City of Cockburn

Investment Prospectus



Cockburn, the best place to invest

www.cockburn.wa.gov.au

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Acknowledgement of *Country*

The City of Cockburn acknowledges the Nyungar people of Beeliar Boodjar. Long ago, now and in the future they care for Country.

We acknowledge a continuing connection to Land, Waters and Culture and pay our respects to Elders, past and present.



Welcome to Cockburn,

a city defined by opportunity, innovation and ambition.

Cockburn is one of Western Australia's most strategically positioned and economically dynamic cities. Located at the heart of Perth's southern corridor and within the Western Trade Coast, our city is helping shape the future of industry, trade and investment in Australia.

For decades, Cockburn has played a critical role in supporting the State's industrial and resources economy. Today, that role is expanding. With significant investment in shipbuilding, advanced manufacturing and infrastructure, Cockburn is emerging as a nationally significant centre for sovereign capability, marine innovation and global industry collaboration.

The opportunities ahead are generational.

As Australia strengthens its naval and defence capability, Cockburn and the broader Henderson precinct are emerging as central to this transformation. This growth will create thousands of jobs, drive economic activity and support the development of a highly skilled workforce that will shape industries for decades to come. Alongside this, our strong foundations in logistics, manufacturing, engineering, tourism and local enterprise continue to create diverse opportunities for investment and growth.

Cockburn is more than an industrial powerhouse. It is a connected, liveable and future-focused city where businesses and communities thrive together. With 23 kilometres of coastline, growing activity centres, major transport links and a collaborative business environment, Cockburn offers investors confidence, capability and long-term potential.

The City of Cockburn is committed to being a proactive and supportive partner for investment. We are focused on enabling sustainable economic growth, supporting innovation, and creating the conditions for businesses to succeed.

This prospectus highlights the scale of opportunity across our city and the industries driving our future. Whether you are looking to invest, expand or partner, we invite you to explore what Cockburn has to offer.

We look forward to working with you.

Logan Howlett.

His Worship the Mayor
Logan K. Howlett, JP





Invest in Cockburn

Anchored in opportunity

WA's emerging industrial powerhouse

Cockburn is emerging as one of Western Australia's most important centres for industry, investment and innovation.

Located on Perth's coast, the City of Cockburn combines globally connected industrial capability with strong liveability and long-term economic growth potential. Cockburn represents the new frontier of shipbuilding, advanced manufacturing, marine engineering and industrial innovation.

Cockburn sits at the heart of WA's freight and industrial network, connecting the state's resource economy to major international markets in the Indian and Pacific oceans by land, sea and air.

Five world-class employment precincts anchor the local economy, alongside a thriving shipbuilding and marine sector, world-class logistics infrastructure, and a local government committed to pro-investment partnerships. Cockburn is where you can build, export and grow. This is your gateway to opportunity.





Logistics access:

<10 mins
to Kwinana Freeway

<15 mins
to Fremantle Port

<10 mins
to Jandakot Airport

~20 km
distance to Perth CBD

Freight rail access:
Direct lines through Latitude 32 to Kewdale and interstate.

Strategic industry and trade location

Cockburn hosts five of the State's most significant employment and export precincts, integrating sovereign shipbuilding capabilities with infrastructure critical to WA's more than $200 billion resources economy.

Shipbuilding and advanced manufacturing hub

From shipbuilding and robotics to resource-sector modular infrastructure and subsea systems, Cockburn is a centre of engineering and industrial excellence.

Blue economy leader

As the gateway to Australia's maritime defence and ocean industries, Cockburn is well positioned for continued growth and global leadership in the blue economy.

Connected via land, sea and sky

Cockburn offers multimodal connectivity via major road, rail, sea and aviation freight corridors, including Fremantle Port, Jandakot Airport and the proposed Westport.

A city where life works

With 23 km of stunning coastline, established communities, major recreation assets and growing activity centres, Cockburn combines economic opportunity with a lifestyle that supports workforce attraction and retention.

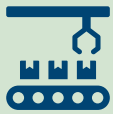


Cockburn at a Glance

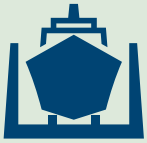
The best place to be

Cockburn sits within the economic engine of Perth's southwest metropolitan region – one of WA's most powerful growth corridors. Built on strong industrial foundations, the city has evolved into a vibrant, diversified, globally connected economy and has become the address of choice for next-generation enterprise.

Top three industries by output:



Manufacturing



Construction



Gas, water and waste services.

Top three industries by employment:



Construction



Manufacturing



Health care and social assistance.

Key statistics



141,000
Population: people call Cockburn home in 2026[1]



183,000
Population: forecast increase by 2046[1]



$13.12 billion
Gross regional product[1]



$26.4 billion
Annual economic output[1]



10,366
Businesses[1]



68,692
Local jobs[1]



66,046
Employed residents[1]



57%
Qualified persons (university - 24.5%, certificate - 32.5%)[1]



69.4%
Population labour force[1]



$10.5 billion
Export[1]

