.3 & SPP 6, Policies 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7, 6.9.



Higher density housing option
Source: ArchitectureAU

3.3 Increase the housing supply to respond to the rental market shortage.
Aligns with SPP 1, Policy 1.1, 1.2, 1.6, 1.7, 1.8, 1.9; SPP 2, Policies 2.1, 2.9, 2.10, 2.11, 2.12; SPP 5, Policies 5.2, 5.3 & SPP 6.

Deliver temporary housing and accommodation

3.4 Facilitate temporary housing and accommodation that responds to Whyalla's industry developments, and allows for adaptation and reuse of permanent and rental housing.
Aligns with SPP 1, Policy 1.1, 1.2, 1.6, 1.7, 1.8, 1.9; SPP 2, Policies 2.1, 2.9, 2.10, 2.11, 2.12; SPP 5, Policies 5.2, 5.3 & SPP 6, Policies 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7, 6.9.



Temporary housing and accommodation
Source: -

Integrate Whyalla's future housing with movement and social infrastructure investment

3.5 Provide market confidence for investment in greater housing options by integrating infrastructure delivery.
Aligns with SPP 1, Policy 1.1, 1.2, 1.6, 1.7, 1.8, 1.9; SPP 2, Policies 2.1, 2.9, 2.10, 2.11, 2.12; SPP 5, Policies 5.2, 5.3 & SPP 6, Policies 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7, 6.9.

Expand tourism accommodation options focused on Whyalla's Foreshore

3.6 Develop a broader range of tourism accommodation to build on the Foreshore investment.
Aligns with SPP 1, Policy 1.1, 1.2, 1.6, 1.7, 1.8, 1.9; SPP 2, Policies 2.1, 2.9, 2.10, 2.11, 2.12; SPP 5, Policies 5.2, 5.3 & SPP 6, Policies 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7, 6.9.



