



Image credit: Loose Leaf Lettuce

PERTH'S NORTHERN GROWTH SUB-REGION

WA's Investment Hot Spot



The Shires of Chittering, Dandaragan and Gingin are experiencing significant investment and growth.

Over the period 2006 - 2016 population growth rates were 55.6% (Chittering), 20.88% (Gingin) and 11.37% (Dandaragan)¹.

The region is located within close proximity to the Perth metro area and along significant transport infrastructure, providing an ideal location for the growing agricultural, mining and industrial sectors.

These sectors are focused on export productions and values are:

- **Fisheries** (total \$106M, including \$105M for Western Rock Lobster, in 2013/14)
- **Mining of mineral sands** (\$335M in 2013/14); and
- **Agriculture** (\$370M in 2015/16).

Significant private investment includes;

- **Ingham's Chickens investment of \$70M** will relocate its Wanneroo production facility to Muchea resulting in 400 direct and 1,000 indirect jobs.
- **Sirona Capital has invested \$48M** to begin the 350ha Northern Gateway Industrial Estate in Muchea and Bullsbrook.
- **250 construction jobs and 160 operational jobs** will be realised from a **\$275M investment in Iluka Resources Ltd's** Cataby Mineral Sands project.
- **Westpork is building a \$22M piggery near Moora** to house approximately 68,000 pigs with the capacity for a further 34,000 pigs.
- **In Muchea, BP is investing \$15M** in a major service centre and truck-stop to be completed by 2019.
- **\$7M Moora Citrus Packers Pty Ltd state-of-the-art citrus packing facility.** In full production Moora Citrus and Moora Citrus Packers will turn over \$24M and create 50-60 jobs in the supply chain.

¹ABS 2016 Census of Population and Housing, Time Series Profiles.

Our Mission

The Northern Growth Alliance is a collaboration between the Wheatbelt Development Commission and the Shires of Chittering, Dandaragan and Gingin. The Alliance aims to facilitate the development phase of Perth's peri-urban northern growth corridor including industry investment and job creation that can be enhanced with innovative partnerships with the private sector.

What we've achieved

- **Establishment of Northern Growth Alliance** (WDC, Shires of Chittering, Dandaragan and Gingin).
- **Northern Growth Jobs and Economic Outlook** (in development).
- **Site selection tool for Agri-processing precincts** to enable clustering of industry types and associated efficiencies in utility provision and collaboration.
- **Assisting the private sector** to navigate government processes.
- **Engagement with the northern eastern local governments of the metro area** (Joondalup, Swan and Wanneroo).
- **Tourism Strategy** to identify product development priorities and marketing opportunities.

Key Opportunities

- **Access to a growing local labour force** not only in the surrounding residential developments but also from the northern suburbs of Perth.
- **Highly accessible location** for products from the agribusiness sector- fruit, vegetable and meat products approximately 9 new or expanding projects.
- **East-West transport links** from Muchea to Great Eastern Highway.
- **Large sites** that allow for development buffers for industry.
- **State owned land at the Western Australian Meat Industry Association (WAMIA) site** that would benefit from utility provision.
- **Muchea Employment Node**, with significant and increasing interest from private developers and the potential to deliver 1000+ jobs.
- **Perth and Peel Green Growth Plan 2050** - Environmental green belts to maintain high natural amenity.

Maximising Jobs and Private Investment Growth

The Northern Growth Alliance has identified the following three priorities that will drive growth within the Region.

01 / Grow jobs through enabling industry growth and attraction

Establish a Government/private sector coalition to deliver key headwork infrastructure (water, roads and energy) to unlock private investment in the Muchea Employment Node (Short Term).

Sewerage solutions for the Muchea and Bindoon townsites (Short to Medium term).

Energy capacity solutions for intensive agriculture proponents (e.g. sub station upgrades, off grid solutions) (Short to Medium term).

Further develop recreational boat facilities at Ledge Point and Jurien Bay to unlock coastal tourism, jobs and new industries between Wanneroo and Jurien Bay (Long Term).

02 / Facilitate efficient access to markets

Complete Bindoon Bypass and RAV10 upgrade for Great Northern Highway (Wubin to Muchea) (Short term).

Build RAV7 route from Neerabup Industrial Area to Muchea Employment Node (Short to Medium term).

East-West transport links connecting Muchea to Eastern States avoiding need to commute through metro area (Medium term).

03 / Support expansion of Industry Innovation Hubs

Build on current clustering activity to maximise private investment and jobs through innovation (intensive agriculture, tourism) (Short term).

Support an alliance of private investment leaders to drive supply chain co-operation and implementation of shared priorities (Short to Medium term).

Facilitate use of digital technology to drive productivity (Short to Medium term).



For more information
www.wheatbelt.wa.gov.au