



# MAJOR PROJECTS SOUTH WEST

Project activity in Australia's South West region

August 2018

## South West charges up for lithium boom

The small South West town of Greenbushes has emerged as a big player in the lithium boom – and the region is benefiting as investment pours in and jobs are created.

Talison Lithium has announced it is doubling expansion plans for its Greenbushes mine, proposing a \$516m second-stage expansion – subject to regulatory approvals – before the initial \$320m expansion is even complete.

And the region is set to be home to the proposed Albemarle Kemerton Plant, with the lithium hydroxide product manufacturing plant earmarked for an industrial area on the outskirts of Bunbury.



- Greenbushes mine first stage expansion – page 3
- Proposed Albemarle Kemerton Plant – page 20

## About this publication

Did you know the South West is a regional economic powerhouse in Western Australia?

The region contributes more to WA's economy than any other regional area in the State, generating \$13 billion during 2016-17. The largest contributors are the thriving mining and construction sectors.

Billions of dollars of projects are either under way or planned for the South West region. A snapshot of some of the projects is contained in this publication.

## WHAT'S INSIDE...



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- Infrastructure projects
- Tourism development
- Land development
- Community projects
- Civil and commercial





# More than **200 construction jobs** created in Talison Lithium's first expansion



The first stage of the expansion at Talison Lithium's Greenbushes mine is underway.

Caption.

Construction of Talison Lithium's new \$320m processing facility at its Greenbushes mine is progressing well with steel erection and equipment installation now under way.

More than 200 construction workers have been employed to build a chemical-grade lithium concentrate production facility and stand-alone crusher that will more than double Talison's production capacity to about 1.340Mtpa of lithium mineral concentrate.

Talison general manager projects Pat Scallan said that since construction started in 2017 more than 11,500 m<sup>3</sup> of concrete had been poured with the focus now turning to steel erection, equipment installation and electrical installation works.

"The project has had a regional impact with contractors from Pinjarra, Bunbury,

Brunswick, Donnybrook and Capel among those engaged in construction at Greenbushes" Mr Scallan said.

Mr Scallan said that when operational, the new chemical grade lithium processing facility would create an additional 100 direct jobs, the majority of which would be filled by local residents.

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The project – the first stage of an expansion program – remains on schedule for completion in the second quarter of 2019.

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Lithium mineral concentrate produced at Greenbushes will supply feed to the Tianqi Lithium Australia's refinery under construction at Kwinana and the proposed Albemarle Lithium Plant at Kemerton Industrial Park.

Talison supplies about one third of global demand for lithium from Greenbushes

and the new processing facility is required to meet global demand for the mineral which is used in batteries for electric vehicles, electricity and grid storage and in glass and ceramics.

Talison, the owner of the Greenbushes mine, is jointly owned by Tianqi and Albemarle, which are major participants in the global lithium industry. The mine has been producing lithium mineral concentrate for more than three decades and is recognised as the world's largest known and highest grade lithium mineral deposit.

The expansion at Greenbushes underpins a one-billion-dollar investment in downstream processing of lithium in Western Australia with construction of Tianqi's Lithium Hydroxide Refinery at Kwinana and the proposed Albemarle Lithium Hydroxide refinery at Kemerton.

In July 2018, the Talison Lithium board approved a second expansion of the Greenbushes mine, at a cost of \$516 million, subject to regulatory approvals.

# Perimeter Road travelling towards a December opening

Work on the Margaret River Perimeter Road has progressed well and is on target for completion in December.

A joint venture between WBHO Infrastructure and SRG Civil is delivering the second stage of the road to connect to the 1.8 kilometre section completed in 2015.

Stage two includes a further 5.2km of the Perimeter Road, plus a new 2.3km section of John Archibald Drive to complete a connection between the Perimeter Road and the town.

Other key components include a 96 metre three-span bridge over the Margaret River and a pedestrian bridge on the Darch trail.

The road will improve safety in the town centre, taking the majority of heavy vehicles out of town and reducing congestion on the main street.

It will also create a high standard, free-flowing route for inter-regional traffic that will no longer need to travel through the town.



## New lifestyle village planned

Local property investor and developer Lester Group has announced plans to establish a 186-home seniors' lifestyle community within its Kingston residential estate in Australind.

Called Edenlife, the gated solar community would be situated over 8.3 hectares and boast a clubhouse featuring a heated indoor pool, gym and cinema.

Other communal features flagged include a bowling green, community

garden, and hobby shed.

Lester Group director Russell Lester said there was a focus on delivering high-quality, affordable resort-style living for people over 50.

"We have always planned for this type of offering ever since establishing Kingston Estate over 20 years ago," Mr Lester said.

"The expanding population of seniors, who continue to be very active, translate

into strong demand.

"We have recently submitted a development application for our first lifestyle community in Australind, which will be just one of a number of communities to be developed in prime locations throughout the metro and regional centres of Western Australia, under our Edenlife brand".

Construction of Edenlife in Australind is expected to commence April 2019.



# \$10.9m causeway upgrade to begin

The \$10.9 million upgrade of the Jetty Road causeway at Casuarina Boat Harbour in Bunbury is expected to get under way in August.

A key component of the Transforming Bunbury's Waterfront project, the first phase of the project will see about 24,000 tonnes of rock placed for essential improvements to the structure of the causeway.

The second phase of work on the Department of Transport project is expected to start in early 2019 with replacement of the road, formalised parking, footpaths, landscaping and improvements to services including power, water, sewerage, firefighting and telecommunications.

Transport Minister Rita Saffioti said the work will allow for future expansion of boat pens at Casuarina Boat Harbour.

"The TBW initiative will deliver improvements to Bunbury's foreshore providing improved amenity, facilities and services that will support and stimulate the growth of tourism and local industries," Minister Saffioti said.

"The causeway upgrade is a significant



first step towards addressing demand for local boating infrastructure and services."

Regional Development Minister Alannah MacTiernan said the works formed a key part of the TBW project, which will improve the city's shorelines for community use and provide the infrastructure needed to boost the local marine and tourism industries.

"When the overall project is complete, Bunbury will have a bustling marina complex, new job and business opportunities, a revamped tourist attraction and enhanced public areas," Minister MacTiernan said.

Bunbury MLA Don Punch said the TBW project is important for Bunbury's future growth and economic development.

