



AVON INDUSTRIAL PARK

Avon Prospectus

Live, Work, Invest in Western Australia's Beautiful Avon Sub-Region



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Avon Industrial Park

With multiple living options nearby, the Avon Industrial Park offers the perfect work-life balance.

Positioned next to major transport routes and 18km from Northam, Avon Industrial Park is the perfect place to set up business for you, your employees and families.

With the Trans-Australian rail line and Great Eastern Highway nearby, it's the ideal point between Perth and regional centers across Western Australia.

The 200ha industrial estate is amid a total park area of 470ha and has been specifically created to meet the needs of businesses servicing the rural, resources and mineral processing markets.

Roughly one tenth the cost of comparable industrial property in Perth, the purpose-developed Avon Industrial Park represents extraordinary value.



Landcorp.com.au/avonindustrialpark

Overview

Avon Industrial Park is a partnership between LandCorp, the State Government's land and property developer, and the Avon Community Development Foundation

Key stakeholders include the Wheatbelt Development Commission, Avon Industrial Park Advisory Board and the local community.

Independent market research anticipates that when fully operational, Avon Industrial Park could provide up to 2000 direct jobs and 3000 indirect positions.

Many companies have already brought lots in the estate, taking full advantage of land price, the offering of broadband communication, 10mVa underground power and a plentiful water supply.

KEY FEATURES

- 18km east of Northam and only 90 minutes from Perth.
- Situated next to the Transcontinental Railway and the Great Eastern Highway.
- A central location for servicing Perth, the Wheatbelt, Goldfields, Mid-West and Northern regions of WA.
- A key location on major East-West freight and transport routes that supply the nation.
- Suited for the agriculture and resources support industries, innovative housing construction, minerals processing, transport, logistics and manufacturing.
- Available Stage 2 lots range in size from 2.18ha to 10.63ha.
- Requirements for larger lots within the AIP can be discussed with LandCorp.
- All available lots are priced from \$6.41sqm to \$12.22sqm ex GST (roughly \$7sqm to \$13.50sqm inc GST).
- Lots are connected with power and scheme water and access is available to broadband



Astonishing Value!
From \$7sqm to \$13.50sqm (inc GST)

WA's Heartlands

The Wheatbelt, also known as WA's Heartlands, is a region of enormous opportunity.

As a key contributor to Western Australia's prosperity, the Wheatbelt economy is valued in excess of \$4 billion. It has grown at an average rate of over 8.2% over the last 10 years and its future looks bright.

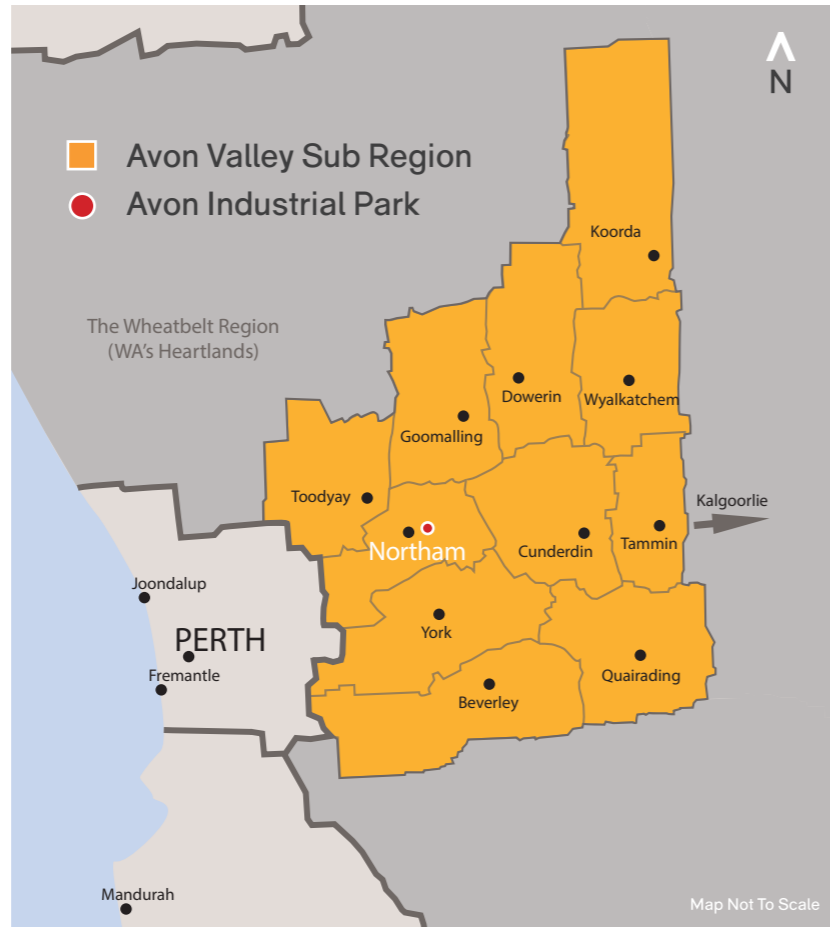
Agriculture is the dominant industry in the Wheatbelt, though the economy is also strongly supported by growing mining, commerce, retail, manufacturing, fishing and tourism industries, attracting global innovators and investors.

