

**Port Augusta Child Care Centre**  
**3, 7 and 11 View St, Port Augusta**  
**94 Place Child Care Centre - Planning Consent In Place**



Are you looking to build wealth while boosting the local Port Augusta economy? This exciting commercial opportunity comprises a prime 3505m<sup>2</sup> allotment with DA approval for a 94-place child care centre. Architecturally designed, the purpose-built 724m<sup>2</sup> premises will cater for children from birth to school age and feature six activity rooms, a full commercial kitchen, reception, office/meeting rooms, a library and laundry. A focus on outdoor connectivity is also paramount, with 784m<sup>2</sup> of professionally landscaped outdoor areas to include sand pits, play towers, swings, totems, teepees, sensory walls, tunnels and bike tracks. Parking for 41 cars complements these key features, and acoustic, civil, wastewater, soil toxicity and traffic flow reports are completed.

Additionally, embrace the enticing potential to open a second 94-place child care centre on the adjoining 1619m<sup>2</sup> allotment. Recent Australian Government initiatives have ensured there's never been a better time to buy into this industry. The last Federal Budget proclaimed affordable child care as a priority, announcing a \$4.7 billion injection over 4 years and an increase in Child Care Subsidy (CCS) rates from July 2023. These reforms are estimated to make 96% of families with children in care better off and see a return to the workforce of an extra 37,000 full-time workers.

Last year, Victoria University's Mitchell Institute discovered 82% of regional South Australians are without access to a centre, labelling it a "child care desert". Families need easy access to affordable, high-quality care, and this opportunity represents precisely that.

**Key Highlights:**

- 3505m<sup>2</sup> allotment with DA approval for a 94-place child care centre
  - Catering from birth to school age
  - Architecturally designed and purpose-built 724m<sup>2</sup> premises with six activity rooms
  - Full commercial kitchen plus reception foyer, office/meeting rooms, library and laundry
  - Professionally landscaped outdoors, featuring sand pits, play towers, swings, totems, teepees, sensory walls, tunnels and bike tracks across 784m<sup>2</sup>
  - Parking for 41 cars
  - Acoustic, civil, wastewater, soil toxicity and traffic flow reports completed
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- Includes adjoining 1619m2 allotment, DA ready for 2nd child care centre of up to 94 places
- Offers increased access for children to socialise and meet their development potential
- Creates opportunities for parents to re-enter the workforce
- Avenue to attract new residents to Port Augusta

#### **Surrounding amenities:**

- Willsden Primary School (280m)
- Port Augusta Hospital (350m)
- Mussara Shopping Complex (1.3km)
- Seaview Christian College (1.8km)
- Wharflands Plaza (3.2km)

#### **Port Augusta Information:**

Located 310km north of Adelaide, Port Augusta is where the desert meets the sea. An industrial city near the head of Spencer's Gulf, it's the third largest urban area on the Eyre Peninsula, playing host to 14,102 people (ABS 2018). Widely recognised as a leader in renewable energy, it supplies about 40% of South Australia with electricity. This, along with increases in other major projects, has resulted in an influx of contractors and their families relocating to Port Augusta, meaning the demand for quality child care is high.

Tourism is another prosperous trade. Famed as the "Crossroads of Australia", virtually all road traffic across Southern Australia passes through this geographically gifted township. Head north on the Stuart Highway to arrive at Alice Springs or Darwin, drive west on the Eyre Highway to reach Perth, head east to arrive in Sydney via Broken Hill while turning south takes you to Adelaide via the Princes Highway.

Also well known as "The Gateway to the Outback", it's the starting point for travels across Flinders Ranges and the mighty Nullarbor Plain. It's also a destination of choice for yachting, fishing and skiing in the northern waters of Spencer's Gulf. A beach beckons right in the centre of town, or alternatively, savour the scenic Port Augusta coastline by cycling or strolling along the 7.8km Coastal Path. It connects with the Australian Arid Lands Botanic Garden, a picturesque 250ha-plus environmental showpiece.

Along with ample shopping and sporting facilities, Port Augusta has a long history as an education hub, providing the base for the 'School of the Air' since 1958. Public and private education options for primary and secondary schooling also feature, along with TAFE SA, private training organisations and Uni Hub Spencer Gulf.

Having undergone upgrades to infrastructure and amenities to feature modern shops, restaurants and beautiful waterside scenery, Port Augusta is the perfect mix of a cosmopolitan city and quiet coastal town. Capitalise on its unique location and economic potential and meet the demand for much needed child care. For all enquiries, contact:

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*Disclaimer: Whilst every effort has been made to ensure the accuracy of this information, no warranty is given whatsoever and interested parties should rely on their own investigations and inspections in all respects.*

*Images depict the architect's representation of the concept plans.*

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