"TBW is providing fantastic opportunities for local businesses and contractors, is creating jobs and providing much needed new infrastructure, and the oversight of the Bunbury Development Committee will ensure the work at the waterfront meets community expectations and leverages new opportunities for our community," Mr Punch said.

## BLOCKBUSTER DEVELOPMENT PLANNED FOR EATON

The Eaton Fair Shopping Centre is well-known for having a Kmart that is open 24 hours a day, seven days a week – and it will soon have another claim to fame with news that it will become home to the biggest cinema in the South West.

An eight-screen cinema complex has been announced for the shopping centre, following an agreement struck between United Cinemas and centre owner Citygate Properties.

The cinema will be a gold class standard development, embracing in-theatre dining including waiter service of food and drinks to movie lovers while in their recliner seats.

It will feature a food and entertainment precinct. Announcements regarding amusement and entertainment offerings surrounding the new Eaton cinema are expected later this year.

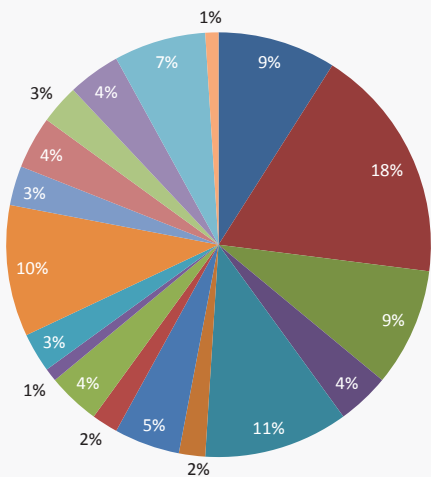
# About the South West

Did you know the South West is a regional economic powerhouse in Western Australia?

The South West's gross regional product was estimated at \$13 billion for the 2016/17 financial year, which represents a 21.6 per cent increase since 2010/11. The South West region accounts for 5.25 per cent of Western Australia's gross State product.

The mining, manufacturing and construction sectors are the largest contributors to the South West economy. However, the South West enjoys a dynamic and diverse economy with many industries contributing to its prosperity including tourism, retail, food and agriculture.

## South West gross regional product by industry share



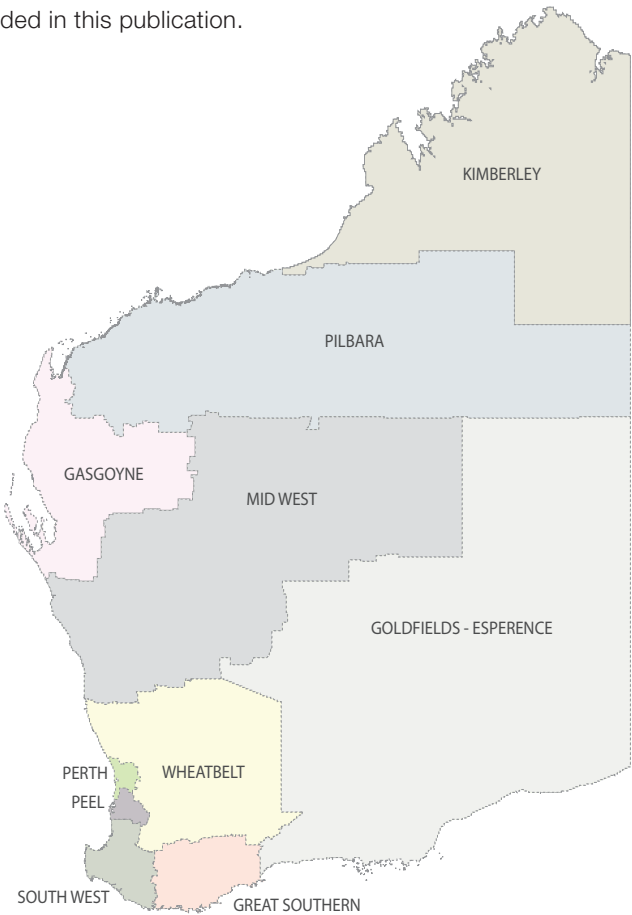
Source: Department of Primary Industries and Regional Development

	2016/17
Agriculture, Forestry and Fishing	9%
Mining	18%
Manufacturing	9%
Electricity, Gas, Water and Waste	4%
Construction	11%
Wholesale Trade	2%
Retail Trade	5%
Accommodation, Food and Beverage	2%
Transport, Postal and Warehousing	4%
Information, Media and Telecommunications	1%
Finance and Insurance	3%
Rental, Hiring and Real Estate	10%
Professional, Scientific and Technical	3%
Administrative and Support	4%
Public Administration and Safety	3%
Education and Training	4%
Health Care and Social Services	7%
Arts, Recreation and Personal Services	1%
	100%

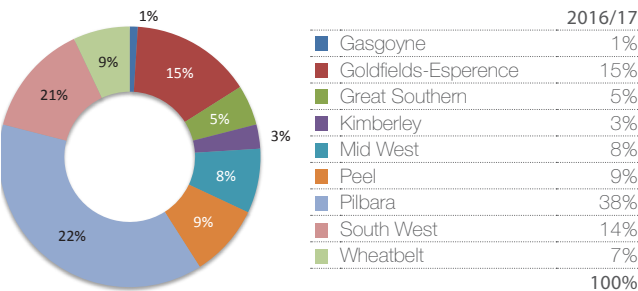
Providing a climate for economic growth in the South West are the region's skilled labour force, industrial land, port, close proximity to the West Australian capital of Perth and the expanding economies of South East Asia.

Diversity of jobs, the availability of strong business capabilities, and good community and business infrastructure are other factors that make the South West attractive to investors.

Billions of dollars of projects are either under way or planned for the South West region. A snapshot of some of these projects is included in this publication.



