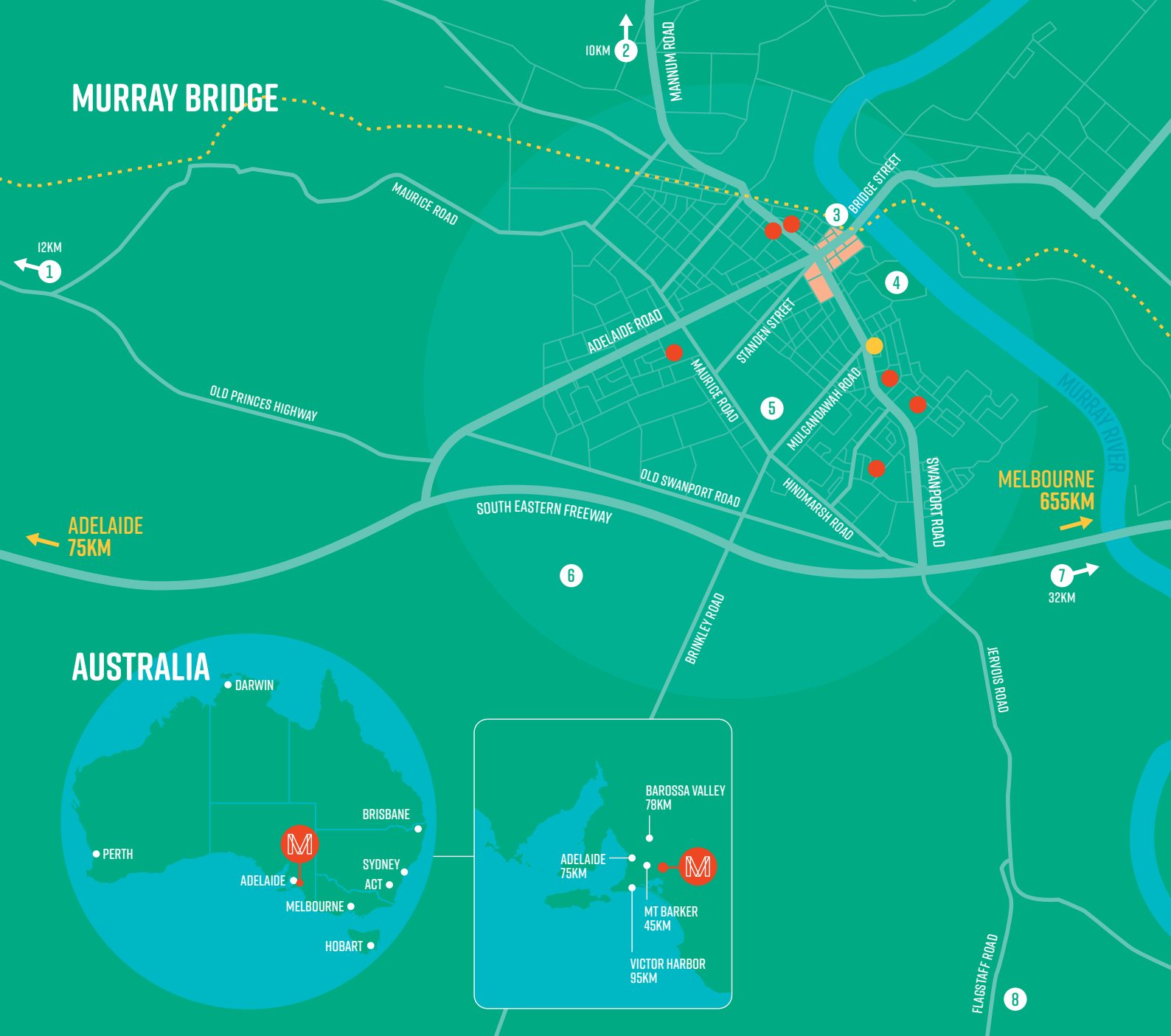




MAKE IT YOURS



1. MONARTO ZOO 2. THOMAS FOODS 3. BRIDGEPORT HOTEL 4. STURT RESERVE
5. NEWBRIDGE 6. GIFFORD HILL 7. THE BEND 8. INGHAM'S FEED MILL

-  HOSPITAL  SHOPPING/RETAIL
 SCHOOLS  RAILWAY



**MURRAY BRIDGE IS
CHANGING. WE'RE CREATING
AN ENVIRONMENT WHERE
YOU CAN MAKE YOUR OWN
OPPORTUNITIES, MAKE A
HOME, MAKE AN INVESTMENT,
AND MAKE MEMORIES.**





MAKE MURRAY BRIDGE YOURS

The mighty Murray River, home to the Ngarrindjeri people for centuries, is the lifeblood of Murray Bridge, providing water, recreation, jobs, and a lifestyle that is the envy of other regions.

Our city was established in 1874 as a vital link in South Australia's fledgling trade routes. Its proximity to the river, and convenient distance from Adelaide and the eastern states, has seen Murray Bridge transform into the Murraylands' largest regional, commercial hub.

As Adelaide's population and economy expands over the coming decades Murray Bridge will see unprecedented growth and is on track to become one of the largest regional cities in South Australia.

Approximately a 60-minute drive from Adelaide's CBD, via a dual-lane freeway, the City's population is forecast to rise from 20,000 to 29,000 by 2041. Along with this growth an additional net 13,000 jobs are forecast to be added to the region.

Murray Bridge has land, skills and opportunity in abundance. We're transforming the riverfront into thriving community spaces, creating connections with the business district and welcoming new development into our city centre.



60 MINUTES

by car from the Adelaide CBD

Several game changing projects are planned, currently under construction or recently completed including:

- \$350m Renewable Energy Systems solar farm comprising a 176MW solar panel array and large battery
- \$35m Gifford Hill Race Track and Community Function Centre
- \$140m Gifford Hill master planned, multi-use residential development
- \$50m Newbridge residential development
- \$14m riverfront redevelopment of Sturt Reserve
- The expansion of Monarto Zoo including a Wild Africa exhibit, a \$17m visitor centre and a \$35m accommodation facility
- \$40m redevelopment of the Bridgeport Hotel
- \$21m SA Water waste water treatment plant with solar PV cells and associated battery energy systems
- The Bend Motor Sport Park construction
- Tourism projects in excess of \$14m
- \$26m upgrade to the Beston Global Food Company's Jervois cheese and dairy factory
- The Terregra and Pallamanna solar renewable energy projects costing \$5m
- The multi-million dollar Thomas Foods state-of-the-art meat processing plant
- \$40m construction of the Ingham's Feed Mill
- \$14m expansion of the Big River Pork pork processing facility
- \$71m expansion of Costa Adelaide Mushrooms at Monarto.

The City's proximity to national transport routes, as well as available power, water and gas has resulted in a surge in intensive animal production and processing industries.

The region is also ideal for the production of high quality produce including stonefruit, vegetables, grains and livestock.

As a large service centre featuring shopping, schools and health facilities, Murray Bridge has the infrastructure to support not only the immediate population, but also that of the surrounding area and future growth.

This proud community is changing like never before.

MURRAY BRIDGE – MAKE IT YOURS.

Population to increase from 20k to

29K OR 30%
BY 2041



Homes are

25%

more affordable

\$1B

of development
in the pipeline



MAKE AN INVESTMENT

Murray Bridge has flat, fertile land in abundance and the infrastructure to support future growth.

Our rural city is located close to existing national transport routes and a major rail, road and airport transport hub is proposed for nearby Monarto.

Available power, water and gas has resulted in a surge in intensive animal industries with significant investment currently underway to expand poultry, pork, lamb, beef and sheep production and processing facilities.

Forecasts show that these processing facilities will continue to grow to meet future domestic and international demand.

Access to clean water, sandy soils and world class technology enable the region to yield quality produce including stonefruit, vegetables, grains and livestock.

The low rainfall environment ensures the region's grains and hay have some of the lowest exposures to disease in the world, resulting in superior quality product for customers.

The region is ideal for growing wheat for flour production, barley and oats for stock feed, and high-quality hay for feed silage which is used in intensive animal production around the world.

For investors and developers requiring a skilled workforce the introduction of the new Designated Area Migration Agreement for regional South Australia will attract more migrants to live and work in the region.

**THERE HAS NEVER BEEN
A BETTER TIME TO INVEST
IN MURRAY BRIDGE.**



CASE STUDY **INGHAM'S MADE IT IN MURRAY BRIDGE**

In February 2019 Australia's largest integrated poultry producer, Ingham's, opened a \$40m greenfield feedmill at Murray Bridge to supply its poultry production in South Australia. The facility is the centrepiece of Ingham's \$279m state-wide expansion.

Ingham's investment generated 650 construction jobs alone, with another 850 jobs expected throughout the supply chain.

The facility was built over two years by South Australian-based Ahrens Design and Construct and will operate around the clock. It includes grains, meal and product silos and warehousing space.

MAKE AN OPPORTUNITY

Murray Bridge is open for business.

In the CBD a revitalised Sixth Street cultural precinct, along with the refreshed retail precinct on Bridge Street, has created new investment and business opportunities.

