

INDUSTRIAL DEVELOPMENT



LANDCORP



STRATEGIC VISION

Some of the biggest projects fuelling Western Australia's economy are based on strategic heavy industrial estates throughout the State.



KEEPING THE HEART OF THE ECONOMY TICKING

We believe it's important to help sustain a strong Western Australian economy.

We do this by providing well located and connected industrial land for development right across our vast State – from Perth to the Pilbara, in the Goldfields and throughout the Great Southern.

And because we deal with so many different industries, we are passionate about people and the relationships we build.

Let's face it, when your workplace is the size of Western Australia, it's important to understand what makes local industries and communities tick.

ECONOMIC IMPACT

Our industrial estates play a vital part in the growth of WA's economy.

They stimulate crucial jobs, build infrastructure that keeps things moving and create organic communities that generate new business long after the estates are developed.

For example, our Western Trade Coast industrial area at Perth's Cockburn Sound is expected to create up to 32,000 jobs and have a total output of about \$41 billion when fully developed.

Such results can only be achieved through successful collaboration with businesses from the service commercial and general industries right through to heavy engineering and oil and gas processing.

It's our way of helping secure prosperity for all Western Australians.

OUTSIDE-THE-BOX THINKING THAT PUTS YOU IN THE BOX SEAT

Every project we take on results in innovative, flexible solutions that answer the needs of modern industry.

Our vast experience and big picture thinking is especially evident in the master planned approach to everything we do. Nothing begins without a clear vision of the final project.

And because we understand making a major investment decision is not a light commitment for our partners, we always offer a comprehensive range of services to make the journey easier.



HELPING YOU NAVIGATE THE MAZE

When you partner with us, we bring our resources to the table.

We obtain all necessary planning and environmental approvals, or help you seek your own. We also assemble adequate buffering so you can operate free from land-use conflicts.

Constructive partnership is central to our business.

We're committed to working effectively with diverse stakeholders, including local government, business, industry associations, regional development commissions and other State Government agencies.

And we connect businesses and encourage co-location to take advantage of shared infrastructure, common supplier proximity, by-product synergies and networking opportunities.

▶ SEEING BUSINESS GROW IS OUR REWARD

We are as interested in where your industry is heading as you are.

After all, our job is to provide land for all types of industries that are strategic to the State's growth.

That's why we take a long-term view to ensure there's always room for industry to expand and respond to changing needs.

Through our statewide land bank we have secured the needs of WA's industry for the next 20 years.

So, no matter what sort of land your business needs, we can help you find it.

▶ COVERING ALL BASES

Whether it's Perth or regional WA, we have land within key growth areas.

Our world-standard Cockburn Commercial Park has been recognised at the prestigious Property Council of Australia Awards as an "outstanding development that is helping to

build better communities in Perth's growing southern corridor".

The 400ha Meridian Park is already creating new opportunities in Perth's north-west corridor. It's part of the 1,000ha Neerabup Industrial Area, which will ultimately be the catalyst for the creation of some 20,000 new jobs in the area.

The Western Trade Coast area is a 3,900ha industry hub 20km south of Perth with road, rail and sea access.

It is WA's gateway to global industry and trade and encompasses the Rockingham Industry Zone (RIZ), Australian Marine Complex (AMC), Latitude 32 Industry Zone and the Kwinana Industrial Area (KIA).

Throughout the rest of the State, we're helping to provide businesses in towns like Newman, Kalbarri and Collie with light industrial land.





FUELLING WA

A new 250ha industrial park being developed in Collie will include a \$3.5billion coal gas to urea plant. Known as the Shotts Industrial Park, it will be home to Perdaman Chemicals and Fertilisers, and will use about 140ha for its proposed project with more than 100ha available for other coal related industries. The park is served with power, roads and rail, has access to resources and a skilled workforce.

INDUSTRIAL DEVELOPMENT 5 BUSTLING CITY CENTRAL

Perth is the centre of our State's powerhouse economy, driven by regional growth.

We have a range of industrial estates that cater to the local needs of the north, south and east growth corridors of the capital city.

In the north, we offer the Neerabup Industrial Area and Enterprise Park in Wangara.

In the south, the Western Trade Coast area encompasses the Australian Marine Complex, Latitude 32 Industry Zone, Kwinana Industrial Area and the East Rockingham Industrial Park.

The eastern parts of the city are serviced by the Orrong Estate, Access Park, Canning Vale Industrial Estate and Forrestfield Industrial Park.