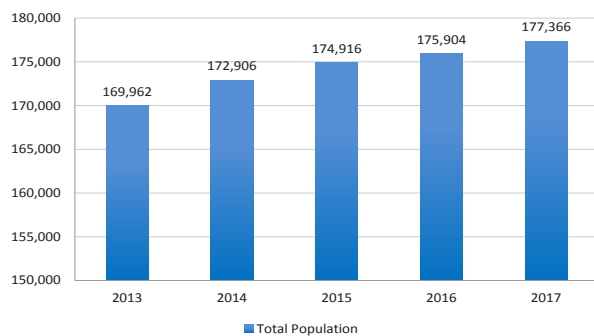
## Gross regional product in regional Western Australia



Source: Department of Primary Industries and Regional Development

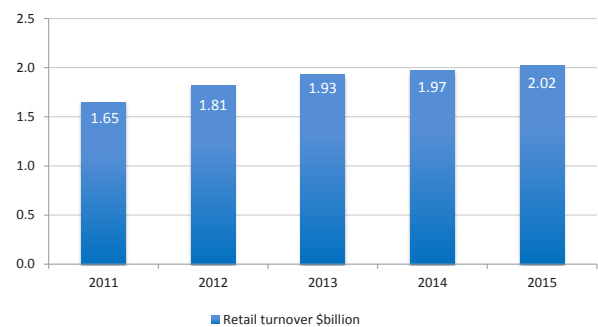


## Population



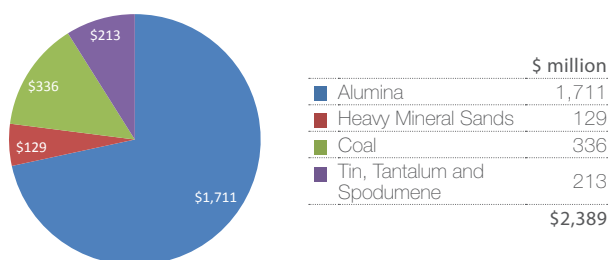
Source: ABS - Estimated Resident Population

## Retail turnover



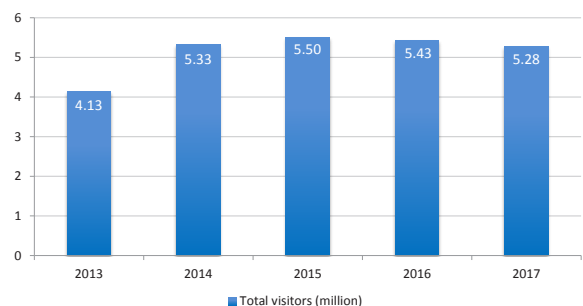
Source: Department of Regional Development

## Value of mining

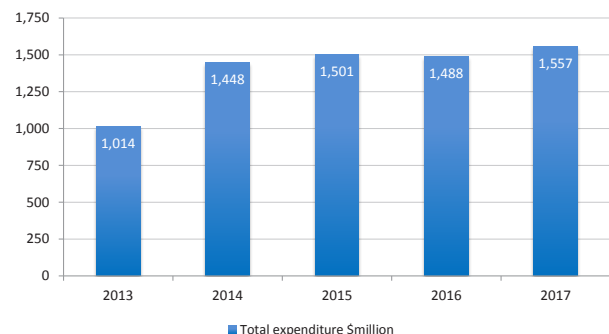


Source: Department of Mines and Petroleum

## Tourism visitors

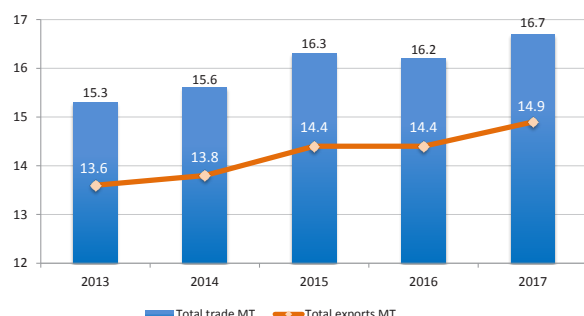


## Tourism expenditure



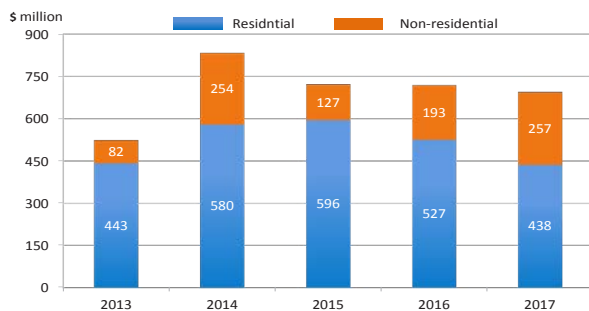
Source: Tourism Western Australia

## Bunbury Port: total trade and exports



Source: Bunbury Port Authority Trade Statistics and Port Information

## Value of building approvals



Source: Australian Bureau of Statistics

\* Statistics are based on financial years, with the exception of tourism, which is based on calendar years.

# RESOURCE PROJECTS

## PROJECT STATUS

Planned: The project is under consideration with planning under way  
Committed: The project has committed to proceed  
Construction: The project is under construction  
Completed: The project has reached practical completion stage

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Mining continues to be a key economic driver for the South West region. Latest estimates indicate that mining and mineral processing was valued at approximately \$2.4 billion for the 2015/16 financial year. Alumina production is the largest value commodity at \$1.71 billion in 2015/16.

## TALISON LITHIUM

### Lithium Mine expansion

**Location:** Greenbushes

**Status:** Construction

Talison Lithium is planning for a \$516 million second stage expansion of its Greenbushes mine in order to meet surging global demand for lithium products from battery and car makers. The expansion is on top of the current \$320 million upgrade and would double Greenbushes production capacity to 2.3 million tonnes of lithium concentrate a year from 2021. Subject to the relevant approvals, the project is expected to add another 350 jobs to its local workforce. The planned two-stage rolling expansion would involve the development of two new processing plants, a new crusher, a bigger tailings dam and expanded waste dumps. The expansion will feed new value-adding WA lithium hydroxide plants being developed or planned by Tianqi and Albemarle. Tianqi is spending more than \$700 million on an already-upgraded refinery in Kwinana, due on stream later this year, while Albemarle is looking at a similar plant for Kemerton, near Bunbury. Once Greenbushes is fully expanded, the Tianqi and Albemarle plants would take about 1.3 million tonnes of its 2.3 million tonnes of annual production, with the rest exported to China from expanded facilities in Bunbury.

to an injection site where it is pumped deep below the surface for permanent storage. The permanent storage of CO<sub>2</sub> in underground reservoirs is called geosequestration. The South West Hub is a staged project which initially involves collecting and analysing data and samples from the Lesueur Sandstone formation to test its feasibility as a CO<sub>2</sub> storage formation. The Lesueur lies in the southern Perth Basin and is the type of saline aquifer identified by scientists around the world as potential CO<sub>2</sub> storage reservoirs. The research into geosequestration has been funded by the Australian Government and the Western Australian Government through the Department of Mines, Industry Regulation and Safety. Industry organisations will continue to monitor the project as it develops in order to identify appropriate conditions for future, possible commercial opportunities.

