COLLIE FUTURES

Collie Investment Prospectus
South West of Western Australia
Why Choose Collie?
We Can Give You Millions of Reasons

Collie isn’t only a great place to live and work — it’s where ideas are becoming reality

An exciting era of growth is opening up new opportunities. Join the growing list of organisations discovering Collie’s potential — it’s your opportunity.

Industry. Lifestyle.
You get the best of both worlds in Collie

Collie is well-known as an industry powerhouse — and for good reason. It proudly powers Western Australia through its power stations and rich resources. It is also home to the operations of big companies. Now word is getting out about the lifestyle opportunities afforded in this picturesque part of the world. It’s all here for you in Collie.

Got a project that will make a positive economic impact on Collie? Funding from the Government of Western Australia may be able to help make your initiative a reality.

Collie Futures Industry Development Fund: Up to $2m in matched funding available.
Collie Futures Small Grants Program: Up to $100,000 available.
Apply now — www.swdc.wa.gov.au

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Welcome to Collie

This is a time of change as the proud coal mining and power town of Collie works to diversify its economy.

There are a raft of exciting economic growth opportunities in a range of industry sectors waiting to be unlocked.

Collie has exceptional power transmission infrastructure, magnificent natural landscape and proximity to major population centres in Perth and Bunbury. It has access to major port capacity.

To help unlock this potential, the Government of Western Australia is offering millions of dollars in funding incentives that are opening doors for start-ups, small-to-medium businesses and major companies.

Grants of up to $2 million through the Collie Futures Fund can help you make your business ideas and expansion plans a reality. It’s a great time to join the growing enterprises choosing Collie as a base.

The Government of Western Australia is working on a number of ways to help Collie realise its considerable potential. Not only are we backing industry-led projects, but we are also driving initiatives that will help to diversify the local economy, create jobs and capture long-term prosperity.

With all that it has to offer, Collie is an appealing place to live, work and invest – and I encourage organisations to explore the opportunities opening up in the region.

Hon. Alannah MacTiernan MLC
Minister for Regional Development

Collie has been my home for many years. I have spent my time here as an employee, volunteer, investor, politician, husband, father and grandfather.

I have represented Collie as the local member in the Legislative Assembly for almost 20 years, and in this time I have seen industrial and economic changes take place in town and throughout the South West region.

Today, Collie is looking to continue to grow as the industrial centre of the South West and is in the process of actively expanding its industrial base by welcoming new industry and start-ups into town.

The Government of Western Australia is providing significant financial backing for this transition, with grants available for business projects that will create local jobs and long-term economic growth.

The Collie Futures Fund is providing grants of up to $2 million for businesses that are looking to set-up or expand their operations in the Collie region.

There are exciting times ahead for Collie as an industrial centre and I look forward to welcoming future investors to join us for economic prosperity.

Hon. Mick Murray MLA
Member for Collie-Preston

Collie Roundhouse

One of Collie’s oldest places is set to become one of its newest tourist attractions

The historic Collie Roundhouse will be transformed into a unique attraction now that the State Government has allocated almost $1 million to the National Trust of WA to restore the building for public use. This will open up opportunities for commercialisation.

“In the future, people will be able to visit, learn about the railway heritage of Collie, and enjoy what it has to offer.”

~ Hon. Mick Murray MLA
Stats And Fast Facts

REGIONAL

- 8,754 Residents
- 2018 Western Australia Tidy Towns winner
- $179,000 Median house price
- $136,500 to $536,500 The price of 2000sqm to 1.55ha at the Collie Light Industrial Area
- $225 Median weekly rent
- 83,000 Average overnight visitors per annum
- $10m Value of new trails package for Collie
- 368 Registered businesses

ECONOMY

- Home to Western Australia’s largest and only remaining railway roundhouse
- Offers one of regional Australia’s largest regional art prizes
- 60+% Of Collie’s economic output is accounted for by sectors of mining, manufacturing
- Coal mining Is the top employer by industry
- $136,500 to $536,500 The price of 2000sqm to 1.55ha at the Collie Light Industrial Area
- Motorsports hub with a nationally accredited Motorplex, plus speedway and motocross tracks
- Instagram-worthy scenery at places such as Black Diamond

COMPARATIVE ADVANTAGES

Collie offers unique advantages to investors, making it a great place in which to live, work and invest.

ESTABLISHED INDUSTRY HUB

A hub for industry, Collie is known for its coal resource and powering the state.
- Mining, mineral processing and energy generation are established in the region.

A SKILLED WORKFORCE

There is a skilled and capable workforce to tap into – and even more in the wider region.
- A large portion of Collie’s workforce are technicians and trade workers, and machine operators and drivers.
- Industry responsive skills training through South Regional TAFE.

NATURAL RESOURCES

Resource rich, Collie boasts natural resources such a coal.
- Productive agricultural land, timber production and forest capability.
- The wider South West region produces lithium, mineral sands, timber and silicon.

