GOVERNMENT OF WESTERN AUSTRALIA

Department of **Regional Development and Lands**

ROYALTIES FOR REGIONS

Morawa Prospectus

Live Work Invest

A West Australian SuperTown

MORAWA
BREAKING NEW GROUND

CONTENTS

Live, work and invest in Morawa	Page 3
Morawa fast facts	Page 4
Population and Lifestyle	Page 6
Education	Page 7
Investments and business Opportunities	Page 8
Employment Opportunities	Page 9
Tourism	Page 10

If you are a sports enthusiast, Morawa is the place to be!

LIVE, WORK AND INVEST IN MORAWA

Located approximately 4 hours from Perth, or 1.5 hours from Geraldton, Morawa has been announced by the State Government as a SuperTown within the Midwest Region of Western Australia.

SuperTowns is a State Government initiative to assist towns to plan and prepare for a projected doubling of the State's population to almost 4.5million people over the next 40 years. The aim of SuperTowns is to prepare key regional towns in the southern half of the state not only for their own natural population expansion but to create vibrant communities with job opportunities that will attract new residents from Perth, interstate and overseas. This will involve building on the unique advantages of those towns, and putting in place governance structures and funding support for sustainable industry, development, services and infrastructure.

Morawa is a family-orientated town with a strong sense of community spirit. With a rich agriculture and mining history, activity in these industries drives the economy and provides opportunities for employment and investment.

While agriculture has been the backbone of Morawa's economy, with new iron ore mines located only an hour from the town (Koolanooka in production phase and Karara completing construction phase), the town is entering an exciting era with mining driving industry in the region. Morawa is well positioned to meet the mining industry's operational needs as well as offering high quality housing and town amenity to provide an attractive option for miners seeking a better lifestyle, whether it is reduced travel time, a relaxed rural lifestyle or the ability to spend more time with their families.

With the population of Morawa expected to more than double in the coming decades, an extensive Growth and Implementation Plan has been developed to achieve the town's potential as the future regional centre of the North Midlands, the primary industry hub of the Midwest and a centre of excellence in research, education and training.

The region's expanding employment, investment and development opportunities, strong economy and lifestyle attributes are just some of the many positive aspects that encourage people to live, work and play in Morawa.

Council recognises it has an enormous role to play when it comes to sustaining and accommodating the region's growth by planning for and providing suitable infrastructure. As part of the SuperTowns program, Morawa has developed a strong plan for the future to accommodate growth and encourage investment.

FAST FACTS ABOUT MORAWA

Population: 950

Location: 405 km from Perth

Environment: Wheat and sheep farming town situated in the heart of wildflower country in Mid West region

Industry/employment: Broad acre agricultural pursuits, education and medical sectors with state-of-the-art medical centre, district high school and agricultural college.

Emerging iron ore mining industry provides opportunities for mining service businesses, trades and commerce.

A newly established Chamber of Commerce and Industry in Morawa is working in partnership with the Shire to harness opportunities within the region to help further strengthen the local economy.

Housing: Median house price - $200,000

Education: District high school (includes a kindergarten to year 12 including Primary School), WA College of Agriculture, a trade training centre

Facilities: Medical centre, community health centre, childcare centre, youth centre, swimming pool, aged care accommodation, community resource centre, police and St John ambulance services

Retail/commercial: Supermarkets, pharmacy, banks, newsagency, agricultural supplies, clothing and hardware

Hospitality: Hotel, bakery, cafe, caravan park with quality self contained units

Transport: Road (4 hr from Perth); TransWa Bus services and airport facilities

MAJOR PROJECTS DELIVERED WITH SUPPORT FROM GOVERNMENT INCLUDE:

Morawa Town Centre Revitalisation > $3.5 million
Morawa Solar Power facility > $4.275 million
Morawa Growth and Implementation Plan - $750,000
New residential estate - $1M
New light Industrial estate - $2M

MAJOR DEVELOPMENTS IN THE AREA INCLUDE:

KML $2.6B
Mutiny Gold
Mt Gibson Extension Hill Project

POPULATION AND LIFESTYLE

Morawa is a proud and inclusive community that is founded on agricultural farming which forms the backbone of it's economy. Morawa is now entering an exciting phase with iron ore mining emerging as a driving industry in the region.

Morawa has a rich blend of historic and modern attractions scattered throughout the town, against the backdrop of a spectacular wildflower season display.