The Heartlands of WA is connected by major transport routes east, north and south and is divided into five sub-regions:

- Avon
- Central Coast
- Central East
- Central Midlands
- Wheatbelt South

The Avon Sub-Region

The Avon boasts eleven main townships for you to consider calling home: Beverley, Cunderdin, Dowerin, Goomalling, Koorda, Quairading, Tammin, Toodyay, York and Wyalkatchem, with Northam as a key WA Regional Centre.



AVON INDUSTRIAL PARK (AIP)

Distances to/from key centres

AIP to Midland	93km
AIP to Perth CBD	112km
AIP to Fremantle	132km
AIP to Australian Marine Complex	140km
AIP to Mandurah	175km
AIP to Geraldton	457km
AIP to Albany	447km
AIP to Kalgoorlie	476km

TRAVELING TIMES THROUGH THE AVON SUB-REGION

Perth to Northam	1 hour 20 minutes
Perth to Avon Industrial Park	1 hour 30 minutes
Grass Valley to Avon Industrial Park	4 minutes
Northam to Avon Industrial Park	12 minutes
Toodyay to Avon Industrial Park	35 minutes
York to Avon Industrial Park	32 minutes

The Avon

OVERVIEW

The Avon is a sub-region of the Wheatbelt, with a \$1 billion export orientated economy. It gains its name from the Avon River, which originates in the region, cascading down the foothills to eventually join Perth's Swan River.

A comfortable drive east of Perth, (1 hr 20 mins to Northam) and known for its good rainfall and lush surrounds, the Avon is a colourful patchwork of gently rolling hills, winding streams and historic country towns.

Boasting a wide range of services, accommodation, education, medical, leisure and recreational facilities, everything you need is there.

The Avon Valley offers countless new business opportunities with space to develop and grow.

The main economic and commercial center of the region is Northam.

As a key regional centre, the State Government has invested significantly in Northam and its surrounds to further enhance this vibrant community and attract new business and the job opportunities they will create.

Underpinning the long term economic growth of the sub-region is the Avon Industrial Park.



Artist's impression: Northam CBD vision



A burgeoning wine industry



The annual Avon Descent



WA's premier location for hot air ballooning

A New World of Opportunity... For Your Business, Your Employees and Families.

Shire of Northam

OVERVIEW

The Shire of Northam covers close to 1,443 square kms and is home to more than 11,730 people (2013 Census).

Northam is the regional service centre of the Avon Valley and Central Wheatbelt. Farming communities (which primarily produce wheat, barley, oats, sheep, wool and cattle) use Northam for their everyday banking, retail, shopping and government servicing requirements.

The Northam townsite was first gazetted in 1836 and is an important transport hub for rail and road links to Eastern Australia. It was a centre for Post-War migration and many of the residents have strong links to Eastern Europe. The Mundaring to Kalgoorlie pipeline also passes through Northam.

Other localities within the Shire of Northam include Bakers Hill, Clackline, Grass Valley, Spencers Brook, Seabrook and Wundowie.

HERITAGE

Northam is one of the largest inland towns in the state and is home to over 185 heritage listed buildings. In fact, outside of Fremantle, it has the highest number of heritage buildings in WA.

