

APPENDIX 12. LAND SUPPLY REPORT

This investigation report can be viewed as a separate document on the Have Your Say Page of the SA Planning Portal at www.plan.sa.gov.au/codeamendments



LAND SUPPLY REPORT

WALLAROO CODE AMENDMENT

BOWMAN ROAD, WALLAROO

Prepared for:
Demo Super Fund, Silvergate (SA) Pty Ltd and Silvergate (SA) No. 2 Pty Ltd

Date:
30.07.2024

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CONTENTS

1. INTRODUCTION 1

2. GEOGRAPHIC CONTEXT 2

3. STRATEGIC POLICY CONTEXT 3

3.1 State Planning Policies 3

3.2 Yorke Peninsula Regional Land Use Framework 3

3.3 Copper Coast Strategic Plan 2019-2029..... 4

4. DEMAND INDICATORS 6

4.1 Data Selection for Demand Indicators 7

4.2 Population Growth and Projections 9

4.3 Demographic Trends..... 9

4.4 Development Approvals..... 10

4.5 Employment Trends 11

4.6 Demand Indicators Summary 14

5. SUPPLY..... 15

5.1 Contribution of Affected Area and Proposed Code Amendment 15

5.2 Residential Land Supply 16

5.2.1 Existing Supply 16

5.3 Employment Land Supply..... 21

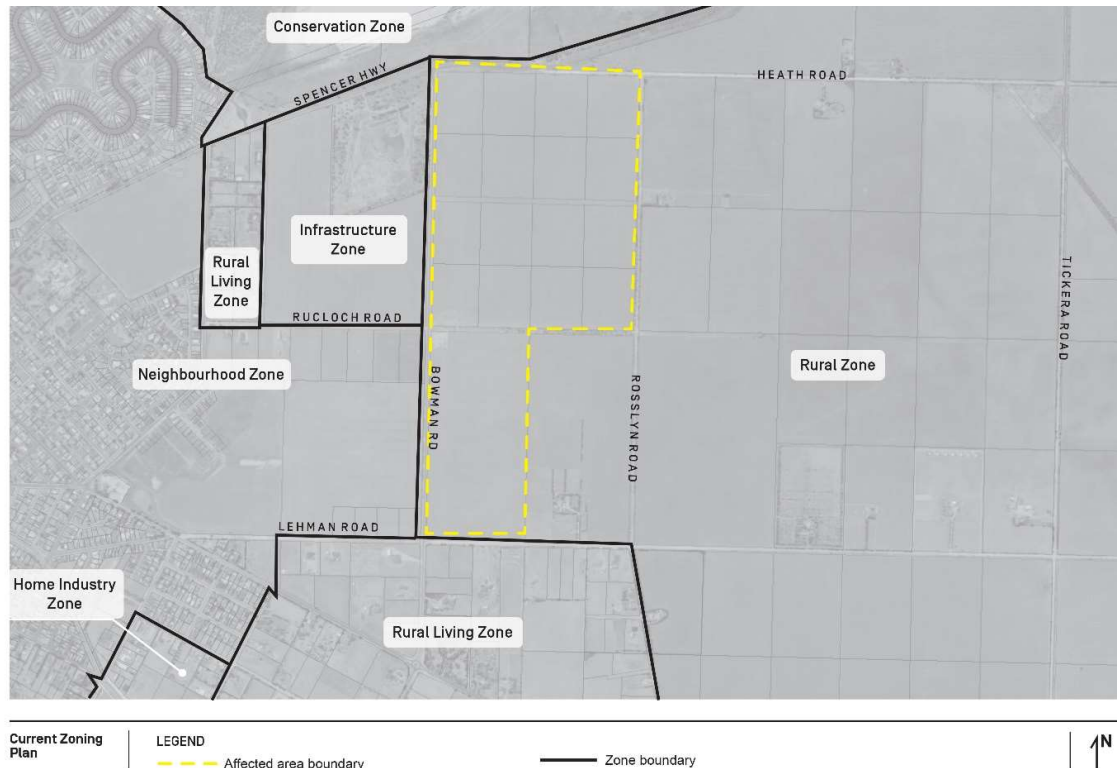
5.3.1 Existing Supply 21

6. KEY FINDINGS 26

1. INTRODUCTION

Demo Super Fund, Silvergate (SA) Pty Ltd and Silvergate (SA) No. 2 Pty Ltd (the Proponent) is proposing an amendment (a Code Amendment) to the Planning and Design Code (the Code) as it relates to land located between Bowman Road, Lehman Road and Spencer Highway/Heath Road in Wallaroo (the Affected Area), shown in Figure 1.1 below. The Code Amendment proposes to rezone the Affected Area from the Rural Zone to the Employment Zone and Neighbourhood Zone.

Figure 1.1 *The Affected Area*



Future Urban have been engaged by the Proponent to prepare a Land Supply Report that considers the impact of the proposed rezoning on residential and employment land supply within Wallaroo and the Copper Coast Council (the Council).

This report:

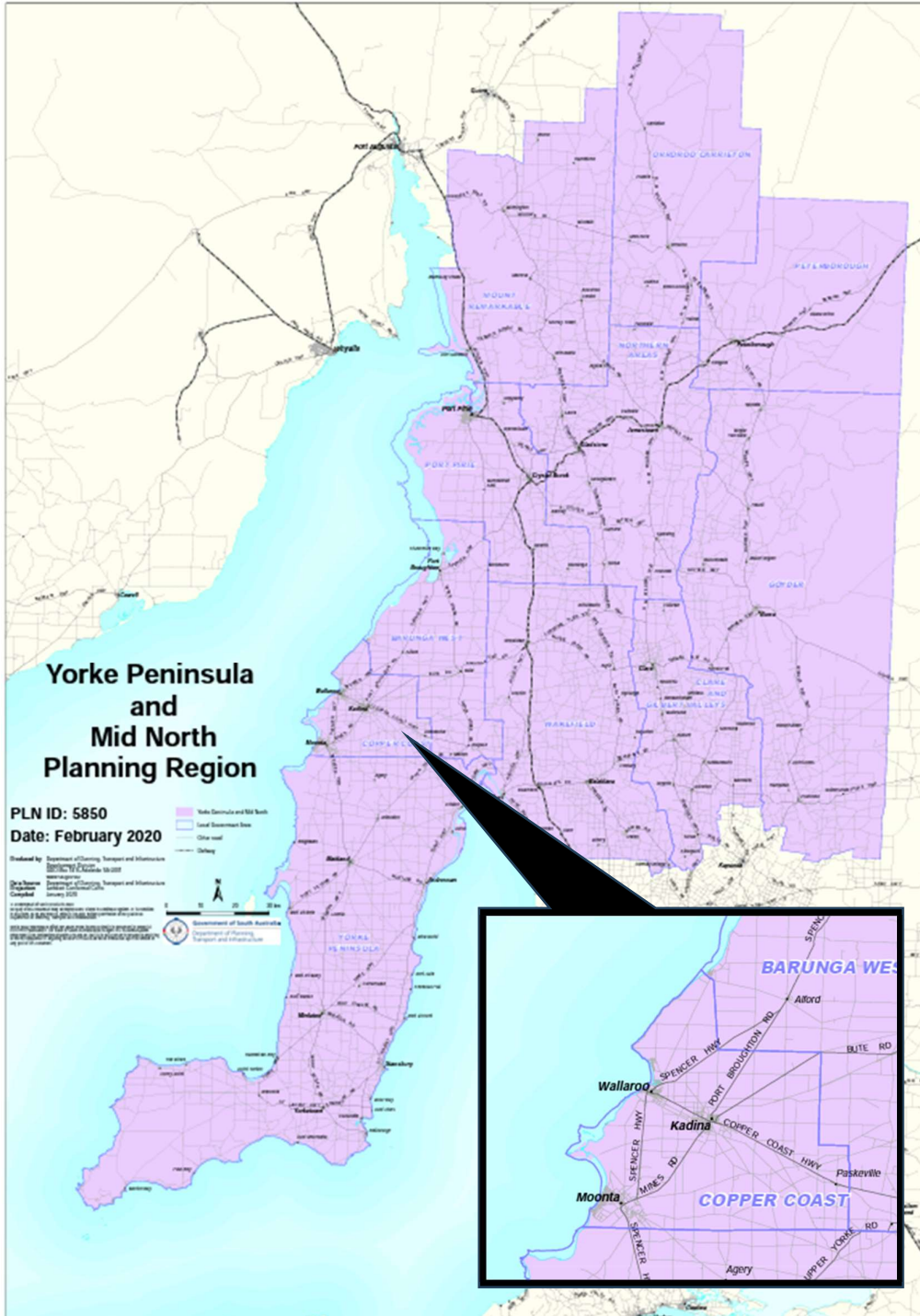
- outlines the geographic and strategic policy context for residential and employment land supply in South Australia and the Council;
- undertakes a review of key demand indicators and trends in relation to housing and employment in the Council area; and
- identifies the existing and planned residential and employment land supply in the Council area.

The findings in this report, demonstrate that the proposed rezoning will provide much needed employment zoned land, where there is currently no supply, and provide additional residential zoned land that will support population growth into the future in Wallaroo and, more broadly, the Council area.

2. GEOGRAPHIC CONTEXT

The Affected Area is situated approximately 160 kilometres north of the Adelaide Central Business District, or 2 hour drive. The Affected Area sits within 'Yorke Peninsula and Mid North' Planning Region (the Region) as shown in Figure 2.1 below. The Council area is 773 square kilometres in size and had a resident population of 15,050 people at the 2021 Census. The Council area has three main townships being Kadina, Moonta and Wallaroo. The Affected Area is approximately 2.5 kilometres from the Wallaroo town centre.

Figure 2.1 Yorke Peninsula and Mid North Region



3. STRATEGIC POLICY CONTEXT

3.1 State Planning Policies

The State Planning Policies (SPPs) set out the State’s overarching goals and requirements for the planning system.

SPP 1 ‘Integrated Planning’ is most relevant when considering land supply. The overarching objective and the most relevant policies are provided in Table 3.1 below.

Table 3.1 State Planning Policy 1 Integrated Planning Objective and Relevant Policies.

Objective	To apply the principles of integrated planning to shape cities and regions in a way that enhances our livability, economic prosperity and sustainable future.
SPP 1 Policies	<p>1.1 An adequate supply of land (well serviced by infrastructure) is available that can accommodate housing and employment growth over the relevant forecast period.</p> <p>1.4 Plan growth in areas of the state that is connected to and integrated with, existing and proposed public transport routes, infrastructure, services and employment lands.</p>

In accordance with SSP 1 land supply for housing and employment needs to account for growth in these areas and that growth areas should be well serviced by appropriate land supply.

3.2 Yorke Peninsula Regional Land Use Framework

The Yorke Peninsula Regional Land Use Framework (2007) (the Regional Plan) is the Regional Plan that puts the SPPs into practice and guides the growth and progress of the Region. The Regional Plan is currently being updated by the State Planning Commission and is likely to be replaced in 2023/24.

In relation to housing and employment land supply, the Regional Plan contains the following two objectives relevant to residential and employment land supply:

Objective 7: Provide serviced and well-sited industrial land to meet projected demand.

Objective 20: Provide residential land to enable a supply of diverse, affordable and sustainable housing to meet the needs of current and future residents and visitors.

The Regional Plan identifies Wallaroo as a key township within the Region and contains strategies to facilitate commercial, industrial and residential growth sustainably in and around the township. Some examples are provided below:

5.1 Encourage industry clusters (mining, primary production and aquaculture value adding processing and storage activities) in strategic locations (such as freight transport nodes) to maximise transport efficiencies and support industry development.

8.3 Ensure an adequate supply of appropriately located industrial land to provide opportunities for small-scale and local industries in towns.

8.4 Site and locate industrial land to ensure:

- » *management of interfaces with residential areas and other sensitive uses, and protection from encroachment*
- » *provision for future expansion*

- » *accordance with Environment Protection Agency policies, codes of practice and guidelines*
- » *proximity to an efficient road freight network that minimises the impacts of freight movements on neighbouring areas*
- » *access to required energy and water*

8.6 Retain and support industrial and commercial operations (for example, by providing appropriate buffers to minimise conflicts) and manage the impacts of external influences, such as noise, vibration and native vegetation disturbance.

8.7 Support the growth of 'green' technologies by setting aside employment lands and ensuring flexibility in zoning to allow new industries to establish.

9.6 Commercial areas proposed outside town centres must demonstrate that they:

- » *will avoid adverse incremental or cumulative impacts on existing town centres*
- » *are clustered rather than linear development and do not adversely affect the efficiency and safety of arterial roads*
- » *are convenient and equitable to access, including by walking*
- » *are supportive of the desired future character of the town*
- » *are not using land of strategic importance to industry.*

10.2 Expansion of towns should:

- » *ensure new areas are continuous with and form compact extensions of existing built-up areas*
- » *prevent linear development along the coast and arterial roads*
- » *not encroach on areas of importance to economic development*
- » *not encroach on environmentally sensitive areas*
- » *support the cost-effective provision of infrastructure and services (for example, health and education), avoiding unnecessary expansion or duplication of existing regional infrastructure and services*
- » *promote strong links between all parts of the town, particularly between residential areas, town centres, sporting and recreational facilities, and open space*

3.3 Copper Coast Strategic Plan 2019-2029

Strategic Plan 2019 - 2029 The Strategic Plan "Moving Toward 2029" (the Strategic Plan) is the overarching framework for the Councils suite of plans. The Council's Key Directions are contained in the Strategic Plan in 5 objectives with complementary goals. Key strategies and responsibility for strategy delivery are also outlined in the Strategic Plan.

In relation to development, the Strategic Plan contains two goals and strategies relevant to land supply:

- GOAL 2:** *To responsibly manage the natural and built environment to ensure its sustainability and diversity to the community.*
- *Strategy 2.1 Planning: To establish and implement planning and development policies in accordance with legislation, economic and community demand.*

GOAL 3: *To facilitate economic prosperity, balanced growth and the enhancement of the Copper Coast.*

- *Strategy 3.1 Investment and Employment: To facilitate local economic growth fostering job opportunities for those seeking employment.*

4. ECONOMIC DEVELOPMENT

The Copper Coast Council has developed an Economic Development & Marketing Plan which seeks to better understand the dynamics that have and will deliver growth, development and prosperity to the region; and to develop a plan that communicates these qualities to drive visitation, expenditure, investment and development.

The Plan sets three goals:

1. To establish regional interest, commitment and momentum towards collaboratively delivered economic growth and social benefit.
2. To establish community leadership that will compliment Council contribution to implement the plan and deliver regional economic growth and social benefit.
3. To identify and prioritise key deliverables that together will commence the delivery of regional economic growth and social benefit.

The Plan also contains a number of Targets:

Growth Targets	Now	2031	Growth
Population	14,295	20,000	2.34% pa
Gross Regional Product	\$550m	\$800m	2.78% pa
Employment	4,500	6,000	2.08% pa
Businesses	1,000	1,250	1.61% pa
Visitation	500,000	750,000	4% pa
Tourism spend	\$200m	\$311m	4% pa + \$5 p/visit increase

Along with Five Actions:

1. Brand Affirmation
2. Develop Tourism Offering
3. Deliver Health
4. Generate Investment
5. Strengthen Education

Any population growth must be supported by employment. The two must grow in unison and any imbalance will ultimately affect growth. Regionally significant projects can act as catalysts to drive population and economic growth. Examples of opportunities in the region which could act as catalysis include cruise ships to Wallaroo, new mining projects, Rex Minerals Hillside Project in Ardrossan, large scale tourism projects or the Copper Coast University Hub.

5. DEMAND INDICATORS

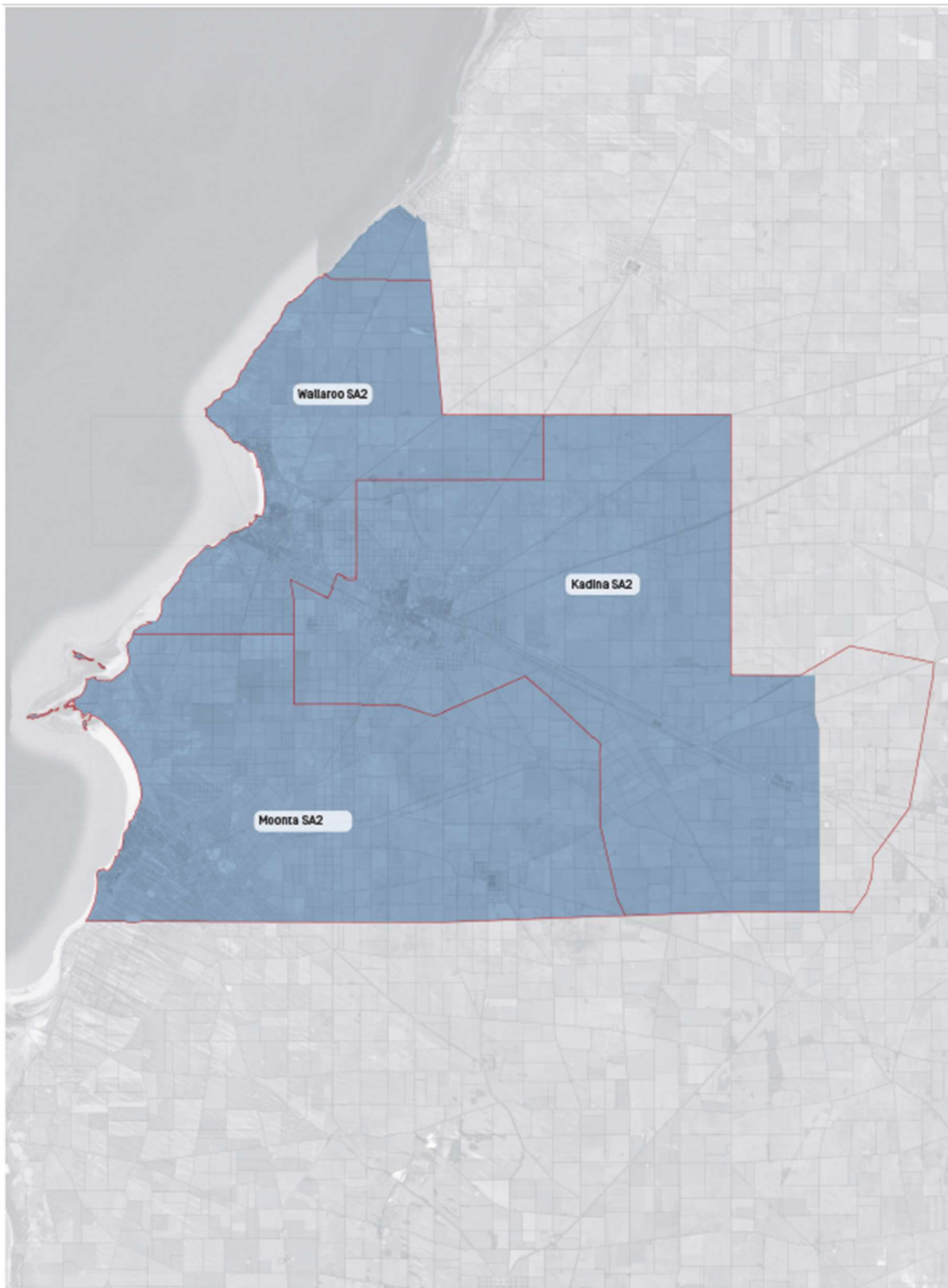
5.1 Data Selection for Demand Indicators

The following geographic areas were utilised to identify housing and employment market trends relevant to the Code Amendment and Affected Area:

- the Council area;
- Wallaroo Statistical Area Level 2 (Wallaroo SA2);
- Kadina Statistical Area Level 2 (Kadina SA2); and
- Moonta Statistical Area Level 2 (Moonta SA2).

These catchments are illustrated in Figure 5.1.

Figure 5.1 Catchment Areas



Context

LEGEND

■ Copper Coast Council area

— Statistical area 2 boundary



A number of factors can influence and indicate demand for residential and employment lands. These include:

- population growth and projections;
- demographic trends, such as age and household occupancy;
- historical dwelling and allotment approvals; and
- employment trends.

Each of these factors are considered below.

5.2 Population Growth and Projections

Between 2011 and 2021, the Copper Coast Council experienced population growth of 2,101 people or an average of 210 people per year. Equating to a growth rate of 1.6% per annum. Wallaroo SA2 experienced a population growth of 752 people over the same period; an average of 75 people per year and a growth rate of 2% per annum.

In December 2019 the former Department for Planning, Transport and Infrastructure (DPTI now the Department for Transport and Infrastructure) predicted that Wallaroo SA2 would grow by 964 people between 2016 and 2036 (an increase from 4,123 to 5,107 people). This represents:

- an overall population increase of 23.9%, being the second largest proportional increase (behind Moonta) projected for an SA2 in the Barossa – Yorke – Mid North Region; and
- an annual growth rate of 695 people or 1.2% per annum.

It is worth noting that these projections were undertaken prior to COVID-19 and the full effects of the pandemic on population growth are unknown. However, market preferences for larger allotments and greater flexibility for remote working and learning have anecdotally encouraged growth within regional areas, such as Wallaroo.

5.3 Demographic Trends

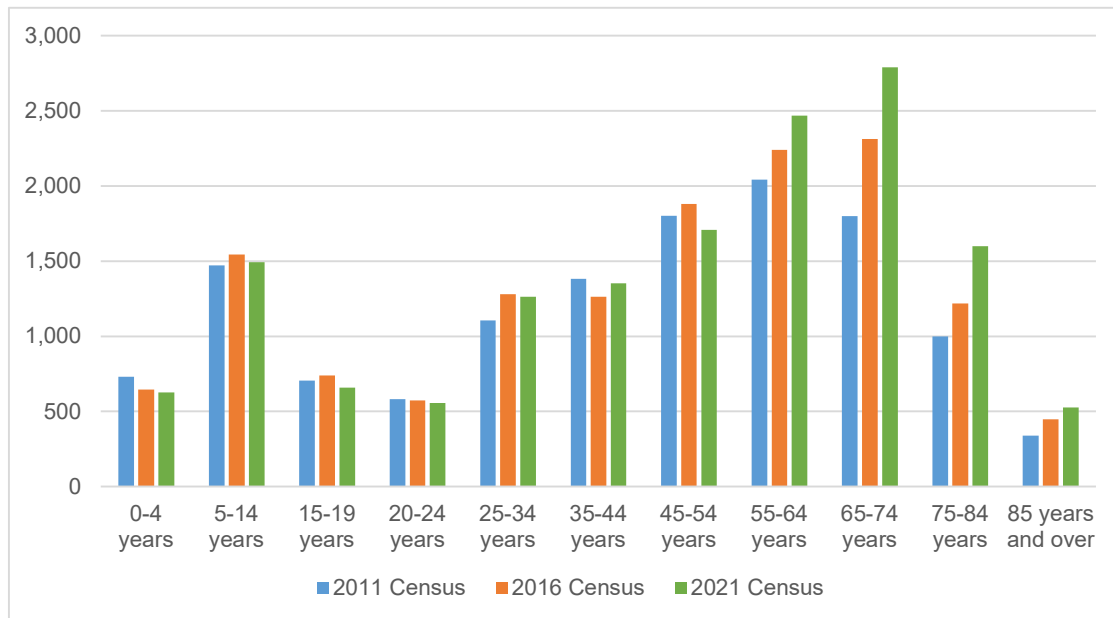
The median age of residents within the Council has gradually increased between 2011 and 2021 from 47 to 54. This rate of aging is greater than within Greater Adelaide that remained at 39 years of age over the same period. These statistics indicate that there is an older and aging population in the Council area.

People aged between 65 and 74 years of age represent the largest age group in the Council area and the 75-84 year age group experienced the most growth between 2011 and 2021. All age groups over 55 years experienced growth within this period, as shown in Figure 4.2 below.

It is worth noting that there was only an increase of 159 people aged between 25 and 34 years between 2011 and 2021, accounting for 8% of the population growth experienced over this period.

The average number of people per household remained at 2.2 between 2011 and 2021.

Figure 5.2 Age Groups within the Copper Coast Council between 2011 and 2021



The ageing population (55 plus age cohort) is an important strategic consideration for the Council. Including the provision of adequate employment opportunities that are a key driver of attracting working age population that has recognised flow on benefits to the local economy.

5.4 Development Approvals

The land supply pipeline indicators prepared by PlanSA¹ confirm the number of proposed allotments, deposited allotments and completed allotments between 2007 and 2023. These are provided in Figure 5.3.

This data demonstrates an evident peak in the number of dwellings proposed in 2021 and 2022. Likely due to the HomeBuilder Grant that was available in 2020 and 2021 and the shift in housing preferences since COVID-19, which has increased demand in regional areas.

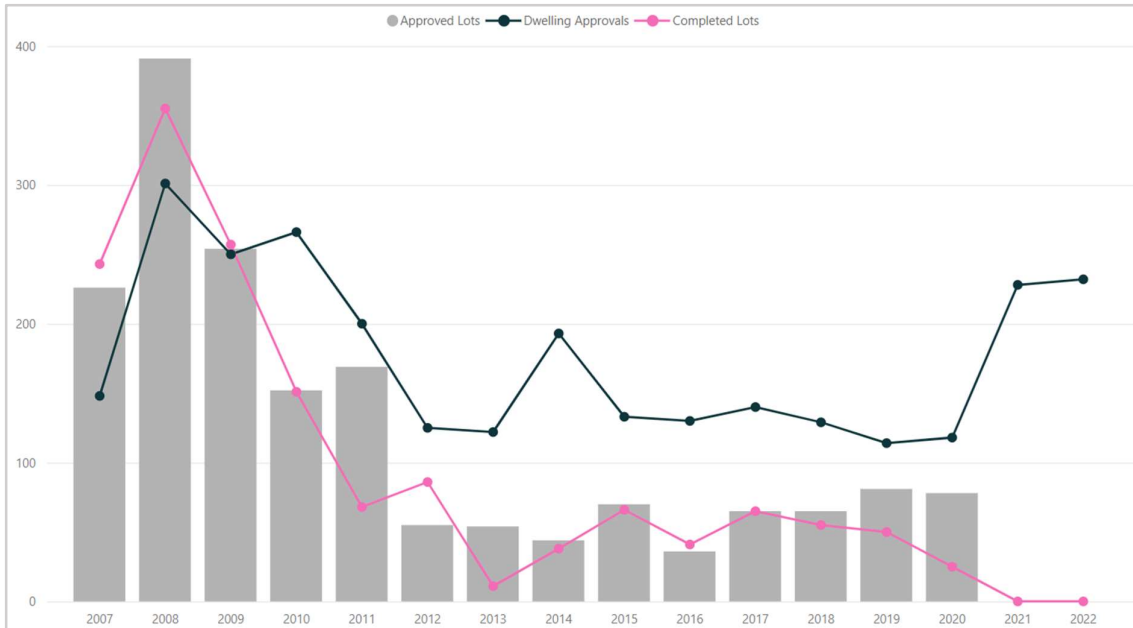
It is also clear that the number of dwelling approvals closely aligns with the number of deposited allotments released to the market. This suggests that supply is being consumed as soon as it is being created. As such, it is possible that supply is constraining population growth, considered further in section 4.6.

Development data from the Development Application Register on PlanSA has also been reviewed. This data captures applications lodged since the introduction of the Planning and Design Code on 19 March 2021. Between 19 March 2021 and 12 July 2024, 484 dwellings have been proposed within the Copper Coast Council area. These applications have a status of 'decision made' or 'under assessment'.

¹ Available here:

https://plan.sa.gov.au/state_snapshot/land_supply/Residential_land_development_monitor

Figure 5.3 Land Supply Pipeline Indicators for Copper Coast Council



5.5 Employment Trends

There were 956 businesses within the Council area at 30 June 2020², this has reduced by 20 businesses since 2017. However, since 2020, the number of jobs has risen sharply, as shown in Figure 5.4.

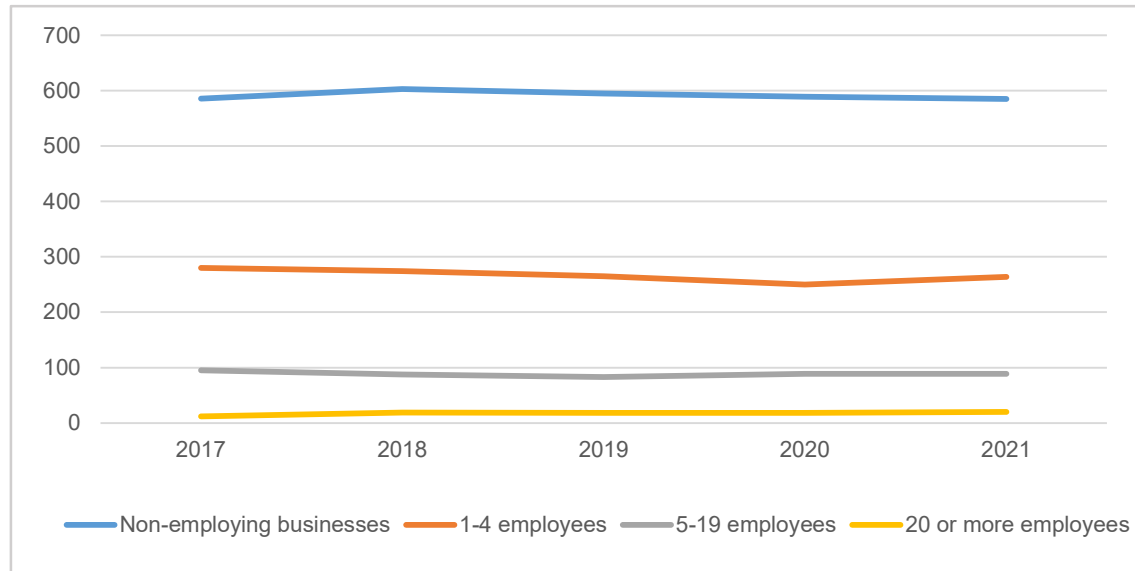
Figure 5.4 Time series – Employment Annual Change (all industries)



² Australian Bureau of Statistics: <https://dbr.abs.gov.au/region.html?lvr=sa2&rgn=405041126>

Small business comprise the majority of businesses within the Council area, noting that 61% of businesses do not have additional employees, as shown in Figure 4.5 below. This has not changed between 2017 and 2021.

Figure 5.5 Number of businesses by size (employees) (as at 30 June 2021)



The Council’s largest industries are agriculture, forestry and fishing (18.7%), construction (17.6%), rental, hiring and real estate services (15.6%) and wholesale trade (9.0%). With the exception of rental, hiring and real estate services, all of the Council’s largest industries have declined between 2017 and 2021, as shown in Table 5.1.

Table 5.1 Number of businesses by Industry (at 30 June 2021)

Description	2017	2018	2019	2020	2021	Percentage Change
Construction (no.)	225	220	203	201	179	-20.4%
Professional, scientific and technical services (no.)	37	40	45	31	44	18.9%
Rental, hiring and real estate services (no.)	4	5	6	3	9	125.0%
Other services (no.)	179	179	174	169	168	-6.1%
Health care and social assistance (no.)	93	90	87	84	86	-7.5%
Financial and insurance services (no.)	26	29	25	29	29	11.5%
Retail trade (no.)	56	56	48	47	51	-8.9%
Agriculture, forestry and fishing (no.)	47	41	44	43	43	-8.5%
Transport, postal and warehousing (no.)	----	3	----	----	3	N/A
Accommodation and food services (no.)	18	20	25	25	22	22.2%
Manufacturing (no.)	127	141	144	145	149	17.3%
Administrative and support services (no.)	30	31	30	34	37	23.3%
Wholesale trade (no.)	33	30	28	25	24	-27.3%

Arts and recreation services (no.)	3	3	3	3	3	0.0%
Education and training (no.)	3	3	4	4	6	100.0%
Information media and telecommunications (no.)	38	39	40	43	41	7.9%
Electricity, gas water and waste services (no.)	3	3	5	5	5	66.7%
Mining (no.)	46	56	56	58	60	30.4%
Public administration and safety (no.)	3	----	----	----	----	0.0%
Currently unknown (no.)	976	987	969	946	956	-2.0%
Number of businesses by industry - total	225	220	203	201	179	-20.4%

The job-to-resident ratio for the Council area in 2021/22 was 0.89, meaning that there were less jobs than resident workers, as show in Table 5.2. This suggests that many residents are required to travel outside of the Council area to access employment.

This demonstrates that there is a skilled resident base which would benefit from more local employment opportunities. It further demonstrates that new businesses in the council area would likely be able to source employees from within the local area. Population growth will further emphasise this and it is a significant indicator of the need for employment generating uses in the council area.

Table 5.2 *Employment capacity by industry (2021/22)*

Industry	Local jobs	Employed residents	Ratio of jobs to residents
Health Care and Social Assistance	1110	1197	0.93
Retail Trade	628	619	1.01
Construction	533	611	0.87
Education and Training	467	450	1.04
Accommodation and Food Services	436	446	0.98
Other Services	261	256	1.02
Agriculture, Forestry and Fishing	246	343	0.72
Public Administration and Safety	223	243	0.92
Manufacturing	202	280	0.72
Transport, Postal and Warehousing	197	249	0.79
Administrative and Support Services	181	172	1.06
Wholesale Trade	150	177	0.85
Professional, Scientific and Technical Services	146	156	0.94
Financial and Insurance Services	103	121	0.85
Rental, Hiring and Real Estate Services	76	85	0.89
Electricity, Gas, Water and Waste Services	51	65	0.78
Information Media and Telecommunications	39	39	0.99
Arts and Recreation Services	22	23	0.97

Mining	9	163	0.05
Total industries	5079	5695	0.89

Source: National Institute of Economic and Industry Research (NIEIR)©2023. Compiled and presented in economy.id by.id (informed decisions).

The provision of additional employment lands, through an Employment Zone or similar, would provide opportunities to accommodate a number of industries, including retail trade, wholesale trade and manufacturing. The desired land uses within the Employment Zone include consulting room, indoor recreation facility, light industry, motor repair station, office, research facility, retail fuel outlet, service trade premises, shop, store, training facility and warehouse. This highly flexible zone allows for a variety of land uses, which supports many industries looking for land area to establish a business base.

Data on the consumption of land for employment purposes for the Council area is not readily available. However, a review of existing supply is provided in section 6.3.

5.6 Demand Indicators Summary

The population growth and employment data indicate that demand for residential land within the Council area is increasing and is predicted to increase further to accommodate population growth.

5.6.1 Population and Housing

Table 5.3 compares historic population growth, projected growth and the number of dwellings approved over the corresponding period. The comparison indicates that the average number of dwellings being approved typically exceeded demand and that existing development ready allotments are being consumed, rather than new allotments coming on to the market.

Table 5.3 Comparison of Population Growth, Household Occupancy and Dwelling Approvals

Period	Average Population Growth per Year (number of people)	Average Number of People per Dwelling	Approximate Number of Dwellings Needed to Accommodate Growth per Year	Average Number of Dwellings Approved
2011 - 2016	238	2.2	108	155
2016 – 2021	182	2.2	83	126
2011 - 2021	210	2.2	95	140

Using the 10-year historical growth rate, it is assumed that there will be an additional 3,150 people by 2036 in the Council area. This equates to a need for 1,432 new dwellings over the next 15 years, or an additional 143 dwelling per year.

5.6.2 Commercial and Employment

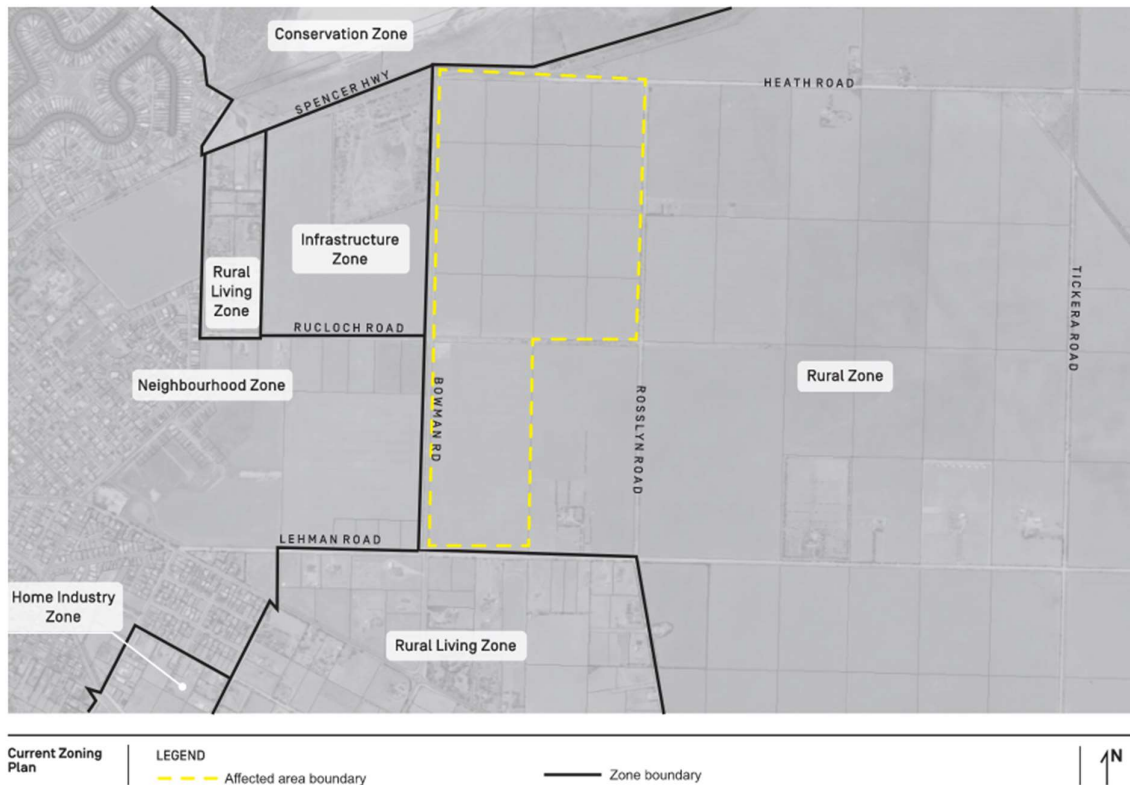
The public register of development applications available from 2021, when the Code was introduced, highlighted little activity within the employment zones in the Council area. It is noted that there are currently no Employment or Strategic Employment Zones within Wallaroo. Applications within these areas largely relate to variations on existing approvals. Anecdotally, demand for employment land will increase as the population increases. There must be suitably zoned land within the townships to facilitate the introduction of new businesses in desirable locations.

6. SUPPLY

6.1 Contribution of Affected Area and Proposed Code Amendment

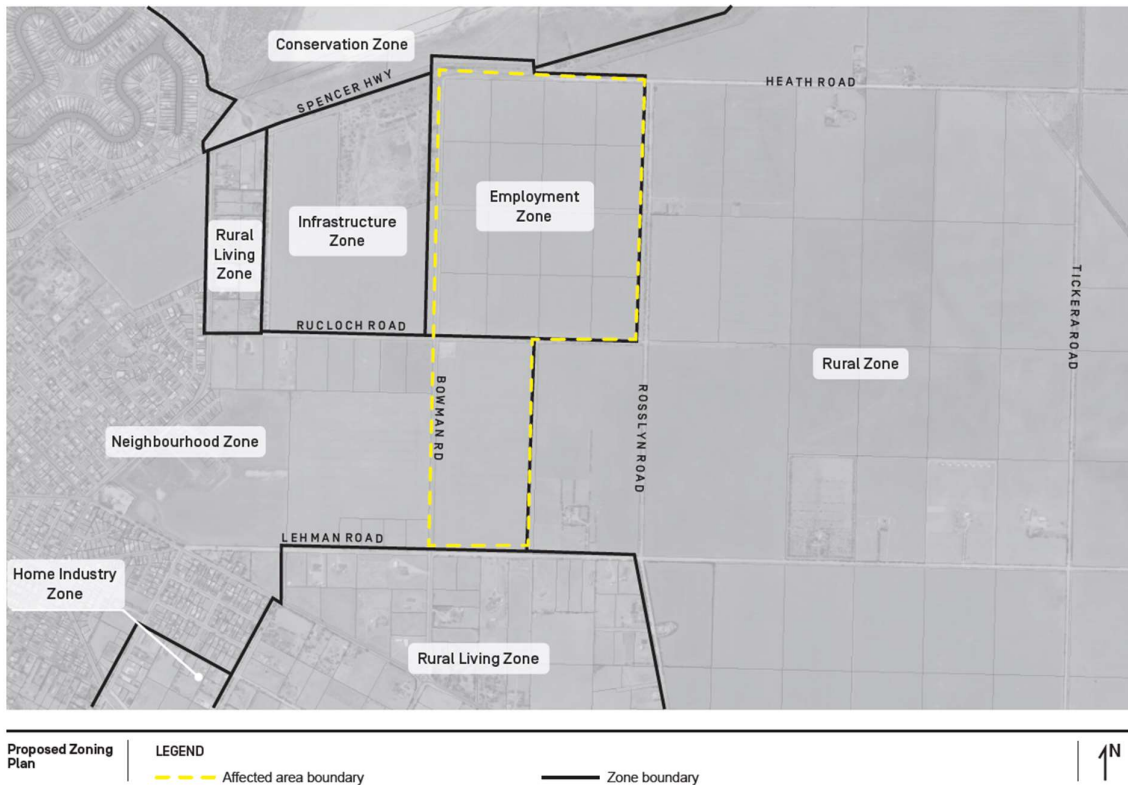
The Affected Area is approximately 107 hectares in size and is currently vacant, with the exception of one rural dwelling. Rural living exists to the south of the Affected Area, the land to the east is zoned Rural, the land to the west is zoned Neighbourhood but it currently vacant. Also to the west is an Infrastructure Zone which contains a former landfill site. A Conservation Zone exists to the north which is largely scrub and wetlands, as demonstrated in Figure 6.1. The Wallaroo main street is approximately 2.7km to the west of the Affected Area.

Figure 6.1 Existing Zoning



The proposed Code Amendment seeks to rezone approximately 77 hectares of the Affected Area to the Employment Zone and approximately 30 hectares of the Affected Area to the Neighbourhood Zone as demonstrated in Figure 6.2. It is noted that the area proposed for the Neighbourhood Zone adjoins land zoned Neighbourhood and Rural Living. The rationale for proposing the Neighbourhood Zone on this portion of the Affected Area is to provide a longer-term supply option that is integrated with the existing Neighbourhood Zone. It also ensures that future township growth can continue to be expand and not be 'boxed in' by other zones.

Figure 6.2 Proposed Code Amendment Zoning



6.2 Residential Land Supply

6.2.1 Existing Supply

The existing residential land supply is shown in Figure 6.3 to Figure 6.5 below.

The minimum site area Technical and Numeric Variation (TNV) for the neighbourhood-type zones in Wallaroo, Kadina and Moonta is 450sqm for all dwelling types.

Within the existing areas zoned for residential development, the following approvals exist for the creation of the following allotments:

- 40 allotments in Wallaroo by Monopoly Property Group (DA 340/D408/21);
- 19 allotments in North Beach (Wallaroo) by TBG Developments Pty Ltd (DA 340/D403/22);
- 13 allotments in Moonta Bay by Paul Kosmadopoulos (DA 340/D450/22);
- 4 allotments in Moonta Bay by Rick D'Andrea (DA 340/C436/22);
- 27 allotments in Port Hughes by Kallin Property Pty Ltd (DA 340/D405/23); and
- 5 allotments in Port Hughes by Kallin Property (DA 340/D405/22).

In total, 108 allotments are being prepared for release to the market.

In addition to the above, development applications have been lodged for the creation of the following:

- 129 allotments in Kadina by Frank Lepore (DA 340/D423/22);
- 211 allotments in North Beach (Wallaroo) by State Surveys (DA 340/D460/22);

- 30 allotments in Moonta Bay by E-link Data Cabling Pty (DA 340/D445/22); and
- 14 allotments in Moonta Bay by Luca Developments Pty Ltd (340/D459/22).

In the event these applications are approved, this would result in an additional 384 allotments being prepared for release to the market.

The gross density of these proposed developments generally range between 6 and 9 dwellings per hectare, with an average allotment size of 800 square metres.

A number of other land divisions were lodged and approved; however, these were not pursued and have since lapsed.

Note the land divisions listed above have been removed from the yield calculations so that they are not counted twice.

While some vacant residential allotments exist, in many cases these allotments are being held to develop at a later stage (i.e. when the owner is nearing retirement or wishes to develop a holiday home). Vacant allotments in existing built up areas (i.e. not newly subdivided) are not considered a major factor in land supply. An overview of vacant allotments currently on the market is provided below.

Figure 6.3 Residential Growth Areas in Wallaroo



Wallaroo

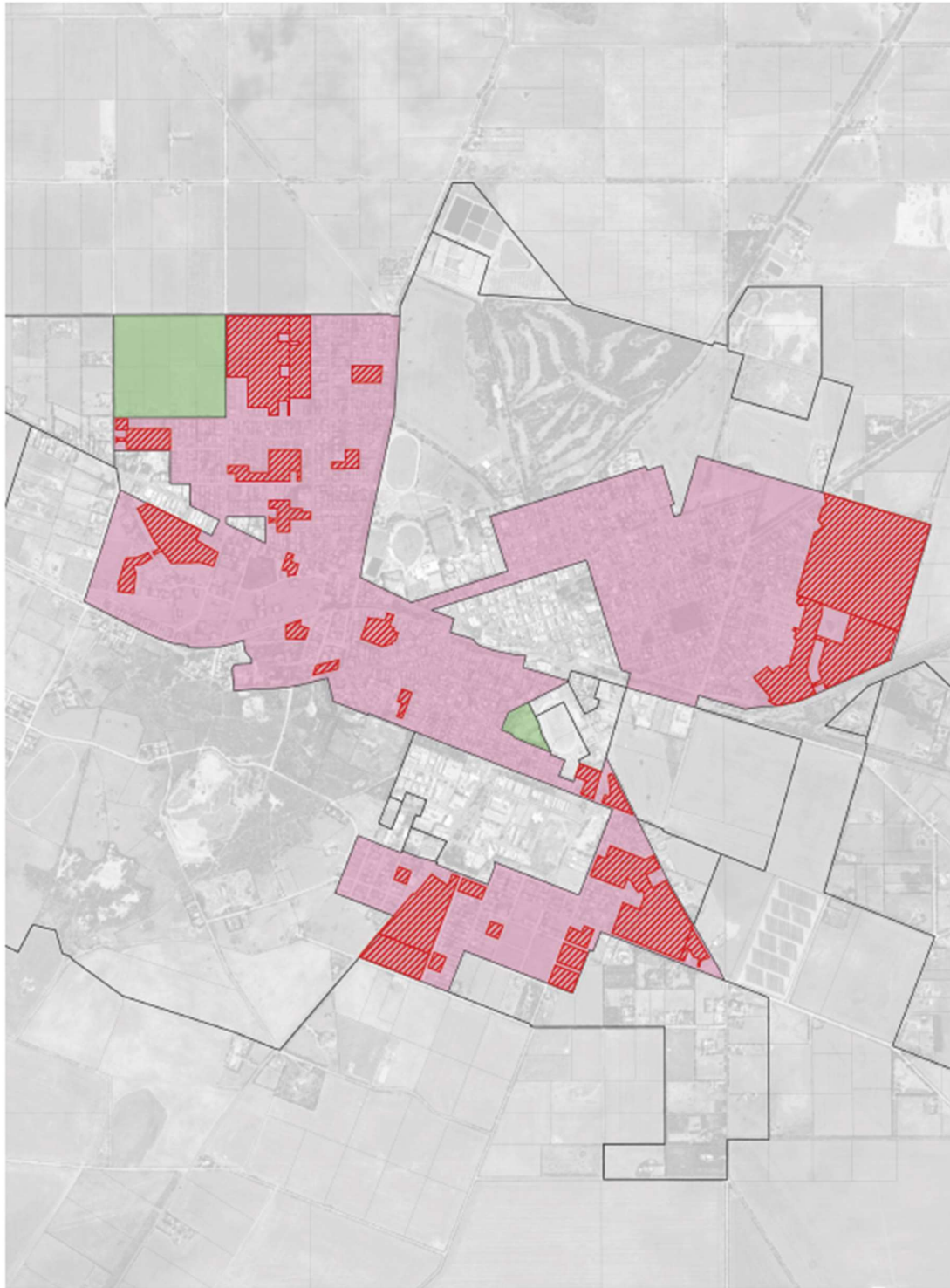
LEGEND

Neighbourhood Zone

Broadhectare land (211.328ha)



Figure 6.4 Residential Growth Areas in Kadina



Kadina

LEGEND

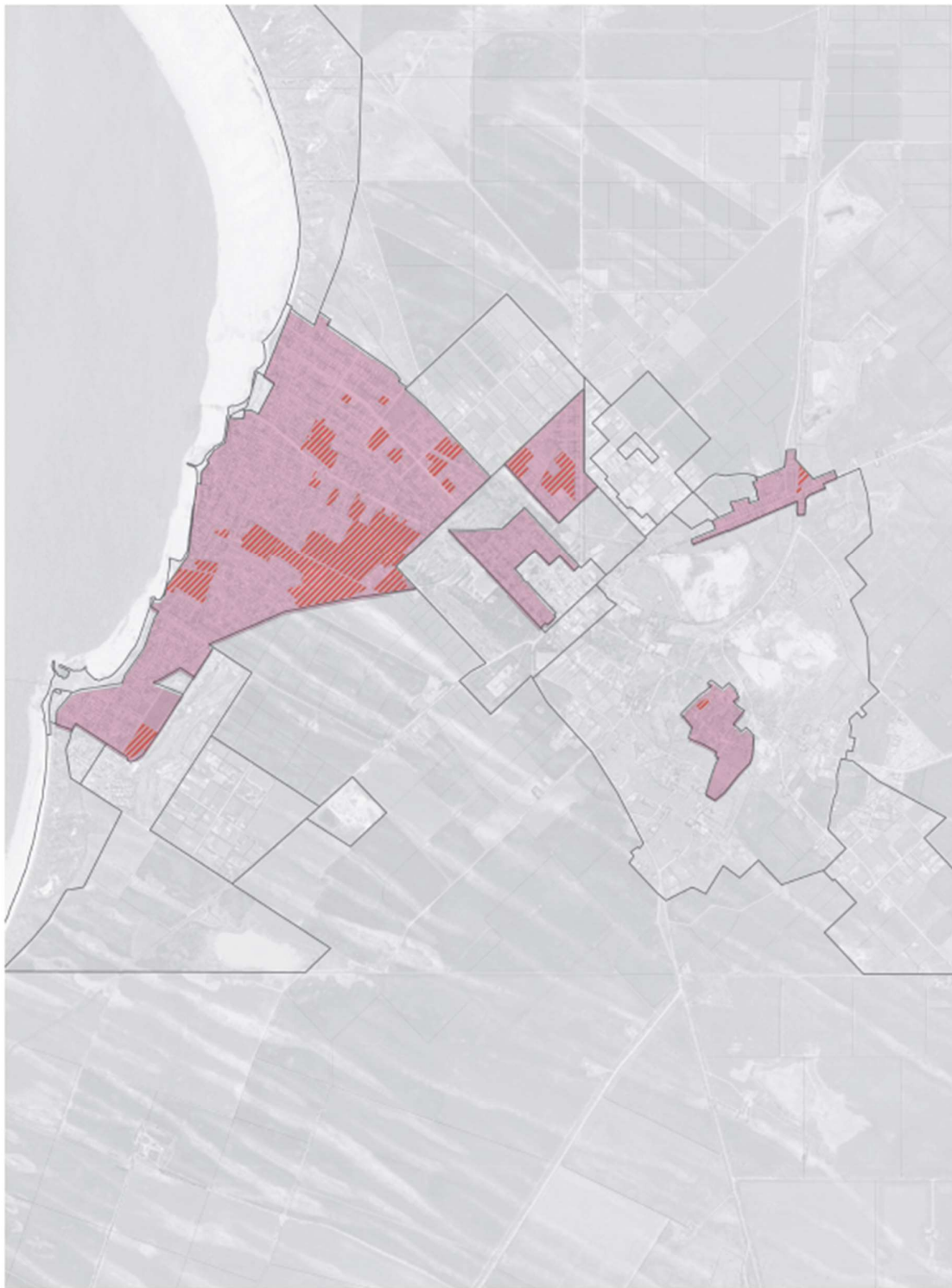
Neighbourhood Zone

Broadacre land (117ha)

Future Growth area



Figure 6.5 Residential Growth Areas in Moonta



Moonta

LEGEND

Neighbourhood Zone

Broadacre land (86.712ha)



A land reduction of 32.5% to account for open space (12.5%), roads and stormwater infrastructure (20%) was applied to the remaining vacant land and then multiplied by the average allotment size of 600sqm to 800sqm. This resulted in the following residential yield estimates:

- Approximately 1,586-2,115 allotments could be accommodated on the vacant land in the Neighbourhood Zone in Wallaroo SA2;
- Approximately 816-1011 allotments could be accommodated on the vacant land in the Neighbourhood Zone in Kadina SA2; and
- Approximately 653-871 allotments could be accommodated on the vacant land in the Neighbourhood Zone in Moonta SA2.

Accordingly, the existing residential land supply has the capacity to accommodate a further 3,055-3,997 allotments.

When combining the number of approved allotments, proposed allotments and potential future allotments, the existing supply has the capacity to accommodate 3,529-4,471 residential allotments. Based on a consumption rate of 140 to 155 allotments per year, the existing supply has the ability to cater for 23 to 32 years of residential land supply.

Any general infill delivered during this period will further increase supply, however, given the preference for larger allotments in this region, minor infill (i.e. two for ones) is not considered a factor in accommodating future dwelling growth.

While there is land zoned for residential land uses that could provide supply for the short to medium term, these numbers can be misleading as there is no certainty that zoned land will be released to the market. Relevantly, there is no requirement for a land owner to release or develop land and land owners may have no intention to sell or develop their land. Other factors, in particular infrastructure provisions is also crucial to the availability of development ready land, in other words land may be zoned for residential land use, but is not development ready due to lack of infrastructure provision. Therefore, the identified “land supply” is not an accurate reflection of available developable land.

