



**PERTH
SOUTH WEST**
Metropolitan Alliance

**Industrial property investment
opportunities in Perth's
South West Metropolitan Region**



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Metropolitan Alliance

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Perth's growth outlook

Perth's economic outlook is strong as the economy returns to normal after the largest resource investment boom in Western Australia's history. Supplying diverse global markets such as China, Japan and the United Kingdom, the state is responsible for 42% of the nation's exports and continues to be a major driver of Australia's 27 years of uninterrupted economic growth – the longest of any developed nation.

Western Australia's globally significant mining, oil and gas and agricultural sectors are world famous. World-class service and manufacturing industries clustered in Perth are also major drivers of our diverse economy. As Perth's property market nears the bottom of the cycle, residential, commercial and industrial property presents exceptional value. However, increasing global demand for our state's exports is expected to drive economic recovery and growth. The Western Australian Government forecasts economic growth of 3% or more per annum over the forward estimates.

While the state's economy and property market rebuild momentum, now is an exceptional time to invest in Perth. Overseas migration attracted by Western Australia's economic opportunity and liveability is expected to continue to drive population growth. Forecasters predict Perth's population will grow another 1.5 million people by 2050 whilst the proportion of older people also increases. Growth and change will generate significant demand across a range of market segments such as medium and higher density housing and retirement living.

Our well-planned city has the capacity to accommodate this growth whilst enhancing its outstanding natural amenities. Land use plans, housing targets and investment in infrastructure have primed urban precincts across the South West Metropolitan Region for development.

Investing in the South West Metropolitan Region

The South West Metropolitan Region contains a diversity of vibrant Activity Centres and precincts of interest to developers or investors. Major opportunities in these locations are outlined below where land use planning has been completed or is underway, or government is a landowner.

We welcome your investment

Now is the ideal time to invest in Perth's property market. Perth is Western Australia's capital city and has long been an attractive destination for domestic and overseas investment in property. Perth is consistently ranked as one of the most liveable cities in the world and the most liveable on the Indian Ocean – major factors that attract professionals and young entrepreneurs. You will find the best that Perth has to offer in its South West Metropolitan Region, from iconic activity centres and vibrant coastal villages to thriving innovation and industry hubs. All investors are welcomed and encouraged to explore opportunities in our prosperous region.

How Perth South West can help

The Perth South West can help by:

- » Taking initial enquiries and making regional connections
- » Providing information on our advantages, capabilities and opportunities
- » Coordinating regional engagement and visits.

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Western Trade Coast – industrial development precinct

Western Trade Coast is Western Australia's premier heavy industrial precinct and gateway to the Indian Ocean. The area offers industry significant well-served and affordable land, close to Perth and Fremantle Port, the state's principal cargo port. As the focal point of the state's freight network, Western Trade Coast has access to the state's vast supply of resource and agricultural raw materials for processing into higher-value products.



Kwinana Strategic Industrial Area

The 270-hectare Kwinana Strategic Industrial Area specialises in chemical and resource-based processing, and has become a hotspot for processing lithium. The area provides strategically important industry with access to well-buffered and appropriately zoned land adjacent to the Fremantle Port Outer Harbour's deep water bulk materials facilities and associated road and rail networks.

The Kwinana Strategic Industrial Area is renowned for the strong symbiotic relationship that exists between many processing plants that are able to exchange materials, often trading by-products of industrial processes. Companies located in the area include Air Liquide, Alcoa, BP Refinery, Coogee Chemicals, Tianqi Lithium Australia, Tronox and Wesfarmers.

