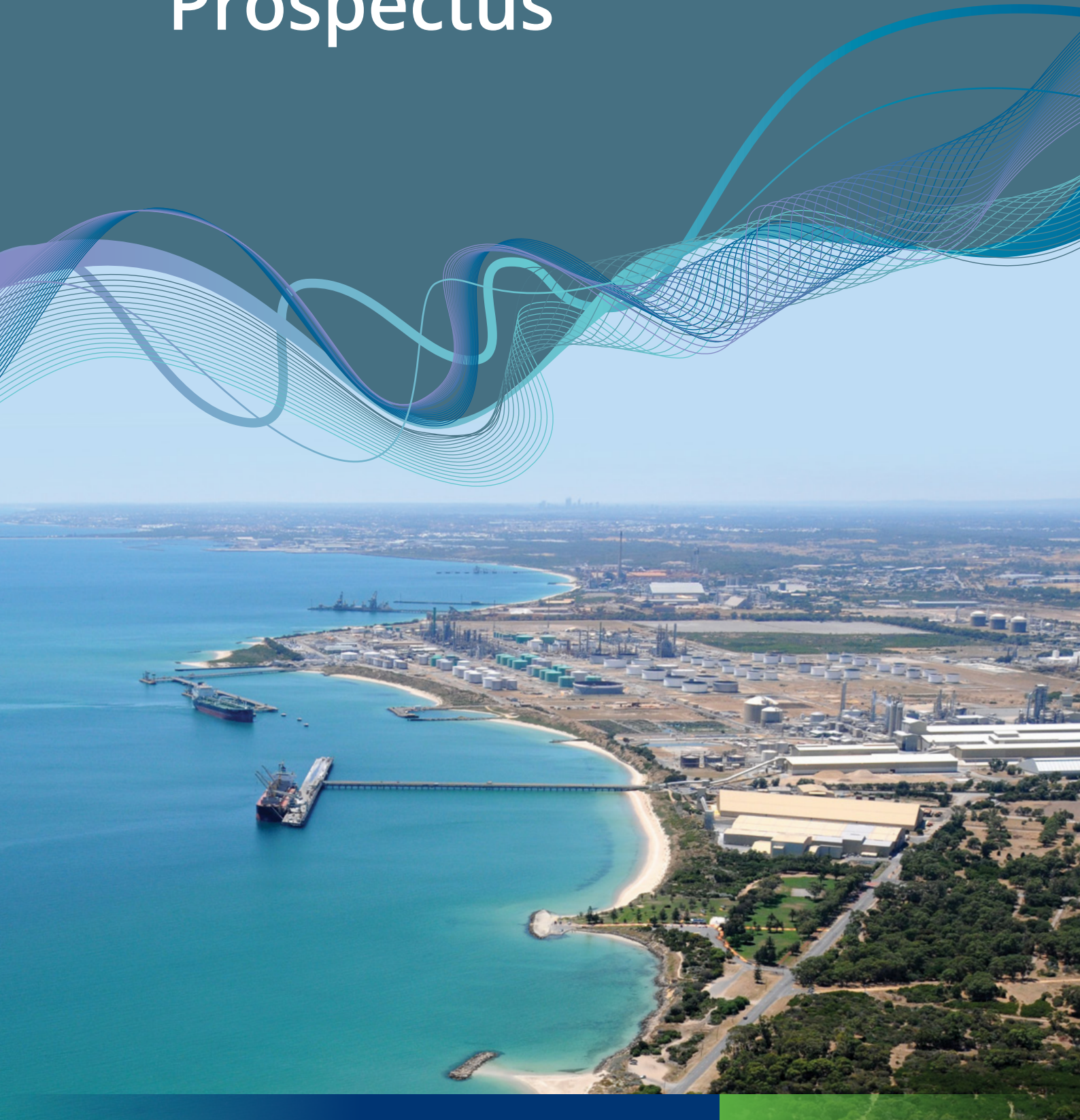


City of Kwinana

Investment Prospectus



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Message from the Mayor

The City of Kwinana is located in the heart of Perth's south-west metropolitan region, 30 kilometres from the Perth CBD. It is the beating heart of Western Australia's economy, with a powerhouse industrial area contributing more than \$15billion to the State's GDP each year.

Investment potential in our region is vast. A unique combination of prime industrial, mixed-use commercial and diverse residential land illustrates why Kwinana is one of Western Australia's key strategic economic zones.

This expansive industrial precinct, home to major international conglomerates including BHP Billiton, Alcoa and BP, is purposefully delineated from the City's rapidly growing residential community of over 40,000. Recently named the second fastest-growing area in Western Australia and the sixth fastest-growing in all of Australia, families enjoy unparalleled access to community facilities and are enveloped by natural amenity, with Kwinana having one of the highest proportions of bushland and public open space in the State.