## DORAL

### Yoongarillup Mineral Sands Mine

**Location:** Busselton

**Status:** Planned

The proposal is to develop, mine, rehabilitate and decommission the Yoongarillup Mineral Sands Project. The proposed site is located approximately 17 kilometres south east of Busselton. The proposal includes the construction of associated mine infrastructure (offices, workshops, laydown area, roads, and ore processing facilities), the backfilling of mined pits and the rehabilitation and decommissioning of disturbed areas. The Busselton Yoongarillup Project was approved to go ahead by the Western Australian Environmental Protection Authority (EPA) in 2015.

## DEPARTMENT OF MINES, INDUSTRY REGULATION AND SAFETY

### South West Hub Carbon Capture and Storage

**Status:** Planned

The South West Hub Carbon Capture and Storage (CCS) project is a leading initiative to reduce carbon dioxide emissions in Western Australia. Carbon Capture and Storage (CCS) involves capturing CO<sub>2</sub> emissions from industrial sources before they are released into the atmosphere. The captured CO<sub>2</sub> is transported



## ALBEMARLE LITHIUM

### Lithium Hydroxide Manufacturing Plant

Location: Kemerton

Status: Planned

Albemarle Lithium Pty Ltd (Albemarle) is proposing to establish the Albemarle Kemerton Plant, a Lithium hydroxide product manufacturing plant and associated infrastructure, within the Kemerton Strategic Industrial Area (KSIA), approximately 17 kilometres north-east of Bunbury. The Albemarle Kemerton Plant will produce up to 100,000 tonne per annum (tpa) of lithium hydroxide monohydrate (Lithium Hydroxide Product) from five 20,000 tpa process trains and produce up to 1,100,000 tpa of tailings. The construction of these trains will be staged over the next 10 years with construction of the first trains planned to commence in 2018. The plant will process spodumene ore concentrate supplied from the Talison mine in Greenbushes, the biggest source of spodumene ore concentrate in the southern hemisphere. The Environmental Protection Authority has recommended conditional approval of the Albemarle Kemerton plant.



Overall trade via the Bunbury port reached a record high.

# INFRASTRUCTURE PROJECTS

## PROJECT STATUS

Planned: The project is under consideration with planning under way  
Committed: The project has committed to proceed  
Construction: The project is under construction  
Completed: The project has reached practical completion stage

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Latest trade data for the Bunbury Port indicates a total throughput of 16.7 billion tonnes for the financial year 2016/17. Alumina is the major export commodity at 10.9 million tonnes.

## MAIN ROADS WA

### Bunbury Outer Ring Road

**Location:** Bunbury

**Status:** Committed

The Federal Government has committed \$560 million to complete stages two and three of the construction of the Bunbury Outer Ring Road. The funding will allow the section of the road between the South Western Highway and the Bussell Highway along with the section from the Perth-Bunbury Highway to near Picton Boyanup Road to be completed. The Bunbury Outer Ring Road will be beneficial to the local community by reducing commuter times as well as improving road safety. It will also provide more efficient access for freight to the Bunbury Port which will enable the expansion of industrial centres leading to more manufacturing and agricultural processing. The Federal Government had previously committed \$10 million to plan stages two and three in October last year, along with \$105.4 million for stage one which was completed in 2014.

## MAIN ROADS WA

### Treendale Bridge

**Location:** Australind

**Status:** Completed

The State Government awarded a \$13.6 million contract for the construction of the new Treendale traffic bridge over the Collie River. Work on the bridge is now complete providing a number of benefits to the community. The bridge is a 224 metre-long, 14.4 metre-wide, six-span steel and concrete composite bridge, including a pedestrian walkway and two possum rope structures. The bridge provides a much-needed connection between the fast-growing subdivisions in Australind and Eaton. It has halved the travel distance between two major commercial precincts in the shires of Dardanup and Harvey. The Treendale Bridge also provides a direct pedestrian/cycling link over the Collie River and the opportunity for improved bus services with reduced travelling times.

## CITY OF BUSSELTON/SWDC

### Busselton-Margaret River Regional Airport

**Location:** Busselton

**Status:** Construction

Construction is currently under way for the expansion of Busselton-Margaret River Regional Airport. The development of interstate air services to the region will attract new interstate visitors and bring additional tourism opportunities, which will have significant benefits for local businesses and enable broader economic and industry development in the South-West. An estimated 126 jobs would be created during the construction phase, with further jobs generated once operational. The large-scale project will include upgrades to the runway and a new passenger terminal allowing bigger planes to land at the airport, plus additional terminal capacity to accommodate new visitors to the South West. The State Government's commitment of \$56.5 million to the project together with the Commonwealth Government's contribution of \$9.78 million will allow for the potential for direct international airfreight flights. The City of Busselton has spent \$3.5 million on the redevelopment.

**Expenditure:** \$69.7 million

## TRANSFORMING BUNBURY'S WATERFRONT

### Koombana Bay to Casuarina Boat Harbour

**Location:** Bunbury

**Status:** Construction

Plans are well under way to breathe new life into Bunbury's waterfront, with the aim of boosting the tourism and marine industries and improving the city's shorelines for community use. Koombana Bay foreshore was officially reopened on February 3 2018 and the redevelopment of the Dolphin Discovery Centre is in progress. Future stages include the enhancement of public open space along Casuarina Drive and upgrades to Jetty Road. Also envisioned is the transformation of Casuarina Boat Harbour into a vibrant mixed-use, multi-storey precinct with a marina and marine industry facilities.

## MAIN ROADS

### Perimeter Road - Stage 2

**Location:** Margaret River

**Status:** Construction

Margaret River enjoys an international reputation as a premier tourist destination. The construction of the Perimeter Road is



critical for the future economic development of Margaret River and will allow heavy vehicles to bypass the town centre, allowing the main street to be redeveloped. Stage one is now complete and stage two is under construction, which will include a road bridge and a separate foot bridge. Overall construction of the Perimeter Road will be completed in late 2018.

