

A NATURAL  
ADVENTURE

# Peel Regional Strategic Priorities Plan 2016-2020

Summary Document - October 2016  
Peel Regional Leaders Forum Inc.

# PEEL REGION OVERVIEW

The Peel Regional Leaders Forum (PRLF) is the Peel Region's peak leadership body, comprising the five Peel Region Councils of Mandurah, Murray, Serpentine-Jarrahdale, Waroona and Boddington, together with Regional Development Australia (RDA) Peel, the Peel-Harvey Catchment Council (PHCC) and the Peel Community Development Group (PCDG). The Peel Development Commission (PDC) fully supports the PRLF and its strategic priorities plan.

The primary functions of the PRLF include determining regional and funding priorities for Peel, at State and Commonwealth levels. The PRLF was established in February 2011, and its membership is a unique collaboration in WA.

The Peel Region is growing rapidly with a growth rate of 3.1% during 2014/15. Mandurah is the Peel Region's largest local government area by population, and with a current population of 83,931, is also Western Australia's 10th largest local government area. Serpentine-Jarrahdale is currently Western Australia's fastest growing local government area, with population growth of 7.2% in 2014/15.

Peel Region Population Growth – 2014/15				
LGA	Population June 2014	Population June 2015	Growth (Persons) 2014/15	Growth (Rate) 2014/15
Mandurah	82,234	83,931	1697	2.1%
Murray	16,743	17,262	519	3.1%
Serpentine-Jarrahdale	22,487	24,108	1621	7.2%
Waroona	3996	4055	59	1.5%
Boddington	2506	2537	31	1.2%
<b>Peel Total</b>	<b>127,966</b>	<b>131,893</b>	<b>3927</b>	<b>3.1%</b>

**Source:** Australian Bureau of Statistics; *Regional Population Growth, Australia March 2016.*

Collectively, the Peel is a region of high unemployment (8.0% in December 2015) compared with the Western Australian and Australian averages (5.9% and 6.1% respectively). However, unemployment levels vary significantly between local government areas within the region. Mandurah, with its high reliance on the construction, retail and manufacturing industries as well as a large commuter and FIFO mining workforce, is the region's highest unemployment LGA, whilst Boddington, home of the Newmont Gold Mine and the South32 Bauxite Mine, currently has the region's lowest unemployment.

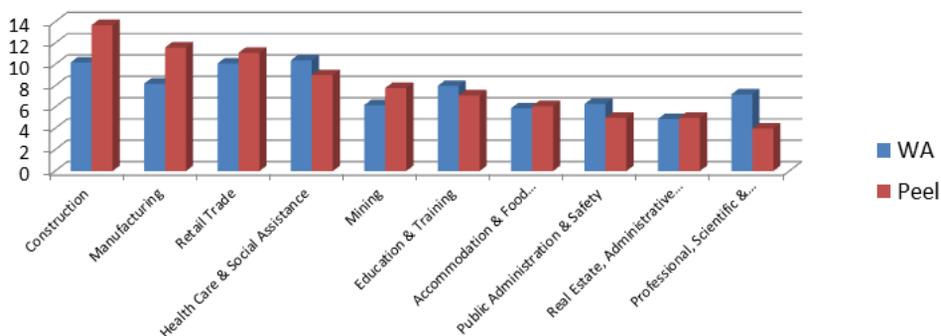
The region has high concentrations of employees in the construction, manufacturing and retail trade industries, compared with the Western Australian average, and is under-represented in the professional, scientific and technical services, health care, social assistance, public administration and safety sectors.

## Peel Region Unemployment – December 2015

LGA	Labour Force	No. of Unemployed	Unemployment Rate
Mandurah	37,891	3561	9.4%
Murray	7792	655	8.4%
Serpentine-Jarrahdale	12,255	534	4.4%
Waroona	2056	116	5.6%
Boddington	1508	34	2.3%
<b>Peel Total</b>	<b>61,502</b>	<b>4900</b>	<b>8.0%</b>

**Source:** Australian Government - Department of Employment; Small Area Labour Markets – December Quarter 2015; March 2016.

