

WATERLOO INDUSTRIAL PRECINCT

Shire of Dardanup: A Vision for 2050

At the forefront of research, development, and innovation in food production, energy, and advanced manufacturing, the Shire of Dardanup is leading the way toward a sustainable future through its 2050 Vision. Part of this vision is the proposed Waterloo Industrial Precinct. Highlights include:

Prime Location: 10km from Bunbury Port, ensuring excellent business connectivity.

Size: 1,350 hectares of developable industrial land.

Proximity: South of the future Wanju Estate, set to provide 50,000 new homes by 2050.

Job Creation: 4,000 new jobs, fueling regional growth and innovation.



KEY ADVANTAGES



Intermodal Hub: Identified by the Department of Transport WA as an optimum location.



Port Access: 10km from Bunbury Port with direct transport links.



Freight Powerhouse: Central location to major supply chains.



Expansion Ready: 1,350 hectares of industrial land to support development.

Waterloo Industrial Precinct: A Hub for Innovation and Growth

Located within key freight networks, the precinct links state, national, and global markets, attracting public and private investment.

Four key initiatives driving the future:

- 1. Intermodal Terminal (IMT):** Enhancing freight movement and logistics.
- 2. Innovation and Advanced Manufacturing Hub:**
 - Green energy: Battery production and recycling.
 - Metal manufacturing: Supporting mining and industry.
 - Timber manufacturing: Providing modular housing for Wanju Estate (50,000 homes by 2050).
- 3. Hydrogen Refuelling Facility:** Enabling cleaner transport solutions.
- 4. Ultra-Fast Charging Station:** Supporting electric fleets and hydrogen-powered trains.

INVEST

Invest now in a world-class industrial precinct at the forefront of energy, manufacturing, and logistics innovation.

If you're interested, please contact the Shire of Dardanup CEO André Schönfeldt via records@dardanup.wa.gov.au or call (08) 9724 0000.



WATERLOO INDUSTRIAL PRECINCT

The premiere location for innovation in the South West of Western Australia



PRIORITY PROJECT 1

Open Access Intermodal Terminal

Driving growth with a cutting-edge Intermodal Terminal at Waterloo Industrial Park, boosting freight and logistics to connect industries with key markets.

Stage 1:

- Secure Lot 100, Martin Pelusey Road with 900m of rail frontage.
- Partner with Private Sector, State and Federal governments to fund construction.

Stage 2:

- Acquire Lots 60 and 480, adding 900m of rail frontage to expand capacity and future-proof operations.

This terminal will streamline business access, fuel industrial growth, and keep the South West competitive in domestic and global markets.



PRIORITY PROJECT 2

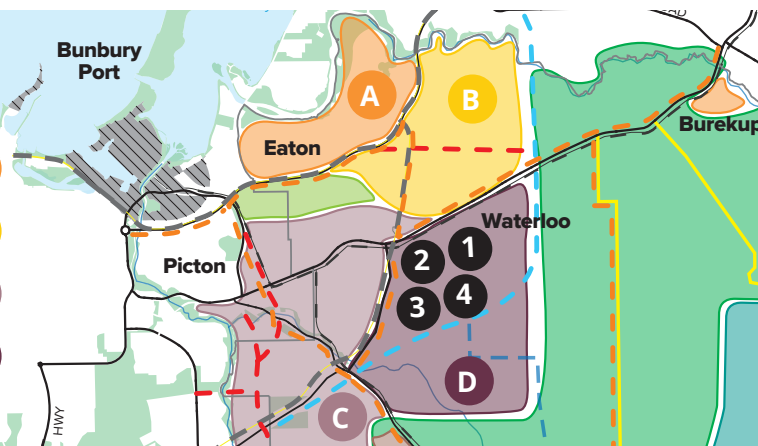
Innovation & Advanced Manufacturing Hub

The Innovation and Advanced Manufacturing Hub will drive innovation in timber and metal manufacturing, strengthening the South West's mining, engineering, and manufacturing sectors. Key opportunities include:

- **Metal Manufacturing:** Supports the production of wind turbines for onshore/offshore wind farms, boosting renewable energy supply.
- **Rail Manufacturing:** Produces hydrogen-electric and battery-powered trains, addressing critical mineral value chain gaps.
- **Timber Manufacturing:** Creates modular housing systems to meet the growing demand for sustainable homes, including supply to the Wanju Estate.

LAND USE

- (A) Urban Areas
- (B) Urban Expansion - Wanju
- (C) Industrial Areas
- (D) Industrial Expansion - Waterloo



- 1 Waterloo Intermodal Terminal
- 2 Innovation and Advanced Manufacturing Hub
- 3 Hydrogen Plant and Refuelling Station
- 4 Recharging Facility



PRIORITY PROJECT 3

Hydrogen Plant & Refuelling Station

Paving the way for a cleaner future with plans for a Hydrogen Plant and Refuelling Station:

- Offering a sustainable alternative energy source to power the transport sector.
- This facility will serve as a vital step toward decarbonising the transport sector across the South West.

By building this essential infrastructure, the Shire is positioning the region at the forefront of green energy innovation, driving a transition to cleaner, more sustainable mobility solutions.



PRIORITY PROJECT 4

Recharging Facility

Embracing the future of transportation with Ultra-Fast Recharging:

- Providing rapid charging infrastructure to support the growing number of electric vehicles (EVs) on South West roads.
- Encouraging the shift towards zero-emission transport by reducing charging times and enhancing convenience for EV users and heavy vehicle recharging at IMT.