**Expenditure:** \$58 million

## **WEST AUSTRALIAN GOVERNMENT**

### **Southern Forests Irrigation Scheme**

**Status:** Committed

The Southern Forests Irrigation Scheme is an agricultural irrigation scheme being developed in the Manjimup-Pemberton area in South West of Western Australia. The proposed scheme will comprise a 15 GL dam located on Record Brook and a pipeline distribution network that will supply water to irrigators who have purchased a water entitlement for the scheme. Water for the scheme will be of high quality and reliability and will be supplied from peak flows in the Donnelly River. The scheme will be designed to ensure that environmental flows within the catchment are retained. The scheme will be owned and operated by the Southern Forests Irrigation Co-operative Ltd and all scheme water users will be members of the Co-operative.

## **WEST AUSTRALIAN GOVERNMENT**

### **Myalup-Wellington Water for Food**

**Status:** Committed

The Myalup-Wellington project is an industry-led initiative proposed by Collie Water to reduce salinity in Wellington Dam, Western Australia's second largest reservoir. The Federal Government announced it would contribute \$140 million investment along with a concessional loan of up to \$50 million to the project, in addition to the previous commitment of \$37 million from the State Government's Royalties for Regions program. Harvey Water and Collie Water have contributed \$175 million and Harvey Water members a further \$30 million for the project which is expected to cost approximately \$400 million. The project will see highly saline water extracted from the Collie River East Branch and treated before being returned upstream. The 'above the dam' component of the project will be started as soon as possible, including the construction of a 20 gigalitre treatment plant in Collie and piping to extract the water. It is

expected that 10 gigalitres of the treated water will be piped to Harris Dam in order to be used in the supply of drinking water for Collie and the Great Southern Towns network. The remaining water will be put back into the dam in order to provide irrigation water to 2,700 hectares in the Collie River Irrigation District and 1,500 hectares in the Myalup Irrigated Agriculture Precinct. It is expected that the project will deliver around 800 jobs for the region, spread across construction and agriculture, while also boosting Western Australia's gross state product by \$557 million per year.

## **BUNBURY PORT**

### **Preston River Realignment/Port Expansion**

**Location:** Bunbury

**Status:** Planned

In July 2012, Southern Ports - Bunbury was granted \$1.5 million in funding and received approval to spend \$1.5 million of internal funds to commence the engineering design phase for the realignment of the Preston River. This strategic step will ensure the Port's future development progresses in agreement with the Inner Harbour Structure Plan. The realignment of the Preston River forms part of the Greater Bunbury Infrastructure Investment Plan (Roads to Export). The engineering design contract has been awarded to Worley Parsons and is currently nearing completion. Further consideration is being given to additional ways of expanding Bunbury Port to better support the growing freight demand in Western Australia. The expansion of Bunbury Port compliments the latter stages of Transforming Bunbury's Waterfront.

## **MAIN ROADS WA**

### **Coalfields Highway Upgrade**

**Status:** Completed

Construction works have been completed on first seal of the Wellington Dam, Gastaldo West and Gastaldo East sections of the upgrade. The Hamilton River and Roelands Hill sections have also been completed.

**Expenditure:** \$53 million

# TOURISM DEVELOPMENT

## PROJECT STATUS

Planned: The project is under consideration with planning under way  
Committed: The project has committed to proceed  
Construction: The project is under construction  
Completed: The project has reached practical completion stage

Data from Tourism Western Australia indicates the South West received approximately 5.3 million visitors in 2017, contributing \$1.56 billion to the region's economy. Domestic visitors (interstate and intrastate) account for 95 per cent of the total overnight visitors, and the remaining 5 per cent were international visitors.

## CITY OF BUSSELTON

### Busselton Foreshore Redevelopment

Location: Busselton

Status: Construction

Busselton is transforming into a world-class holiday destination, with major works continuing on its iconic foreshore. With the completion of three tourism development sites, there are now opportunities to deliver high quality beachfront accommodation and tourism experiences. It is the intention of the project to create a seamless landscape on the foreshore and provide a catalyst for long-term social, economic and cultural benefits. It is expected the redeveloped Busselton foreshore will create an attractive investment proposition for private hotel developers and generate a substantial economic stimulus for Western Australians.

Expenditure: \$10.5 million

## MARGARET RIVER BUSSELTON TOURISM ASSOCIATION

### Lighthouse Precincts Redevelopment

Location: Augusta and Dunsborough

Status: Construction

The Cape Leeuwin and Cape Naturaliste lighthouse precincts, which attract more than 150,000 visitors a year, will be enhanced through a redevelopment project. A State Government investment of \$1.5 million in Royalties for Regions money will contribute to capital works on eight buildings across the two sites to increase visitor capacity, develop new interpretation services and add new attractions such as a cafe, playground and lookout. Construction is expected to be completed by late 2018.

Expenditure: \$1.75 million

## SANCTUARY GOLF RESORT

### Sanctuary Golf Resort

Location: Bunbury

Status: Planned

The All Seasons Sanctuary Golf Resort, on the outskirts of Bunbury, comprises accommodation, an 18-hole golf course, restaurant and bar, and conference facilities. It is the only short-stay accommodation in the South West region situated on a golf course. The resort's owners plan a major expansion of the resort. Development approval has been granted for the accommodation stage 2 to allow for 12 long-stay apartments and 30 dual-keyed, two-storey apartments.



The Cape Naturaliste Lighthouse precinct will be enhanced through a redevelopment project.



## DEPARTMENT OF BIODIVERSITY, CONSERVATION AND ATTRACTIONS

### Lake Kerpwari Tourism Precinct

Location: Collie

Status: Construction

This project involves the redevelopment of the mine void into a recreational lake with boat ramp and picnic facilities. This will result in improved recreational and sporting opportunities for the local area. The redevelopment works can occur when the site is handed back to the State Government.

Expenditure: \$3 million

### DOLPHIN DISCOVERY CENTRE

#### South West Development Commission

Location: Bunbury

Status: Construction

The redevelopment of the Dolphin Discovery Centre into a world-class attraction is under way. It will involve a raft of activities ranging from earthworks to the relocation of the research building, the building of a new boat shed, new facilities for the coach market and an improved café. Construction is

expected to be completed by late 2018.