With the City's population forecast to increase by 30% by 2041 the community will demand quality cafés and restaurants and more choice in services.

We're calling on innovative entrepreneurs and businesses, like The Davery Establishment, to share in our growth.



CASE STUDY THE DAVERY ESTABLISHMENT

The Davery Establishment opened in 2013 as a café specialising in local and regional produce, making everything on-site themselves. They work closely with other small businesses and producers in the region including Bakehouse Farm, Two Fish Coffee, Aussie Apricots, and SheOak Baker to name a few.

Since opening they have continued to innovate and with Murray Bridge offering opportunities to explore and grow as a small business The Davery's next venture will be taking their business to the people. To complement the bricks and mortar businesses in the area the café is transitioning to a mobile coffee/food van located in the CBD during the week and at local events and festivals at other times. The Davery also has a reputation as one of the region's premium caterers.

CASE STUDY
**MAKING THE
BRIDGEPORT
HOTEL BIGGER
AND BETTER**

The highly anticipated \$40m construction of a new six-story, four-star hotel on the existing Bridgeport Hotel site on Bridge Street will soon be commencing.

The new hotel will feature 99 guest rooms, undercover car parking, a restaurant with al fresco dining, a gym, a swimming pool and a function room.

The Bridgeport Hotel, which was originally built in 1884, will become a new landmark for Murray Bridge, with its riverfront views bound to attract visitors and locals alike.



MAKE IT YOUR PLACE TO LIVE AND WORK

The Murray River is central to the lives of the people of Murray Bridge providing water, recreation, jobs, and a lifestyle that is the envy of other regions.

Home affordability attracts many residents with a median house value in Murray Bridge of \$240,925 at June 2018 — \$160,785 lower than the median house valuation for South Australia.

Renting is also an affordable option with a wide range of rental properties on offer and the median rent in Murray Bridge almost 25% less than the median rent in Adelaide.

High end homes, with easy access and river views, are popular with professionals living and working in the region. People commuting to work in Adelaide and the Adelaide Hills also take advantage of Murray Bridge's affordable land to build their dream home.

As well as being close to Adelaide, the City enjoys a central location to popular places in South Australia including the world class Barossa Valley and Langhorne Creek wine regions and seaside destination Victor Harbor.

A cinema and a range of cafés, hotels and restaurants compliment the five supermarkets, including Drakes and Aldi, and a variety of speciality shops located in the CBD.



Traffic is light and manageable, even in peak early morning and later afternoon times.

The City has excellent health services and facilities and features one of the largest regional hospitals in the state.

There are three popular senior schools, Murray Bridge High, Unity College and Tyndale Christian School, with Murray Bridge High offering an entrepreneurial school. The City also features six junior schools and numerous preschools and nurseries, with an even balance of private and public schooling on offer.

The Murray River Study Hub provides opportunities for Murraylands and Riverland students to pursue tertiary education and VET alternatives without having to travel or relocate outside of their region. Courses are offered online and mix mode by our education partners, CQ University Australia, Flinders University and TAFE SA.

Several cultural and entertainment spaces provide access to exhibitions and performances including the Murray Bridge Regional Gallery and the Murray Bridge Town Hall. The gallery features three distinctive exhibition spaces and a retail space showcasing contemporary craft and artworks made by leading artists, while the Town Hall is a preferred venue for local and visiting performers.

There are over 20 sporting or social clubs scattered throughout Murray Bridge. These include cricket clubs, tennis associations (hard court and grass), a shooting range, rowing club, a large popular basketball stadium, netball clubs, a golf club (currently undergoing expansion), a new greyhound racing track, new horse racing track and the popular Murray Bridge Speedway.

With over \$1b of projects completed or in the pipeline, creating thousands of new jobs, Murray Bridge will need to expand its workforce and attract and retain skilled people in the years to come.

**YOUR NEW HOME, AND LIFE,
AWAITS YOU IN MURRAY BRIDGE.**

Projects forecast to require workers include:

- \$350m solar farm – 200 direct and 320 indirect jobs during construction
- Multi-million dollar Thomas Foods meat processing plant – 400 jobs during initial stages of production increasing to 2000 once fully operational
- \$40m expansion of the Ingham's Feed Mill – 850 jobs throughout the supply chain
- \$71m expansion of Costa Adelaide Mushrooms at Monarto – 200 jobs
- \$40m construction of a new Bridgeport Hotel – 200 jobs during construction, 80 once opened
- Monarto Zoo \$17m expansion and construction of a \$35m accommodation facility – 136 jobs during the construction phase, and 89 jobs once in operation.

Jobs, affordable housing and available rental properties, together with an enviable location on the majestic Murray River, and only 60 minutes to Adelaide, makes Murray Bridge your choice for work.