Kwinana offers a myriad of opportunities for investment. The City of Kwinana is one of the few cities in Australia offering the full spectrum of development opportunities from attractive residential estates to heavy industrial properties.

The City prides itself on managing the complex needs of our industrial, commercial and residential communities by providing a regulatory environment that maximises the economic, environmental and social benefits for all involved. We operate under the ethos of 'we're here to help' and welcome the opportunity to discuss your specific goals and to further demonstrate the robust business-case for investing in the Kwinana region.



Carol Adams
Mayor

Vision for Kwinana

Rich in spirit, alive with opportunities, surrounded by nature - it's all here!

The City's vision statement succinctly represents the community's aspirations for the future. It is about where the Kwinana community want to be in the year 2030 and captures the essence of what it will be like to live in Kwinana at that time. The City of Kwinana is committed to working towards realising this vision in partnership with like-minded investors, developers, residents and entrepreneurs.

Kwinana Weather Information

| | January | February | March | April | May | June | July | August | September | October | November | December | Annual |
|----------------------------|---------|----------|-------|-------|-------|-------|-------|--------|-----------|---------|----------|----------|--------|
| Mean max. Temperature (°C) | 29.0 | 29.5 | 27.8 | 24.2 | 21.3 | 18.8 | 17.7 | 18.0 | 19.3 | 21.5 | 24.1 | 26.8 | 23.2 |
| Mean min. Temperature (°C) | 18.8 | 19.2 | 17.9 | 15.5 | 13.3 | 11.7 | 10.6 | 10.6 | 11.4 | 12.7 | 15.0 | 17.0 | 14.5 |
| Mean rainfall (mm) | 11.4 | 14.8 | 15.6 | 43.0 | 102.3 | 155.7 | 154.5 | 104.7 | 67.0 | 39.6 | 23.3 | 9.1 | 745.0 |

Source: Bureau of Meteorology

Kwinana at a glance

\$381,180 Median House Price (29% lower than Greater Perth Average)

\$340 Median Weekly Rent



\$1,471 Median Household income

Population of 40,305 growing to 85,000 by 2036



10,061 Families in 2016

23.2°C Average Temperature



38 Sports Clubs

13 Recreation Clubs

2 Golf Courses



Home to Perth Motorplex

9 Public Schools + 3 Private Schools + Kwinana TAFE



1,513 Local Businesses

17,051 Local Jobs



Location

Kwinana is located centrally to the Perth and Peel Region. This location, combined with access by ship, freight rail, major road and passenger rail, give local businesses unrivalled easy access to Perth and the south-west region of WA.

The City recognises the need of local business to have access to a high quality road network and the City provides for road trains of up to 36.5m to access the industrial areas, making Kwinana one of the most economical freight and logistics hubs in Perth. The City has a history of working with freight operators and will work with you to find a solution to your transport needs.