The Peel Region's manufacturing and retail sectors experienced substantial employment declines between the 2006 and 2011 census periods, whilst employment in the construction industry increased only marginally. Conversely, the region experienced substantial employment increases in the health care and social assistance, education, training, mining, accommodation and food services industries between 2006 and 2011.



**Source:** Australian Bureau of Statistics; 2011 Census of Population and Housing; Industry of Employment by Age and Sex; Department of Regional Development; Peel: a region in profile 2014; p.3.

## Expected Outcomes

The Peel Region faces numerous challenges, including rapid population growth, an ageing population, limited education outcomes, high unemployment, lack of industry diversity, and environmental decline.

The projects highlighted in the Peel Regional Strategic Priorities Plan 2016-2020 seek to respond to the region's challenges, and ensure the Peel Region's sustainability for current and future generations.

## Perth and Peel @ 3.5 million plan

The Western Australian Planning Commission (WAPC) is in the process of finalising this major planning document. The Peel Regional Leaders Forum has significant concerns about the plan, particularly as it relates to proposed major urban sprawl based growth in the Ravenswood area. It is considered that the resultant transport and environmental issues are not adequately addressed in the plan. As a result the Forum has requested that the WAPC delay finalising the Peel component of the plan to enable further consideration and consultation on these concerns.

# TRANSFORM PEEL

Contributing billions into the WA economy by 2050

Transforming the Peel Region

33,000 jobs

28,000ha



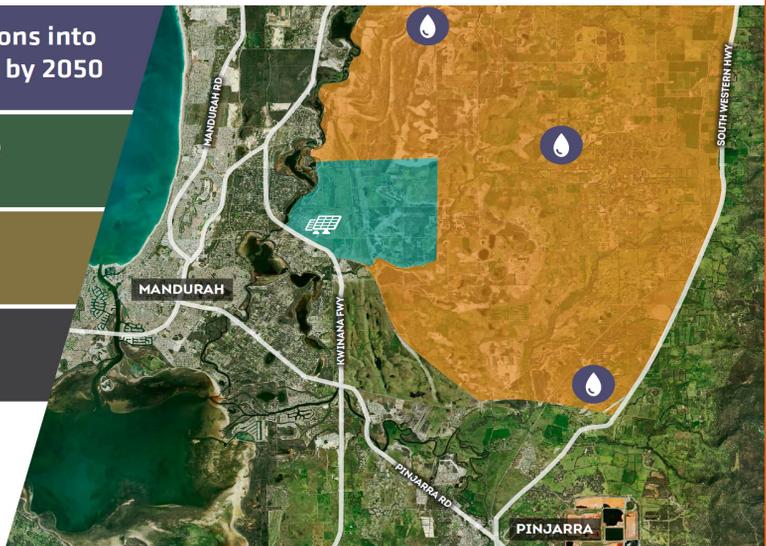
Peel Integrated Water Solutions



Peel Business Park



Peel Food Zone



Transform Peel is the overarching name for a project at Nambeelup in the Murray Shire of the Peel region. It comprises three integrated, strategic elements: a 28,000 ha Peel Food Zone, a 1,000 ha Peel business Park and the Peel Integrated Water Initiative. It is a 35 year project which is expected to culminate in \$16.2 billion pa economic output by completion in 2050.

The overall cost of “activating” Transform Peel is estimated at \$68.8 million in the business case prepared for State Government. Funding of \$49.3 million from Royalties for Regions has been confirmed (April 2016) to deliver key headworks infrastructure into the Peel Business Park and undertake design of the Peel Food Zone and integrated Water Initiative. A further \$20 million is sought for the complete activation, then it is expected private sector investment will drive the program.



