

INVESTMENT FOCUS

Industrial

The City of Swan is home to the key industrial precincts of Malaga, Hazelmere and Bullsbrook. Located in the Perth's north eastern growth corridor, these areas provide prime opportunities for industrial development now and in the future.



51.6%
OF COS EMPLOYMENT IN
GOODS RELATED SECTOR



6.8%
COS ACCOUNTED FOR
THE GREATER PERTH
WORKFORCE IN 2015/16



TOTAL BUSINESSES IN 2016
9,991



CONSTRUCTION
22.1% OF COS BUSINESSES



MANUFACTURING
6.7% OF COS BUSINESSES



28%
OF BUSINESSES IN COS ARE
IN MALAGA

SUPPORTING WA'S ECONOMY

The City of Swan has a diverse economic base with nearly 10,000 businesses; with construction and transport and warehousing accounting for nearly a third of the total. It is an economic hotspot, generating \$9.11 billion annually and of WA's 137 local governments, it provides the third highest number of jobs.

In 2015-16, the manufacturing, construction, wholesale trade and retail trade industries together employed approximately 43% of the workforce in the City of Swan, while in Malaga these industries accounted for around 70% of workers.

WELL CONNECTED

The City of Swan's industrial estates are well connected with easy access to major transport corridors; including the Great Eastern, Great Northern, Tonkin, Roe and Reid highways. They are also close to Perth's international and domestic airports, Perth's rail freight network, which is one of the busiest networks in Australia and the Kewdale Freight Terminal. Swan is also the gateway to many of the northern and eastern regional towns in WA, and is sought after by industrial businesses because of its proximity to these communities.

MALAGA

Malaga is a well-established 660 hectare industrial precinct. It is home to more than 3000 businesses and is only 15 minutes from the Perth CBD. Over time, Malaga has developed into a premier 'bulky goods' retail and service commercial precinct in Perth's north east.

Being strategically located and surrounded by residential suburbs, it has become home to a diverse range of business types and is a major employer. Manufacturing, construction, transport & logistics, wholesale and retail trade make up the majority of businesses in the area.

Malaga provides good value in terms of industrial rents and asset values compared to other major metropolitan industrial and commercial precincts. During the 2016-17 financial year, industrial land prices ranged from \$325 to \$500/sqm for lots between 1,000 and 2,000sqm.



HAZELMERE

Hazelmere is a developing industrial area close to Perth's international and domestic airports. Two of Perth's key roads, the Great Eastern Highway Bypass and Roe Highway intersect in the middle of Hazelmere which is also close to the Kewdale Freight Terminal, an intrinsic part of WA's freight network. This makes it a prime location for heavy and light industry, as well as transport and logistics based companies. Since 2006-07 industrial warehouse space has grown by well over 400,000sqm.

BULLSBROOK

Located just 30km from the Perth CBD, Bullsbrook is a predominately rural area. However, it has been identified as an area for growth with future opportunities to increase its industrial base and become a valuable freight and logistics hub within Perth. This includes a planned industrial park in South Bullsbrook which aims to provide an important link between Perth and WA's North West.

Bullsbrook is located between two major freight routes, the Great Northern Highway and the future NorthLink WA (due to be completed in 2019), and is close to the Perth-Geraldton rail line. An intermodal freight terminal is also proposed which would provide direct rail linkages to the area. This important location will look to provide the large lots required by freight, distribution and logistics facilities.

SO WHERE ARE SOME OPPORTUNITIES?

As the population grows and the State Government's commitment to build a stronger industrial future for WA comes to fruition, there will be a range of investment opportunities in Swan.

Malaga

- The nearby Northlink road project will improve the strategic transport connections to the area and increase opportunities for new export oriented businesses and those related to transport and logistics.
- Opportunities exist in bulky goods/large format retailing. A large number of retailers have already established a presence in Malaga and there is the potential for new businesses to take advantage of the already established customer base, with a number of large undeveloped sites along Marshall Road still available.

Hazelmere

- The Hazelmere Enterprise Area is an emerging premier transport and logistics hub which offers significant development opportunities to capitalise on the surrounding high quality transport infrastructure. Hazelmere particularly affords the opportunity for large scale developments and larger sized lots in an inner metropolitan location.
- The proximity to Perth's CBD and only international airport creates opportunities for manufacturers and businesses that are import or export based.

Bullsbrook

- Bullsbrook affords a strategic linkage between the agricultural regions North and East of Perth, the metropolitan area and major export points.
 - This offers a myriad of opportunities in agricultural value adding, processing and wholesaling.
 - There is also the potential for a fruit and vegetable wholesale market to be established with unique links to produce and transport infrastructure.

INFORMATION AND SUPPORT

There are many other opportunities available in addition to those mentioned previously, the City of Swan welcomes you to contact us to find out more. There are also numerous channels of information and support available to assist existing and new businesses:

City of Swan

www.swan.wa.gov.au/Business-support

www.swan.wa.gov.au/Develop-invest

Email: business@swan.wa.gov.au

Phone: 08 9278 9629

Swan Chamber of Commerce

www.swanchamber.com.au

Department of Jobs, Tourism, Science and Innovation

www.jtsi.wa.gov.au

Main Roads - NorthLink

[project.mainroads.wa.gov.au/
northlinkwa/about/Pages/About.aspx](http://project.mainroads.wa.gov.au/northlinkwa/about/Pages/About.aspx)

Department of Transport

[www.transport.wa.gov.au/Freight-
Ports/freight.asp](http://www.transport.wa.gov.au/Freight-Ports/freight.asp)

Freight and Logistics Council of WA

freightandlogisticscouncil.wa.gov.au

Department of Planning, Lands and Heritage

[www.planning.wa.gov.au/
publications/6274.aspx](http://www.planning.wa.gov.au/publications/6274.aspx)