

Planning for future growth



FILLING THE GAP: The Gap Ridge Industrial Estate is being developed in Karratha. (Artist impression)

WITH Western Australia's economy continuing to grow and businesses optimistic about the future, LandCorp is working with its many partners to deliver industrial land to satisfy market demand and plan for future growth.

Through careful planning, LandCorp's industrial estates in the Pilbara are strategically located to support and stimulate economic growth and provide the space for businesses supporting the region's burgeoning resources sector.

For LandCorp's Regional Manager, Jacinta Harvey, the development in the Pilbara's towns has been astounding.

"The State Government's Pilbara Cities initiative has brought a coordinated approach to the region's development, which has meant major projects are already well underway with some almost completed," Jacinta said.

"I have watched projects emerge on the ground faster than I have seen anywhere else in Australia.

"The significant expansion of iron ore processing facilities and additional gas plants along the coast, worth an estimated \$130 billion over the next 10 years, has seen unprecedented demand for industrial land."

Having lived and worked in the Pilbara community for more than four years, Ms Harvey has welcomed the increase in industrial land releases and developments to meet growing demand from the region's major resources projects.

"Industrial lots now available at Gap Ridge, Karratha and Hedland Junction at Port Hedland will allow businesses to expand and centralise operations and in some cases establish a permanent regional presence in these estates," she said.

"Developing these estates also brings opportunities for much needed diversification of industries."

Hedland Junction, as part of Pilbara Cities, LandCorp's newest estate at Wedgefield, is ideally positioned to help businesses capitalise on the demand created by Port Hedland's robust resources industries.

It is well located among a concentration of Port Hedland's smaller industries and contractors and offers excellent potential for businesses servicing the mining, construction and transport industries.

The Gap Ridge Industrial Estate, located just over eight kilometres west of Karratha, is also being developed as part of

the Pilbara Cities initiative.

There is already a high level of interest in the estate, largely fuelled by Chevron Australia's Gorgon and Wheatstone projects, Woodside's Pluto LNG gas hub and continued strong demand for iron ore.

It is estimated the estate will generate more than 1,000 jobs.

Jacinta said progress in the Pilbara was opening up a new range of opportunities for businesses.

"People operating businesses in industries such as transport, oil and gas and fabrication units now have opportunities to consider locating in the region to service local communities," she said.

"An increase in additional services and amenities will also have a flow on effect and help



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to bring down the high cost of living in the Pilbara.

"There are enormous opportunities for businesses to tap into the benefits alongside major resource projects.

"Industrial-sized blocks and more commercial space will enable companies to establish permanent ties and demonstrate a long-term commitment to their communities.

"Companies will now have somewhere suitable for a regional head office, opening-up greater opportunities for Perth-based businesses to expand and directly service the iron ore and oil and gas industries.

Existing businesses now able to look at consolidating their operations have applauded the Gap Ridge, Karratha and Hedland Junction developments.

Jacinta said LandCorp's development of industrial land will allow Karratha and Port Hedland to become strategic transport and logistics hubs.

"We are also working with the Newman community to develop a similar project, designed to create a transport hub to service inland mining projects," she said.

Fast Facts

LandCorp's industrial estates - Gap Ridge, Karratha and Hedland Junction are anticipated to satisfy demand for industrial land for up to 10 years.

Gap Ridge Industrial estate has been designed for industries requiring larger sites for transport and logistics, lay down, warehousing and assembly.

Hedland Junction includes land for both light industrial and transport use.

All roads and major intersections have been designed to cater for a range of truck sizes.

Gap Ridge will be a 260ha zoned industrial development yielding about 93 lots and created in five stages.

Stage 1 of Gap Ridge is the largest civil works stage ever undertaken by LandCorp.

Hedland Junction, when completed, will include 90ha of light industrial land and 180ha of transport land comprising 170 lots.

The work will underpin development of new domestic gas hub for Western Australia.



MARKET DEMAND: LandCorp is planning for future growth. (Artist impression)