CASE STUDY THOMAS FOODS ARE MAKING JOBS

South Australian meat processor Thomas Foods International is spending several hundred million dollars on a new state-of-the-art processing facility to be located on a greenfield site 10 km from the Murray Bridge town centre.

The facility is the single largest investment by Thomas Foods in its 30-year history showing enormous confidence in Murray Bridge's vision for growth. The plant will be the most advanced multi-species processing facility in Australia featuring the latest advancements in technology, efficiency, environmental sustainability, animal welfare and workplace safety.

It is expected to employ up to 2000 people once fully operational and will be a major source of jobs for local Murray Bridge residents.

The State and Federal Governments are contributing \$24m in road and utility infrastructure to support the plant's operations.

CASE STUDY MAKING A COMMUNITY

Gifford Hill is one of the largest residential projects in Murray Bridge's history. The project will see the relocation of the Murray Bridge Racing Club (MBRC) and the creation of a new, state-of-the-art racecourse and thoroughbred training facility at Gifford Hill on the outskirts of the City. This development includes a state-of-the-art function centre, with seating for up to 600 people, a retail and commercial precinct and up to 3000 residential allotments to support the City's growth expectations over the next 30 years.

With world class racing and training facilities the Gifford Hill development will position Murray Bridge as a centre for horse racing excellence.

The existing Murray Bridge racecourse site in the centre of Murray Bridge will be redeveloped into residential housing. This new community will be known as Newbridge and will encompass both the old racecourse and the adjacent fairways of the golf course with a total development area of 45.78 hectares.

This development will include, and integrate, an upgraded and expanded par-71 championship golf course, a linear park with pedestrian and cycle paths, up to 400 residential lots, and potentially a neighbourhood shopping centre, holiday accommodation and retirement village of up to 400 residential lots.



MAKE MEMORIES

Located at a wide and safe part of the river, enabling sensational access to the riverfront, Murray Bridge is Adelaide's playground.

Water sports are extremely popular, for locals and tourists, including skiing, cruising, fishing, stand up paddle boarding, kayaking and jet skiing.

Monarto Zoo, located 10 minutes' drive from the outskirts of Murray Bridge is the biggest open-range zoo in Australia spanning more than 1,500 hectares and home to more than 50 species including one of Australia's largest lion prides and giraffe herds. Monarto is a must see for local, national and international tourists, attracting 160,000 visitors each year.

Visitors to Murray Bridge can also enjoy a river cruise aboard the Proud Mary, the southern hemisphere's largest inland paddle wheeler, operated by national tourism operator Sealink and Captain Cook Cruises.

The Lavender Federation Trail begins in Murray Bridge, for bush walking enthusiasts, and winds 325km through some of the most picturesque parts of the state.

For motorsport enthusiasts The Bend Motorsport Park, located at Tailem Bend only 25 minutes from Murray Bridge, is a state-of-the-art, world-class motorsport facility catering for international events, national series racing, grass roots club events, driver safety training and drive experience programs.

Several other significant tourism projects are currently being planned.

To build on existing popular tourist opportunities the Council has developed the Sturt Reserve Masterplan which will completely transform the riverfront. Spaces will be created to help interpret Murray Bridge's rich cultural heritage and additional paths and bikeways are planned to improve access from the riverfront to the CBD. An expanded skate park, world-class adventure playground, a wetland splash play area and a place for music and other events will complement newly established restaurants offering stunning river views.

An increase in visitation requires an increase in accommodation and projects like the Bridgeport Hotel expansion and the introduction of accommodation at Monarto Zoo will ensure visitors to Murray Bridge have plenty of options when planning to stay.



An architectural rendering of a proposed visitor centre at Monarto Zoo. The building features a prominent, sweeping, curved roofline with a light blue-grey finish and a dark brown wooden cladding on the lower levels. Large glass windows reveal an interior with tables and chairs. The building is surrounded by a paved plaza with outdoor seating and a landscaped area with trees and white human figures for scale. In the background, a large parking lot is filled with various cars and a bus, with more trees and a clear sky above.

CASE STUDY MAKE IT MONARTO

Monarto Zoo will construct a new, \$17m visitor centre as part of their Wild Africa project expansion and have also announced the planned construction of a \$35m accommodation facility.

The visitor centre will include a café, nature play space, gift shop and potentially a restaurant or function space.

When finished, Zoos SA estimated it will employ 89 people and contribute \$6m to South Australia's economy each year. The building works are expected to create another 136 temporary jobs.

When fully completed, the Wild Africa project will incorporate a safari resort, luxury camping and other experiences.

MAKE IT YOURS

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