Broader range of tourism accommodation
Source: -

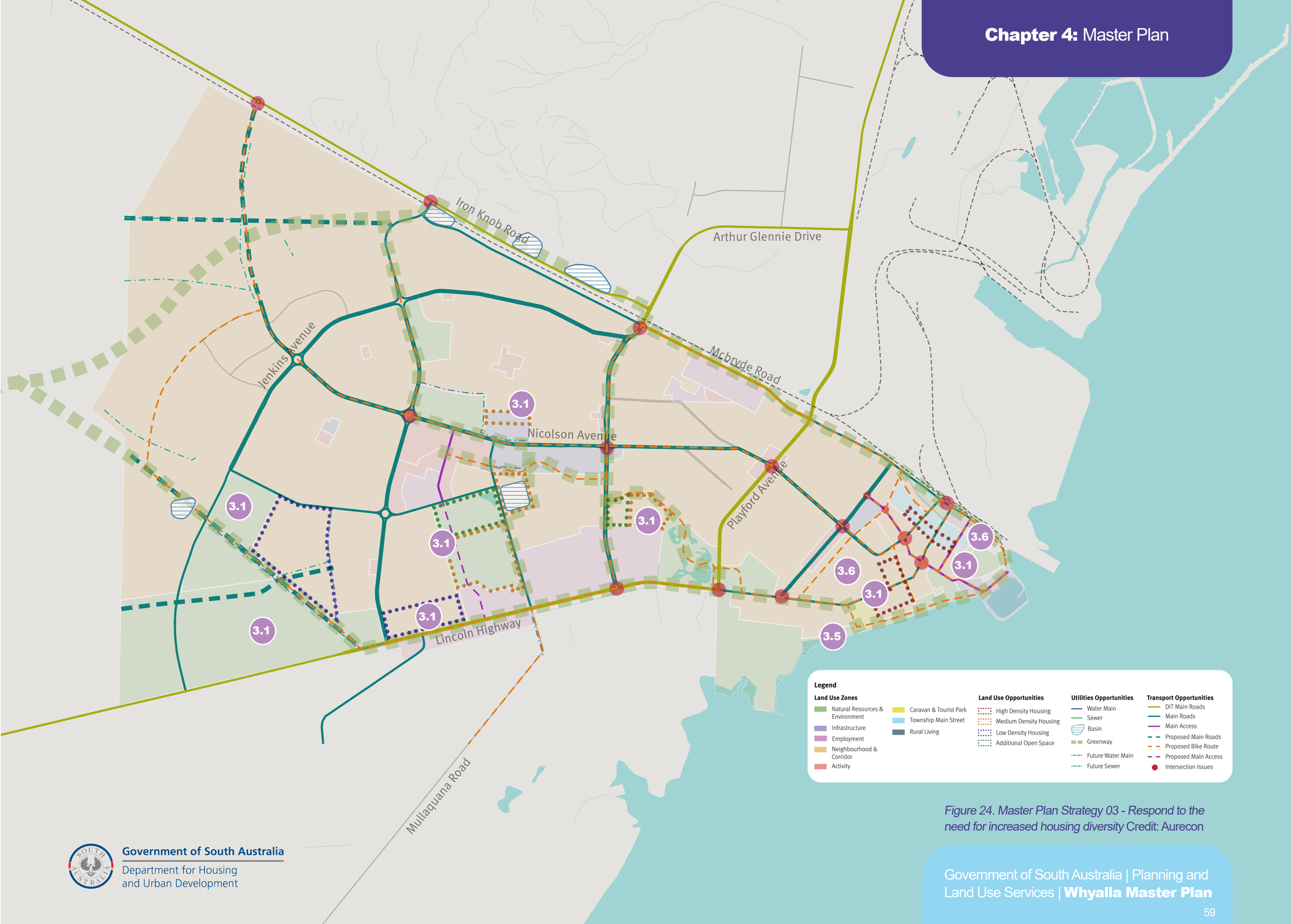


Figure 24. Master Plan Strategy 03 - Respond to the need for increased housing diversity Credit: Aurecon

Government of South Australia
Department for Housing and Urban Development

Master Plan

04
Deliver integrated and planned infrastructure and utilities

Adapt infrastructure

Reduce pressure on stormwater infrastructure

4.1 Integrate and plan for water sensitive urban design (WSUD) solutions to assist with Whyalla's flooding issues.

Aligns with SPP 2, Policy 2.3; SPP 5, Policies 5.2, 5.3, 5.4.

4.2 Develop a city-wide WSUD plan, including planted swales along Whyalla's main and secondary road network, to reduce impervious surfaces, slow low flow rainfall runoff, and increase passive streetscape greening benefits.

Aligns with SPP 2, Policy 2.3; SPP 5, Policies 5.2, 5.3, 5.4, 5.11.



WSUD - Streetscape rain garden
Source: CRC for Water Sensitive Cities

Integrate WSUD infrastructure in new developments

4.3 As part of new green spaces in future housing developments, include detention and infiltration basins which remove fine sediment, and increase biodiversity, visual amenity and recreational value.

Aligns with SPP 2, Policy 2.3; SPP 5, Policies 5.2, 5.3, 5.4.



Infiltration basin
Source: Water Sensitive SA

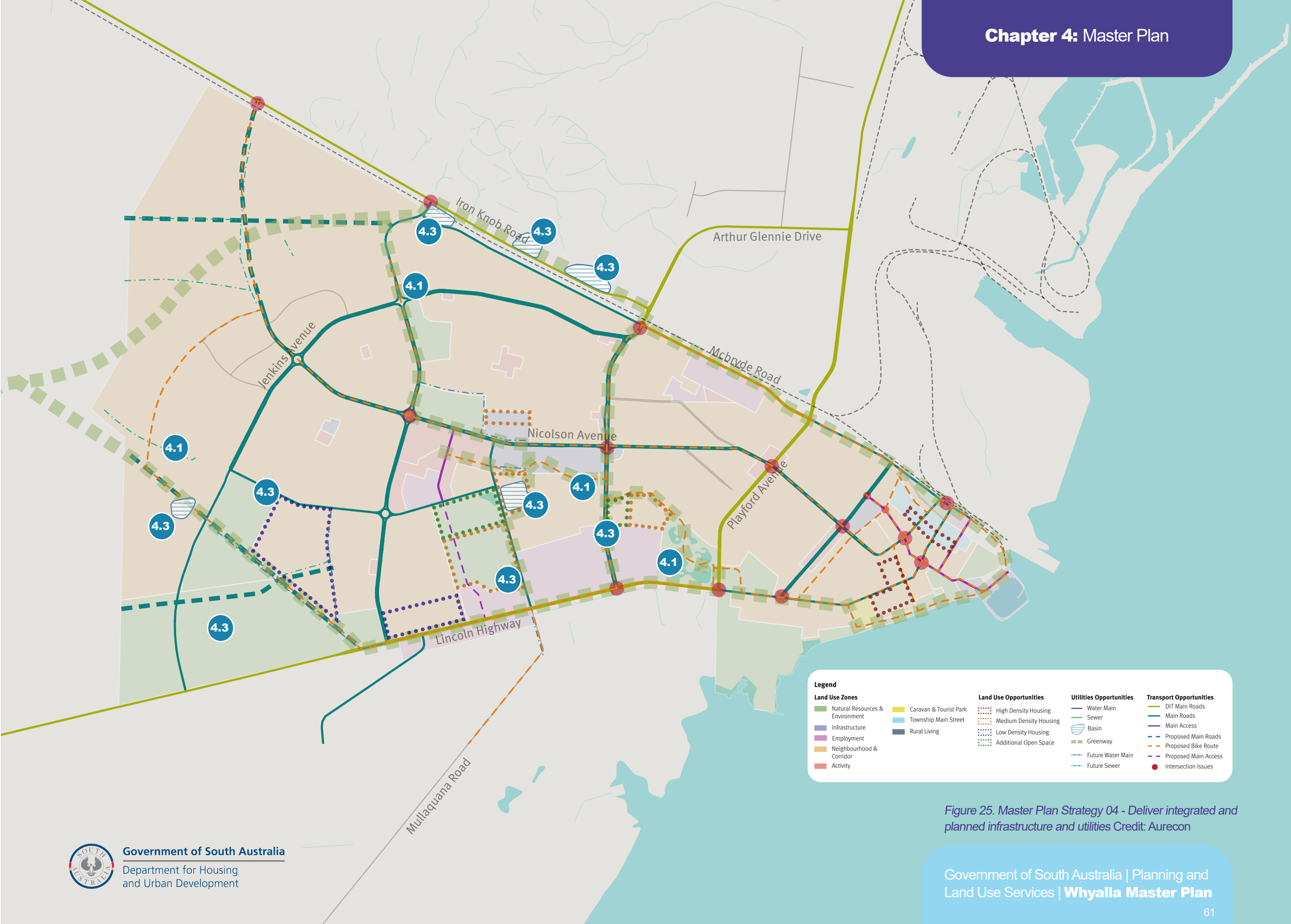


Figure 25. Master Plan Strategy 04 - Deliver integrated and planned infrastructure and utilities Credit: Aurecon

Government of South Australia
Department for Housing and Urban Development

Delivering the Vision

Case Study: An enhanced Civic and Cultural Precinct

Nicolson Avenue is Whyalla's Civic and Cultural Precinct.

Through the delivery of the Master Plan, upgrades over time to Nicolson Avenue and the Civic and Cultural Precinct will:

Upgrade the public domain:

1. Deliver wider and better quality footpaths
2. Create a separated bike path, in each direction
3. Retain on-street parking
4. Improve pedestrian crossings
5. Deliver new lighting.

Facilitate new development, closer to the street edge:

6. Enable more activation, encouraging people to stay
7. Reduce car dependency by providing better walking and cycling options
8. Integrate potential retail/commercial uses with residential and other civic and cultural uses
9. Create a stronger civic heart of Whyalla.