The **Peel Waterways Institute** will become a hub of world class waterways-based science and education in the Peel Region, promoting a learning-based approach to waterways, catchment and environmental management, and ensuring that the Peel-Harvey Estuary remains healthy for the benefit of current and future generations.

The \$1.8m first stage of the PWI will provide interim facilities to allow identified research projects to commence, and a business case to be prepared. The PWI will be informed by, and will also complement key components of 'Transform Peel', including the Peel Integrated Water Initiative and the Peel Food Zone.



The \$5.4 million '**Filtering the Nutrient Storm Stage 3**' project aims to reduce the nutrient load reaching the Peel-Harvey Estuary by implementing recommended actions of the Environmental Protection Authority's 2008 'Water Quality Improvement Plan – Phosphorus Management', primarily via improved stormwater and drainage management.

The Stage 3 project will complete the construction of fixed infrastructure assets, including stormwater retrofits, bio-filters or constructed wetlands, priority stormwater harvesting sites, and wetland and lakes recovery.



## EASTERN FORESHORE WATERFRONT REVITALISATION

The Mandurah **Eastern Foreshore Waterfront Revitalisation** is a two stage project costing approximately \$17 million, consisting of Mandjar Square Redevelopment (Stage 1) and Eastern Foreshore Redevelopment (Stage 2). The Waterfront Revitalisation will create vibrant and culturally enriched public open spaces, new playgrounds, water play and performance spaces.



## MURRAY REGIONAL EQUESTRIAN CENTRE

The \$8 million **Murray Regional Equestrian Centre** will be a regional facility that meets national standards for all equestrian disciplines, servicing the needs of equestrian sports in the Peel Region. The three-stage project comprises:

- Campdraft and Cutting arena upgrades and four Polocrosse fields. (Completed)
- Horse and cattle yards, cross-country course, pedestrian and horse access paths, sand dressage and show jumping arenas: 2 additional polo cross fields which will also be a multipurpose arena
- Covered multi-function arena.



## WAROONA AGED HOUSING OPTIONS VILLAGE

The \$2.5 million **Waroona Aged Housing Options Village** involves piloting a new purpose-built affordable accommodation model that would help address the accommodation needs of elderly Waroona residents. The Aged Housing Option Village will comprise the following features:

- Nine purpose-built accommodation units for aged people
- One central 'Living Longer, Living Better' community hub.