Whilst historically being considered to have a mono-economy based on agriculture, the Shire's economic base is rapidly diversifying and includes tourism, retail, manufacturing, light industrial and mineral resources, as well as an expanding service industry.

FUTURE

Shire of Northam council is committed to developing the Shire and encouraging growth through new investment and tourism, whilst maintaining a warm country feel and friendly community.

New businesses to the region include Aldi and Dome. Their commitment is a sign of great things to come and our bright future to attract even more business, people and opportunities to the region.



CURRENT DEVELOPMENT/INVESTMENT PROJECTS (Approx \$200m)

- Wundowie - Rural Residential Estate
- Dome Café Development
- St John Ambulance Sub Centre and Regional Office
- First Aid Training Centre
- Northam Hospital \$45m Southern Inland Health Initiative
- Five Bay Car Wash Development
- Shopping Centre Development including Coles, Aldi and Best & Less
- Wine Bar Development
- Aboriginal Environmental Interpretive Centre
- Northam Boulevard Shopping Centre Redevelopment
- Perdaman Solar Energy Project
- Over 45's Lifestyle Village
- Ingham Chicken Broiler
- Carnegie Solar Power
- Truck & Travel Centre (Roadhouse)
- Mortlock Gardens (ACDF) - Key Worker Accommodation Village



A New World of Opportunity... For Your Business, Your Employees and Families.

Royalties for Regions underpins the State Government's long-term commitment to developing Western Australia's regional areas into strong and vibrant regional communities that are desirable places to live, work and invest.

A Key WA Regional Centre

NORTHAM

Through the Royalties for Regions initiative, the State Government is assisting key regional centres to plan and prepare for the future so they can take advantage of opportunities created by WA's population growth, predicted to more than double over the next 30 years.

NORTHAM REGIONAL DEVELOPMENT GROWTH PLAN

The Northam Growth Plan, endorsed by the Shire in 2012, has set Northam on a journey designed to transform the town into one of WA's key regional centres.

Northam's role in the context of the Avon sub region requires it to work closely with neighbouring towns to achieve population growth to 50,000 in the Avon sub region.

Economic growth is the key and the Growth Plan embraces the need to further diversify the sub region's economic base.

Key steps that need to be made are as follows:

- An expanded, more diverse economy, which offers a broader selection of job opportunities;
- A revitalised centre that responds to the environmental conditions of the Wheatbelt and exhibits a strong sense of place;
- Greater housing diversity that meets the needs of a broader demographic profile;
- Infrastructure that meets the needs of the townsite, and allows for growth;
- More industrial, commercial and residential land supply and allow for medium density to aid the development of partially developed or underdeveloped land parcels;
- Maintain housing affordability through the encouragement of strong private sector presence;
- A modern vibrant and attractive town centre which offers more opportunities to shop and socialise, as well as attract tourists;

- Provision of services at a standard that meets the expectations of the sub regional community;
- Excellent connectivity and transport linkages throughout the centre; and
- A partnership approach that facilitates the coordination and investment required to achieve the revitalisation

The approach to undertake the key steps is based on the creation of a shared growth plan fostered through community engagement and the building of partnerships with key stakeholders.

Northam is now well placed to undertake important and needed projects. These will be implemented through strategically targeted projects that address current concerns and issues, while also realising available opportunities.



Artist's impression: Northam riverfront and CBD



Shire Snapshot

FAST FACTS

Distance from Perth:.....	96kms
Shire Area:	1,443km ²
Population:	10,557
Number of Electors:	6,765
Number of Dwellings:	4,326
Total Rates Levied:	\$7,758,164.50
Total Revenue:	\$22,436,032
Number of Shire Employees:	102
Roadwise Participant:	Yes



Northam District Hospital

SUBURBS AND LOCALITIES

- Bakers Hill
- Clackline
- Grass Valley
- Northam
- Spencers Brook
- Wundowie

FACILITIES

- Child Care Facilities
- Northam Regional Library
- Wundowie Library
- Northam Swimming Pool
- Wundowie Swimming Pool
- Northam Recreation Centre
- Jubilee Oval
- Bert Hawke Oval
- Victoria Oval
- Northam Skate Park
- Bakers Hill Sports Pavilion & Oval
- Quellington Hall & Tennis Courts
- Wundowie Oval