NATURAL ATTRACTIONS

The forests, rivers and lakes...It’s all here in the picturesque Collie River Valley. No wonder tourists are flocking to attractions like Black Diamond lake.
- Enjoy outdoor pursuits, including biking, hiking, mountain biking, camping, water sports, freshwater fishing and marroning. Marvel at the stunning blue waters of Black Diamond and Stockton lake.

ROADS TO EXPORT

Businesses and industry based in Collie are well-placed for success, with road and rail linkages to the Bunbury Port.
- Collie has strategic transport linkages. It is located about a 45 minute drive from the port city of Bunbury and two hours by road from the port of Fremantle

ESTABLISHED SERVICES AND INFRASTRUCTURE

Collie is well-known for power generation. It is also well-connected to services and infrastructure.
- The town is central to Western Australia’s electricity transmission network, which may provide an advantage to electricity intensive industries.

SUPPORT FOR PROJECTS, LARGE AND SMALL

Are you a start-up, small-to-medium business or a company?
- Regardless of the scale of your business or project, there are opportunities for you in Collie.

SUPPORTIVE GOVERNMENT

The Government of Western Australia is supporting business and industry to come to Collie and is offering a range of financial and other incentives.
- Funding opportunities and business support are available to organisations looking to establish operations in Collie.
**INDUSTRIAL LAND**

There is room to grow business and industry in Collie and surrounding areas. A number of industrial land options are available to suit light and heavy industry.

**Shotts Strategic Industrial Area**
- **Location:** 7.5km east of Collie, between the Muja and Bluewaters Power Stations.
- **Lot sizes:** From 12ha to 60ha lots, available for a range of industry requirements.
- **Fast Fact:** Connected to existing road and rail infrastructure.

**Collie Light Industrial Area**
- **Location:** Just minutes from the town centre.
- **Lot sizes:** 2,000sqm to 1.55ha, serviced with water, power, sewer and telecommunications.
- **Fast Fact:** Suited to many different types of businesses including manufacturing, warehousing and transport. The close proximity to major industry offers the ability for business owners to provide quick response to call outs.

**Kemerton Strategic Industrial Area**
- **Location:** About 17km north-east of Bunbury.
- **Lot sizes:** Established 2,000+ha industrial area. Large development sites are available for strategic and downstream processing industries, which will be allocated through a ground lease arrangement with LandCorp.
- **Fast Fact:** Links to the Bunbury Port by road, with land reserved for a future rail connection if required.

The State Government provides a pathway to servicing SIA sites based on individual requirements. For more information, contact LandCorp.
Government investment is shaping a prosperous future for Collie. This support is generating exciting opportunities for the private sector and creating an even better place to live, work and invest.

**Lake Kepwari**
Collie may be located inland, but it’s about to become a hotspot for water sports
Want to water ski on a former open-cut coal mine? That will soon be possible in Collie. Lake Kepwari is being developed into a recreational destination and water sports events facility.

**Multipurpose Bushfire Management Facility**
A base from which to serve and protect the state
Collie will play a central role in the management of large-scale bushfires. A new $8 million multipurpose facility will have an incident control centre, emergency driver training school, as well as regional fleet maintenance and management services.

**Education and training**
A+ facilities for skilling up tomorrow’s workers
Collie’s future workforce will be trained in modern facilities. A refurbishment of the local TAFE is underway. An expansion at Collie Senior High School will increase capacity and create a Science, Technology, Engineering and Mathematics (STEM) lab.

**Health and aged care**
Creating a town of first choice where the health and wellbeing of locals matters
The health and wellbeing of residents is in increasingly good hands. A $12.2 million redevelopment of the Collie Hospital will include a full refurbishment of the operating theatre.

**Creating the jobs of the future**
A $60 million Industry Attraction and Development Fund will help to attract large-scale initiatives that will promote economic diversity, job creation and sustainability.

**Trail Adventure Town**
Pedal power is generating new opportunities for Collie
The wheels are in motion for Collie to become an ‘Adventure Trail Town’. More than 180 kilometres of high-quality mountain bike and bushwalking trails will be created through the river valley. This will complement the trails already established, including the Munda Biddi Trail and Bibbulman Track. The Munda Biddi Trail will have improved links to the Collie town centre, opening up opportunities for accommodation and hospitality providers.

“Collie will become Western Australia’s premier trail adventure town, and this $10 million commitment will see it become a world-class destination for mountain bike riders and bushwalkers.”
– Premier Mark McGowan

**Myalup-Wellington water project**
Switching on the taps to greater opportunities in agriculture
Collie’s Wellington Dam isn’t only a great place to sight-see. It is also the second largest reservoir in Western Australia. A $396 million project aims to improve water for irrigated agriculture.

**Collie Motorplex**
On the road to becoming an even bigger motorsports hub
Collie is fast becoming the place for motoring enthusiasts to rev their engines. The recently upgraded Collie Motorplex is one of only two sealed race tracks in Western Australia.