Reinforce Whyalla's civic and cultural heart

10. Connect the existing civic and cultural facilities
11. Encourage similar and complementary uses
12. Provide a reason for people to visit Whyalla Central
13. Build a stronger sense of place and community
14. Recognise and promote the storytelling of Whyalla's traditional custodians, the Barngarla people (potential locations for public art or storytelling shown).

Government of South Australia
Department for Housing and Urban Development



A revitalised Nicolson Avenue, Civic and Cultural Precinct



Above *Outside TAFE SA, view west along Nicolson Avenue, 2024 (Google streetview).*

Right *Artists impression of proposed changes, showing achievement of Master Plan (Aurecon).*

Figure 26. Artist's impression of the upgrades
Credit: Aurecon

Staging Plan

Strengthen Whyalla's key places

Strengthen Whyalla's Civic Precinct

1.1 To strengthen the Civic Precinct, civic land uses will be encouraged to be established between Mcdouall Stuart Avenue and Norrie Avenue.

1.2 Upgrade Nicolson Avenue to define Civic Precinct.

Reinforce Whyalla's Foreshore

1.2 Fund and deliver future stages of Council's Foreshore master plan.

Connect city and foreshore

Create Whyalla's Greenway

Fund, design and deliver greening improvements.

Develop an active transport plan

1.4 Fund and deliver active transport plan.

1.5 Fund and deliver short-term improvements including continuous bikeway along Nicolson Avenue.

Refine Whyalla's street hierarchy

1.6 Refine street hierarchy, including funding, design and delivery of signage strategy.

Welcome to Whyalla!

1.7 Fund, design and deliver a welcoming, large scale and upbeat signage strategy.

An integrated open space network

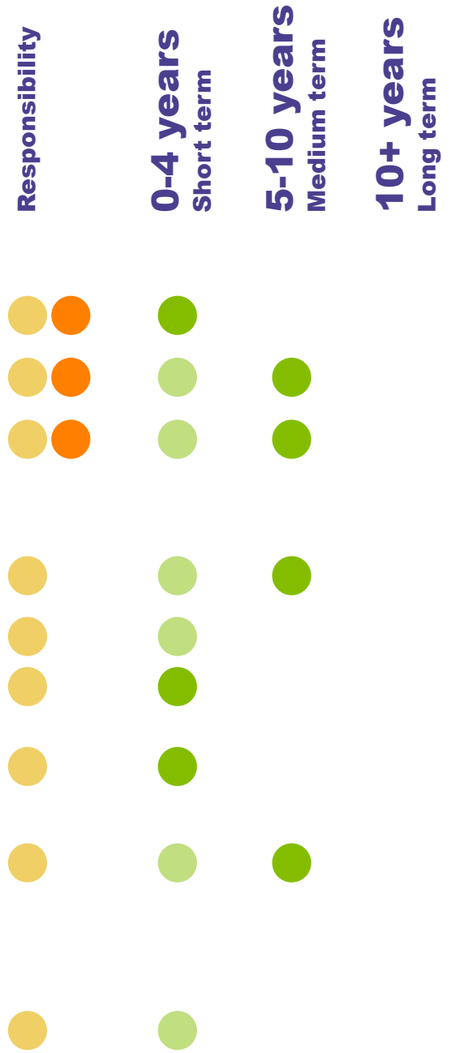
Reinforce the purpose and function of existing open spaces

2.1 Audit and review access to quality green open space within 400 metres or a 5 to 10 minute walk from housing across Whyalla.

Note

The intent of the Staging Plan is to identify actions to ensure the Master Plan is delivered.

The actions below have been prepared to guide future funding and delivery from a range of sources (shown) across a range of stakeholders and are subject to amendment.



