



Department of
**Energy and Economic
Diversification**

Strategic Industrial Lands Activation Plan

November 2025



Acknowledgement of Country

The Government of Western Australia acknowledges the traditional custodians throughout Western Australia and their continuing connection to the land, waters and community. We pay our respects to all members of the Aboriginal and Torres Strait Islander communities and their cultures, and to Elders past and present.

Cover: Western Trade Coast. Credit: DevelopmentWA
Inner: Boab Tree, near Derby. Credit: TourismWA

Premier's Foreword

My government's goals to become a renewable energy powerhouse and make more things here are key parts of our strategy to remain the strongest economy in the nation.

The opportunities in front of us are clear:

1. To get out of coal fired power generation faster than any other Australian State, and set our economy up for success in a world that is decarbonising;
2. To support our major trading partners to decarbonise by producing critical minerals and clean downstream products, like green iron; and
3. To become the largest naval shipbuilding and maintenance hub in the southern hemisphere.

To secure these opportunities for Western Australia, we have streamlined our planning and environmental approvals processes, with our new State Development Bill set to deliver a more strategic, coordinated and efficient approach for projects and precincts of strategic economy value to the State.

Through our free and low-fee TAFE courses, we are helping deliver the skilled and adaptable workforce that industry needs. And we are delivering the transmission infrastructure we need to deliver secure, affordable and low carbon energy for industry.

My government has also committed \$1 billion to the Strategic Industries Fund, which will support the development of common-user and other enabling infrastructure across Western Australia's Strategic Industrial Areas (SIAs).

Our SIAs will be the nerve centres of Western Australia's ongoing economic diversification. We are targeting industrial opportunities where Western Australia has a competitive advantage to compete in global supply chains. This includes critical minerals, hydrogen and ammonia, green metals and advanced manufacturing, as well as shipbuilding, sustainment and decommissioning.

This report sets at our vision and provides an overview of our investment program for each of our SIAs across the State, as priority initiatives funded by the Strategic Industries Fund.

As this work evolves, and specific project opportunities emerge, we will make further announcements on works within each of our SIAs. All a part of our vision to put pride back into the words, Made in WA.

Hon Roger Cook MLA

Premier; Minister for State Development; Trade and Investment; Economic Diversification



Unlocking WA's Industrial Potential

Fast-tracking clean energy and major industrial projects is a key priority for the WA Government. Significant work is underway to boost productivity, attract investment, and create long-term opportunities for Western Australians. Through a coordinated program of reforms, infrastructure planning, and industry support, the WA Government is making it easier for businesses to grow, innovate, and invest in Western Australia. These efforts are strengthening the State's economic foundations, building resilient industries, and positioning Western Australia for continued success. Key initiatives include:



Modernising the State's planning system to streamline processes and reduce unnecessary red tape.



Kickstarting major economic diversification projects through the Investment Attraction Fund, which has supported dozens of projects and delivered \$216.4 million in awarded grant funding since 2022.



Constructing new port infrastructure at the Dampier Cargo Wharf, Lumsden Point and the Port of Geraldton, with committed WA Government funding of over \$500 million, complementing Australian Government investment.



Reforming the State's environmental approval laws and streamlining approvals through the \$22.5 million Green Energy Approvals and introduction of the State Development Bill into Parliament.

Driving Growth Through Strategic Industrial Areas

The WA Government is strategically investing in industrial land development to secure the State's economic future. Guided by the Diversify WA framework, this approach aims to grow advanced manufacturing, clean energy, technology, and sustainable industries, creating jobs and driving long-term prosperity.

At the heart of this transformation is the Western Trade Coast, a premier industrial hub that highlights the economic potential of all SIAs. The precinct boasts:

- » 122 industrial synergies between tenants.
- » 32 international export partners.
- » Employment for 3% of Western Australia's total workforce.

The development of SIAs not only supports local businesses and supply chains but also attracts global investment. Western Australia is positioning itself as a key player in new and emerging industries with a skilled local workforce, strong regulatory certainty and proximity to key export markets.