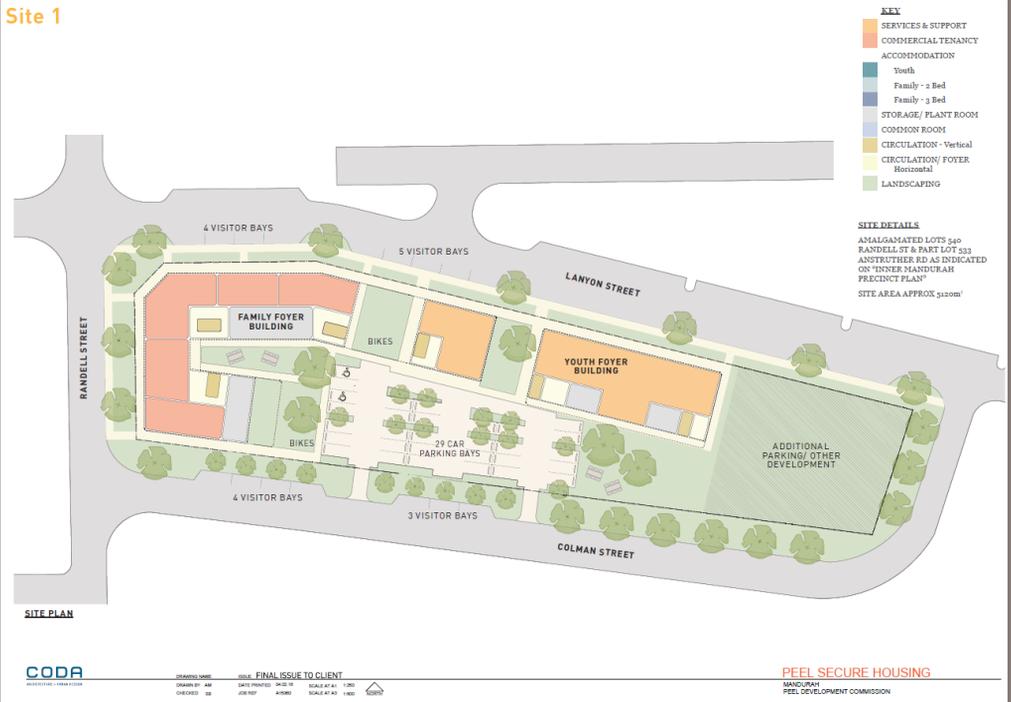
## BODDINGTON CITY PRECINCT ACTIVATION

The \$3 million **Boddington City Precinct Activation** seeks to reconnect visitors to Boddington's Foreshore area. The project includes the following features:

- Concentrate streetscape infrastructure at key activity nodes;
- Create a Community Hub with Book Café (Library) and Visitor Service Centre
- Define the boundaries and heart of the town centre precinct;
- Transform the Main Street into a pedestrian friendly social space;
- Interconnect existing assets and destinations and new attractions, including the Boddington Foreshore.
- Introduce Street Art, Wayfinding, Water Conservation and Nature Play activities.

Stage 1 (\$600,000) construction is due to commence in late 2016.

## Site 1



# PEEL SECURE HOUSING AND EMPLOYMENT SUPPORT HUB

The \$25 million **Peel Secure Housing and Employment Support Hub** represents phase one of a broader strategy aimed at the provision of transitional housing throughout the Peel with support systems which enable participation in education, training and employment leading to an improved life outcome for the participant. The accommodation model is an expansion of the international foyer model where people are provided with affordable housing linked to a core focus on building aspirations through engagement in education, training and employment. Building on these aspirations is key to enabling people in the Peel to engage with the region's long term economic opportunities. Phase one is the Mandurah Hub which will comprise:

- 30 bed youth accommodation
- 30 unit family accommodation
- Integrated service hub including not for profit office space, training rooms and social enterprise.



The **South Eastern Economic Corridor** program (SEEC) is a series of strategic infrastructure interlinked projects that will deliver a massive investment and employment hit to Serpentine Jarrahdale and the wider Peel Region. This program will consist of the following elements:

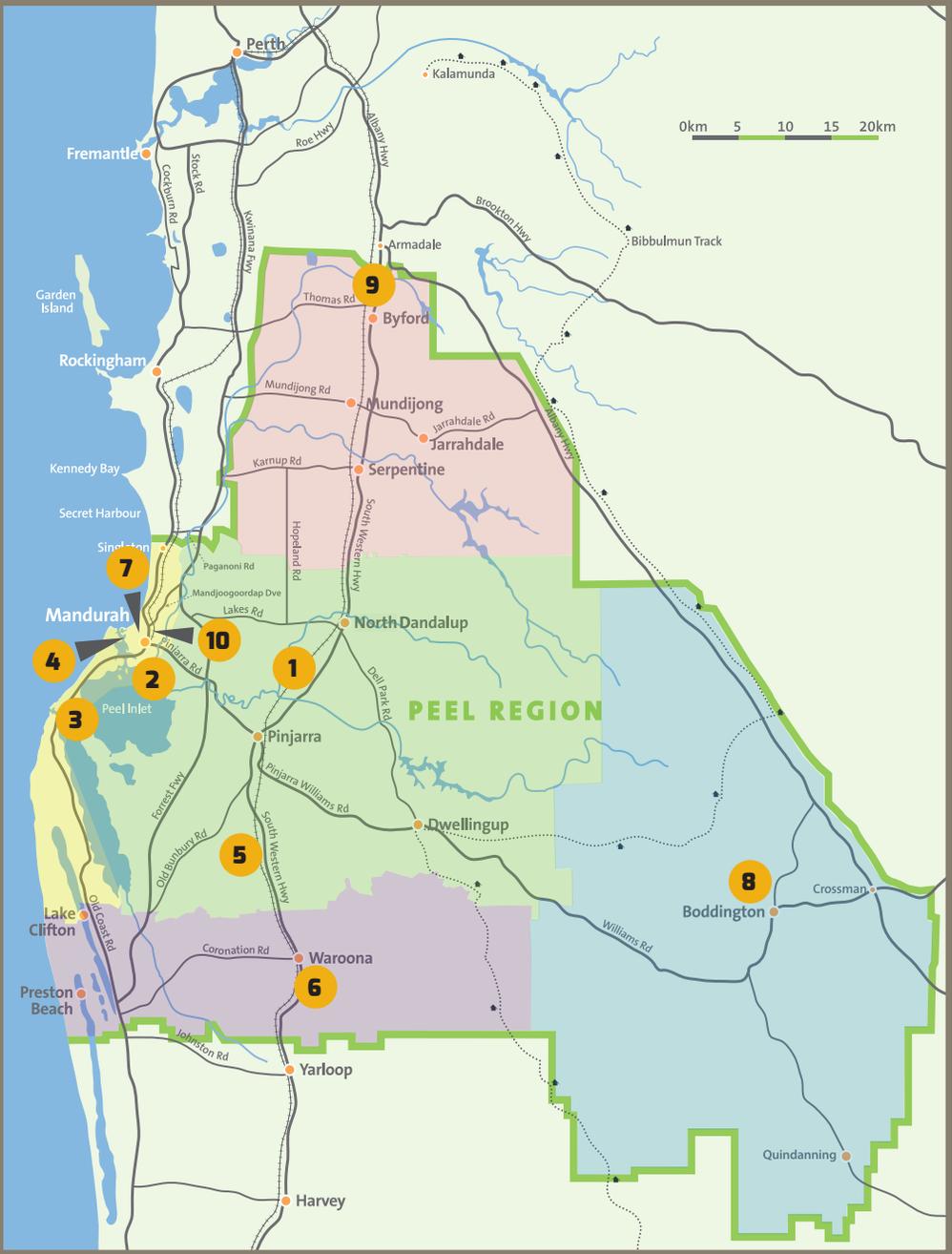
1. Extending the Tonkin Highway from Thomas Road to South West Highway, Mundijong\* - Funding estimate \$368m
2. West Mundijong Freight Rail Realignment\* - Funding estimate \$58m
3. West Mundijong Intermodal Hub Facility\* - Private funding required
4. Armadale - Byford - Mundijong Rapid Passenger Service - Funding requirement to be calculated

The top three elements of this program will be complimented by the private development of the West Mundijong Agri Business Park, which will incorporate the Inter Modal Hub Facility, the Realigned Freight Rail and will have the Tonkin Highway extension as a key part of its major transport links.

Fully developed, these three projects will deliver some 10,000 local jobs and billions in annual regional economic output. Incremental benefits will include reduced heavy vehicle traffic around the Byford town site, reduce carbon emissions and improve regional road safety. The Freight Rail Realignment will enable the full development of the Mundijong - Whitby town site which is expected to have some 50,000 population by 2050.

\* Referenced in the Peel Regional Investment Blueprint 2015





- 1 Transform Peel
- 2 Peel Waterways Institute
- 3 Water quality improvement:  
Filtering the nutrient storm stage 3
- 4 Eastern Foreshore Waterfront Revitalisation
- 5 Murray Regional Equestrian Centre
- 6 Waroona Aged Housing Options Village
- 7 Boddington City Precinct Activation
- 8 Peel Secure Housing and Employment Support Hub
- 9 South Eastern Economic Corridor
- 10 Peel Youth Medical Service (PYMS) - PYMS Health Hub



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