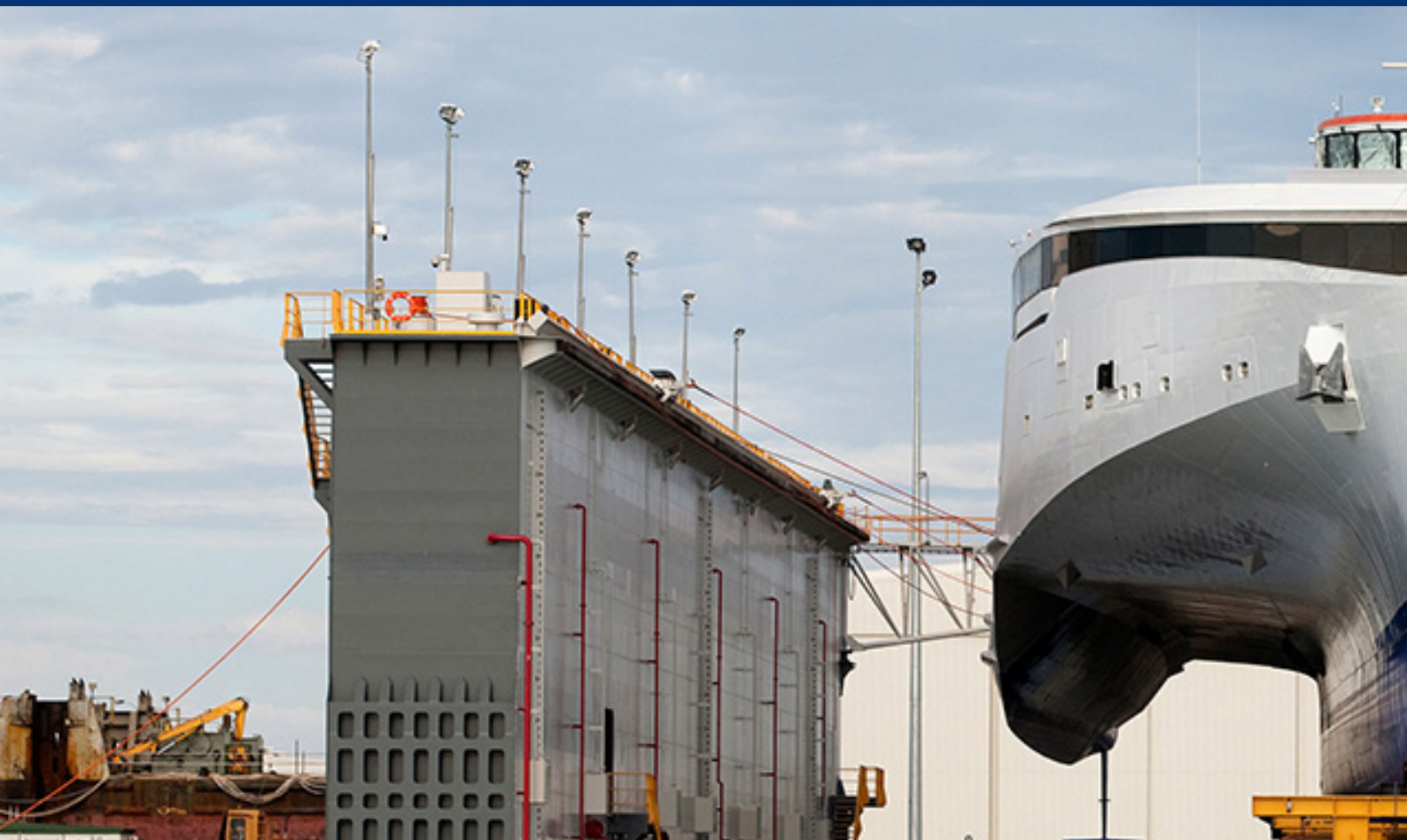
The Kwinana Industry Council is a business association with membership drawn from the Kwinana Strategic Industrial Area and plays an important role in representing industry within the area, facilitating collaboration between companies, and managing programs.



Wandi District Centre

Wandi District Centre is an emerging commercial centre located just 28km from the Perth CBD and is positioned adjacent to Kwinana Freeway. With a planned community of over 20,000 within its immediate catchment, the centre will meet the daily needs of not only the residents, but also the workforce of the planned Latitude 32 industrial estate.

The location, along major freight routes, will see significant passing trade and the centre will grow to become one of the most strategically located centres in the South West Corridor. The 30 hectare site is currently undergoing planning, with opportunities for aged care, high density living as well as retail land uses. The site is adjacent to passenger rail and is located close to a planned district high school and further suburban development.



Australian Marine Complex

The Australian Marine Complex (AMC) is a world-class centre for excellence for manufacturing, fabrication, assembly, maintenance and technology development, servicing the marine, defence, and resource industries. The AMC enhances the opportunities created by the clustering of industries and is home to the largest marine industry in Australia. Over 150 companies are located here including ASC, Austal, BAE Systems, Cvmec, DMS Maritime, Halliburton, Matrix, Orontide, Raytheon, SAAB, Thales and Thyssenkrupp.

With a deep, fully protected harbour, the AMC is arranged into four adjoining precincts, each with a particular service focus:

- The Technology Precinct is dedicated to strategic innovation and enterprise within the marine, defence, oil and gas technology and research sectors. The precinct includes the AMC Jakovich Centre (see box below for more information) and the Australian Centre for Energy Process Training facility.
- The Shipbuilding Precinct is Australia's largest commercial shipbuilding precinct and home to all of Australia's major ship builders. The precinct includes the Marine Support Facility owned and operated by BAE Systems.
- The Support Industry Precinct includes leading manufacturing and service companies, dedicated to providing support to the shipbuilding, defence and resource industries within the AMC and world-wide export markets.
- The Fabrication Precinct includes the Common User Facility (CUF), which is a 40 hectare integrated fabrication and assembly facility, with an open access policy for multiple users. The CUF has the most technically advanced floating dock and transfer system in the world and the largest in the southern hemisphere.

Land for sale or lease is available in the AMC or adjacent industrial precincts. Special use industrial land is available within the Fabrication Precinct is suitable for companies specialising in the subsea oil and gas sector.

Contact Development WA for more information.
landcorp.com.au | +61 (08) 9482 7499.



Australian Marine Complex Jakovich Centre – event and office facilities

The AMC Jakovich Centre is a state-of-the-art central services facility located within the AMC Technology Precinct. It provides professional business, function and conference suites to maximise commercial and networking opportunities. Technology start-ups, relevant business support organisations and retail providers have the opportunity to lease floor space at Western Australia's specialist marine technology park. With a total area of 3,000sqm, the AMC Jakovich Centre has floor space ranging from 75sqm - 451sqm.

Contact the AMC Jakovich Centre to organise an event or lease floorspace at the centre.
jakovichcentre.com.au | +61 8 9451 0850



Rockingham Industry Zone

The 1,150-hectare Rockingham Industry Zone provides land for a variety of business types and industries, ranging from processing, warehousing, transport and logistics to fabrication and maritime-related industries. The Rockingham Industry Zone offers a variety of serviced lots ranging from 1,800 square metres to 14 hectares covering heavy, general and light industry zones.

Major businesses located at the Rockingham Industry Zone include AGC, Aurizon, BHP, BP, Coleman Group, Coogee Chemicals, CSBP, Doral, ECM, Kaefer Novacort, Holcim, Mintech, Ravensdown and Summit Fertilizers.



Latitude 32

The 1,400-hectare largely undeveloped Latitude 32 provides opportunities for light industrial, general industrial and transport activities to complement the other three estates. A precinct dedicated to food processing has been earmarked. Latitude 32 will play a major role in supporting the Fremantle Port Outer Harbor and intermodal terminal.

Contact Development WA for more information.
landcorp.com.au | +61 (08) 9482 7499



Data Centre Opportunities

A diverse range of data centre development opportunities are available across Western Australia, including in Western Trade Coast. Western Australia is playing a crucial role in some of the world's most advanced technological, industrial and scientific projects. It's home to the world's largest radio telescope, the Square Kilometre Array (SKA); the International Centre for Radio Astronomy Research (ICRAR); the Pawsey Supercomputing facility; and one of only eight Cisco Internet of Everything Innovation Centres globally.

Western Australia ideally suited as a data centre location. It's a connected and commercial state, with secure and stable water and energy supplies, highspeed fibre internet access via subsea cables to Asia, the US and Europe, and world-class engineering, research, technology and business capabilities. Adding to this is a strong and prosperous economy, a stable political environment, a large skilled and diversified workforce and a moderate climate.

Contact Development WA for more information.
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Jandakot City – airport industrial precinct. Opportunity now

Jandakot City is a master-planned commercial and industrial precinct that is fully integrated with Jandakot Airport, Perth's general aviation airport. The precinct is conveniently situated on the junction of Kwinana Freeway and Roe Highway approximately 15 minutes from the Perth CBD and Fremantle, with a direct connection to the Kewdale Freight Hub situated next to Perth Airport.

Businesses in aerospace and aviation have clustered in Jandakot Airport and many businesses in oil and gas, warehousing and logistics and manufacturing industries have clustered in Jandakot City. Major companies located here include General Electric (Oil and Gas), Halliburton, Schlumberger, Aldi, Viridian and M3 Logistics. Jandakot City has fully serviced industrial and commercial lots available for lease, ranging in size from one to twenty hectares.

jandakotcity.com.au | +61 (08) 9417 0900



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