

**Peterborough Child Care Centre**  
**Lots 634 & 641 Bourke St, Peterborough SA**  
**82 Place Child Care Centre - Planning Consent In Place**



Regional South Australia is in the grips of a severe child care shortage. This Planning Consent-Ready Property opportunity for an 82 place child care centre on a 2023m2 allotment ensures families easy access to the high-quality child care they deserve while securing a prosperous future.

Concept design plans are available to highlight the impressive potential of this architecturally designed centre. Purpose-built, it will cater for children from birth to school age and feature five activity rooms, a full commercial kitchen, reception, office/meeting rooms, a library, laundry and 25 car spaces. A focus on outdoor connectivity is also paramount, with professionally landscaped outdoor areas to include sand pits, play towers, swings, totems, tee-pees, sensory walls, tunnels and bike tracks.

The Australian Government has taken recent measures to make investing in this industry an enticing prospect. The latest Federal Budget announced providing accessible child care was a top priority, pledging a substantial \$4.7 billion injection of funds over four years and promising to raise the rates of the Child Care Subsidy (CCS) 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, making this the perfect opportunity to build wealth while boosting the local economy.

**This opportunity provides the following:**

- Planning Consent ready 2023m2 allotment for an 82 place child care centre with concept design plans available
- Catering from birth to school age
- Architecturally designed and purpose-built 599 m2 premises with five activity rooms
- Full commercial kitchen plus reception foyer, office/meeting rooms, library and laundry
- Professionally landscaped outdoors, featuring sand pits, play towers, swings, totems, tee-pees, sensory walls, tunnels and bike tracks across an 800m2 footprint
- Parking for 21 cars
- Increased access for children to socialise and meet their development potential.
- Opportunities for parents to re-enter the workforce.
- An avenue to attract new residents to Peterborough.

**Surrounding amenities:**

- St. Joseph's Catholic Primary School (approx. 130m)
- Main Street cafes, shops, supermarkets and services (approx. 600m)
- Peterborough High School (approx. 700m)
- Peterborough Primary School (approx. 1.6km)
- Nova Systems Space Precinct (approx. 2.3 km)

**Peterborough Information**

Located 246 km north of Adelaide, Peterborough is a historic railway town in the mid-north of South Australia and nestled at the southern edge of the Flinders Ranges. Once a hub for mighty locomotives, it was hugely important as a railway link between the mines at Broken Hill and the iron and steel processing at Port Pirie. At its height, over one

hundred trains a day were passing through the town, and while today it's no longer a giant of the rail industry, it has pivoted into the 21st century with the arrival of Australian defence firm, Nova Systems, into the region.

In 2022 Nova Systems officially launched Space Precinct - a new ground station facility sprawled across a 21 hectare Peterborough site. It hosts world-leading technology connecting satellites to Earth and supports the state's plan to grow its presence in the \$500 billion-a-year global space sector. The Space Precinct site supports the Australian Space Agency, and Nova recently signed a new agreement with European space company Leaf Space which has just installed an additional terminal at the site.

Even with its technological advances, Peterborough still retains its quaint country charm. A population of 1,428 (2021 census) call it home, which plays host to one of the largest town halls in South Australia. It stretches along the main street and dominates the streetscape. In fact, many heritage-listed sites are found here, as is one of the nation's finest traditional experiences, Steamtown. A prime tourist attraction, the Heritage Rail Centre has original railway workshops and tools, the impressive half-circle Roundhouse which was built in 1925-1926, the unique triple gauge turntable (reputedly the only one in the world) and a former weighbridge. Peterborough also pays homage to "Bob the Railway Dog" with a sculpture of this internationally famous four-legged local, who spent his life traversing Sydney, Melbourne, Oodnadatta, Broken Hill, Mt Gambier and more by train.

Locals also love Victoria Park on Queen Street - a pleasant place for a leisurely stroll or picnic – and the town includes a preschool, a catholic primary school, a state primary school and a state high school. Peterborough Community Preschool is currently the only option for long day care, before and after school care.

Secure a lucrative future while giving back to a community that needs access to quality child care. For more information, 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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