And we are constantly working on a range of next generation business parks and industrial estates throughout Perth.

INDUSTRIAL DEVELOPMENT 5 AUSTRALIAN MARINE COMPLEX

The Australian Marine Complex (AMC) is a world-class centre for excellence in manufacturing, fabrication, assembly, maintenance and technology development, servicing the marine, defence, oil and gas, and resource industries.

Part of the Western Trade Coast at Henderson, 23km south of Perth, the AMC is a vibrant cluster of industries with more than 100 resident businesses. It has become Australia's leading marine industrial estate.

INDUSTRIAL DEVELOPMENT 5 WORKING TOGETHER

The AMC Common User Facility (CUF) offers access to world-class infrastructure and flexible leasing opportunities required to complete major fabrication, assembly, service and transport projects.

Since opening in 2003, the facility has surpassed all expectations, generating more than \$233million for the local economy and creating more than 3,500 jobs.

The State Government continues to invest in the estate, through initiatives such as the \$174million infrastructure upgrades at CUF, including the construction of a 99m x 53m floating dock and a self-propelled modular transporter (SPMT) to transfer vessels, including Collins Class submarines and other heavy modules, between land and water.

METROPOLITAN PROJECTS WESTERN TRADE COAST



GEARING FOR GROWTH

Burrup Industrial Estate is one of several strategic industrial estates planned to support the growth of downstream processing among the State's resource industries.

▾ INDUSTRY HUB LIKE NO OTHER

Major developments are keeping the local economy buzzing along the Western Trade Coast.

The massive industry hub, located on Cockburn Sound 20km south of Perth, features some of the biggest industry zones with road, rail and sea access, making it Western Australia's gateway to global industry and trade.

Some of Western Australia's major established industrial assets have been strategically clustered together in this area, including the Rockingham Industry Zone (RIZ), Australian Marine Complex (AMC), Latitude 32 Industry Zone and the Kwinana Industrial Area (KIA).

▾ LONG-TERM INVESTMENT

The AMC has signed a \$52million deal with Chevron Australia, making it a major service and supply base to the oil and gas company's Gorgon project.

The project, in the State's north-west, is one of biggest and most lucrative in the history of Western Australia, steadily generating numerous spin-off industries worth millions of dollars across the State.

Nearby, the forward-thinking and innovative Flinders Precinct is an industrial estate unlike anything ever before available in WA.

Located close to major roads, rail and the nearby bulk cargo port, Flinders Precinct is the first release of the visionary Latitude 32 Industry Zone.

The Flinders Precinct will incorporate the highest standard in sustainable practices, including cleaner technologies, recycling and design.

▾ SMART DESIGN

Living up to its green credentials, one of the precinct's design requirements is the implementation of a water tank for every business. An innovative calculator on the Flinders website can help businesses easily determine their water tank needs.

Stages 1A and 1B at Flinders Precinct have been tailor made for general and transport industries with wide roads, large roundabouts and flow-through layouts for easy entry and exit.

The Kwinana Industrial Area also offers land for a variety of supporting industries, as does the nearby Rockingham Industry Zone.

Many estates have been designed to meet the special needs of particular regions and to invigorate local and regional economies.

Regardless of the terrain or resource involved, we work with companies, investors and other government agencies to ensure new industries get what they need to get off the ground.

We've done this from Perth to the Pilbara, the Goldfields, the Mid-West, in the Wheatbelt and the Great Southern.

THE NORTH WEST

In the Pilbara, we've managed the infrastructure development for the Burrup, clearing the way for important new downstream processing industries.

THE GREAT SOUTHERN

At the other end of the State, our Mirambeena Industrial Park near Albany caters to a range of local industries, including timber, farm produce and fishing. The estate is easily accessible by road, air and is close to port facilities.

THE GOLDFIELDS

Out in the east, our Anzac Drive development in Kalgoorlie is a strategically located prime industrial area servicing the needs of large lot users, such as transport and related industries. It is the first purpose-built general industrial development we have created in the growing Goldfields region.

THE SOUTH WEST

As the major resource processing area for the south west region, Kemerton Industrial Park offers vacant land best suited to heavy industries such as a silicon smelter and a titanium dioxide plant.

And still in the south west, a new 250ha heavy industrial park being developed in Collie will include a \$3.5billion coal gas to urea plant. The Shotts Industrial Park will be the home of Perdaman Chemicals and Fertilisers, with more than 100ha available for other coal related industries.

WORKING WITH INDUSTRY TO CREATE VALUE

Burrup Industrial Estate, in the Burrup Peninsula in WA's north, is an example of how we work with the State Government and other organisations to attract industry to Western Australia.

It's one of a network of estates strategically located throughout WA that are designed to attract downstream processing related to the State's natural resources.



▾ STRATEGY FOR THE FUTURE

The Burrup estate is the result of the State Government's "Pilbara 21" regional planning strategy.

Five industrial precincts totaling almost 1,400ha for downstream processing projects based on natural gas and other local resources are provided and most large sites have potential port access through the Burrup Service Corridor system.

▾ SERIOUS INVESTMENT

The State Government has invested about \$160 million for multi-user infrastructure for the Burrup Industrial Estate.

The estate's anchor client is Burrup Fertilisers, which has been operating a world-class ammonia plant within the estate since 2006.

In addition, other major industries have selected the Burrup for their ammonia, ammonia urea, methanol and other gas-to-liquids plants.

Extensive support industries are also available in the area, including port services, marine and sub-sea support industries, heavy lifting, specialty welding and construction, as well as engineering and mining.

The area is also close to the existing Port of Dampier public wharf and liquid berth jetty and port storage area.

Some sites are still available for lease to strategic heavy industry.



GEARING FOR GROWTH

Burrup Industrial Estate is one of several strategic industrial estates planned to support the growth of downstream processing among the State's resource industries.

▾ SUSTAINABLE APPROACH

Planning for the future means developing sustainable communities.

We do this through innovation within the limits of our environment and resources, without compromising our ability to meet the needs of future generations.

Projects are measured against these standards, under the leadership of the Design and Sustainability Unit and a sustainability framework which focuses on community wellbeing, design excellence, environmental leadership and economic health.

▾ TURNING WORDS INTO ACTIONS

Sustainable design is a major feature of our new-age industrial areas, such as Latitude 32 Industry Zone in the Western Trade Coast and Meridian Park at Neerabup, in Perth's north-west corridor.

Estates such as these feature leading edge sustainable design and illustrate our commitment to creating employment opportunities while supporting business and economic growth.

▾ NEW BENCHMARK

The aim of Latitude 32 is to establish a new benchmark in the key areas of environmental, social and economic sustainability.

The estate will gradually develop into a working community, with a full range of amenities such as banks, convenience shopping, quality food outlets, meeting areas and child care centres.

Latitude 32 has been planned to carefully balance the built environment with the natural values of the landscape.



▾ PROTECTING NATURE

The Long Swamp and other wetlands will be protected and rejuvenated, with additional plantings to create habitat corridors and buffers between development precincts and transport corridors.

These landscaped and natural areas will provide amenity within the redevelopment area and important ecological linkages to adjacent regional parks and 'Bush Forever' sites.

Ensuring connectivity with nature, a series of pedestrian and bicycle links are proposed through landscape corridors, with bridges over transport corridors to connect to surrounding areas and regional parks.

▾ ENERGY FROM THE FUTURE

Meridian Park will feature innovative conservation principles such as individual rainwater tanks, Waterwise appliances and landscaping and energy efficient building design.

We are also working on optimising the use of alternative energy such as solar and green power at the park.

▾ STAR DESIGN

Leading edge design guidelines promote efficient water use and energy-saving initiatives and are part of all our new developments.

Simply speaking, we are making a real effort to use land, water, energy and resources as efficiently as we can.





CREATING JOBS

Mirambeena Industrial Estate in Albany provides land for specialist industries associated with the processing of the local resources including fish, timber, farm produce and viticulture. The estate helps create local jobs, supporting the Great Southern region's economy.

ENVIRONMENTAL VALUES

In an environmental sense, sustainable industrial development looks at the total effect of how we use land – not just for today but for the future.

Every resource we use, from land itself to building materials and water, is treated as precious to minimise the development's impact on the environment in the short and in the long term.

SOCIAL VALUES

Socially, the sustainability of an industrial development hinges on aesthetics and human interaction, and we have an excellent track record in creating outstanding working environments.

We include high-quality landscaped spaces and attractive built form led by design guidelines (which also contribute to successful investment).

ECONOMIC VALUES

Economically, we consider how every project will enhance existing local economies over time. We optimise the development's efficiency in areas like transport.

We also ensure that strategically important industries can co-locate and benefit from shared infrastructure, common local suppliers and networking.