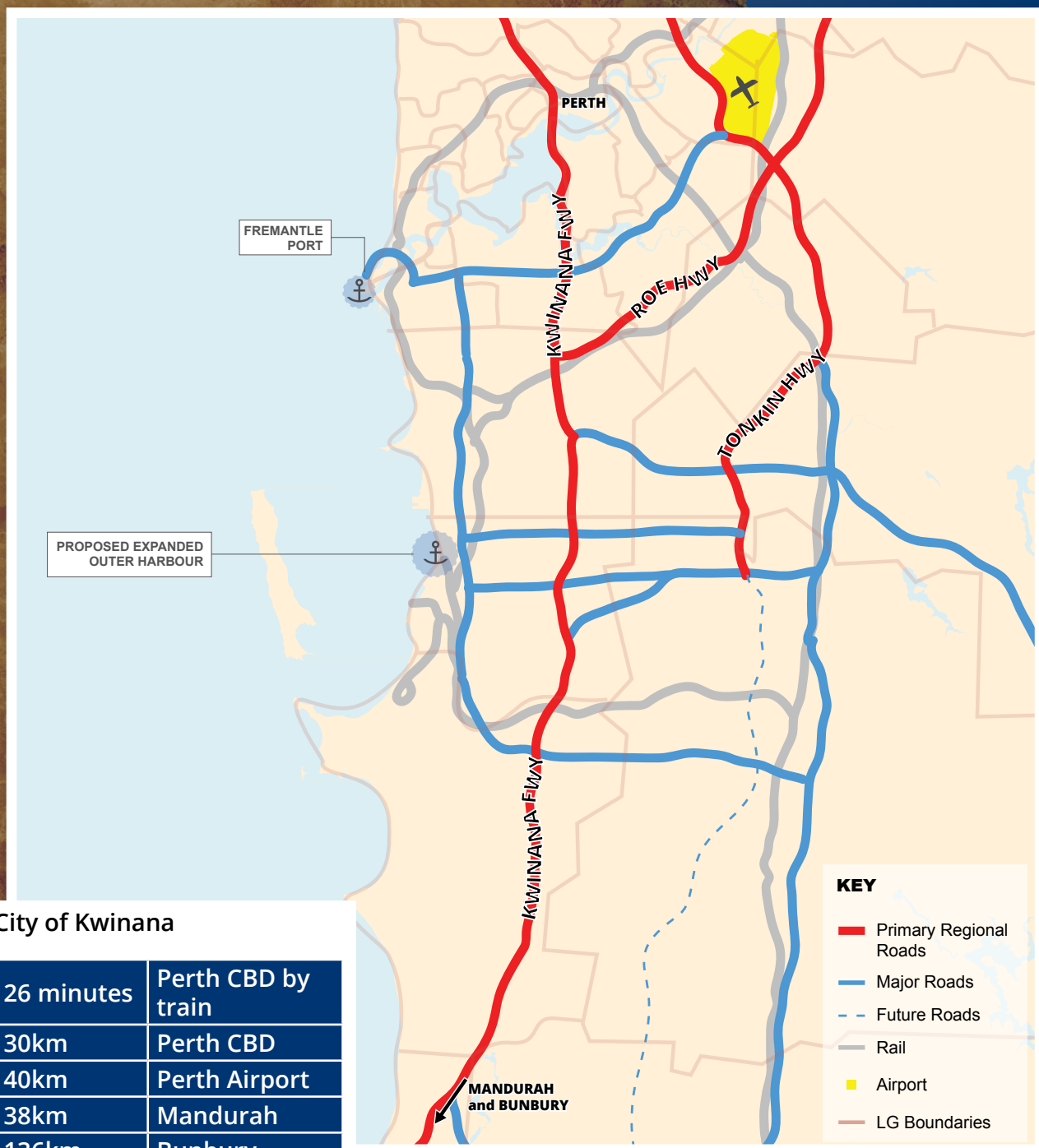


KWINANA

Protecting your investment

Much of Kwinana's historic growth was the result of the conscious decision to plan and build a well located industrial precinct to service the Perth metropolitan area. In the 1950s the State Government designated a location where it would allow industry to develop unheeded and with confidence – the Kwinana Industrial Area.

The Kwinana Industrial Area is protected by planning powers that ensure incompatible land uses shall never encroach on the industrial development critical to the State's economy. This gives industry confidence that they can invest and operate here, both now and into the future.





Westport

The Outer Harbour in Kwinana currently supports major sea freight operations related to petro-chemicals, fertilisers and various ore exports. The expansion of the Outer Harbour is widely considered the optimal, long-term solution to the port infrastructure, and freight transport demands that Perth faces.

The State Government is currently undertaking the Westport: Ports and Environs Study, which investigates the optimal timing and transition of an expanded Outer Harbour in Kwinana.

This expanded port would service the majority of Western Australia's sea freight and support needs. With over 4,000 hectares of land available for development, Kwinana offers significant room for growth.

It is estimated at full build out, that a new port and adjacent development will generate an annual revenue of \$42.2 billion and employ over 37,000 employees directly, with another 49,000 indirect jobs created.

Kwinana will become Western Australia's gateway to our important international trading partners throughout Asia and across the globe.



Kwinana Industrial Area

The Kwinana Industrial Area (KIA) is one of Western Australia's most important industrial precincts. The KIA is home to a range of businesses with specific industrial needs including the BP Refinery, Alcoa, Coogee Chemicals, Wesfarmers and Tianqi Lithium Australia.

The Department of Jobs, Tourism, Science and Innovation is the lead agency for development within the heavy industrial area, with LandCorp assisting in the role of property manager. The City can help prospective developers make contact with the relevant State Government Agencies and industry groups.

Over the past five years alone, over \$1billion of private investment in the KIA has been approved, with the City of Kwinana working proactively to support multinational corporations with their investment in Perth's Industrial Capital.



Latitude 32

The State Government, through its industrial land development agency, LandCorp, has undertaken the planning and coordinated development of Latitude 32, a 1,400ha industrial estate.

Planning for Latitude 32 commenced in the 1990s, with significant portions of the estate well underway. LandCorp, along with the City of Kwinana and other project partners, work to plan, promote and coordinate industrial development in the area.

The State Government owns approximately 20% of the land, with the private sector leading the development of the remainder of the estate.

