BUILDING A STRONGER WA
State Infrastructure Strategy Driving Job Creation

A McGowan Labor Government will create jobs through a planned approach to building government infrastructure. This will be driven by Infrastructure WA.

Government infrastructure projects can be a big generator of jobs both directly in the construction industry and indirectly through secondary industries that support the project.

The recent ‘stop-start,’ chaotic way of building infrastructure projects in WA is not working. We need a lead agency with a clear, transparent infrastructure strategy to guarantee smart infrastructure decisions.

- A McGowan Labor Government will establish Infrastructure WA, an independent advisory body of senior private and public sector representatives reporting directly to the Premier on all major infrastructure projects.

Infrastructure WA will create a major opportunity to improve the State’s productivity, attract investment, provide job security and create new jobs. It will take the politics out of infrastructure planning.

- A McGowan Labor Government will drive job growth and job security through integrated, coordinated planning to build the infrastructure we need to keep growing the economy.

Businesses need certainty that infrastructure projects will be delivered before they make investments and employ staff. Infrastructure WA will publish five-year infrastructure plans identifying short-term priorities; set medium and long-term goals for infrastructure; identify how these projects can be funded and financed and anticipate demand for infrastructure.

These plans will be prioritised by this body, which will also identify and attract funding from private, State and Federal sources.

State Infrastructure Strategy

It is critical that WA has a whole-of-state, long-term plan to ensure industry needs, like ports, road, rail and energy, and community infrastructure (such as health, housing and education) are coordinated in an orderly and timely way.

- A McGowan Labor Government will publish a State Infrastructure Strategy, which will establish priorities for infrastructure planning and investment across Western Australia for the next 20 years creating more certainty for business investment and job growth.

The State Infrastructure Strategy will provide a guide to agency budgets and will ensure that major projects identified by the strategy also appear in the program of works for the relevant agencies such as Main Roads WA, the Department of Transport and government utilities.
Unsolicited Proposals

A McGowan Labor Government will introduce the necessary mechanisms to allow unsolicited infrastructure proposals from the private sector. We believe this could stimulate the development of innovative infrastructure projects in Western Australia.

Unsolicited proposals are proposals for infrastructure projects made to governments directly from private contractors. They involve a government often negotiating exclusively with a third party without a competitive tender process.

Last year the Economic Regulation Authority (ERA) provided advice which recommended that the Government set up procedures for evaluating unsolicited proposals. “Such guidelines should seek to balance the protection of private sector intellectual property with competitive procurement principles required by Government to deliver value for money,” the ERA pointed out.¹

• **A McGowan Labor Government will establish the necessary mechanisms to allow unsolicited infrastructure proposals to be evaluated.**

¹ Inquiry into Microeconomic Reform in WA, Economic Regulation Authority, 30 June 2014, p139
Industry Technology Parks to Create Jobs

A McGowan Labor Government will create the Industrial Lands Authority to cut red tape, remove agency duplication and the barriers to future investment. This will drive future development of our industrial lands and technology parks and create local jobs for Western Australians.

The Industrial Lands Authority will be created using the powers under the Industry and Technology Act 1998.

The Industrial Lands Authority will become the single agency responsible for the management and development of industry and technology parks such as the Australian Marine Complex, Bentley Technology Park, Meridian Park and future industry and technology parks across the State.

- A McGowan Labor Government will establish the Industrial Lands Authority to remove barriers to investment and expansion and drive the development of future industry and technology parks in Western Australia.

Industrial Lands Authority Cutting Red Tape

Further development and innovation at our industry and technology parks are being held back by red tape. Too many government agencies and rules are stifling investment.

At a time when local industry is facing furious competition from foreign companies, it is crucial that bureaucratic problems which are stifling the growth, management and funding of our technology parks are resolved.

An example is the AMC where there are four State Government agencies directly involved in ownership and management of land; Landcorp, the Department of Commerce, WA Planning Commission and the Department of Transport. The Fremantle Port Authority has control over access to waterways and the City of Cockburn has ownership of the roads.

The Industrial Lands Authority will be created using the powers of the Industry and Technology Act 1998 and be vested with development approvals powers. This will ensure that there is a single agency responsible for the management of our industry and technology hubs. These changes will ensure a streamlined process to secure approvals for land, prevent land banking and align land tenure with future projects and will be done in conjunction with local governments.

- A McGowan Labor Government will work with local governments to identify plans for industrial lands through the mechanisms of the Industrial Lands Authority.

By streamlining the approval and investment process, a McGowan Labor Government will set into motion a change that will create thousands of manufacturing jobs and attract investment in the marine, defence, mining, oil and gas engineering, ICT, health and research sectors.

“Science and Technology Parks play a significant role in knowledge and technology transfer into the market. They contribute to regional economic development and facilitate the emergence of new technology-based companies.”

Johannes Hahn, European Commissioner for Regional and Urban Policy, “Setting up, Managing and Evaluating EU Science and Technology Parks”, October 2013, p5
Creating Thousands of Jobs in Perth's Northern Suburbs

A McGowan Labor Government will create thousands of jobs in the northern suburbs through the development of the opportunities for new, innovative and smart technology development.

It is vital for the creation of a balanced and sustainable Perth that major job opportunities are created closer to where people live.

WA Labor’s Plan for Jobs will change significantly where and how people work and has the potential to provide job opportunities in the northern suburbs for years to come.

Reinvigorate Meridian Park Industrial Estate, Neerabup

The Industrial Lands Authority will work with the City of Wanneroo on the future development of Meridian Park.

Modelling by the City of Wanneroo predicts the creation of 20,000 jobs with the full development of the Neerabup Industrial Estate at Meridian Park.

Currently the Meridian Park development, an area of nearly 400 hectares of industrial land is only partially developed.

With the collaboration of the City of Wanneroo and Edith Cowan University, Meridian Park can be transformed into a hub for emerging technology production; spin-off companies from the University and become an attraction for major commercial and industrial development.

- **A McGowan Labor Government will bring Meridian Park Industrial Estate, Neerabup, under the auspices of the Industrial Lands Authority to reinvigorate the development of an industry and technology park in the northern suburbs.**

Future growth of the industry and technology park is guaranteed for the next 20 years with over 1,000 hectares of developable land immediately surrounding the existing Meridian Park.

Plan for an Industry and Technology Park North of Two Rocks

It is also time to look for new opportunities in the north where extensive land holdings north of Two Rocks have been mooted for various uses over the last 30 years.

A McGowan Labor Government will undertake an in-depth study and site preparation plan into the development of a technology park north of Two Rocks that will drive investment in innovative industries and job creation.

- **A McGowan Labor Government will undertake an in-depth study into the development of an industry and technology park north of Two Rocks.**

The study will examine the location, infrastructure requirements, development time frames, industry type, employment modelling and include a detailed cost benefit analysis.

A large scale development over a long time frame is a realistic option and provides the State with the first serious opportunity since the 1960s to bring major employment opportunities to the far north of Perth. A technology park north of Two Rocks will provide an opportunity for innovative and smart technologies to be developed.
Australian Marine Complex (AMC)

Expansion at AMC is currently thwarted by the ownership and management of the land. At a time when local industry is facing furious competition from foreign companies, this situation cannot be allowed to continue.

Some of the companies currently based at AMC include:

- Civmec, which has established the largest fabrication facility in Australia at the AMC;
- Matrix Composites and Engineering, which has built a world class export manufacturing facility for offshore oil and gas equipment;
- FMC Technologies, the largest sub-sea company in the world;
- BAE Systems, a global defence supplier of equipment and services; and
- Hanseatic and Echo Yachts, builders of some of the largest, fastest super yachts in the world.

Bringing the AMC under the Industrial Lands Authority will reduce multi agency responsibility and transform the AMC and surrounding area into one of the nation’s biggest industry technology parks, generating more investment, more business and thousands of jobs.

A McGowan Labor Government will declare the AMC and surrounding areas a Technology Park under the auspices of the Industrial Lands Authority.

These changes will immediately create much needed large lay-down areas for the next generation of oil, gas and mining projects, something that cannot be achieved within the confines of the existing AMC. In turn, this will attract new projects and support manufacturing industries, leading directly to more jobs in the fabrication, manufacturing and associated service sectors.

The ownership and title of private land will remain unchanged. State-owned land and management of State assets will transfer to the relevant Minister. The Minister will have the responsibility for the management of those assets, in keeping with the object of the Industry and Technology Development Act 1998 and the powers of the Minister.

Bentley Technology Park

As the first technology park of its type in Australia, Bentley Technology Park has achieved varied success. CSIRO have invested heavily in the Park and some innovative Startups have begun life there, but the long-term vision has still not become reality.

The recent opening of the Pawsey Supercomputing Centre hosting the most powerful computer in the Southern Hemisphere provides a unique opportunity to encourage new and innovative companies to Bentley.

The key to the future development of Bentley Technology Park is land and infrastructure. At the right price, with minimum effort for approvals and accessible infrastructure, government owned land can become more attractive for Australian and international company investment.

A McGowan Labor Government will bring Bentley Technology Park under the auspices of the Industrial Lands Authority.

By bringing Bentley Technology Park under the auspices of the Industrial Lands Authority there will be a single approval body that is charged with attracting investment and creating jobs.
Regional Technology Parks: Jobs in the Community

Under the auspices of the Industrial Lands Authority a McGowan Labor Government will drive the development of serviced industrial land and technology parks in the regions.

In towns like Bunbury, Geraldton, Albany, Collie, Kalgoorlie, Karratha, Port Hedland and Broome, the government of Western Australia either directly or through its various agencies holds significant and critically located tracts of land.

Currently, some regional towns have industrial parks developed or highlighted for development by Landcorp. Sites such as the Onslow Industrial Support Facility and the Port Hedland Industrial Area are clearly in need of the benefits that can be obtained from a single government owned, commercially minded ownership structure that has the capacity to incentivise and stimulate local, national and international investment.

All these sites are straightforward commercial developments by a government agency constrained by the restrictions set out in Landcorp’s Act of Parliament. Currently there is little power or capacity to incentivise investment in regional industrial parks. Accordingly, many parks have struggled to attract investors and have done little to diversify the types of industries that would create meaningful long-term jobs.

A McGowan Labor Government will bring the development of industrial land in the regions under the auspices of the Industrial Lands Authority and develop serviced, ready to use industrial land at locations such as Shotts in Collie, Lumsden Point in Port Hedland and Kemerton Industrial Park near Bunbury.

The Industrial Lands Authority will promote, assist or offer incentives to attract regional business investment, under the broad economic provisions of the Industry and Technology Development Act 1998.

Companies at last will have a single government body to deal with. This will improve relations with existing businesses and tenants in industrial parks and encourage meaningful investment in regional WA and create new job opportunities throughout WA.

“Academic comparative studies of Technology Parks across regions and nations have shown that there is a link between the apparent success of Technology Parks and the strength and diversity of the local economy where they are founded.

In general stronger and more diverse economies with good local innovation ecosystems tend to produce Technology Parks that are generally regarded as amongst the more successful.”

Johannes Hahn, European Commissioner for Regional and Urban Policy, ‘Setting up, Managing and Evaluating EU Science and Technology Parks’, October 2013, p7