

South West Agribusiness Precinct Prospectus



A prominent Agribusiness hub in the South West of Western Australia

- **Nationally significant** agribusiness precinct that delivers substantial local **jobs**, economic diversification, and efficient **supply and distribution chains**.
- Leading end-to-end **multispecies red meat processing**, opportunities for **horticulture, dairy, and other agricultural industries**.
- Producing **high quality food and related goods** with a focus on **sustainability**, circular economy, reducing and valorising waste, animal welfare and ecological conservation.
- Strengthening the South West's **compelling brand** for high-quality products, growing demand and connecting producers to **new local, national and global markets**.
- Centre of **innovation**, research, and education that attracts and nurtures **talent**, that creates and sustains our future agribusiness workforce.

A gamechanger for South West Agribusiness



The Site



Prime strategic location connecting agricultural supply chains in Perth, Bunbury, Margaret River, Bridgetown, Donnybrook, Manjimup, Bunbury Port and Busselton International Airport.



200 hectares-plus of developable land, with space to simultaneously host multiple agricultural and transport industries.



Natural buffers for an abattoir, red meat sale yards, meat processing and other agricultural industries.



Access to existing infrastructure including roads, water sources and power.



Proximity to workforces from Bunbury, Busselton Harvey, Dardanup, Collie, Boyanup and Capel.



Agribusiness Industries



Beef & Sheep Processing

end-to-end processing and connectivity to markets



Sale Yards

replace the ageing Boyanup saleyards with leading practice facilities



Dairy

cheese, cream, and powdered milk production for export markets



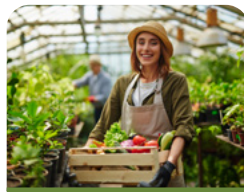
Value-add Processing

creating extra value through diversification



Logistics & Cold Storage

building resilience for local food supply chains and enabling export markets



Horticulture

aggregation and processing for the South West's food bowl

Allied & Supporting Activities



Research & Innovation

leadership in product development



Education & Workforce Training

developing careers



Stock Agencies, Retail & Agricultural Services

strengthening the hub of activity



Valorising Waste

reducing waste and reusing products to create value, waste to energy



Supporting the next generation of agribusiness in the South West

OPPORTUNITY	BENEFIT
<p>Support and grow the South West's small meat producers who are struggling to access processors, threatening to cut off a vital part of the region's agricultural brand.</p>	<p>Provide multi - species service / custom kill and processing to support bespoke beef producers that allows paddock-to-plate provenance.</p>
<p>Replace the Boyanup sale yards which is reaching the end of their usable lifespan and need to be relocated to a non-residential area.</p>	<p>Create new leading practice multi - species sale yards that provides enhanced animal welfare, multispecies processing, best practice biosecurity, efficient transport links, and environmentally sound waste management.</p>
<p>The Shire of Capel is strategically and ideally located for an agribusiness precinct due to its confluence of strong transport networks and agricultural supply chains.</p>	<p>The precinct will support a range of co-located agribusiness uses such as red meat and horticultural processing, cold storage, and freight and logistics businesses, thereby enhancing on-site productivity and highly efficient supply chains.</p>
<p>Shifting dynamics and challenges in the agriculture and food industries restricting expansion of existing and development of new opportunities</p>	<p>Provide meat and byproduct processing to enable beef, sheep and other meat processing on site, providing flexibility, employment and value-add opportunities.</p>
<p>Strengthen the South West's compelling brand for high-quality products and sustainable production, helping tap new markets including Asia and the Middle East.</p>	<p>Increased demand from new global markets and improved freight logistics will enable producers to create efficiencies through increased scale, and enhanced resilience by diversifying the customer base.</p>
<p>Host research and education facilities that attract talent and work directly on-site with producers, processors, waste to energy and logistics firms.</p>	<p>Create innovations that support the brand and improve productivity, while training our future agribusiness workforce.</p>

Benefits

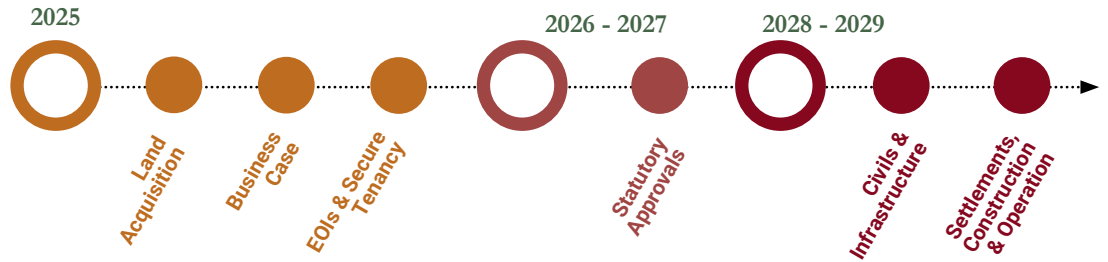
At full development, the South West agribusiness precinct will create the following impacts



Staging & implementation - Anticipated development timeline

Already undertaken

- Demonstrated Need
- Site Selected
- Concept Planning
- Early Anchor Tenants



Catalytic Actions

Investment Requirements:

- Immediate/early 2025 - to secure the site, immediate funding is required for land acquisition.
- 2026/27 - secure full funding/ investment for site development, major infrastructure and servicing, construction.

Development Strategy:

A business case will be completed in mid-2025 that includes development scenarios, masterplanning/lot details, essential infrastructure and site servicing, governance and tenancy arrangements.

Industry Interest

The Shire has already received in-principle interest from several major potential anchor tenants for the Precinct.

For further information please contact the Shire of Capel:

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