On the market at 29 July 2024 (realestate.com.au), there are just 30 residential allotments for sale in Wallaroo/North Beach (10 are under offer), 34 allotments in Moonta/Moonta Bay/Port Hughes (5 are under offer) and 6 allotments in Kadina (1 is under offer). So while there appears to be land supply, there are very few allotments currently on the market and available for development. It is also noted that one allotment for sale in Wallaroo is a significant 26.79 hectares and is under offer. This is indicative of an active development market.

In terms of future land supply, Kadina is the only township with land designated for future growth, with approximately 30 hectares of land zoned as Deferred Urban. It is noted that 28 hectares has recently been rezoned as part of the Daddow Court and Abbott Drive, Kadina Code Amendment, which will support up to 230 allotments. These potential allotments have been included in the calculations above.

6.3 Employment Land Supply

6.3.1 Existing Supply

Existing employment land supply within the Employment, Strategic Employment and Employment (Bulk Handling) Zones is shown in Figure 6.6 to Figure 6.8 below.

The employment land supply can be broken down into the following areas:

- 38.88 hectares in the Strategic Employment Zone in Moonta, of which approximately 28 hectares is currently used for cropping;
- 5.76 hectares in the Employment Zone in Moonta;
- 1.9 hectares in the Employment Zone in Kadina; and

- 56.09 hectares in the Strategic Employment Zone in Kadina, of which approximately 48 hectares is currently used for cropping.

All land within the Employment (Bulk Handling) Zone in Wallaroo is developed.

In summary, there is approximately 18 hectares of underutilised Strategic Employment Zoned land and 7.66 hectares of underutilised Employment Zoned land within the Council area. There is currently no land within Wallaroo that is zoned Employment or Strategic Employment. Importantly, while employment land may appear to be vacant or disused, just two allotments (8,400sqm total) within employment zones are available for purchase or lease within the Council area at 29 July 2024 on realcommercial.com.au.

Figure 6.6 Employment Land Supply – Wallaroo



Wallaroo

LEGEND

Employment (Bulk Handling) Zone

Employment Zone



Figure 6.7 Employment Land Supply – Kadina



Kadina

LEGEND

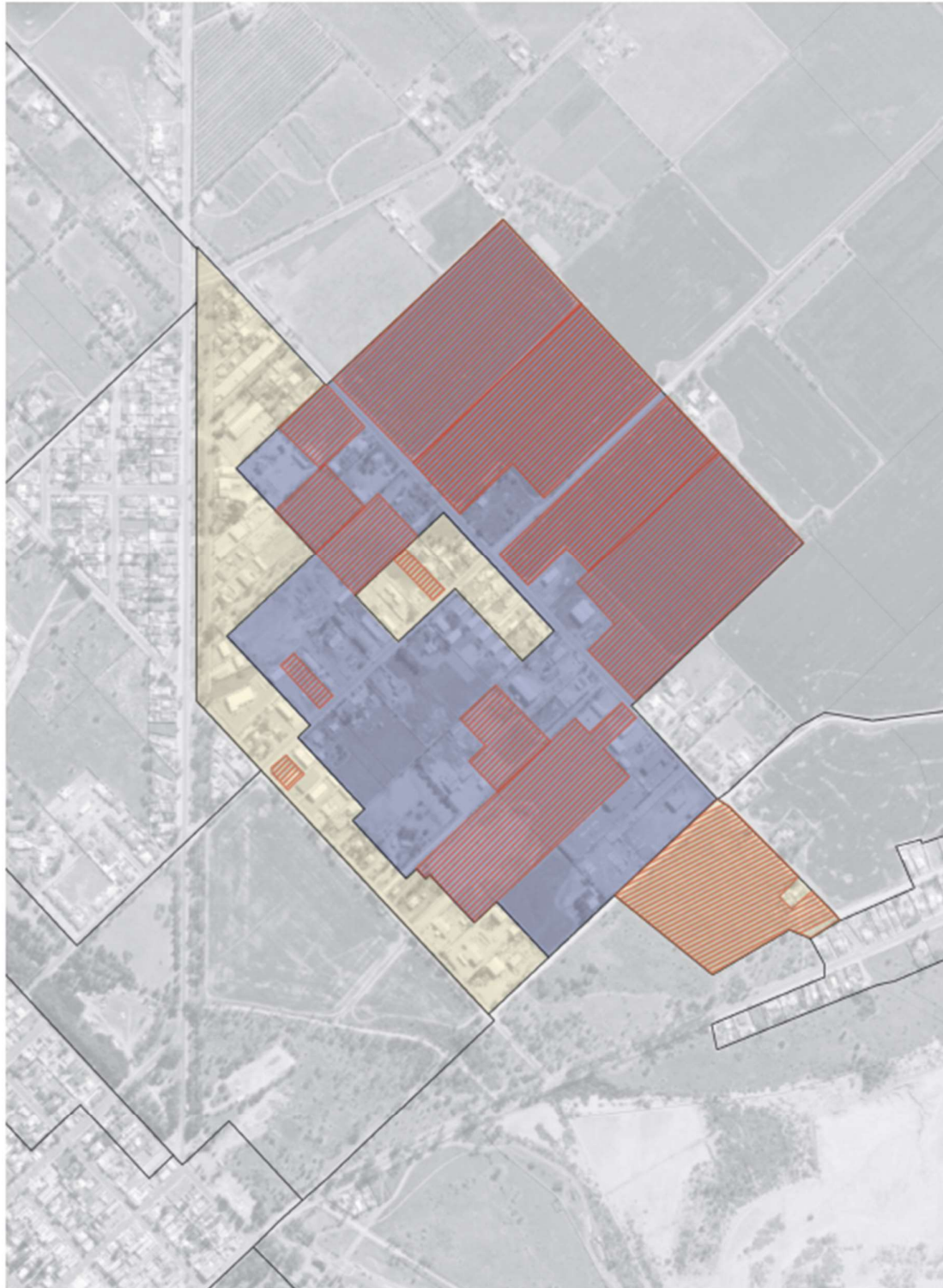
Employment (Bulk Handling) Zone

Strategic Employment Zone

Vacant land (57.990ha)



Figure 6.8 Employment Land Supply – Moonta



Moonta

LEGEND

Employment Zone

Strategic Employment Zone
Vacant land (44,638 ha)



7. KEY FINDINGS

Key strategic documents recognise the need for well serviced, appropriately located, development ready and affordable land supply for both residential and employment purposes.

In relation to existing supply within the Council area, there are:

- 108 residential allotments approved;
- a further 384 residential allotments proposed;
- approximately 363 hectares of residentially zoned land;
- 18 hectares of unutilised Strategic Employment Zoned land (not within Wallaroo); and
- 7.66 hectares of unutilised Employment Zoned land (not within Wallaroo).

While there is appropriately zoned land for residential land supply for the short to medium term, the actual availability of this land is uncertain as:

- there is no requirement for a land owner to release land for development;
- land owners may have no intention to sell or develop their land; and
- even if released to market, zoned land may not be development ready due to lack of infrastructure provision.

Therefore, the identified “land supply” is not an accurate reflection of available and developable residential land.

In terms of future land supply, Kadina is the only township with land designated for future growth, with approximately 30 hectares of land zoned Deferred Urban.

There is currently less than 1 hectare of employment land available for purchase or lease within the Council area (as at 29/07/2024). In Wallaroo there is no available employment zoned land. The job-to-resident ratio for the Council area in 2021/22 was 0.89, meaning there were less jobs than resident workers. As such, many residents are required to travel outside of the Council area to access employment. Demand for employment land will increase as the population increases. There must be suitably zoned land within the Council area and its townships to facilitate new businesses in desirable locations.

In light of these findings, rezoning the Affected Area from the Rural Zone to the Neighbourhood Zone and Employment Zone will have a negligible impact on residential land supply and a positive impact on the supply of employment land within the Council area.

For the Wallaroo Township specifically, rezoning the Affected Area will provide:

- much needed employment zoned land, where there is currently no supply; and
- provide additional residential zoned land that will support population growth into the future.