EDUCATION

- Northam Primary School
- West Northam Primary School
- Avonvale Primary School (Northam)
- St Joseph's Primary School (Northam)
- Bakers Hill Primary School
- Wundowie Primary School
- Northam Senior High School
- St Joseph's High School (Yrs 7 – 12)
- CY O'Connor College of TAFE
- Muresk Institute

MEETING PLACES

- Town Hall (Northam)
- Lesser Hall (Northam)
- Memorial Hall (Northam)
- Bakers Hill Sports Pavilion
- Bridgeley
- Clackline Hall
- Grass Valley Hall
- Irishtown Agricultural Hall
- Quellington Hall
- Southern Brook Hall
- Wundowie Hall

SIGNIFICANT LOCAL EVENTS

March	Concerts in the Park
April	Flying 50
May	Wundowie Iron Festival
August	Avon Descent & Avon River Festival
September	Northam Agricultural Show
November	Dog's Day Out
December	Avon Valley Christmas Carnival
Monthly	Farmers Markets

LOCAL INDUSTRIES

- Regional Business Centre
- Tourism
- Grain
- Sheep
- Cattle
- Foundry
- Agricultural Services
- Flour Mill
- Hard Rock Quarrying
- Light Industrial
- Health and Aged Care Services
- Tertiary Education

HOUSING

Abundant housing options are available including built homes and vacant land for sale. The average residential house price in Northam is \$235,000 (\$325,000 upper quartile), and the median price to rent per week is \$310.

Alternately with vacant land at astonishing prices, you could consider building the perfect home to suit your budget and requirements.

Near the centre of town, golf or country clubs, along the river, larger acreage offerings, or perhaps one of the new quality housing estates being developed in the region... there is a lot of affordable housing choice for you and your family.

EMPLOYMENT

Technicians and Trade Workers	17.1%
Clerical & Admin	15.1%
Professionals	13.3%
Labourers	13.2%
Community and Personal Service	11.4%
Managers	10.4%
Sales	9.7%
Machinery Operators and Drivers	8.4%
Other	1.4%

Live The Dream

There are a number of towns in the Avon. All offer opportunities to live, work and invest. The largest of these towns are Northam, York and Toodyay. Each town has its own unique attractions, heritage and sense of community. All are great places to live a relaxed lifestyle, raise a family and enjoy the quality of life offered by living closer to work.

Being so close to metropolitan Perth and serviced by road, trains and buses, connection with family and friends is easily maintained.



Living in the Region

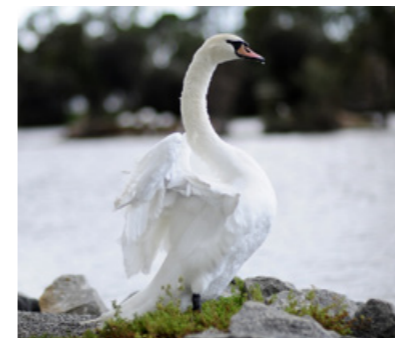
NORTHAM

Northam, situated in the fertile heart of the Avon Valley, is the gateway to Western Australia's Wheatbelt, and only a relaxed 12 minute drive from Avon Industrial Park.

As the commercial hub of the region, Northam is a town full of promise for those lucky enough to call it home.

Local rural communities use Northam for their everyday banking, retail, shopping and government requirements. With a Mediterranean climate, hot summers and cool winters, Northam is blessed with clean air, wide open spaces, a healthy and happy lifestyle and abundant natural beauty.

For partners of employees at the Avon Industrial Park, wishing to have a double income household,



job opportunities exist across a variety of industries such as building, fabrication, farming, hospitality, and retail, as well as education, hospitals/medical and Local Government.

High speed telecommunication networks support online and home-based business pursuits, with support also available through the Northam Chamber of Commerce.

Northam is also a popular attraction for tourists, who engage in activities such as hot air ballooning, sight seeing and well know events like the Avon River Descent.

TOODYAY

Toodyay is located approximately 35 minutes from Avon Industrial Park, and 1hr 15 mins drive north-east of Perth.