With a pipeline of over \$40 billion in projects, the SIAs are set to drive significant economic opportunities. The WA Government is ensuring that Western Australia is not only ready for the future but is actively shaping it. These investments are a decisive step towards a diversified, future-ready economy that is resilient, globally competitive, and capable of attracting and nurturing the next wave of groundbreaking industries.

Strategic Industrial Lands Activation Plan

The WA Government is investing \$1 billion to unlock the State's Strategic Industrial Areas and drive economic growth by attracting major projects to diversify and decarbonise the economy.

Activating industrial areas requires significant coordination and the consideration of a broad range of matters including native title and cultural heritage, land supply, water and power supply, road and port access and environmental approvals.

Vision

To unlock strategic industrial lands to attract, retain and facilitate major job-creating projects across Western Australia.

Mission

To enable strategic industrial lands development and project delivery through a coordinated whole-of-government approach overseen by the Department of Energy and Economic Diversification and DevelopmentWA.

Strategy

Ensure projects funded by the WA Government are aligned to government policy, and targeting critical enablers for industrial lands activation, including:



Site Works



Energy Infrastructure



Planning and Land Assembly



Transport Infrastructure



Water Infrastructure

Strategic Industries Fund

The Strategic Industries Fund (SIF) was established as part of the 2024-25 State Budget to support the development and activation of Western Australia's strategic industrial lands, including through the assembly of industrial land and the provision of enabling infrastructure.

The WA Government's total \$1 billion investment in the SIF recognises that developing SIAs and activating investment-ready industrial land will

require a significant and sustained investment from the State Government over a number of years.

To date, more than 25%, or over \$250 million, of SIF funding has been allocated as outlined in this first iteration of the Plan. Committed and planned activities across the SIAs are captured, with further detail to be included as additional project specific funding is confirmed.

Boodarie SIA

Green Iron and
New Energies

Anketell SIA

Value Adding
Industries

Maitland SIA

New Energies

Ashburton North SIA

New Energies and
Decommissioning

Oakajee SIA

Hydrogen and
Ammonia

Western Trade Coast

Green Iron, Critical
Minerals, Defence,
New Energies

Kemerton SIA

Critical Minerals

AMTECH

Advanced
Manufacturing

Shotts SIA & Coolangatta Industrial Estate

New Industries

Mirambeena SIA

Value Adding
Industries

Mungari SIA

Value Adding
Industries

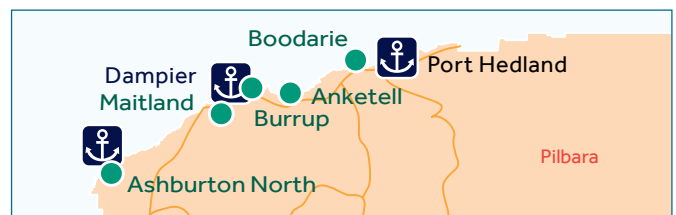


Strategic Industrial Areas Activation Update

The Western Australian Government's delivery program for Strategic Industrial Areas (SIAs) is organised to reflect where the Government's investment will be concentrated to maximise economic diversification and decarbonisation benefits for the State. Every SIA plays a distinct role in delivery impact to balance economic development and sustainability.

Pilbara

As the economic engine room of Western Australia, the Pilbara is central to delivering the State's vision for a diversified, decarbonised and globally competitive economy. The Pilbara features several SIAs spread throughout the region to secure major projects, including Boodarie, Maitland, Ashburton North and Anketell.



The Pilbara is home to large-scale established industrial operations and the SIAs are well positioned to support further economic activity that leverages the region's abundant natural resources and existing infrastructure.

The WA Government will continue to engage with Traditional Owners on activation of all SIAs, including on appropriate protection of Aboriginal cultural heritage, to support Western Australia's economic growth.

The Burrup SIA in the Pilbara is one of Western Australia's most established industrial precincts. It is currently at full capacity and is not included among the SIAs listed for future development opportunities.



Pilbara Industry



Boodarie SIA

Vision

Anchored by its strategic proximity to the Port of Port Hedland and Western Australia's well established iron ore industry, the Boodarie SIA is envisioned as a world-leading hub for value-adding industries. It will support the advancement of green iron, downstream mineral processing, and clean hydrogen and ammonia production to drive a diversified, sustainable and globally competitive future for WA.

Industry Interest

Building on local resource advantages, proponents are exploring opportunities in next-generation industries, including green iron, and clean hydrogen and ammonia.

Activation Status

To support the future activation of the Boodarie SIA, the State Government is progressing a range of infrastructure initiatives. Long-term water supply studies are being finalised, alongside scoping for

the next stages of work, including an interim water solution to support early industrial development. At the same time, ongoing road network capacity studies are informing future transport infrastructure needs, while additional scoping is underway to advance the assembly of key infrastructure corridors. Complementing these efforts, the State Government is finalising the development of a new multi-user facility and logistics hub at Lumsden Point in the Port of Port Hedland.

Ongoing Activities

- » Investing in common user substation site selection and design works – supported by approximately \$4 million from the SIF.

Planned Activities

- » Staging infrastructure corridor assembly in preparation of future industrial development.
- » Investigating long-term water supply solutions to support long-term industrial activity.

Maitland SIA

Vision

The Maitland SIA is poised to accelerate the Burrup SIAs decarbonisation and drive new opportunities in low-carbon industry. Given its proximity to the Port of Dampier's Bulk Liquid Berth, and in alignment with initiatives such as the Pilbara Energy Transition Plan, the Maitland SIA will emerge as a globally competitive hub for renewable energy innovation, sustainable industrial growth, and value-adding development.

Industry Interest

Drawing on the region's natural resources, proponents are exploring opportunities across established sectors such as natural gas, iron ore and salt, as well as emerging new energy industries.

Activation Status

The WA Government is advancing critical infrastructure planning to enable the Maitland SIAs development, finalising long-term water supply studies while scoping the next stages, including an interim solution to support early industrial activity. In parallel, work is progressing to assemble key infrastructure corridors that will underpin future growth and investment in the precinct.

Ongoing Activities

- » Investing in common user substation site selection and design works – supported by approximately \$4 million in SIF funding.

Planned Activities

- » Investigating long-term water supply solutions to support long-term industrial activity.
- » Scoping internal SIA road network requirements to inform forward planning.





Ashburton North SIA
Credit: DevelopmentWA

Ashburton North SIA

Vision

Leveraging its established liquefied natural gas (LNG) sector and direct connection to the Port of Ashburton, the Ashburton North SIA is poised to become a globally competitive centre for clean energy innovation, advancing biofuels, emerging low-carbon industries, and leading decommissioning solutions that support Western Australia's transition to a resilient, secure and decarbonised economy.

Industry Interest

With a foundation in LNG and domestic gas processing, the Ashburton North SIA is emerging as a hub for strategic and value-adding industries, including ammonia, urea, methanol, gas-to-liquids, and decommissioning.

Activation Status

Building on existing large operational tenants and sustained proponent interest, the WA Government has finalised the land assembly for multi-user infrastructure corridors and supported the expansion of ancillary general industrial land supply. At the same time, the WA Government is seeking to progress a review of the planning framework to support the growth of diversified industries and unlock new investment opportunities in Ashburton North.

Ongoing Activities

- » Investing in road infrastructure planning and detailed road design works – including \$1.5 million in funding from the SIF.

Planned Activities

- » Investigating opportunities for decommissioning activities in the Port of Ashburton precinct.



Port of Dampier – Ammonia Ship-to-Ship Transfer
Credit: GCMD

Perth Metropolitan

Western Trade Coast

Vision

With its unique and interconnected industrial ecosystem, the Western Trade Coast stands as Western Australia's premier metropolitan hub for strategic and heavy industry. The Western Trade Coast has been the backbone of the State's economy for more than 60 years and continues to grow and evolve its role in local and global supply chains, supporting key industries including green iron, critical mineral processing, new energies and advanced manufacturing. It comprises several strategic and heavy industrial areas including:

- » Kwinana Industrial Area and Rockingham Industry Zone: the home of strategic projects and State significant infrastructure projects such as Westport.
- » Australian Marine Complex (AMC): one of two major shipbuilding and sustainment hubs in Australia, and the future home of the Henderson Defence Precinct.
- » Latitude 32: an adaptable precinct with the opportunity to unlock new industrial land to meet industry demand.



Kwinana SIA
Credit: DevelopmentWA



Shipbuilding and Sustainment
Credit: Austal

Industry Interest

The Western Trade Coast is home to established industrial operations and well positioned to support further proposed activity across green iron, critical minerals, and new energies leveraging established ports, energy networks and a highly skilled metropolitan workforce.

Activation Status

In 2024, the Western Trade Coast Infrastructure Strategy was released which identified investment opportunities to de-constrain and unlock future industrial opportunities. The WA Government's current focus is on activities that will accelerate the future delivery of common-use infrastructure, providing a platform for continued industrial growth as outlined in the Western Trade Coast Infrastructure Strategy.

To ensure the best outcomes for the industrial precinct, the Government has established a new Industry Reference Group for the industrial precinct, chaired by the Parliamentary Secretary for the Western Trade Coast.

Ongoing Activities

- » Opening up new industrial land at Latitude 32 – supported by \$161 million in SIF funding.
- » Investing \$5 million to upgrade key entry intersections in the Kwinana SIA.

Planned Activities

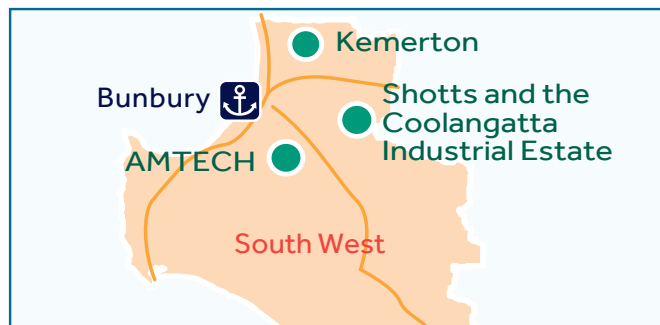
- » Planning for road infrastructure.
- » Undertaking wastewater supply planning and engineering studies.
- » Network augmentation in alignment with the SWIS Transmission Plan.



South West

The South West is a strategically significant region that is central to the success of Western Australia's future decarbonised economy. The region's industrial centres will be key enablers to unlocking the State's potential to participate in global green energy supply chains. In particular, the South West is home to the Kemerton and Shotts SIAs.

While not SIAs, Coolangatta Industrial Estate and the Advanced Manufacturing and Technology Hub (AMTECH) are also priority industrial areas for the WA Government. All are ideally positioned to support the Collie Just Transition and the SWIS Transmission Plan to deliver lasting regional and economic benefits for Western Australia through the energy transition.



The WA Government has committed \$134 million from the Collie Industrial Transition Fund to activate the Coolangatta Industrial Estate. Common user infrastructure design is underway, including for power and water supply as well as road upgrades to improve site access and freight movements.

Advanced Manufacturing and Technology Hub's (AMTECH) Anchor Tenant Site

The WA Government has committed \$55 million to establish a manufacturing facility in Picton, which will serve as the anchor tenant of what is expected to become an Advanced Manufacturing and Technology Hub (AMTECH) in the greater Bunbury area.

This facility will play a key role in producing transmission infrastructure essential for Western Australia's transition to renewable energy, meeting growing demand over the next decade and beyond. This initiative builds on the recently released South West Interconnected System (SWIS) Transmission Plan, a comprehensive blueprint for new and upgraded transmission infrastructure in the State.

This development is a key component of the Transmission Made in WA Program, part of the broader Made in WA plan. Beyond strengthening clean energy supply chains, the development will ensure ongoing high-quality local jobs in the South West and provide opportunities for local businesses to participate in Western Australia's renewable energy future.



Kemerton SIA
Credit: DevelopmentWA

Kemerton SIA

Vision

Leveraging its connection to key common-user infrastructure, including the Port of Bunbury, the Kemerton SIA is set to become an important enabler of Western Australia's industrial diversification. The progression of estate-wide environmental approvals is paving the way for new investment and sustainable, future-ready development.

Industry Interest

The Kemerton SIA is set to develop as a centre for advanced processing and value-adding industries, harnessing the region's natural resources including silica sands, lithium, gas, and other critical minerals.

Activation Status

As a key enabler of SIAs, the WA Government is progressing power augmentation within Kemerton, as outlined in the South West Interconnected System Transmission Plan, to improve reliability and provide additional

load to industry. Further augmentation is being considered concurrent to estate-wide environmental approvals to offer greater certainty for proponents and service providers alike.

Ongoing Activities

- » Investing \$8 million to upgrade the entry intersection to the SIA.
- » Progressing the Kemerton Strategic Environmental Assessment (KSEA) to streamline future approvals and provide greater certainty to proponents.

Planned Activities

- » Planning power infrastructure for future SIA activation.
- » Investigating water and wastewater infrastructure requirements.
- » Establishing a Conservation and Offsets Program linked to the KSEA.

Mid West

Western Australia's Mid West is a prime location for advancing renewable energy projects due to its world-class wind and solar potential. The region's strategic location, coupled with the Port of Geraldton's world-class infrastructure, provides a strong foundation for the development of clean energy projects.

With a skilled workforce already established in Geraldton, the Mid West is uniquely positioned to support the transition to a low-carbon economy and diversify its industrial base.

The region's development is further bolstered by the Oakajee SIA, which offers a unique opportunity to drive economic diversification and position the area as a hub for clean energy innovation and sustainable industrial growth.



Oakajee SIA

Vision

Poised to integrate world-class industrial development with large-scale renewable energy, the Oakajee SIA is envisioned as a key driver for Western Australia's clean energy transformation. Through strong industry collaboration, the SIA will help



position Western Australia as a global renewable energy powerhouse and a leader in sustainable, value-adding industries.

Industry Interest

There is ongoing proponent interest in the Oakajee SIA from a range of industries including hydrogen, green iron, critical minerals, and new energies, which will continue to develop as the SIAs investment-readiness grows.

Activation Status

The WA Government has delivered upon its 2021 Election Commitment to build a new access road for the Oakajee SIA. The road provides critical access to the SIA, which will become a major hub and job-creator for Western Australia's clean energy.

Ongoing Activities

- » Scoping works for a proposed desalination plant.
- » Scoping works for port infrastructure.
- » Developing a Cultural Heritage Management Plan (CHMP).

Planned Activities

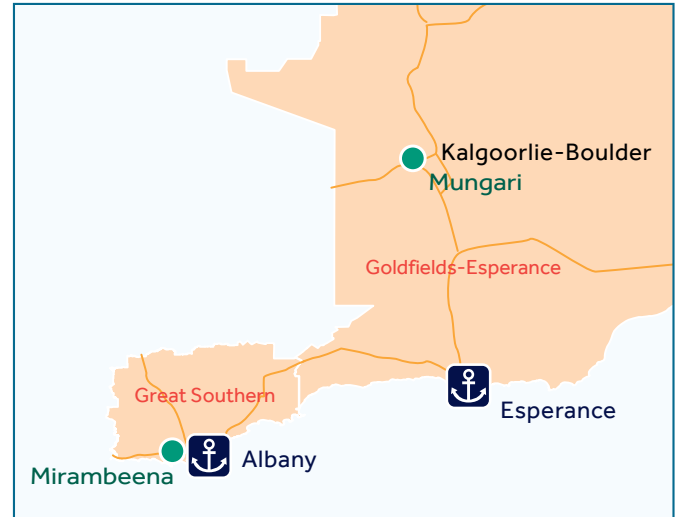
- » Planning power infrastructure for future SIA activation.
- » Scoping internal SIA road network requirements to inform forward planning.

Goldfields-Esperance and the Great Southern

Across the Goldfields and the Great Southern, Western Australia has two SIAs, Mungari and Mirambeena, respectively.

These SIAs represent longer-term industrial opportunities that will evolve alongside industry demand. They are well-located near key transport corridors and have the potential to support future value-adding, low-emissions, and resource-processing industries.

Collectively, the Mungari and Mirambeena SIAs will be shaped by collaboration with industry and remain adaptable to respond to investment opportunities when the market conditions are right.





Port of Port Hedland and
Boodarie SIA



Investment Attraction

Western Australia is forging a dynamic future from a position of economic strength. International investment delivers major benefits to the Western Australian economy by driving new:



Economic growth and productivity



Job creation and regional development



Skills development and innovation



International partnerships

Western Australia's Strategic Industrial Areas (SIAs) are designed for use by strategic and

heavy industries that generate large investment, employment and value of production. Our SIAs have been selected for their proximity to large resource projects and key enabling infrastructure. The SIAs are particularly well positioned to house key strategic industries including:

- » Renewable hydrogen and ammonia
- » Biofuels production
- » Green iron and metals processing
- » Critical minerals processing
- » Shipbuilding and sustainment
- » Advanced manufacturing



Port of Port Hedland, Pilbara

Invest and Trade Western Australia

Invest and Trade Western Australia operates as Western Australia's 'front door' for investors and local industry wanting to access new markets. Through the WA Government's network of international offices, Invest and Trade Western Australia provides access to services and initiatives designed to support investment attraction.

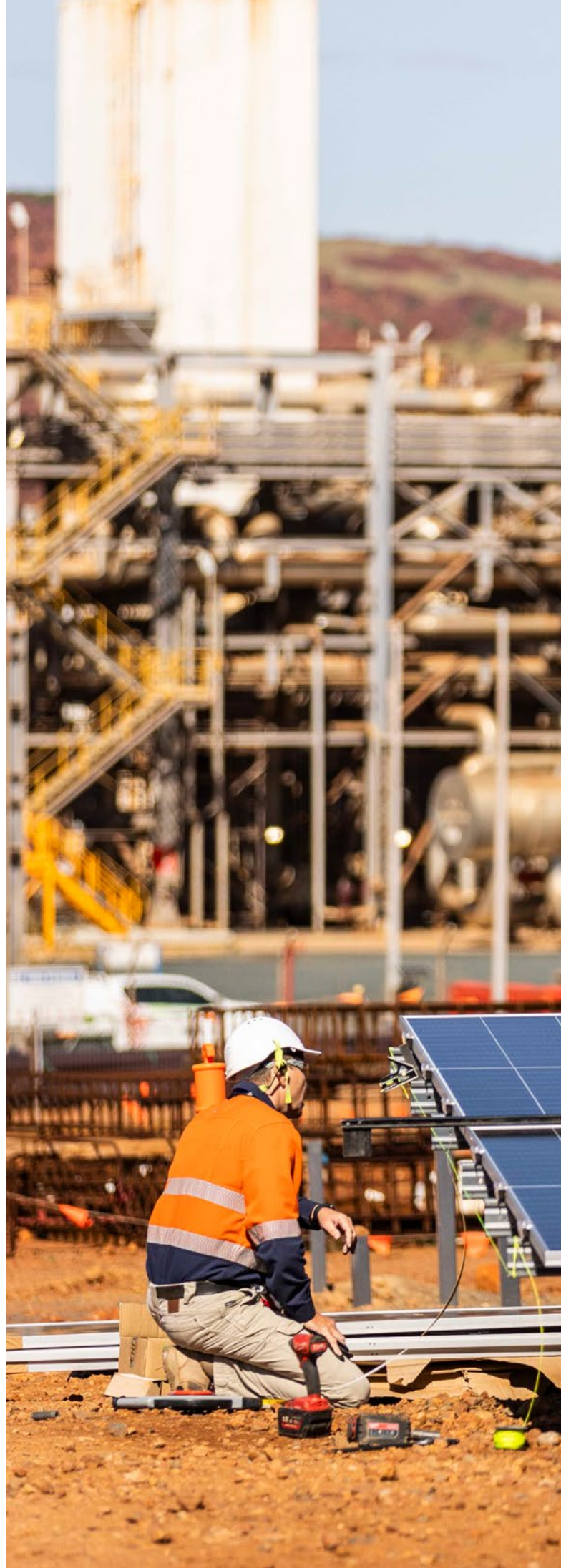
Western Australia offers the world a unique set of strengths and capabilities that support the development of major projects. Located in proximity to the fastest growing economies in the world, it is easy to invest in, buy from, travel to, work and study in Western Australia.

Disclaimer

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