Expenditure: \$12 million

### WESTCYCLE INCORPORATED

#### South West Mountain Bike Hubs

Location: Collie

Status: Planned

The South West Mountain Bike Hubs implements the South West Mountain Bike Master Plan and will deliver significant economic and social benefits. The project involves developing trails for different mountain bike styles and different riding abilities at locations in Collie, using locally-based consultants and contractors. It will also include supporting infrastructure and services as well as a community and business development program. The project is recognised as a priority in the South West Regional Blueprint.

Expenditure: \$16 million



Work is being carried out to upgrade and expand Bunbury's Dolphin Discovery Centre.

# LAND DEVELOPMENT

## PROJECT STATUS

Planning: The project is under consideration with planning under way  
Committed: The project has committed to proceed  
Construction: The project is under construction  
Completed: The project has reached practical completion stage

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The total value of building approvals in the South West was \$695 million in 2016/17. This represented a decrease of 3.4 per cent from the previous year.



## WEST AUSTRALIAN GOVERNMENT

### Koombana North

Location: Bunbury

Status: Committed

Structure planning for Koombana North allows for five buildings, between four and six storeys, which will offer a mix of apartment living on the upper floors and retail/hospitality/commercial space on the ground floor. A total of five lots are planned for the precinct. Construction of the civil works for the roads and services has now been completed. Queensland-based company AustPro Management Services Group purchased Lot 1, with the option to purchase Lot 2. A local development group has an option to purchase Lot 5.

## WEST AUSTRALIAN GOVERNMENT

### Kemerton Strategic Industrial Area Structure Plan

Location: Kemerton

Status: Completed

The Department of State Development and LandCorp have prepared a new land use planning framework for Kemerton to provide long term certainty for the Strategic Industrial Area (SIA). This includes a Structure Plan, and amendments to the Shire of Harvey local planning scheme and the Greater Bunbury region scheme. The Structure Plan provides a framework for

the future planning and development of Kemerton and sets out matters that need to be addressed before new subdivisions and developments can proceed. The scheme amendments implement the Structure Plan. The Structure Plan is supported by an over-arching environmental management plan, water management plan and bushfire management plan. New subdivisions and developments will need to include their own site-specific environmental, water and bushfire management documents in line with the requirements of these overarching plans. The Western Australian Planning Commission approved the Structure Plan in May 2017. In the 2018/19 Budget, the State Government also committed \$10.5 million to develop the Kemerton and Shotts Industrial Parks to create opportunities for new business developments.

## PERRON GROUP

### Vasse Newtown

Location: Vasse

Status: Under construction

Vasse Newtown, located just eight kilometres south west of Busselton, comprises a mixture of residential, retail, education, health and commercial land development. The development will extend over 300 hectares and house between 5,000 to 7,000 residents, four schools including the Vasse Primary School and Cape Naturaliste College. The development will also include extensive parks, sporting and recreational grounds. Construction has commenced on the village-style town centre which will include a Coles supermarket as well as other specialty retailers. Also planned are cafés, a restaurant, fast food outlets and medical facilities.

## SHIRE OF DARDANUP

### City of Wanju

Location: East of Bunbury

Status: Planning

To provide for the increasing population of the South West and to offer employment and residential options outside the Perth metropolitan area, planning is underway for the new City of Wanju which will be set on 1,245 hectares of farmland in the Shire of Dardanup. When fully developed, the City of Wanju will be home to an expected population of 50,000 residents in over 20,000 homes and the centre for a wide variety of different uses. Wanju will be the most significant greenfield development



in Greater Bunbury over the next 40 years and promises an innovative change to the type of development traditionally built in the area. The development will employ the highest standards of contemporary land-use planning, supporting economic development in the area while offering lifestyle choice, urban amenity and a sustainable future to a growing population. It will include a range of medium to higher density housing, an emphasis on a mix of uses, and extensive opportunities to walk, cycle and use public transport not previously seen in regional Western Australia. The draft Wanju District Structure Plan has been released by the WAPC.



Planning is under way to create a new city called Wanju, to be located east of Bunbury.



# COMMUNITY PROJECTS

## PROJECT STATUS

Planned: The project is under consideration with planning under way  
Committed: The project has committed to proceed  
Construction: The project is under construction  
Completed: The project has reached practical completion stage

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The South West is a region of choice for many people, thanks to a comprehensive array of community facilities and services.

## SHIRE OF AUGUSTA MARGARET RIVER HUB OF ENTERTAINMENT, ARTS AND REGIONAL TOURISM (HEART) PROJECT

### Margaret River Cultural Centre Redevelopment

Location: Margaret River

Status: Construction

Construction has begun on the Margaret River Cultural Centre redevelopment. The project involves permanent seating for 310 patrons which will be installed as part of a major refurbishment of the theatre. To cater for activities requiring floor space the adjacent squash courts will be converted into a flexible multipurpose space. The redeveloped centre will also operate as a lesser hall. The two areas will be joined by a new foyer suitable for pre and post event functions with a modern commercial kitchen and bar service. The new multi-purpose complex, which

is scheduled to open in 2019, will meet the needs of the current population and cater for projected population and visitor growth into the future.

## PEMBERTON AGED ACCOMMODATION

### Pemberton Retirement Village

Location: Pemberton

Status: Completed

An expansion of the Pemberton Retirement Village will see the development of infrastructure for an additional 11 units on land adjacent to the existing nine fully occupied units. The project also includes the construction of the first three of the new anticipated 11 units to meet immediate demand.

Expenditure: \$1.34million

## WA COUNTRY HEALTH

### Warren Health Service

Location: Manjimup

Status: Completed

The WA Country Health Service's greatly anticipated, state-of-the-art \$37.6 million Warren Health Service is now complete. A



The new \$37.6 million Warren Health Service in Manjimup is now open.

stage opening took place from June 18 2018. The new Warren Health Service brings together a range of health services in one convenient location in Manjimup. Services include an expanded area for outpatient appointments, a new emergency department with well-equipped resuscitation rooms, a new ward area, medical imaging facilities, a well-equipped operating theatre, mental health consultation room, and a thoughtfully designed palliative care room to accommodate the needs of patients and their families in a home-like environment. Telehealth-enabled consultation rooms mean that more patients can access the care they need from specialists without travelling great distances.

## DEPARTMENT OF HEALTH

### Manjimup Health Service

**Location:** Manjimup

**Status:** Completed

Manjimup is now home to the \$37.6 million Warren Health Service. The scope of works includes an expanded area for outpatient appointments, new emergency department, ward area, medical imaging facilities, family focused birthing suite, operating theatre, mental health consultation room, and palliative care room.