Legend

Responsibility

- Local Govt
- State Govt
- Renewal SA
- Developers

Timing/Staging

- Design/Plan
- Deliver/Operate

New parks and open spaces

Develop up to 5 new parks

2.2 Fund, design and deliver a new local park in Whyalla Stuart.

2.3 Fund, design and deliver a new regional park at the Former Racecourse.

2.4 Fund, design and deliver a new local park at the Former Pony Club site.

2.5 Fund and deliver improved access to the Radio Tower land.

2.6 Fund and deliver enhanced access to the Whyalla Wetlands.

A consolidated multi-purpose community hub

2.7 Fund, design and deliver an integrated community hub on Nicolson Avenue in the Civic Precinct.

Deliver an integrated housing plan

Deliver housing that responds to Whyalla's growth

3.1 Unlock housing sites in the short, medium and long term.

3.2 Diversify housing types to deliver low, medium and higher densities.

3.3 Increase housing supply.

Deliver temporary housing and accommodation

3.4 Deliver temporary housing and accommodation.

Integrate future housing with movement and social infrastructure

3.5 Develop and enable integrated infrastructure.

Expand tourism accommodation

3.6 Develop a broader range of tourism accommodation.

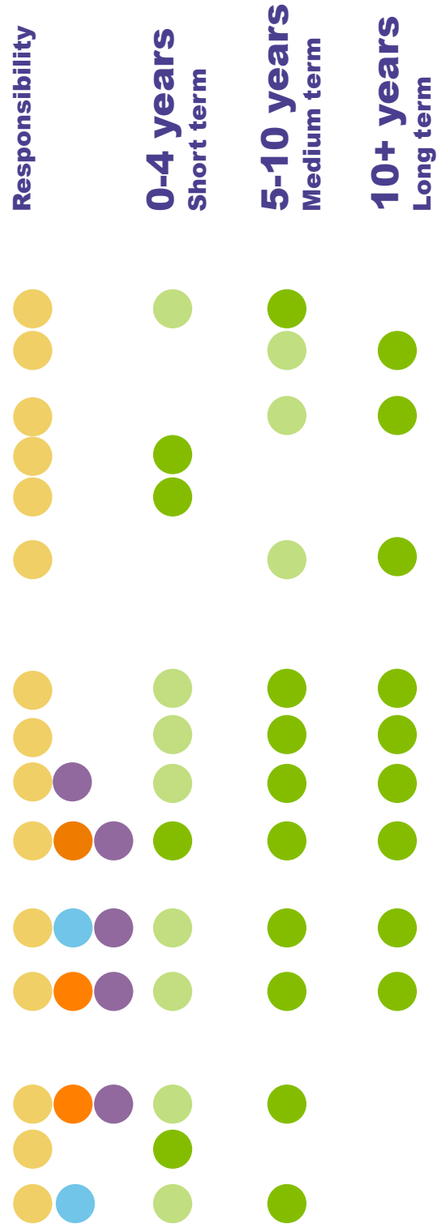
Adapt infrastructure

Reduce pressure on stormwater infrastructure

4.1 Integrate water sensitive urban design (WSUD) solutions.

4.2 Develop a city-wide WSUD plan.

4.3 **Integrate WSUD infrastructure into new developments**



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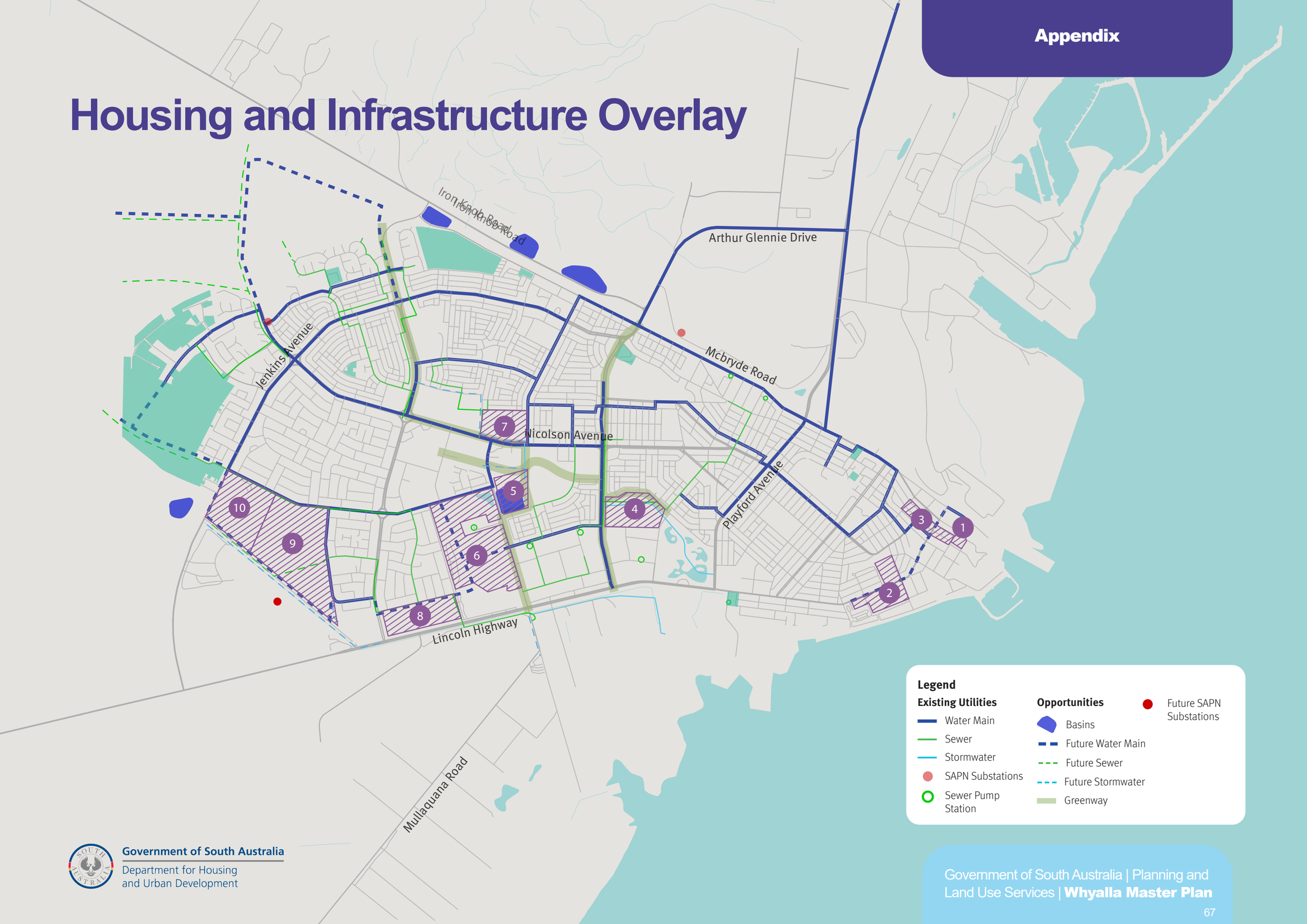
Figure 27. Master Plan. Credit: Aurecon

Appendix



Source: Whyalla City Council

Housing and Infrastructure Overlay



Government of South Australia
Department for Housing and Urban Development

Key Moves and Priorities 03

Permanent Housing	Potential Yield
High Density	
Site 1 & 2	253 dwellings
Site 3	415 dwellings
Medium Density	
Site 4	332 dwellings
Site 5	205 dwellings
Site 6	1,215 dwellings
Site 7	128 dwellings
Low Density	
Site 9	873 dwellings
Total	**3,421 dwellings**

Temporary Housing	Potential Yield
Site 8	500 dwellings
Site 10	1,000 dwellings
Total	**1,500 dwellings**

Tourist Accomodation	Potential Yield
Site 2	415 dwellings

Broadhectare Land	Potential Yield
145ha	3,421 dwellings

Assumptions
450m^2 - low density
300m^2 - medium density
150m^2 - high density

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