



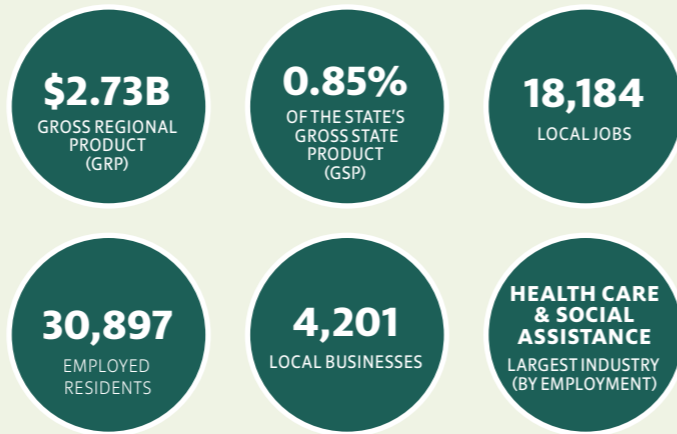
Invest Kalamunda

Connected Communities, Valuing Nature
and Creating our Future Together



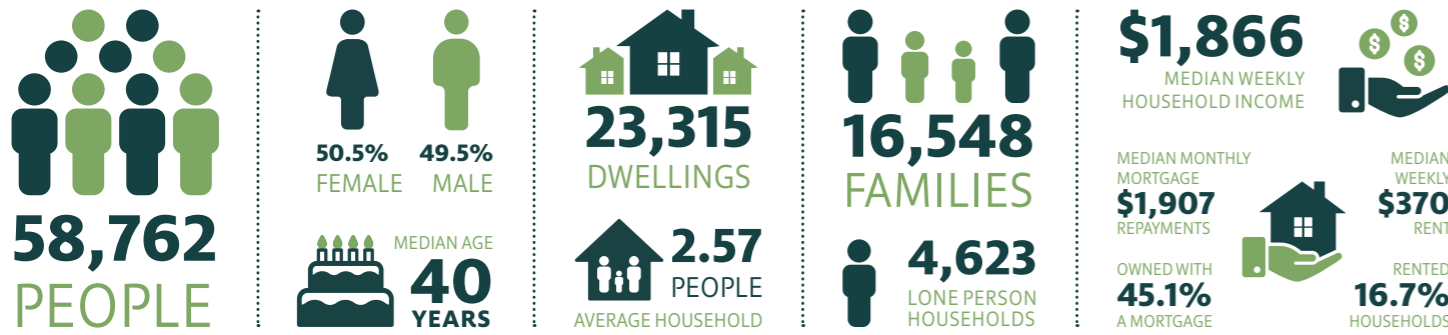
Key Statistics

The City of Kalamunda is located 24km east of Perth CBD, in the iconic Hills region.



Above statistics courtesy NIEIR 2021

“City of Kalamunda’s Gross Regional Product was \$2.73 billion in the year ending June 2021, growing 9.0% since the previous year.”



Message from the Mayor

Kaya!

The City of Kalamunda is a business destination spoilt for choice with a diverse mix of natural assets and employment drivers that complement each other in delivering locally sustainable jobs and businesses.

Why invest in the City of Kalamunda? Our location, excellent connectivity, diverse and resilient business and creative sectors and excellent quality of life all combine to make the City an ideal place to live, work and visit.

This prospectus gives you an overview of why we are a location of choice for your business. The City is investing in infrastructure to improve our road networks, building shared paths and cycle ways, improved parks, and improving recreation facilities and community hubs to better connect our communities.

We have a dedicated team on hand to support you to bring your business to life in the City.

Right now, the opportunities for businesses and residents in the City are considerable, and we will do all we can to ensure that strong economic growth develops hand-in-hand with our need to protect and enhance our local environment, sense of community, heritage and culture.

The \$366m Tonkin Highway, Hale Road, Welshpool Road and Kelvin Road grade Separations will aid freight and logistics in the region, which is well serviced with major truck routes and significant investment in Roe Highway and Abernethy Road in recent years.

We also have land ripe for the picking in our Tourism precincts in the Perth Hills. A visit to the picturesque Bickley Valley, Carmel and Pickering Brook region will showcase why this embryonic tourism market should house your next tourism venture.

Should you be looking for land for any reason, or be interested in the types of land uses that can be accommodated reach out and give the friendly team at the City a call.

Our future is bright and you deserve to be part of the story.

Margaret Thomas
Mayor



Strategic Link - Priority 3: Kalamunda Develops

Supporting sustainable urban development that strengthens our local economy and community and manages and protects our diverse natural environment.

3.3 To develop and enhance the City’s economy

3.4 To be recognised as a preferred tourism destination

Acknowledgement of Country

We respectfully acknowledge the Traditional Owners, the Whadjuk Noongar people as the custodians of this land. We also pay respect to all Aboriginal Elders, past, present and emerging who have and continue to reside in the area and who are an integral part of this region.

Our Advantage: Location, Location, Location

The City of Kalamunda is ideally located on major transportation links including the Roe and Tonkin highways and adjacent to Perth International Airport, in Perth's north-eastern suburbs, approximately 24 kilometres from the Perth CBD.

Kalamunda offers an impressive array of educational institutions from pre-schools to renowned High Schools, that provides for students of all ages and skill levels. Our sense of close community is strengthened through the wide selection of clubs and groups that foster activity and interaction amongst residents.

In Kalamunda you'll find everything you need with facilities to match, from artist groups to martial arts, group fitness to personal training and the staples of football, hockey, cricket, basketball, swimming, gymnastics, netball and tennis - we love sport and it shows.

Forrestfield, High Wycombe, Maida Vale, Wattle Grove, Lesmurdie, Kalamunda, Gooseberry Hill & Walliston

The predominant sectors are:

-  Freight and Logistics
-  Construction
-  Manufacturing
-  Professional
-  Scientific
-  Technical

Rural land use consists of:

-  Orchards
-  Wineries and Cideries
-  Horticulture
-  Grazing
-  Animal Agistment
-  Tourism Enterprises



The Construction industry had the largest number of total registered businesses in City of Kalamunda, comprising 20.6% of all total registered businesses, compared to 17.2% in Western Australia.

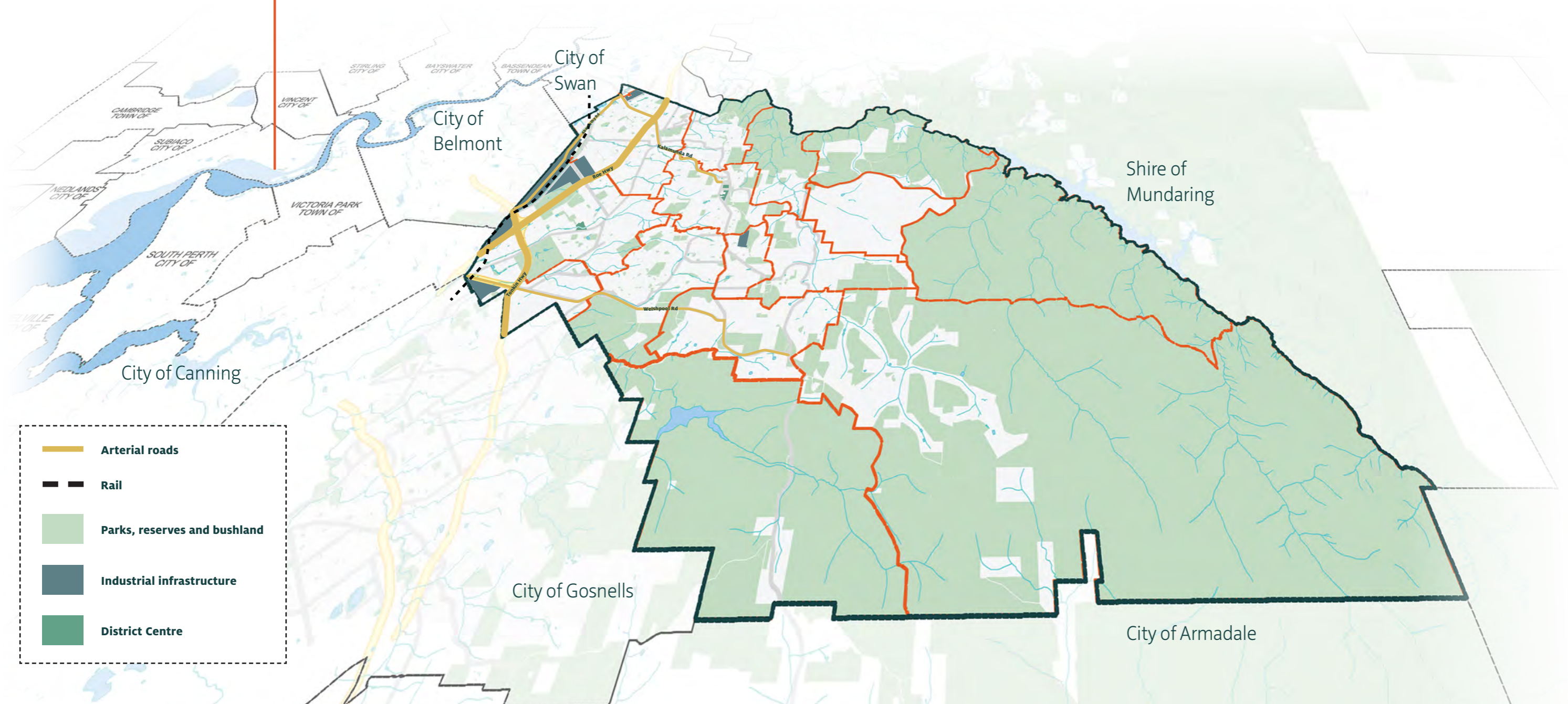


Freight by Air, Road and Rail

The City of Kalamunda is home to the Forreestfield intermodal freight terminal and has partnered with the Cities of Swan, Canning and Belmont in a collaborative freight and logistic alliance branded as Link WA. Around 40% of container imports and 30% of container exports move through our combined intermodal terminals creating the need for a substantial

cluster of logistics, distribution, transport, manufacturing, technical and scientific services supporting industry and employment. Immediately adjacent to Kalamunda is the Perth Airport which has direct flights to 50 destinations and five of the world's biggest mega hubs including London, Heathrow.

24 kilometres to
Perth City
CBD



Future Investment Opportunities

High Wycombe South Transit Oriented Development (TOD) Precinct

The Transit Oriented Development (TOD) Precinct will incorporate planning for a new activity centre and commercially focused, transit-oriented area based around the new High Wycombe train station. The vision is for a high-quality employment focused hub with the following attributes:

Medium to high density urban neighbourhood:

- » Commercial, retail and community based development;
- » Environmental integrity – celebration of local biodiversity and environmental assets;
- » Accessible and efficient transport between the City and the eastern region;
- » Innovative and high quality design;
- » Green and inviting streetscapes;
- » Sustainable and integrated water management; and
- » Efficient, legible and safe local streets for all modes of transport.

The Residential Precinct encompasses the land generally bounded by Poison Gully Creek, Roe Highway, Sultana Road West and Milner Road, just to the east of the new High Wycombe Train Station, and the associated Transit Oriented Development (TOD) precinct. A Local Structure Plan has been prepared for the Residential Precinct to facilitate the coordinated development of high-quality medium to high density residential development. Future development forms are expected to encompass single houses, grouped dwellings and apartments.





Forrestfield/High Wycombe Industrial Area

The Forrestfield/High Wycombe Industrial Area includes 69 land parcels held in various public and private ownership and generally bounded by Roe Highway, Berkshire Road, Milner Road and Sultana Road West.

The area is intended to primarily facilitate the development of logistics and transport-based industries that can take advantage of the location of the land and its proximal relationship with key transport infrastructure.

Maddington Kenwick Strategic Employment Area (MKSEA)

An industrial area in Wattle Grove and City of Gosnells with 13% of MKSEA identified land being within City of Kalamunda's boundaries. The first part of this development has been the establishment of the Roe Highway Logistics Park, a 56-hectare premium industrial estate located on the corner of Roe Highway and Welshpool Road East five kilometres from the Perth Airport.

Housing, Industrial, Commercial, Mixed Use Land, Property Availability and Projects

Kalamunda Activity Centre

Our premier commercial precinct is undergoing revitalization. A new planning scheme, a commitment to upgrade the key high street of Central Mall and Haynes Street present redevelopment opportunities for investors, developers, as well as business owners to capitalise on a concerted effort by public and private sector. The vision for the town centre is that it serves as a gateway to the hills and as a hub connecting both locals and visitors alike. Its natural bushland, setting and traditional village atmosphere are a platform to enhance Kalamunda's unique offerings, activities and events and provides spaces for community interactions and neighbourhood conversations.

Perth Hills

With limited tourist accommodation available in and around Kalamunda Town Centre and Perth Hills, there is scope for operators to take advantage of a growing market. There are abundant opportunities for businesses related to food and beverage, agri-tourism, attractions and experiences, day tripper tours and events. A Pickering Brook and Surrounds Sustainability and Tourism Strategy has been developed with the State Government.

Tourism & Events Opportunities

City of Kalamunda offers a world class range of experiences all centered around the rolling hills of the Darling Scarp. Surrounded by glorious National Parks and bushland the opportunities for tourism developments abound.

The area is seen as an outdoor enthusiasts haven, there is the ability to interact with nature in many different forms from world class Mountain Biking trails, to walking the iconic Bibbulmun Track, abseiling Statham's Quarry or simply enjoying the myriad of tracks and trails available.

Kalamunda is renowned for its amazing fine wine options nestled amongst the rolling hills of the Bickley Valley, a hidden gem just 30 minutes from Perth, it is a gastronomic delight.

Follow the Bickley Carmel Wine and Cider Trail to sample gourmet food and fine wine from the local family producers, meet the maker and hear their story. Options for dining are numerous from cellar door platters to a la carte dining and everything in between.



This document can be made available in alternative formats on request. Please contact the City of Kalamunda on 9257 9999

The **City of Kalamunda Investment Prospectus 2023** aims to facilitate continued investment and business growth within the City.

To find out more about the opportunities please contact the Manager Economic & Cultural Services on 9257 9959.

Economic data

economy.id.com.au/kalamunda

Demographic data

profile.id.com.au/Kalamunda



2 Railway Road, Kalamunda WA 6076 | PO Box 42, Kalamunda WA 6926

T (08) 9257 9999 **F** (08) 9293 2715

E enquiries@kalamunda.wa.gov.au **W** kalamunda.wa.gov.au

ABN 6074 1095 678

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