**Expenditure:** \$37.6 million

## WEST AUSTRALIAN GOVERNMENT

### Capel Police Station

**Location:** Capel

**Status:** Committed

The State Government has committed to build a new \$8 million Capel police station to service the town and surrounds. The new police station will provide a dedicated local police presence for Capel town and the surrounding shire, including the areas of Boyanup, Gelorup, Peppermint Grove Beach and Dalyellup. The new facility will help improve safety in the growing Capel region. Construction of the police station is due to start this year.

**Expenditure:** \$8 million

## WEST AUSTRALIAN GOVERNMENT

### South West school upgrades and new facilities

**Status:** Committed

The State Government has recently announced a number of school building projects in the 2018/19 State Budget. These include \$5 million for upgrades to Bunbury Senior High School, \$3 million for upgrades to South Bunbury Primary School as well as \$30 million for upgrades to Margaret River High School. Glen Huon Primary School will be given \$1.5 million for new childhood facilities while Eaton Community College will receive

\$5 million for new science facilities. Newton Moore Senior High School will also receive \$3 million towards the redevelopment of the school's STEM centre and Cape Naturaliste College will receive \$30.1 million towards the construction of new school buildings.

## DEPARTMENT OF HEALTH

### Collie Health Service

**Location:** Collie

**Status:** Completed

Work is now completed on redevelopment of the Collie Health Service to transform the hospital into a contemporary, best practice healthcare facility. The investment provides improved facilities for patients in need of immediate care, with a major refurbishment of the emergency department, plus a new administration centre and hospital entry. The project provided 200 jobs during construction.

**Expenditure:** \$7.8 million

## CROWEA VILLAGE COMMITTEE

### Crowea Village

**Location:** Northcliffe

**Status:** Completed

Crowea Village (formerly Northcliffe Retirement Village) has delivered an additional four independent living units. The project complements the existing five and allows one of the existing units to be re-purposed as a communal meeting space with a care/consultation room.

**Expenditure:** \$1.2million

## ACCESS HOUSING

### South West Ageing in Place Housing Pilot

**Location:** Dardanup and Boyanup

**Status:** Completed

Construction of nine new over 55s villas at Boyanup is now complete. The new villas at Boyanup form part of Access Housing's Royalties for Regions-funded South West Ageing in Place Housing Pilot projects that also included the construction of 14 new seniors villas at Dardanup. Twelve of the 26 units will be made available for sale to local seniors, with sales proceeds used to fund another seniors housing project in the South West. Access Housing will retain 14 units for affordable rental purposes.

**Expenditure:** \$9.8 million

# CIVIL AND COMMERCIAL

## PROJECT STATUS

Planned: The project is under consideration with planning under way  
Committed: The project has committed to proceed  
Construction: The project is under construction  
Completed: The project has reached practical completion stage

Retail turnover in the South West was estimated at \$2.03 billion in 2014/15, representing a slight increase from the previous year. The retail sector's strong growth trend over the past decade has been driven mainly by population growth.

## SHIRE OF MANJIMUP

### Manjimup Town Centre Revitalisation

Location: Manjimup

Status: Construction

The Manjimup town centre will be rejuvenated to upgrade its town centre and iconic heritage buildings. The main objectives of the project are to create a new northern town site access and entry statement to the town centre with visual impact and appeal. It also involves transforming the Manjimup Timber and Heritage Park into a unique multipurpose attraction. Other major aspects of the project include removing the rail corridor in the town centre to improve accessibility and connectivity; converting an existing reserve land parcel into Shire of Manjimup owned freehold title for the purpose of creating an investment ready town centre location capable of attracting a high quality business tourism accommodation facility provider (adjacent to the Manjimup Timber and Heritage Park) and transforming

Brockman Street in the town centre into a town square through various improvements and integration into the Manjin Park precinct. Stage two of the project is currently under way with the assistance of \$19.29 million from the State Government's Royalties for Regions funding program. The project is expected to be completed by June 2020.

## SHIRE OF COLLIE

### Collie Town Centre Revitalisation

Location: Collie

Status: Completed

Collie's town centre has been transformed to support the area's economic growth, especially as new resources and manufacturing industries establish themselves. The project itself will not only help service new employees moving to the town but also boost local job opportunities over the course of the redevelopment. The revitalisation of Collie's town centre builds on initial works already undertaken by the Shire of Collie. A raft of improvements have been completed, including four new town entrances to welcome tourists and business people to the town. The revitalisation involved creating a new central park straddling the railway to unify the CBD as well as other town centre improvements. A total of \$11 million was allocated to this project.



A \$2,677,725 grant from the Federal Government's Building Better Regions Fund (BBRF) will help make the South West Energy Experience in Manjimup a reality.



## SHIRE OF AUGUSTA-MARGARET RIVER

### Urban Renewal: Margaret River Main Street Redevelopment

Location: Margaret River

Status: Committed

The main street of Margaret River is set for a major upgrade, thanks to a \$5.5 million State Government Royalties for Regions investment. Works will include improvements to Bussell Highway between Tunbridge and Walcliffe roads, improved pathways, on-street parking upgrades, intersection improvements and landscaping works, including new street trees, plants, street furniture and paving. A large roundabout will also be built where Walcliffe Road intersects with Bussell Highway.

## SHIRE OF CAPEL

### Capel Community Precinct Revitalisation Project

Location: Capel

Status: Construction

The Capel Civic Precinct is an area of land bounded by Capel Drive, Forrest Road, Roe Road and Buchanan Road in Capel. The area includes the Shire of Capel's administration building, the library, community centre and Earl Scott Reserve. The revitalisation project commenced in 2016 with stages one to three complete. Stage four is expected to begin in October 2018 and involves the development of a multi-purpose building designed to accommodate a range of community, youth and business uses.



An artist's impression shows what Margaret River could look like after a makeover of its main street.



# JOBS BOOM predicted as plans for lithium processing plant move forward

The South West Development Commission recently organised an information session to connect local businesses with representatives from Albemarle Corporation, the company behind the proposed Albemarle Kemerton Plant.

Hundreds of new jobs are set to be created by the lithium hydroxide product manufacturing plant that Albemarle plans to establish in an industrial area on the outskirts of Bunbury.