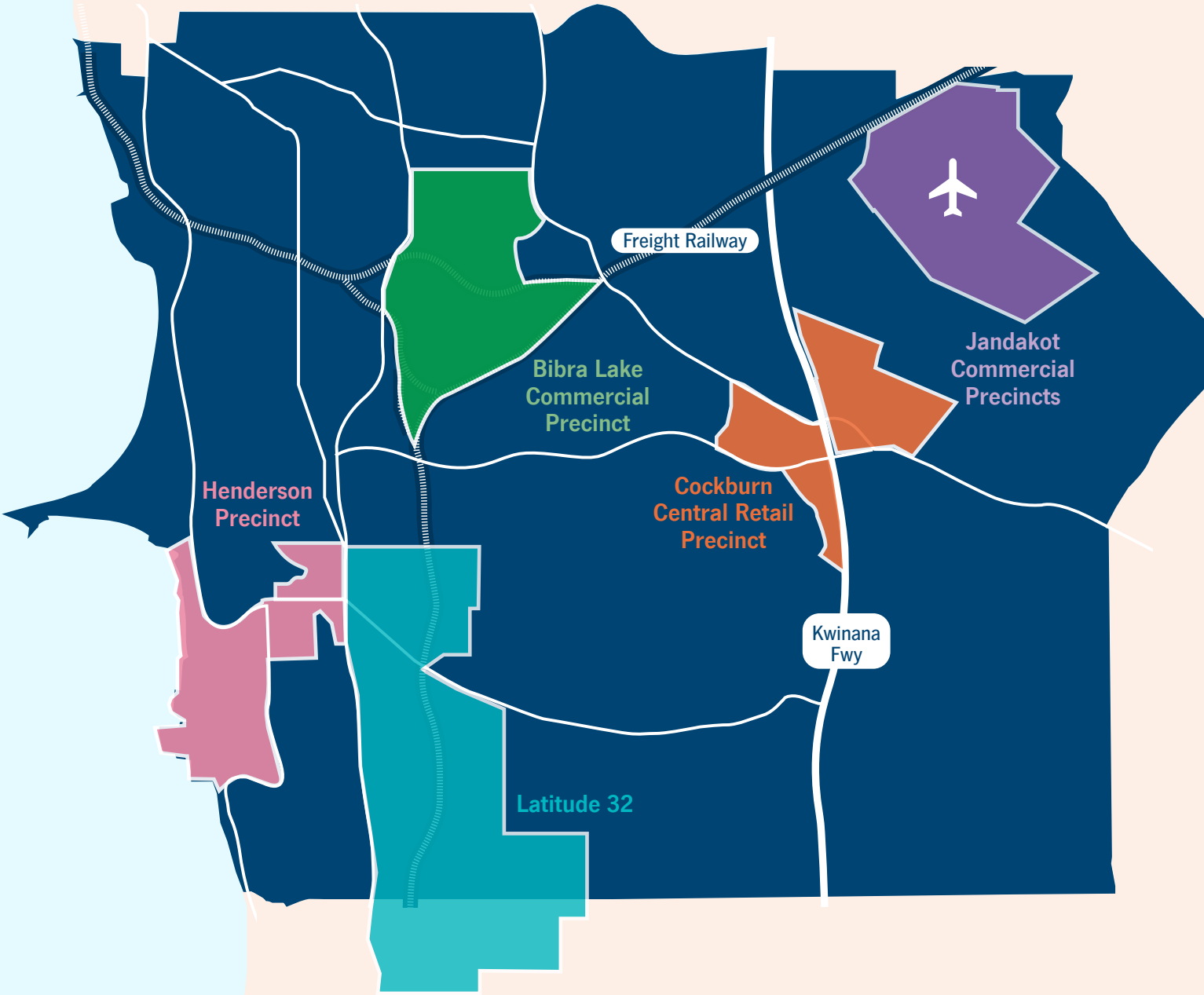


$16.4 billion
Local sales[1].

Source: [1] Economy id.

Cockburn is primed for investment

Five key employment hubs, established commercial and industrial precincts and a strategically connected location position Cockburn for sustained long-term growth.





Henderson Precinct



Cockburn Central Retail Precinct

Investment Snapshot

Cockburn is open for business

The City of Cockburn is where industry, innovation and lifestyle converge. Here, investors, entrepreneurs and business leaders can access one of WA's fastest-growing economies – supported by nationally significant defence, shipbuilding, logistics, tourism, advanced manufacturing and blue economy industries.



Who should invest?



Fund Managers
Increase capital investment exposure across high-growth industrial precincts, commercial property and logistics infrastructure.



Entrepreneurs
Launch or scale a venture within a thriving innovation ecosystem, supported by shipbuilding investment, industrial capability and access to global supply chains.



Private or government corporations
Expand or relocate into a nationally significant industrial powerhouse, strategically positioned between Perth CBD, Fremantle and Kwinana.



Business developers
Diversify your portfolio across industries that drive national resilience, including shipbuilding, renewable energy, advanced manufacturing and resources.



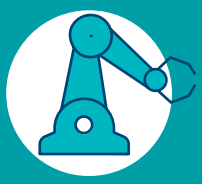
Local investors
Invest in one of WA's strongest-performing growth corridors, supported by major infrastructure projects and employment investment.



Existing business owners
Expand operations within purpose-built industrial precincts connected to major defence, logistics and resource-sector supply chains.

Where to invest?

Cockburn is shaping the future of Western Australian industries. Investment opportunities exist across:



Shipbuilding and advanced manufacturing



Blue economy and marine innovation



Industrial logistics and resource-sector support



Tourism, retail and leisure.

Defence Industry and Regional Economic Impact

Cockburn is open for business

Continuous naval shipbuilding is reshaping WA's defence and advanced manufacturing landscape – and Cockburn is the beating heart of this transformation. The Australian Marine Complex, a centre for submarine sustainment and shipbuilding, is attracting substantial Federal investment and private sector partnerships. For investors, this creates long-term opportunities across defence industries, shipbuilding, advanced manufacturing, housing, logistics, technology and workforce development.

With strong government backing, a highly skilled workforce and proximity to critical infrastructure, Cockburn is ideally positioned to capitalise on the multi-billion-dollar growth flowing through the shipbuilding and defence sectors.



Fast facts:

The Albanese Government will pour **$12 billion** into the submarine and naval shipbuilding facility in Henderson[2]

Up to **$8 billion** will be spent to upgrade infrastructure at HMAS Stirling[2]

500 new direct jobs will be created to sustain the Submarine Rotational Force-West[1]

The government estimates the defence precinct in Henderson will cost about **$25 billion** over a decade[2]

The Cook Government is investing **$11.5 million** to help train the workers needed to build and maintain ships in WA[2]

Up to **10,000** jobs will be created in future shipbuilding, like frigates[2]

Up to **3,000** direct jobs will be created in submarine maintenance and sustainment at HMAS Stirling[1]

An estimated **1,100** jobs will be created in landing craft construction at Henderson[3].

Source: [1]Australian Government, 2023. [2]Australian Government, 2025. [3]Australian Government, 2026.

Required workforce skills:



Construction



Trades



Engineering and project management



Technicians and operators



Scientists and submariners.

The global supply chain opportunity

AUKUS is unlocking unprecedented access for Australian companies to US and UK submarine supply chains – but the submarine enterprise is only part of the story.

Henderson now hosts Australia's first genuine commitment to continuous naval shipbuilding: a contracted pipeline extending well into the next decade sustaining demand for steel fabrication, systems integration, logistics and marine trades across the City of Cockburn.

That defence momentum is reinforced by a deep foundation in energy services. The Australian Marine Complex was purpose-built to serve defence, oil and gas, and resources industries from shared infrastructure, producing a cluster of firms whose capabilities translate directly into the defence supply chain.

For investors and supply chain businesses, this structural depth is a rare and compelling proposition.

Cockburn Global

Connected for business

In today's global economy, businesses require more than a good address. They require locations with resilient infrastructure, secure supply chains and strong global connectivity. Cockburn delivers exactly that.

Located between the Indian and Pacific Oceans, Cockburn connects Australia directly to the world's fastest-growing economies across Asia, the Middle East and Africa.

With nationally significant ports, industrial hubs and aviation infrastructure converging on its doorstep, Cockburn is where trade, shipbuilding and innovation meet global demand.

Why Cockburn?

Located on the Indian Ocean Rim, a region forecast to dominate global trade growth over the next 50 years

Provides direct access to shipping lanes linking Asia, Africa, the Middle East and Europe

Connected seamlessly into the Pacific markets through WA's integrated road, rail and port network

Anchored by Fremantle Port, the Australian Marine Complex, and the proposed Westport, Cockburn is one of Australia's two shipbuilding and marine engineering hubs

Links Jandakot Airport, Perth Airport and national freight corridors for global aviation and logistics access

Powers WA's more than $200 billion resources economy, supporting global energy and mineral supply chains.





Travel and trade times from Cockburn:

Singapore ~5 hrs by air | ~7 days by sea

24 hours

Tokyo ~9 hrs by air | ~12 days by sea

24 hours

Jakarta ~4.5 hrs by air | ~9 days by sea

24 hours

Shanghai ~10 hrs by air | ~11 days by sea

24 hours

Dubai ~11 hrs by air | ~15 days by sea

24 hours

Sydney/Melbourne: ~4 hrs by air | ~5–6 days by sea

24 hours

Fast facts:

Cockburn and WA – an export powerhouse

- WA accounts for more than 40% of Australia's total exports[4]
- WA produces half the world's lithium and is a top global supplier of LNG, iron ore and rare-earth elements[3]
- Perth is in the same time zone as much of Asia, including China, Indonesia, Hong Kong, Singapore, Malaysia, the Philippines and Taiwan
- The Australian Marine Complex is a premier $15 billion marine and defence infrastructure hub[2]
- WA will deliver a new more than $7 billion port precinct, Westport, which will futureproof the state's logistics for the next century[1].

Source: [1]CCIWA, 2024. [2]DevelopmentWA. [3]RBA Bulletin, 2025. [3]RBA Bulletin, 2025. [4]WA Government, 2026.

Liveability

Cockburn is a lifestyle paradise

Cockburn is the best place to be. With abundant natural spaces, modern facilities, strong education options, excellent health services and transport links that keep you connected north, south and beyond, it's a place where people thrive.



Connectivity – travel with ease

- **Train lines:** Cockburn Central Station is on the Mandurah-Fremantle line. The train connects north and south with the Perth CBD. The Thornlie-Cockburn Link creates an east-west rail connection between the Mandurah and Armadale lines.
- **Road network:** Kwinana Freeway provides fast access north to the city and south towards Mandurah. Major roads like Stock Road and Beeliar Drive link suburbs directly, reducing travel times.



Health and wellbeing

- **Fiona Stanley Hospital:** A premier health facility for Cockburn and the wider southern region, offering full-service care in emergency, specialist treatments, and inpatient and outpatient services.
- **Cockburn Health (Cockburn Health Campus):** Cockburn Health (Cockburn Health Campus): Located in Cockburn Central and serving local health needs.
- **Award-winning programs:** City of Cockburn's health and environment programs have been recognised by the Public Health Advocacy Institute.







Nature, parks and environment

- **Wetlands and reserves:** Cockburn is home to Bibra Lake, Beeliar Wetlands, Manning Park, Thomsons Lake and a stunning chain of biodiverse habitats.
- **Conservation and ecotourism:** The Wetlands Centre and WA Wildlife Hospital champion environmental conservation and rehabilitation while offering unique education and tourism opportunities.
- **Award-winning environment:** The City has been recognised for our coastal trail design and environmental conservation, including at the Coastal Awards and the Environment Awards.



Fast facts:

A vibrant community

More than
141,000 people
live in the City of Cockburn's 24 suburbs and this is expected to grow to almost 183,000 by 2046.

Opportunity for all

The Cockburn economy supports nearly
69,000 jobs,
providing 30 per cent of the employment opportunities in Perth's south-west region and generating almost $11 billion in regional exports.

Growing the economy

The City of Cockburn supports the creation of job opportunities in Cockburn and encourages and welcomes businesses that provide economic benefits and job opportunities for our local communities.

Recreation and sport

Cockburn is served by some of the state's best recreation and leisure facilities, including the Cockburn ARC, a modern aquatic and recreation centre with indoor and outdoor pools, a gym and wellness studios.

Education

There are numerous primary and secondary schools across Cockburn, including public and private options. TAFE and tertiary institutions within the Perth metropolitan area are easily accessible.

Western Trade Coast at a Glance

WA's global advanced industry hub

The Western Trade Coast (WTC) is Western Australia's premier industrial region – a powerhouse of economic activity and global trade. Located 23 kilometres south of Perth, it stretches across 3,900 hectares along the Cockburn Sound coastline, delivering unrivalled access to shipping and freight corridors across the Indian and Pacific oceans.

The WTC supports 43,000[1] direct and indirect jobs, accounting for three per cent of the State's workforce, and generates around $20 billion[1] annually for the WA economy. It is home to the headquarters of global leaders in shipbuilding, advanced manufacturing, energy and resources, anchoring WA's role in the Indo-Pacific.

Source: [1]WA Government, 2026.



Northern Strengths – Australian Marine Complex

A sovereign hub for defence, shipbuilding and sustainment, and subsea technologies, it is central to Australia's national security agenda and is set to grow rapidly under the AUKUS security partnerships. These partnerships will bring generational investment in submarine sustainment and advanced shipbuilding to Cockburn.



Southern Strengths – Kwinana and Rockingham Industry Zones

This area is an industrial powerhouse for chemical processing, advanced manufacturing, minerals and battery metals refining, and cement and lime manufacturing.



Westport

Westport is a planned container terminal at the Kwinana Outer Harbour, designed to support WA's long-term freight and export requirements. It includes road and rail networks to connect Cockburn and surrounding logistics hubs.

This project will strengthen Cockburn's export capacity and further catalyse advanced industries including renewable energy, hydrogen production and shipbuilding manufacturing through continuous naval shipbuilding projects.

Why it matters

At the heart of the WTC, Cockburn is where shipbuilding, industry and innovation converge. The city's concentration of employment hubs – the Australian Marine Complex, Bibra Lake Commercial Precinct, Jandakot Commercial Precinct and Cockburn Central – has established Cockburn as a national centre for advanced manufacturing, technology development and sovereign capability.

Continuous naval shipbuilding amplifies that advantage. Generational defence investments will flow directly into the region, driving unprecedented demand for local supply chains, advanced skills and innovation capability. For investors and businesses seeking to scale, diversify or connect with future defence and industrial growth, Cockburn offers a strategic location, industrial depth and long-term opportunity.

Fast facts - Western Trade Coast

Location:
23 km south of Perth CBD[1]

Size:
3,900 hectares along Cockburn Sound[1]

Strategic advantage:
Home to Australia's only industrial complex purpose-built for defence sustainment

Workforce:
43,000 direct and indirect jobs[1]
(3% of State's workforce)

Economic contribution:
~$20 billion annually[1]

Specialisations:
Defence, shipbuilding, advanced manufacturing, resources and energy

Global access:
Direct shipping routes to Asia, the Middle East, Africa and beyond.

Source: [1]WA Government, 2024 and 2026.

Five Powerhouse Employment Precincts

Henderson Precinct

A national centre for advanced marine and defence industries.

Home to Australian Marine Complex

WA's hub for shipbuilding, fabrication, subsea services and sustainment

A national centre for defence sustainment and submarine capability

Supporting WA's more than $200 billion resource economy through subsea, oil and gas, and offshore engineering

A more than $12 billion[1] infrastructure investment pipeline includes ship lifts, dry berths, fabrication halls and support facilities

Primed for generational growth in advanced manufacturing and shipbuilding innovation.

Source: [1]Department of Defence.



Latitude 32

1,400 hectares of pure industrial potential

Cockburn's industrial frontier with 14 square kilometres of strategic industrial land, planned and delivered progressively to meet market demand

Perfectly located for logistics, clean-tech and resource supply chain operations

Direct links to Kwinana Freeway, Roe Highway, and the Fremantle and Kwinana ports

Large-lot, long-term development opportunities

Poised to meet future demand in warehousing, industrial freight and advanced manufacturing

Opportunities for green industry and clean-tech precincts with long-term sustainability

Strong uptake of the Orion and Flinders precincts demonstrate the market demand.

Bibra Lake Commercial Precinct

A thriving base for industry, logistics and commercial services

A hub of commercial and light industrial businesses, ideally positioned to service both local and statewide industries:

A mature precinct with direct access to Kwinana Freeway and Fremantle Port

A diverse mix of more than 1,700 enterprises in light industry, logistics and other service businesses

Hosts Cockburn's technology, creative industries and business services

Strategic location to support the resource and defence sector supply chains and small-to-medium-sized business growth

Opportunities for redevelopment, infill and expansion of service-based industries.



Jandakot Commercial Precinct

Centred on Jandakot Airport, one of Australia's busiest aviation hubs

A nationally recognised centre for pilot training, aviation services, logistics and commercial enterprises:

150-hectare commercial and industrial estate with more than 330,000 aircraft movements[1] every year

Key base for aviation training, emergency services and fly-in fly-out support

Integrated commercial precinct with logistics, warehousing and light industrial uses

Direct access to Kwinana Freeway, Roe Highway and freight corridors

Home to global giants, including Amazon

Growth opportunities in aviation services, logistics, advanced manufacturing and defence-adjacent industries.

Source: [1]Jandakot Airport.



Cockburn Central Retail Precinct

Perth's southern hub for commerce, health, education and lifestyle







Cockburn Central is the beating heart of the city — a vital gateway for commerce, connectivity and growth:

A $1.08 billion Cockburn Gateway expansion by Perron Group, partnering with GPT Group, will transform the site into a major mixed-use precinct, featuring significant retail growth, cinemas, dining and residential units

Anchored by Cockburn Central Train Station with direct north-south connectivity

Home to Cockburn Gateway Shopping City, with more than 179 retailers and an expansion underway

Cockburn ARC is an award-winning $109 million sport and aquatic facility and a training base for the Fremantle Dockers

Eight kilometres from the Murdoch Health and Knowledge Precinct, linking hospitals, the university and allied health services

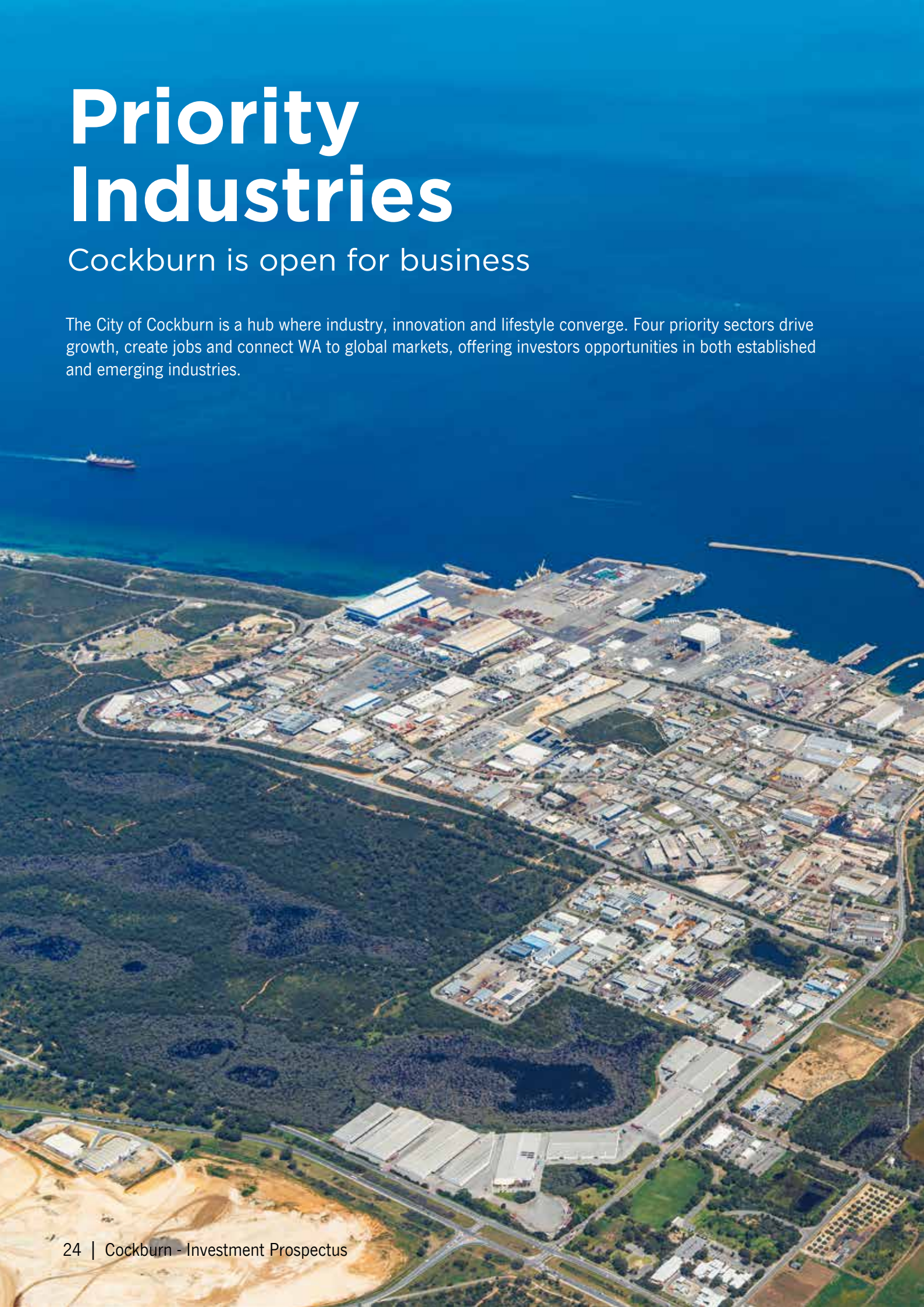
City of Cockburn's strategic planning initiative is for Cockburn Central to become the most influential activity centre in the region by 2031

Major opportunities for commercial offices, mixed-use residential, retail and hospitality.

Priority Industries

Cockburn is open for business

The City of Cockburn is a hub where industry, innovation and lifestyle converge. Four priority sectors drive growth, create jobs and connect WA to global markets, offering investors opportunities in both established and emerging industries.



Shipbuilding and defence

Tap into Australia's leading marine industries – from shipbuilding and robotics to subsea engineering and modular resource infrastructure.

Blue economy and innovation

Invest in ocean-focused industries driving sustainability, renewable energy, oil and gas, aquaculture, and marine technology supported by the emerging Henderson Research and Innovation Hub.

Transport, logistics and manufacturing

Leverage Cockburn's well-located industrial zones and freight corridors that connect directly to WA's more than $200 billion resources economy, Westport, Fremantle and interstate markets.

Tourism, retail and leisure

Capitalise on 23 km of stunning coastline, water sports, nature trails, destination retail and a growing hospitality scene – a lifestyle economy with strong visitor appeal.



Shipbuilding and Defence

Where industry converges

Cockburn is the heart of Australia's sovereign maritime capability – a national centre where defence, energy and resources come together to power continuous naval shipbuilding, sustainment and maritime innovation. At the Australian Marine Complex more than 400 businesses support naval sustainment, subsea engineering and advanced fabrication. Thousands of highly skilled workers deliver projects that underpin both national security and WA's $200 billion resources economy.

The AUKUS agreement and Australia's renewed focus on sovereign capability position Cockburn at the centre of a generational transformation. Submarine sustainment, robotics, composites and modular fabrication capabilities developed here serve not only defence but also the mining and offshore energy sectors.

Direct connections to HMAS Stirling, Fremantle Port, the Kwinana Industrial Area and key freight corridors ensure supply chains operate seamlessly across the State and into global markets.

Key industries:

- Shipbuilding and defence sustainment
- Offshore energy services
- Modular fabrication for mining infrastructure
- Advanced composites and additive manufacturing.

Industry opportunities:

- Sustainment and capability uplift
- Jobs pipeline in engineering, composites and artificial intelligence.

Cockburn's upcoming flagship facility:

Henderson Research and Innovation Hub (HRIH)

- Defence; manufacturing; and maritime research, development and commercialisation
- Collaborative space for business, government and research.

Stats for advanced manufacturing and defence industry

$15 billion
Cluster of marine infrastructure in Henderson

$45 billion
in shipbuilding orders in WA by 2040[1]

10,000
naval jobs in WA by 2030[1].

Source: [1]Austal, 2026. Naval News, 2026. Department of Defence.

Industry example: **Austal**

Since 1988, Austal's Henderson shipyard – located within the Australian Marine Complex has been central to the company's commercial and defence shipbuilding operations, as well as serving as its global headquarters. The facility delivers end-to-end capability, including vessel design and development, manufacturing and through-life support services such as sustainment, refit and repairs.

Today, Austal is recognised as a global leader in the design and construction of tailored commercial and defence vessels, supplying ferry operators, navies and defence forces worldwide. The Henderson shipyard has evolved in step with the company, adopting an advanced modular manufacturing approach that has established it as a cornerstone of Australia's defence shipbuilding capability – delivering multiple shipbuilding programs for the Australian Government, including Evolved Cape-class Patrol Boat, Landing Craft Medium and Landing Craft Heavy.

"The Australian Marine Complex (AMC) has been the foundation of Austal's shipbuilding operations for nearly four decades, supporting the growth of our business as we help customers defend nations, connect communities and sustain fleets. Operating from the AMC provides Austal with significant advantages, including close access to a proven, extensive local supply chain and world-class infrastructure that enables efficient, reliable and high-quality shipbuilding outcomes."

Oliver Morton, EVP Sales and Strategy, Austal



Blue Economy and Innovation

Where oceans drive opportunity

Cockburn is shaping the future of sustainable industry through its leadership in the blue economy, where marine science, advanced technologies and sustainable practices converge. From aquaculture to autonomous marine vessels and additive manufacturing, Cockburn's businesses and researchers are pioneering ocean innovation that serves both national defence and offshore energy.

At the heart of this is Cockburn Sound, a natural deepwater harbour and one of WA's most significant marine environments. Its ideal location underpins defence sustainment, renewable energy potential and the growth of ocean-based industries.

The upcoming Henderson Research and Innovation Hub will accelerate this transformation. Purpose-built to foster collaboration between industry, government and academia, the Hub will drive innovation in sustainable marine practices, climate change mitigation, and offshore renewable energy – scaling the businesses and technologies critical to WA's future.

Cockburn's unique combination of natural assets, industrial capability and strategic infrastructure positions it as a hub of ocean innovation in Australia.

Key advantages:

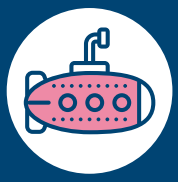
- Strategic location within the Western Trade Coast
- World-class amenities
- High level of expertise and innovation in existing local supply chains
- Access to global trade routes across Indian and Pacific Oceans
- Long-term growth commitment.



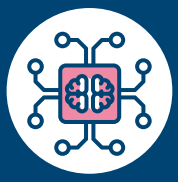
Opportunities:



Aquaculture



Subsea systems and autonomous marine technology



Robotics and AI



Renewable energy product manufacturing.

Industry example: **Franmarine**

Franmarine specialises in underwater sustainment, in-water hull cleaning and biofouling management, enabled by proprietary technologies and their MarineStream™ digital asset management platform. With an asset life-cycle approach and industry-leading environmental standards, Franmarine supports maritime readiness and performance in the world's most demanding operating environments, underpinned by over four decades of expertise and a team of dedicated marine professionals.

"The Australian Marine Complex has been central to Franmarine's growth, giving us direct access to world-class infrastructure, a highly skilled workforce and the key naval and industry partners we work alongside every day. Cockburn's position within the Western Trade Coast places us at the crossroads of Australia's marine, defence and innovation ecosystem — an environment that sharpens our capabilities and accelerates our impact. For a business built on delivering sovereign underwater capability, being embedded in this precinct means we can respond faster, collaborate deeper and continue pushing the boundaries of what's possible in our industry."

Adam-Falconer West, Chief Executive Officer

Stats for blue economy and innovation industries



Contributes
$54.7 billion
to WA's Gross State Product[2]



$24 million
future spend on innovative coastal protection initiatives[3]



Estimated to employ
60,000
people[1].

Source: [1]Blue Assembly, 2022. [2]Blue Assembly, 2025. [3]WA Government, 2026.

From Cockburn Sound to global markets, innovation in ocean industries starts here and scales to the world.

Transport, Logistics and Manufacturing

Where land, sea and sky connect

Cockburn is one of WA's most connected industrial cities, ideally located at the intersection of road, rail, port and aviation networks. Major freight corridors – including Kwinana Freeway, Roe Highway and Tonkin Highway – deliver seamless north-south and east-west connectivity across the Perth metropolitan region and beyond to the eastern states. Direct freight rail links connect Cockburn's industrial zones to the Kewdale Intermodal Terminal, unlocking interstate supply chains.

Aviation amplifies this connectivity. Jandakot Airport is WA's busiest general aviation hub by aircraft movements, supporting charter services, pilot training, light freight, emergency and medical aviation, and the Amazon distribution centre. The airport is also emerging as a hub for drone logistics and defence-related aviation applications, adding agility to Cockburn's multimodal transport ecosystem.

Cockburn's manufacturing industries – from advanced fabrication to logistics and resource support services – are deeply integrated with these networks, enabling businesses to move products, parts and people efficiently across the state and into global markets.

Key advantages:

- Strategic and connected location
- Telecommunications infrastructure
- Superior road networks for distribution
- Mature construction sector
- Development-ready land.

