

2025

# INVESTMENT PROSPECTUS



An Australian Government Initiative



Regional  
Development  
*Australia*

**YORKE AND MID NORTH**

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Riesling trail



Jamestown caravan park



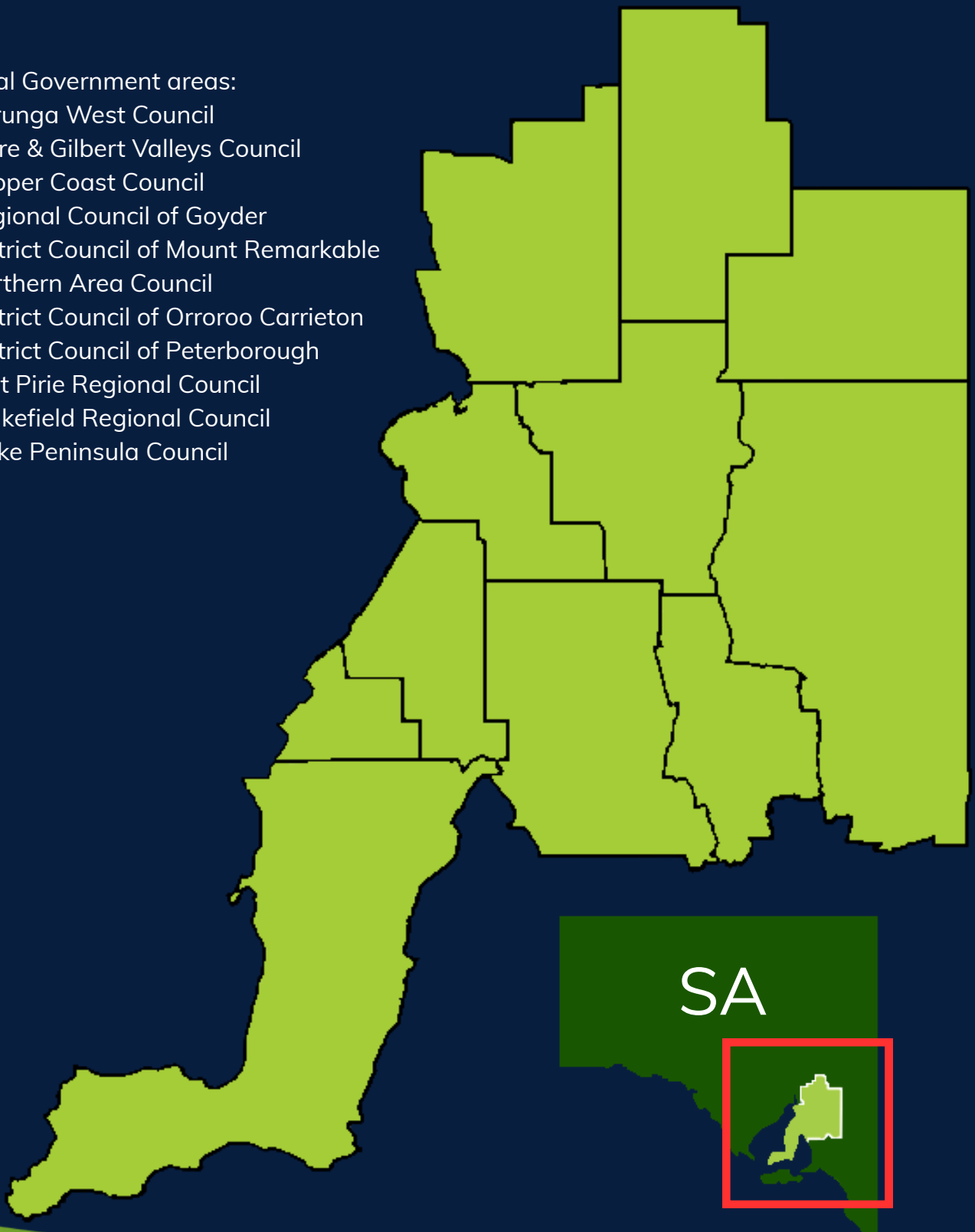
Peterborough Steamtown

# REGION AT A GLANCE

The Yorke and Mid North region covers an area of 34,849km<sup>2</sup>, spanning from Carrieton in the north to Hamley Bridge in the south, Eudunda in the east to the bottom of the Yorke Peninsula in the west. This region encapsulates some of Australia's most productive agricultural land, competitive industrial and commercial ventures, exceptional natural assets combined with world-class tourism experiences.

## 11 Local Government areas:

- Barunga West Council
- Clare & Gilbert Valleys Council
- Copper Coast Council
- Regional Council of Goyder
- District Council of Mount Remarkable
- Northern Area Council
- District Council of Orroroo Carrieton
- District Council of Peterborough
- Port Pirie Regional Council
- Wakefield Regional Council
- Yorke Peninsula Council





**Population**  
79,407



**GRP**  
\$5.11B (approx. 17.4% increase on 2023)



**Region workforce**  
(people who work within the region)  
28,702



**Number of businesses**  
7,707

Agriculture, Forestry & Fishing: 37.3%  
Rental, Hiring & Real Estate Services: 13.5%  
Construction: 10.9%



**Region workforce demographics**

Aged 15-34: 30.4%  
Aged 35-54: 38.8%  
Aged 55+: 30.8%



**Top employing industries (by jobs)**  
Agriculture, Forestry & Fishing: 17.4%  
Health Care & Social Assistance: 15.3%  
Retail Trade: 10.1%



**Workforce occupation**

Managers: 20.3%  
Labourers: 13.8%  
Professionals: 13.8%



**Top industries (by value add)**  
Agriculture, Forestry & Fishing: 22.7%  
Rental, Hiring & Real Estate Services: 14.4%  
Health Care & Social Assistance: 9.9%



**Workforce composition**

Live and work in the region: 88.9%  
Live elsewhere and work in the region: 11.1%

Sources:  
ABS 2021 Census Place of Work Employment (scaled)  
ABS 2022/2023 National Input Output Tables  
ABS June 2024 Gross State Product

# COMPETITIVE ADVANTAGES

## Lifestyle / living in the region

The region provides for all lifestyles with 760kms of coastline (Spencer Gulf and Gulf St Vincent), a globally recognised Great Wine Capital in the Clare Valley and the rugged landscapes surrounded by a tapestry of farmland in the Southern Flinders. Visitors and future residents will be delighted to explore all that's on offer for all ages and interests.

- **Housing**

Strong demand for housing within the region ensures housing supply is a key focus. Available housing within the region is more affordable than in metropolitan areas.

- **Education**

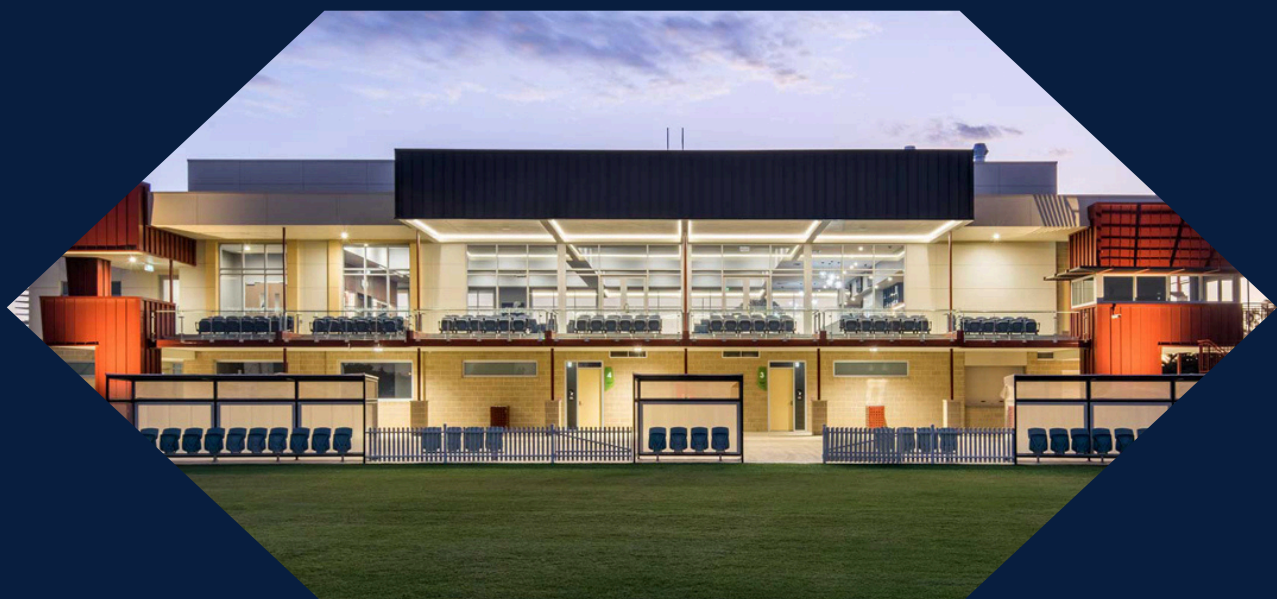
The region is well serviced by childcares, kindergartens, primary and secondary schools (including those that offer onsite student boarding), TAFE and several tertiary education sites operated by UniHub Spencer Gulf.

- **Health**

Services are provided across the region, with majority of larger townships being bases for these services including tertiary hospitals, medical clinics and other allied health professionals.

- **Recreation**

Sporting and recreational facilities are thriving, with ongoing investment enhancing their role as vibrant community hubs and the ability for major competitions and carnivals to be conducted. These spaces bring people together, for organised sport, social connection, or personal wellbeing.



Port Pirie Sports Precinct - Function Centre

# Tourism

- Great opportunities for fishing, swimming and diving across the Yorke Peninsula and Spencer Gulf
- National and conservation parks, such as Dhilba Guuranda-Innes, with untouched landscapes and unique native species
- A large range of bespoke breweries, distilleries and wineries
- Mountain ranges with camping, hiking and thrilling bicycle riding experiences
- Ancient Aboriginal art and artefacts across regions such as the Nukunu Wapma Thura National Park
- Cornish mining world nominated heritage areas of Burra and Moonta
- Diverse accommodation offerings, including tiny home luxury accommodation in Lochiel

Bute silo artwork



Wine tasting



Tiny home luxury accommodation



The Giant Red Gum Tree

# Infrastructure

- **Road**

The Yorke and Mid North region has an extensive road network that provides strong connectivity, particularly for national freight in north-south and east-west directions with export locations at Port Pirie, Wallaroo and Port Giles.

- **Rail**

A fully operational freight rail line connects Adelaide with Port Pirie. A spoke extends east through Jamestown and Peterborough and into the Braemar Province which contains a number of significant iron ore deposits. The Bowmans intermodal terminal facility (located between Balaklava and Port Wakefield) also provides for the seamless transfer of goods (i.e. hay, grain) between rail and road freight.

- **Sea**

There are three key operational ports located within the region, servicing various requirements: Port Giles; Port Pirie; and Wallaroo.

- **Water**

Water resources support primary production and sustain environmental assets including wetlands and lagoons. The region has four main river catchments: Light, Broughton, Wakefield and Willochra, with supplementary supply augmented with River Murray water through two key pipelines (Morgan-Whyalla and Swan Reach pipelines).

- **Gas**

The region is serviced by the Moomba to Adelaide Pipeline Scheme (MAPS), including one of two major lateral pipelines into the regional centre of Port Pirie. As key industries such as mining and mineral processing grow, including on the Yorke Peninsula and in the Braemar region, gas demand and subsequent need for greater load capacities will be essential for enabling major projects to progress.



Beetaloo Reservoir

# Road & Rail Infrastructure network



# OPPORTUNITIES - INVESTMENT PIPELINE

As of June 2025, the total value of investment tracked by RDA Yorke and Mid North is estimated at **\$9.552B**, comprising **77 projects** that are either being investigated, planned, developed, or already in progress. These projects form a critical pipeline that supports the region's capacity to accommodate population growth, expand employment opportunities, and attract further project investment. Each project delivers local and regional benefits, contributing to sustained economic development.

The Mining and Electricity, Gas, Water and Waste Services sector, ANZSIC division codes, accounts for \$8.69B of the total investment through 21 key projects. These include:

- Rex Minerals - **Hillside Mine**
- Magnetite Mine - **Razorback Mine**
- AGL - **Barn Hill Wind Farm**
- Aula Energy - **Carmody's Hill Wind Farm**
- Equis - **Koolunga BESS**
- Goyder Energy - **Goyder North Wind Farm**

These major projects drive significant outcomes such as capital investment, job creation, local procurement, and improved infrastructure and service delivery.

In addition, they stimulate broader regional impacts, including population growth and increased demand for housing and services. This links closely with the Construction sector, which contributes \$531M through 22 projects in the pipeline as of June 2025. Notable projects addressing housing supply and workforce accommodation include:

- **Port Pirie south-west**
- **Paratoo South Road**
- Office for Regional Housing opportunities such as the **Regional Housing Initiatives Program** and **Regional Key Worker Housing Scheme**

A full list of projects and resulting investment can be found via the RDA Yorke and Mid North website: [yorkeandmidnorth.com.au](http://yorkeandmidnorth.com.au)

*AGL's Barn Hill wind farm and battery project render*



# HOW WE CAN HELP

RDA Yorke and Mid North have a team of economic and workforce development specialists in the field to help secure and deliver projects, connect project proponents with investors and markets, and provide business support. Examples of support include:

## **Business, Industry and community groups**

- Business plans
- Advice on feasibility studies and business cases for business growth and community projects
- Information on government and industry programs and services
- Information, advice and reviews of grant applications
- Economic modelling and analysis
- Business networking events and resources
- Industry capability workshops and training
- Support accessing skills training and workforce development
- Advocacy on regional priorities and issues

## **Employers and Job Seekers**

- Advertising job vacancies and opportunities via Jobs Board
- Career coaching and job matching
- Support accessing skills training and workforce development
- Advocacy on regional skills and workforce priorities and issues

## **Local, State and Federal Government**

- Project and program advice and delivery support
- Strategic, economic and industry development planning
- Information, advice, and reviews of grant applications
- Economic modelling and analysis
- Regional, business and project intelligence information
- Infrastructure demand and project profiling and assessments
- Community and industry consultation and engagement support
- Skills forecasting
- Promotion of programs and initiatives



*Waters Burra Bakery*

# CONTACT US

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Corny Point Lighthouse