With the benefits of a small country town, Morawa is an ideal location for young families, with an excellent education system (from childcare ages through to highschool and beyond), access to local doctors and hospital. Morawa is a town where children still play in the streets and know their neighbours.

Approximately 950 people live within the townsite of Morawa and this number is expected to increase in the short term to accommodate the current construction projects associated with the mining industry. Morawa's community services are thriving, with a new multi-million dollar health centre and development of new first-rate sporting facilities and aged care accommodation.

EDUCATIONAL HUB

Morawa is working to become a sub -regional education hub. Through the award winning 'Morawa Education and Industry Training Alliance' (MEITA), Morawa seeks to become a preferred destination for both staff and students.

The District High School caters for students from kindergarten to Year 12 and is committed to assisting students to achieve the highest standards. The WA College of Agriculture caters to children in Years 10-12 offering farm skills, automotive, engineering and plant/animal science-based subjects. The school and agricultural college have a collaborative timetable to allow students greater access to specialist learning, teaching and resources.

Morawa has development a highly innovative alliance between the Shire, education institutions and mining companies. As part of this program the Federal Government has allocated $3.6 million for a trades training centre for Morawa to increase mining and trade skill development for the local and regional community.

Morawa offers residents a variety of educational opportunities for children as well as adults and is constantly working to expand education to become a centre for excellence within the region.

INVESTMENT AND BUSINESS OPPORTUNITIES

Industry within Morawa is predominantly centered on broad acre agricultural-based activities. The Shire of Morawa has identified a range of future business opportunities such as stock feed manufacture, chilled lamb exports, jojoba oil production and pistachio processing and packaging. The Shire has an incentive scheme to attract new business, including provision of ready to occupy Small Business Units most suited for new light industrial businesses.

Iron ore mining has emerged as a major employer within Morawa and the mid-west region. In early 2010 iron ore mining resumed at Koolanooka (20km east of Morawa), the mining is in full production with the iron ore being transported and shipped from Geraldton. Other mining activities located in the region undergoing construction and production phases of development include Karara and Mount Gibson.

There is potential for equipment hire, training, catering and professional services businesses to support the mines located within the area.

With the strong business growth, population increase and service demand being experienced by Morawa, there are currently a range of opportunities for investment in the areas of hospitality, retail, infrastructure and tourism.

For more information about the investment and business opportunities available in Morawa, contact the Shire of Morawa on (08) 9971 1204 or **www.morawa.wa.gov.au**

EMPLOYMENT OPPORTUNITIES

The recommencement of mining in the region has created new jobs and opportunities for businesses associated with mining construction, production and service activity. This will continue to expand bringing employment opportunities in the mining service business sector, associated trades and commerce fields.

The Koolanooka, Karara and Mount Gibson mining ventures provide a 'buy local' policy ensuring local sub-contractors and suppliers are given preference wherever possible. This initiative is seeing significant economic support flow into Morawa.

The growth has had a flow-on effect in other sectors with greater demand for government service, hospitality and retail employees. This is expected to continue as Morawa grows and new innovative projects come online.

For links to employment opportunities available in the Morawa region visit the Shire of Morawa website at **www.morawa.wa.gov.au**

TOURISM

Morawa is a Shire with scenic beauty and an ambiance of a truly agricultural district. The Shire has many attractions, both historic and modern that makes it a wonderful and welcoming place to visit.

The most popular time to visit Morawa and its surrounding region is during the wildflower season from late winter through to early October. At this time of the year caravans and campers come to see the landscape at its most spectacular and to experience the mild winter climate. Exploring Wildflower Country - Wildflower Way is a project that has recently been developed through partnerships with local Shires and Councils and is the first stage of what is expected to be a growing project. It includes a series of 21 interpretive sites through Wildflower Country commencing from Dalwallinu in the south through Morawa and finishing at Geraldton. These sites highlight a diverse and fascinating range of themes and issues. The sites feature artistic steel “sculptures” representing some of the people and creatures that have made this region their home.

Beyond the town boundary, carpets of wildflowers, the colours of the broad scale agricultural crops and the Koolanooka mine, but there is also plenty to see within the Morawa townsite. Our historic restored windmill collection is the only large public display in the whole of Australia and the historic buildings scattered throughout the town tell their own tales. There are public art displays and a soon to be constructed town square.

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MOTOR HOTEL
Gold

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Contact us: