



Port Pirie Regional Council

...the region of opportunity!

GROWTH, DEVELOPMENT & OPPORTUNITIES



Port Pirie is the perfect location for you, your family and your business being only 2.5 hours north of Adelaide and located on South Australia's Upper Spencer Gulf. Port Pirie is also the **gateway to the Southern Flinders Ranges** and is ideally suited to service the mining sector in northern South Australia.

The City of Port Pirie is a major regional centre catering to the needs of residents in the Mid North of South Australia. A total of 35,000 residents live within ¾ of an hour from the City. A large proportion of these people use Port Pirie as a service centre for their health, retail, government services and educational needs.

The region offers some **exciting lifestyle opportunities** where you can literally **'have it all'**. Everything within the City is only 5 minutes away, without heavy traffic. This includes a thriving retail sector which has seen the redevelopment of the Pirie Plaza complex (Coles, Kmart and variety stores) and the Woolworths complex, with the possibility of attracting another major shopping complex in the near future. Add to this the many leisure activities you may choose to pursue including fishing and golf or relax on the recently redeveloped foreshore or at one of our many parks and gardens.

Participate in one of the numerous sports on offer or perhaps indulge in the various cultural activities including the Port Pirie Regional Art Gallery, National Trust Museum or see a performance at the Keith Michell Theatre. Enjoy mouth-watering cuisine at one of the City's many dining establishments, visit a nearby winery or explore the spectacular Southern Flinders Ranges only a short drive away.

The City also boasts a major regional health facility, offering a variety of services supported by visiting specialists. Housing prices are very affordable with good growth and rental returns. This, coupled with the selection of high quality education facilities, makes Port Pirie the **ideal location to set up your business**, or to relocate and enjoy the envious lifestyle and the opportunities available.

A significant amount of development has occurred in the region over the last few years and more will take place as a result of the expected mining boom in the north of the State.

"Opportunities are abundant in Port Pirie and now is the time to consider investing in or moving to a City that is going places."

Port Pirie Regional Council has completed many **community projects** including rejuvenating the CBD; the foreshore has received a major facelift; a large Skate Park has recently been opened; a new library is due to open in late 2009 and a new community swimming pool is on the way. Council has and will continue to invest heavily in the growth and development of the region.

Port Pirie has experienced strong residential development with 389 lots created in 2008 (245 in 2007), with many selling off the plan prior to construction. The City has also seen extensive retail improvements, with many National chains now having a presence in Port Pirie and the expectation of more to come.

Port Pirie Regional Council is also about to commence a major marketing and promotional campaign to attract more people and businesses to the City.

A snapshot of the major projects which are either completed or underway are included over the page, together with details of the development applications approved by Council over the last 5 years.

There is a lot happening in the City with more expected. Port Pirie offers you, your family and your business some **exciting opportunities**:

- Great career prospects
- Live in a City where **owning your own home is not just a dream** - bigger homes and smaller mortgages
- The choice of a City or Rural lifestyle
- Excellent education facilities, preschool through to tertiary
- Everything you need within easy reach
- Having the lifestyle you and your family have been looking for
- An ideal location to set up or relocate a business
 - Events, festivals and other activities regularly held in the region
 - Visit the many attractions in the region.



Come and see for yourself!



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Major Projects in the Port Pirie Regional Council region:

Retail

- Centro Redevelopment \$12m
- Woolworth's Complex enlargement \$5.17m
- Country Target Store \$5m
- Radio Rentals/Reject Shop \$0.25m
- Electrical Discounters \$2.3m
- Old Court House redevelopment \$4m
- Norman Street retail alterations \$1m

Residential

- Group Dwellings (38 Units) \$5.7m

Land Divisions:

- Spencer Estate 21 allotments
- Glynde Estate 84 allotments
- Kingston Estate 60 allotments
- Kingston Road Estate 44 allotments
- Kingston Road/Henry Street 43 allotments
- Balmoral Estate 64 allotments
- Magor Road 62 allotments
- Radford Park 31 allotments
- Riverglass Investments 70 allotments

Commercial

- Central Hotel rebuilding \$0.9m
- Cabin Park expansion/provision conference facilities \$2m
- Lifestyle Village \$20m; 85 Units 17 serviced apartments
- Clements Gap Wind farm \$110m
- Barn Hill Wind Farm \$317m
- 1/02 Huri P/L Distribution warehouse \$0.4m
- Medical Clinic – General Practitioners rooms \$0.2m
- Pasmenco Freshwater slag granulation facility \$6.95m
- Masen Property Group Motel Redevelopment \$0.4m
- Office Building on Florence Street (Kirkbride Architects) \$3.6m
- Electranet Electrical Sub-station Expansion and Transmission Lines \$30m

Education

- Mid North Christian School expansion \$0.641m
- St Mark's College School expansion \$2.35m

Health

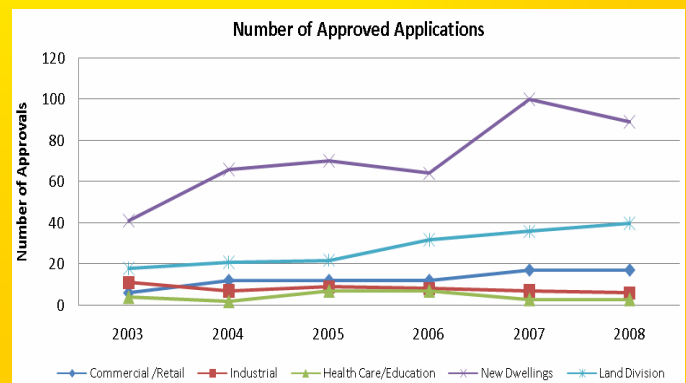
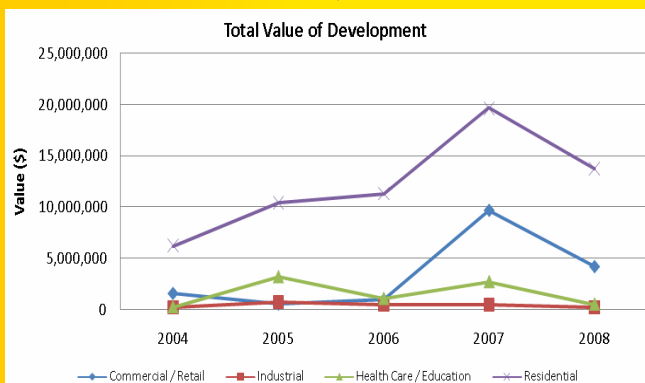
- Port Pirie Hospital Allied Health Facilities expansion and improvements \$12m
- St Joseph's House (Aged Care Facility) extension \$2.1m
- Willochra Aged Care facility (Crystal Brook) extension \$3.16m
- Ambulance Station \$0.85m
- Crystal Brook Retirement Villas \$1.2m
- Lealholme Aged Care Facility expansion \$1m

Council Projects

- Main Road & Ellen Street redevelopment \$1m
- Flinders View Park (playground; BBQ area; lawn recreation area; stage and amphitheatre) \$3m
- Berth 3 Redevelopment \$1m
- 4shoreSk8 (Skate Park) \$0.4m
- Cultural Precinct (new Library & IT Centre) \$3m
- Additional Boat Ramp and river dredging \$1m
- Refurbishment/replacement of Port Pirie Swimming Pool \$1m
- City drainage \$10m
- New Council Depot \$0.2m
- Waste Management Facility \$0.49m
- Florence Street redevelopment \$1m



Our region keeps growing...



EXPLORE THE OPPORTUNITIES!