The original town of Toodyay was one of the earliest inland towns in Western Australia, with architecture to reflect the charms of a past era. Situated on the Avon River, this town is a delightful amalgamation of old pubs and modern small businesses.

The town is highly accessible via car and hosts it's own rail station which operates multiple services a day connecting commuters to Perth as well as east to Kalgoorlie and beyond.

Toodyay has a large retiree population, but young families are increasingly attracted to the area's semi-rural lifestyle and affordable housing. The town boasts several lovely parks, picnic areas and children's facilities on the Avon River for relaxation.

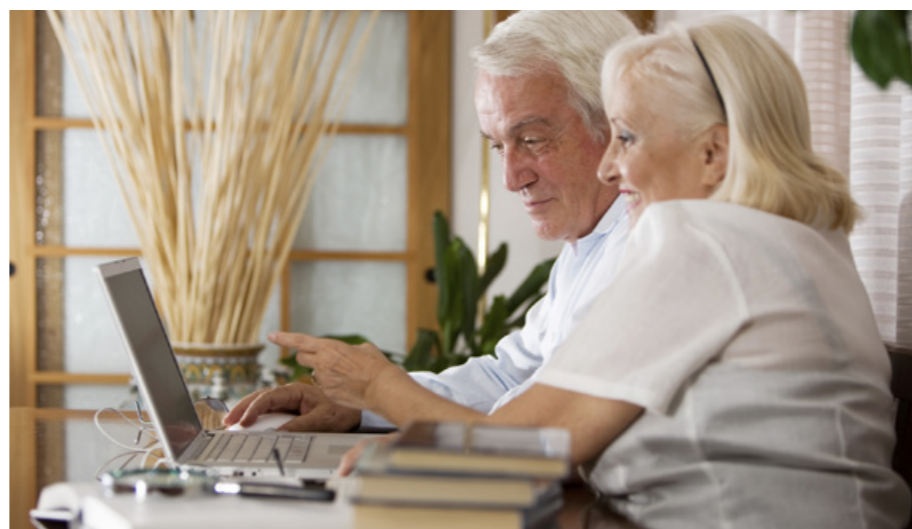
YORK

Situated 32 minutes drive from Avon Industrial Park and 1hr 20 mins from Perth, York is a charming and picturesque town in the Avon.

Founded in 1831 on the banks of the Avon River, York has adapted over the years, adjusting from the traditional sheep and wheat agricultural community to a tourism focused town.

With a long history and many of its old buildings still being utilised today, York has a lot to offer, from its beautiful natural scenery and farmlands to an abundance of activities and attractions.

With a population of approximately 3,800, York is well serviced with all essential facilities from schools, to a community resource center, district hospital, library and public swimming pool. York is also well know for annual events and festivals from music to arts and crafts, vintage motor vehicles, cultural sporting events and historical gardens.



Population & Lifestyle

Northam Council's vision, with respect to population growth and community need, is to promote and accommodate population growth under the principles of ecologically sustainable development as well as to provide for the needs of all sectors of the community including the elderly and Indigenous.

DEMOGRAPHICS

The Shire of Northam has a strong ethnic connection to the United Kingdom with 76.4% of the population identifying themselves of English, Irish or Scottish heritage.

The highest percentage of non-indigenous ancestry in the Northam Shire outside the United Kingdom is Germany at 2.6%.

Recognition of Aboriginal heritage and culture is important to Northam's growth as a SuperTown. The Shire of Northam is part of the Noongar Nation and the Avon River holds great cultural significance to the Ballardong People, the traditional owners of the area around the Northam townsite.

The Shire of Northam is currently developing an Aboriginal and Environmental Interpretive Centre on the bank of the Avon River to celebrate the region's rich Aboriginal cultural heritage.

RECREATION

The Northam Recreation Centre is a fantastic centre that is quickly becoming the sporting hub of the Wheatbelt. Ideally located between Jubilee Oval and Henry St Oval, the Northam Recreation Centre is the perfect location to provide quality services to the community.

Sporting groups ranging from Netball, Basketball, Football and Indoor Hockey use the facilities all year round. Other sporting activities, such as corporate and social sports also regularly played at the Centre.

The Northam Recreation Centre provides for local sporting groups and social competitions.

There are a number of function rooms which can cater for a variety of activities. Such activities include corporate and community meetings and events, fitness classes, informal training and information sessions, as well as many social events.

Northam also has an aquatic centre. The swimming pool complex is located on Mitchell Avenue, Northam. The facility includes an Olympic pool, medium-sized swimming areas, infant and toddler pools and play equipment, which are sure to accommodate every member of the family and swimming ability.

The Shire has a number of ovals, parks and playgrounds that complement the centres.

For those devoted to gym workouts and boot camps, Northam offers three fitness centres, as well as physiotherapy services, group classes, massage, reflexology, yoga, tai chi, clinical pilates, mediation, outdoor exercise equipment and so on.

Lifestyle is an important part of any community

Offering a wide range of amenities, services, events and recreational facilities, there's always plenty on offer, making the Avon a great place to raise a family, start a business or simply work closer to home.



Education

LIBRARY

As an integral part of the community of Northam, the library is constantly seeking to improve and provide an ever increasing array of opportunities for the community. Whether it is the Better Beginnings Program, designed to develop the fundamental literacy skills of children 0-5 years, or various specialised information workshops on everything from fine arts to communication, the library is a social and education heart for the town of Northam.

SCHOOLS

All levels of education are catered for across the Avon District and within the Shire of Northam.

Both public and private options are available and the education network is part of the greater Wheatbelt Education Region. The 70 government schools in the region enrol approximately 10,000 students and include 42 Primary Schools, 20 District High Schools,

four Senior High Schools, one K-12 College, two campuses of the WA College of Agriculture and one Education Support Centre.

Those schools within the Shire of Northam include;

- Northam Primary School
- West Northam Primary School
- Avonvale Primary School
- Bakers Hill Primary School
- Wundowie Primary School
- St Joseph's Primary School
- Northam Senior High School
- St Joseph's High School (Yrs 7-12)
- CY O'Connor College of TAFE
- Muresk Institute

Services, Amenity and Facilities

Everything a modern town requires is available in Northam and its surrounds.

Home to medical centres, hospital, aged care, recreation centre, golf club, police station, various sports clubs, and gyms, parks, child care,

community center, youth and family services, vet clinic and a race course, Northam has it all.

YOUTH

All ages are catered for and the Shire of Northam has a significantly higher population of young people in comparison to any other community in the Wheatbelt. The young people in Northam, as with the general population, have widely differing interests, aspirations, barriers and needs.

Organised programs and activities are seen as invaluable in providing an outlet for the young people, as well as providing a structured and controlled environment for participants to build a rapport with other young people.

There are many opportunities for young people to get involved in programs, activities and clubs in the Shire of Northam.

HEALTH

The Northam District Hospital is the primary health service in the region providing services including emergency admissions, aged care, antenatal/postnatal care, elective surgery, hospice/palliative, maternity, outpatients, paediatrics and rehabilitation, supported by a number of other health services and professionals across the region.

Heritage and Tourism

HERITAGE

The people of the Ballardong tribe, who are part of the Noongar race, have inhabited the Northam area since long before European settlement.

The town of Northam was gazetted in 1836 and, in Western Australia, is second only to Fremantle for the number of historically significant buildings.

TOURISM

Northam offers a wide range of accommodation options, including quaint bed and breakfasts, historic hotels, comfortable self-contained budget accommodation and a caravan park.

Things to do in Northam:

- Walking Tours, Trails & Guided Tours
- Public Art
- Historical Buildings & Stories
- Northam Heritage Centre Museum

- Australia's Longest Pedestrian Suspension Bridge
- Exciting community events
- Displays: Migrants, Northam's First People, Environmental & Art
- Free Wi-Fi (Visitor Centre and other locations)
- AvonLink (train service)

An array of dining options, including fine dining, pub style meals, Chinese, Indian, cafes and a wide range of take-away outlets are all available in the town.





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*We acknowledge the traditional owners and custodians who have walked
and cared for this land for thousands of years and their descendants who
maintain these spiritual connections and traditions.*

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and the Avon Community Development Foundation.

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 Avon Community
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Realising WA's Potential.

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