**Collie Roundhouse**
Transforming a disused space into a thriving destination
The historic Collie Roundhouse will be transformed into a unique attraction now that the State Government has allocated almost $1 million to the National Trust of WA to restore the building for public use. This will open up opportunities for commercialisation.

**Government investment is shaping a prosperous future for Collie. This support is generating exciting opportunities for the private sector and creating an even better place to live, work and invest.**

**MAJOR PROJECTS & INVESTMENT HIGHLIGHTS**
**Snapshot**

*Collie will become Western Australia’s premier trail adventure town, and this $10 million commitment will see it become a world-class destination for mountain bike riders and bushwalkers.*
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**$10M INVESTMENT**

– Premier Mark McGowan
EXAMPLES OF OPPORTUNITIES
Snapshot
It is a time of change as Collie works to diversify its economy. With change comes opportunity. Discover yours. Here are examples of just some of the industries with growth potential that can be tapped into.

Mining Equipment, Technology and Services (METS)
Chance to capitalise on the region's deep well of resources
Linked to the South West’s resources sector is the mining equipment, technology and services (METS) industries. Opportunities exist to further increase the engagement of METS businesses including through taking advantage of the growth of the resources sector.

Tourism
Collie isn’t only a great place to live and work, it’s also a great place to visit
Major investment is opening up new opportunities including as an adventure sports destination, a place to learn about Aboriginal culture, the commercialisation of heritage buildings, and development relating to attractions such as Minninup Pool.

Creative Industry and the Arts
Growing Collie’s creative side
Collie’s emerging creative industries would benefit from a shared workspace for new and existing creative businesses. The development of a local collective for creative professionals would assist the development of a collaborative and supportive environment.

Lithium Boom
With the South West at the centre, the region is surrounded by opportunity
The lithium boom is opening up opportunities across the South West. The world’s largest known and highest grade lithium mineral deposit is located in the South West town of Greenbushes. Albemarle Corporation has selected Kemerton Strategic Industrial Area to establish its $1 billion lithium processing plant.

Heritage Activation
Transforming underused places into thriving destinations
Collie has a number of historic buildings that are just waiting for new life to be breathed into them. For example, the landmark Collie Roundhouse and surrounding site will undergo conservation and restoration, unlocking the commercial potential of this significant heritage building.

Advanced Manufacturing
Collie-Bunbury is already the manufacturing hub of the South West – and there is still room for it to grow
Expansion of the advanced manufacturing sector is expected as the mineral processing, forestry and agricultural industries are built up. The Collie-Bunbury region could be an ideal home for an innovation, advanced manufacturing and Mining Equipment, Technology and Services (METS) precinct, linked to an industrial estate.

Mining, Mineral Processing and Technology
Adding value where it counts
Collie-Bunbury is the hub for mining and mineral processing in the South West. The development of Western Australia’s Future Battery Industry Strategy and the abundant resources available in the South West will help position Collie-Bunbury to capitalise on demand for the region’s resources.
Bio-Economy

Feed for growing the bio-economy
The Collie-Bunbury region has significant volumes of material that can be used as a feedstock for the bio-economy industry. Opportunities identified for further consideration include biomass aggregation and distribution operations, provision of analytical services and a possible bio-manufacturing centre.

Forestry

Forestry and timber industries set to branch out
The region has been selected as one of four pilot regional forestry hubs for Australia. It is expected the trial will help to protect and grow the local forestry industry, and lead to further opportunities in value-adding.

Agribusiness/Aquaculture

A focus on value-adding
More intensive agriculture and the development of value-adding industries such as processed food, pharmaceuticals and beauty products have been identified as growth opportunities.

Resources

Maximising potential
Collie’s coal resources will continue to be utilised for power generation and industrial purposes. There is potential to further investigate optimising coal and other resources in the region.

Energy

Powering up the energy sector
The energy sector is lighting up with potential. Possibility to pursue opportunities for Collie to become a more diversified energy hub, including the development of energy storage infrastructure.

Health and Aged Care

A community for life
Collie is a great place to live, whether you are eight or 80. With an ageing demographic, there are opportunities to expand local aged health care facilities and services.

Mine Site Repurposing

Giving old mines a new purpose
Collie has already transformed its former mines into lakes, as seen with Lake Kepwari. Given the extensive coal mining activities around the town of Collie, there is potential to explore further opportunities around other former mine sites, such as Black Diamond as an iconic tourism attraction.

“Premier Coal is Western Australia’s largest coal producer, mining about 4 million tonnes a year from the Collie Coal basin. We value the longstanding relationship our operation has had with the Collie region. We are proud to be a part of the Collie community and economy.”

— Premier Coal
NOW IS THE TIME TO INVEST IN COLLIE

Got an enquiry? Want to set up a briefing or tour? Our team is happy to help.

CONTACT

South West Development Commission
www.swdc.wa.gov.au +61 08 9734 2322