It is anticipated 300 to 500 jobs will be created during construction, and more than 500 direct jobs generated during the operational phase when full production is reached.

The proposed Albemarle Kemerton



Plant will process spodumene or lithium mineral concentrate, through five process trains, to produce up to 100,000 tonnes of lithium hydroxide product and up to 200,000 tonnes of sodium sulfate by-product per year.

The Environmental Protection Authority has granted conditional approval for the project to proceed.

Albemarle Corporation director of government and regulatory affairs for the Americas Jennifer Diggins said the global company is committed to investing

in Australia and sees many benefits to doing business in WA.

"We believe we will have access to a highly skilled workforce, we will have the infrastructure needed to move our product, and we are excited to see focus and priority placed on important issues like energy storage and the future development of the battery supply chain," she said.

"We support WA's efforts to develop industry that will help keep resources in country for further refinement."





# Help is at hand to support local jobs and tenders in the South West

The South West Development Commission is delighted to welcome Carly Anderson to the team as principal local content advisor.

Based in the Bunbury office but working across the region, Ms Anderson will focus on connecting industry to government procurement opportunities with the aim of increasing the portion of State Government and industry contracts secured by regional contractors and businesses.

With extensive experience across both government and business, Ms Anderson brings a wealth of practical knowledge to the role.

"I have worked in procurement, government contracting and advising on the Buy Local policy for the WA Government for 14 years, 12 of these in the South West and Great Southern regions," Ms Anderson said.

"My husband and I also run a South West-based small business. I understand well the highs and lows of running a business, as well as the benefits that can be generated for government, industry and the local economy through local content initiatives.

"I'm very pleased to have the opportunity to work with SWDC, the Department of Primary Industries and Regional Development and businesses to help deliver positive outcomes for our region."

The new principal local content

advisor at SWDC is part of the State Government's commitment to maximising tender and job opportunities in the regions.

An initiative designed to connect local businesses with project opportunities is the Local Project, Local Opportunities events. Recent events in the series have focussed on the proposed Albemarle Kemerton Plant, Capel Civic Precinct – Stage 4 and Transforming Bubbly's Waterfront – Jetty Road Causeway Upgrade.

The South West Development Commission, which has recently been refreshed with an injection of new staff members, is part of the WA Government and works to make the region the best place to live, work and invest.

***BUY LOCAL...INVEST IN YOUR COMMUNITY***





Local apprentices Tristan Ugle, Harley Depiazzi and Brody Robinson are among those who have been working to deliver the upgrade and expansion of the Dolphin Discovery Centre.

# Local fingerprints emerge on transforming tourist attraction

When the Dolphin Discovery Centre reopens in December, it won't just be a new landmark for Bunbury offering a fresh new experience for visitors – it will also be a showcase of local skills and business capability.

As part of the Transforming Bunbury's Waterfront project, Bunbury-based contractor Perkins Builders is progressing the upgrade and expansion of the building from designs by local firm MCG Architects.

Those involved on the construction side of the project have so far included six apprentices, with about 25 South West suppliers and sub-contractors engaged as of June. A total of 46 local contractors and suppliers are to be engaged by local contractor Perkins

Builders throughout the main build.

Perkins Builders estimating manager Derek Wilkes said the company was delighted to be involved in such an important regional development at the gateway to Bunbury and the South West.

"The tourism and economic benefits from the redevelopment will be far reaching for a long time to come," Mr Wilkes said.

"Perkins' long history of delivering iconic South West projects will not be understated in this landmark building.

"Perkins has continued with its ongoing engagement with local subcontractors to deliver the project, boosting local employment and ensuring skills remain in the local area.

"The project is taking shape with roof sheeting, external and internal framing, and mechanical ducting underway. Further local contractor involvement will be commencing in coming months."

The redevelopment of the tourist

attraction has been funded by the State Government.

South West Development Commission acting chief executive officer Rebecca Ball said the Commission was working to connect local business with opportunities on State Government-funded projects.

"This is an important project for Bunbury. We have worked hard to make sure locals are engaged, and job and business opportunities are created," Ms Ball said.

"Once completed, we expect further benefits to flow to local businesses as people visit the centre and then stay on to explore what else Bunbury has to offer."

DDC general manager David Kerr said there will be a focus on engaging with local suppliers for operational needs including café/restaurant and other consumables, including souvenir items.



Bunbury MLA Don Punch and Regional Development Minister Alannah MacTiernan take a look at the progress made on the Dolphin Discovery Centre redevelopment.

# Boost for Bunbury tourist attraction

Regional Development Minister Alannah MacTiernan and Bunbury MLA Don Punch recently presented a \$600,431 Lotterywest grant to the Dolphin Discovery Centre in Bunbury.

The funding boost complements the State Government's \$12.3 million investment in the redevelopment of the centre

The redevelopment includes a landmark new-look building, a new interpretive centre, new exhibits including 13 aquariums, a new café, educational facilities and beach access.

Minister MacTiernan said the Dolphin Discovery Centre is the country's premier wild dolphin experience and a major

tourism drawcard for Bunbury and the South West.

"Thanks to investment from the State Government, Lotterywest and funding partners, this iconic facility will soon be able to offer an even better tourism and educational experience," Minister MacTiernan said.

Bunbury MLA Don Punch said the Dolphin Discovery Centre has long been a fantastic asset for the community.

"Everyone involved with the project is committed to delivering an amazing new facility that will be a world-class tourism attraction, and this funding will help make that a reality," Mr Punch said.

## South West saleyards

The State Government is calling for expressions of interest from parties interested in providing livestock sale services in the South West, ahead of the expected closure of the Boyanup saleyard in 2022.

The Western Australian Meat Industry Authority has released an EOI to gain preliminary information on potential solutions for a replacement facility.

The EOI will also determine any assistance interested parties would be seeking from the State Government.

Solutions that both include and exclude a lease of the Muchea Livestock Centre will be considered, as some parties have indicated operating both facilities could create efficiencies.

"This EOI process will identify areas in which the Government can assist in the development of a replacement facility, and marks a major step forward in ensuring producers in the South West continue to have their needs catered for after 2022," Agriculture and Food Minister Alannah MacTiernan said.

The EOI is available from [www.tenders.wa.gov.au](http://www.tenders.wa.gov.au), with proposals closing on September 21, 2018.

# Major Projects South West

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