Planning for the industrial estate has ensured a truck friendly design, with oversized roundabouts, generous road pavements and logical road layout. Lots can be tailored to suit investors needs, from 2,500m² through to 7ha.





Livability

Over the past five years, the City recorded 33% growth in private dwellings, with an average of two new houses being built every day in the area, and a new resident every four hours. This growth is expected to be sustained over the coming decades.

By 2036, Kwinana is predicted to grow to over 85,000 residents. There is currently close to 700 hectares of zoned land ready for future urban development. The next 20 years of growth in Kwinana will yield more than 15,000 new dwellings, in addition to new shopping centres and recreation grounds.

Kwinana has a range of housing types and affordable housing options for families, couples and singles. Ranging from new master planned estates, vibrant apartment living next to train stations, to large traditional family lots, the City has a wide range of options for people at any stage of life.

Kwinana has one of the youngest populations in the Perth Metro Area, as the new affordable estates offer families a great lifestyle, close to the beach, bush and major transport routes. Over the coming years, the City will see a range of new primary and high school projects completed, adding to the mix of existing private and public school options in the area.

Combined with the City's award winning parks, youth facilities and thriving city centre, Kwinana offers a wide range of opportunities for residents and businesses alike.

Commercial Centres

The Kwinana city centre is home to the Kwinana Marketplace Shopping Centre, which features Woolworths, Coles and Big W. In addition to these major shops, the wider city centre includes Aldi and a range of specialty shops, professional offices and service commercial uses. Chisham Avenue forms the City's Main Street, and includes restaurants, cafés as well the City's premiere Community Facility, the Darius Wells Library and Resource Centre.

Secondary to this, is the Wellard Village. Developed on contemporary town planning principles, the Wellard Village has a range of shops, a tavern and a variety of housing types. Wellard is designed for families and professionals who desire a range of services whilst having ready access to the Perth passenger rail network. The Wellard Village is still developing, with numerous opportunities for commercial ventures. In addition to these two centres, as the new suburban development rolls out, there are numerous smaller centres being developed.

With currently over 850,000 people within a 45 minute drive of Kwinana, the City's central location to Perth and Peel also suits large scale bulky goods development and there are a number of developing precincts that are adjacent to Kwinana Freeway that would suit major commercial investments.





Natural Environment

The residential areas of the City are bordered by natural vegetation. This feature was a conscious decision in the 1950s to separate the industrial and residential portions of the City.

Recent studies show that the City of Kwinana has a tree canopy of over 22%, well above the Perth average. The City is recognised for its tree lined avenues, and the City works proactively with developers to look at ways to retain mature trees in new subdivisions. These actions contribute to the high amenity that our new communities are known for.

Kwinana has a number of walking tracks and protected natural reserves abundant with flora and fauna, which contribute to the high levels of biodiversity found in the City.

Industries within the Kwinana Industrial Area are working together to develop synergies that reduce waste and have continuous improvement programmes to minimise their impact. The City is supportive of these investments and has worked with new organisations to help identify strategic partnerships. The green backdrop of Kwinana provides for a connection between business and residents with the natural environment. This contributes to the high quality of life and amenity that the City offers to investors.

Commitment

The City of Kwinana is committed to attracting new business and supporting the development of new businesses within the City. Whether you are looking to invest in land, develop new buildings or establish a new business, the City would like to work with you proactively to find a solution to your needs.

Kwinana is on the cusp of major transformational investments, with the opportunities that a new port will bring, along with rapid population growth. There will never be a better time to become part of Kwinana's exciting future.

To discuss your needs, please contact the City's Economic Development department on +61 8 9439 0200 or invest@kwinana.wa.gov.au.



Major Projects

Some recent developments that are underway in the City of Kwinana include:

1. **SAMI BITUMEN TECHNOLOGIES**
Bitumen Manufacturing Plant
\$42 million

2. **PUMA ENERGY**
Fuel Depot
\$80 million

3. **KWINANA MARKETPLACE**
New Coles and Specialty Shops
\$12.3 million

4. **AIR LIQUIDE**
Air Separation Facility
\$30 million

5. **PHOENIX ENERGY**
Waste to Energy Plant
\$380 million

6. **BOC**
Air Separation Facility
\$59 million

7. **SIMS METAL**
Metal Recycling Facility
\$15 million

8. **WELLARD VILLAGE**
Shopping Centre
\$15.5 million

9. **ALCOA**
Research and Development Facility
\$35 million

10. **ATCO**
Transportable Building Manufacturing
\$16 million

11. **INVITA APARTMENTS**
Residential Units
\$18.4 million

12. **TIANQI LITHIUM**
Lithium Processing
\$480 million



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