Opportunities:

- Remote operations
- Distribution services.



Industry example: **Brooks Airways**

Brooks Airways is a family-owned WA-based private charter airline delivering safe, reliable, and flexible aviation solutions across Australia. The company specialises in private charter flights for individuals and corporate clients, FIFO transport services for the mining and resources sector, and air freight operations with remote airstrip capability. Being fully committed to maintaining the highest standards of safety, service and operational reliability, Brooks Airways is authorised to conduct commercial air transport operations with large aeroplanes under Australia's Civil Aviation Safety Regulations (CASR) Part 121 – the highest level of safety certification for airline operators in Australia.

"Brooks Airways has been proudly based at Jandakot Airport in the City of Cockburn for over 25 years, a testament to the precinct's enduring appeal for aviation businesses. The airport's excellent transport connectivity and proximity to major infrastructure make it an ideal operational base. As one of WA's premier aviation hubs, Jandakot supports a diverse range of aero-based services and continues to attract businesses that depend on seamless access and a well-connected location."

Stuart Brooks, Managing Director

Stats for transport, logistics and manufacturing industries:

Transport generated a
$658 million
value add in 2023-24[1]

Manufacturing generated a
$1.9 billion
value add in 2023-24[1]

20%
of total employment in the City[1].

Source: [1]Economy id.

With road, rail and maritime corridors converging in Cockburn, your supply chain can reach anywhere – fast.



Tourism, Retail and Leisure

Where industry meets lifestyle

Cockburn's liveability is one of its greatest economic assets. With so much pristine coastline, accessible marinas, and award-winning nature reserves, the city attracts both residents and visitors who are drawn to its balance of natural beauty and urban energy. From Beeliar Regional Park and Bibra Lake to world-class diving at Omeo Wreck, Cockburn offers unique outdoor experiences that set it apart as a lifestyle destination.

The City also plays host to a diverse events calendar that fuels cultural vibrancy and economic growth. Festivals, community events, concerts and sports tournaments attract tens of thousands of visitors annually, supporting local tourism, retail and hospitality businesses.

Major sporting infrastructure like Cockburn adds to the City's reputation both as an elite training ground and a hub for grassroots participation. The forthcoming Perth Surf Park will further strengthen Cockburn's adventure tourism credentials.

Retail and hospitality are thriving. Cockburn Gateway Shopping City, one of Perth's largest centres, anchors a bustling precinct of retail, dining and entertainment, catering to a fast-growing residential population. The city's food and beverage sector is expanding rapidly, with a mix of family-friendly restaurants, modern cafés and niche eateries adding culinary appeal. Efforts to boost the night-time economy through expanded dining options, entertainment venues and improved transport connectivity are unlocking new opportunities for investment in hospitality and tourism infrastructure.

Tourism is a key driver of Cockburn's economy. Visitors contribute significantly to local businesses, with nature-based and recreational tourism aligning strongly with WA's reputation as an outdoor adventure destination. The city's coastal lifestyle, state-of-the-art sporting facilities and vibrant urban centres make Cockburn a magnet for both domestic and international visitors.



Domestic visitation: (2 yr average 2022-2023)

187,000
overnight visitors[1]

590,000
overnight stays[1]

3
average nights spent[1]

$766
average spend per trip[1]

$143 million
spent by overnight visitors[1]

567,000
daytrip visitors[1].

Source: [1] Tourism Research Australia, 2024.

Key advantages:

Growing population

Excellent transport links via train and freeway

Proximity to Perth City

Unique entertainment offerings.



Opportunities:

Accommodation

Retail

Health services

Night-time economy.

Stats for Cockburn forecast growth/tourism:

$789 million
total tourism sales in 2024-25[1]

454,826
international visitor nights in 2024-25

4.7%
of total employment in the City[1].

Source: [1]Economy id.

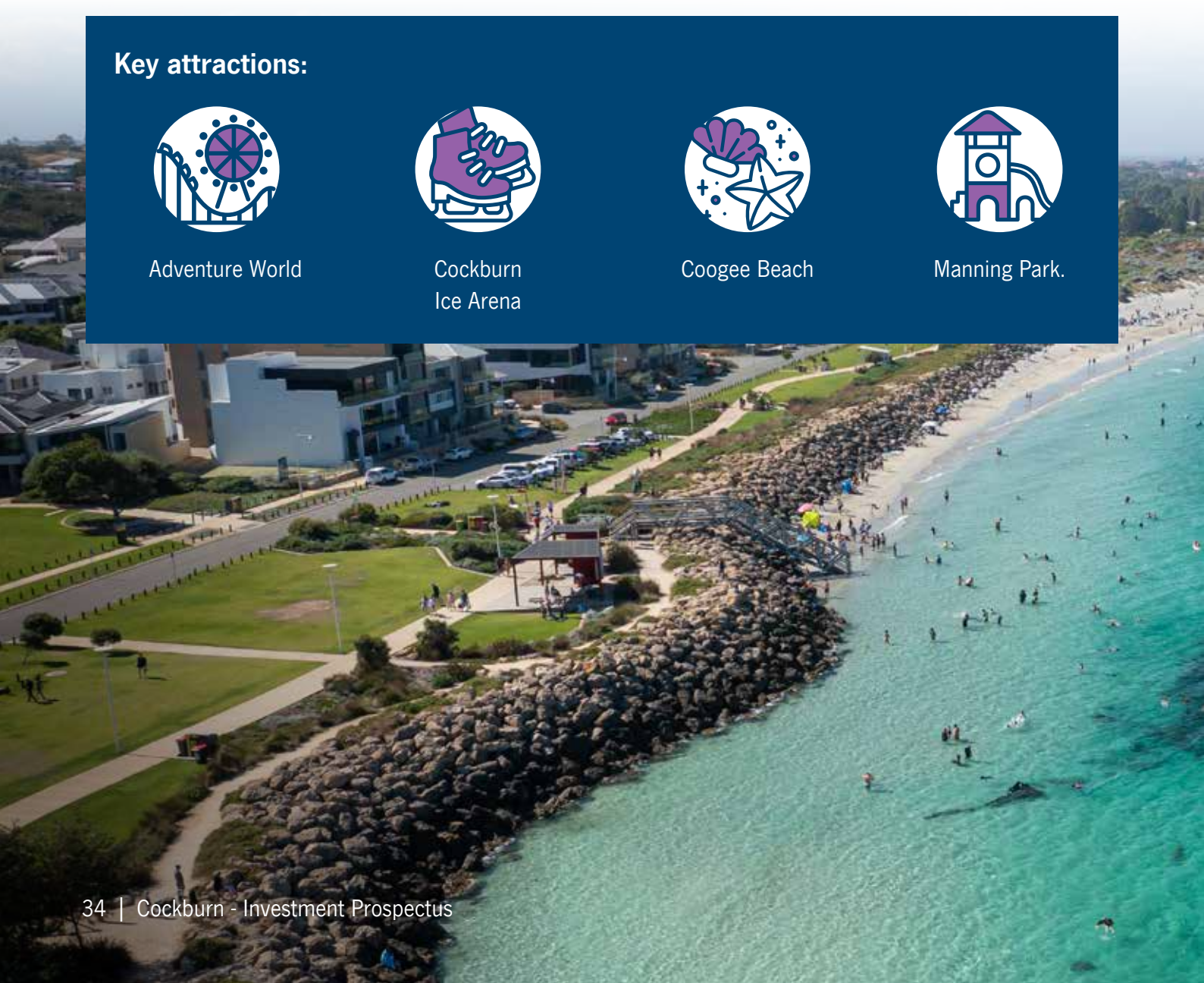
Key attractions:

Adventure World

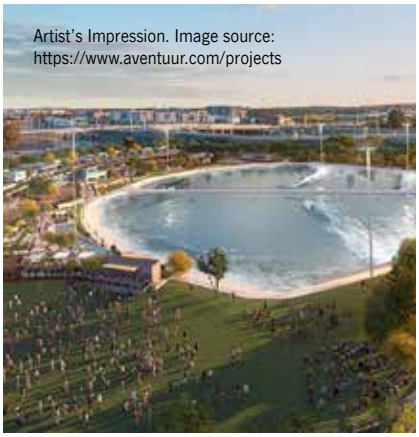
Cockburn Ice Arena

Coogee Beach

Manning Park.



Spotlight/feature:



Artist's Impression. Image source: https://www.aventuur.com/projects

Perth Surf Park is a proposed $120 million high-tech 2.2-hectare surfing lagoon and tourism destination just south of the Perth CBD. It will produce up to 1,000 consistent, high-quality waves per hour, making surfing accessible to all skill levels. Expected to welcome up to a million guests a year and designed to operate year-round, day and night, the precinct will integrate surfing with a boutique hotel, health and wellness facilities, co-working spaces and event venues. A high-performance surf academy, beach club and curated mix of bars and restaurants will support both local use and visitor appeal. This development is due for completion in late 2027.



Cockburn ARC is an award-winning recreation facility. Visitors can enjoy indoor and outdoor heated pools, perfect for year-round swimming. Sports enthusiasts can take advantage of the multi-sport indoor stadium, while fitness lovers have access to a fully equipped gym and relaxing sauna. The ARC also partners with the Fremantle Dockers football team, providing elite training programs and community engagement opportunities.



Coogee Maritime Trail is Western Australia's first underwater and land-based maritime heritage trail, anchored by the historic Omeo Shipwreck. Located just 25 metres from shore, the award-winning trail offers an accessible snorkelling and diving experience that brings together maritime history, underwater art and a purpose-built artificial reef. Shallow water depths make the trail suitable for snorkellers and beginner divers, while still offering interest for experienced explorers.

Future-Ready Projects

Investing in long-term growth

Cockburn is on the move, with key strategic developments across industry, research and urban infrastructure:

Perth Surf Park – entertainment destination and tourism infrastructure

Henderson Research and Innovation Hub – advanced technology, maritime and defence capabilities

Latitude 32 activation – land for clean industry, logistics and fabrication

Australian Marine Complex upgrades – expansion of shipbuilding and marine servicing infrastructure

Westport supply chain planning – WA's largest trade infrastructure project

Cockburn Central urban renewal – mixed-use innovation precinct.









Why Invest in Cockburn?

A city that works for you

- Home to one of only two shipbuilding sites in Australia
- Strategically positioned within WA's major freight, shipbuilding and export corridors
- Located at the centre of the Western Trade Coast, one of Australia's most significant industrial regions
- Access to a highly skilled workforce across engineering, fabrication, logistics and advanced manufacturing
- A strong pipeline of shipbuilding, infrastructure and industrial investment, supporting long-term economic growth
- Significant availability of industrial land across ready-zoned precincts
- A pro-investment local government committed to enabling business growth and industry collaboration opportunity and investment
- Industrial capability supporting mining, energy, defence and marine sector supply chains
- Support for both sovereign defence and the global resource economy
- Exceptional coastal lifestyle that attracts and retains talent
- Proximity to major health, educational and research institutions across Perth's southern corridor
- A globally connected city positioned for sustained industrial and economic growth.

From deep-sea technology to oceanfront trails, Cockburn is more than a place; it's a platform. For possibility. For progress. For prosperity.

> "The City of Cockburn is a pro-growth council. We're backing shipbuilding, advanced manufacturing and global industry collaboration through the infrastructure, partnerships and investment needed to help shape the State's future economy."

His Worship the Mayor
Logan K. Howlett, JP

Let's Talk

The City of Cockburn is ready to partner with visionary investors.

Whether you're in shipbuilding, advanced manufacturing, clean energy, mining services, logistics, tourism, retail, or any other sector, we're here to help you succeed.

Contact our Business Engagement and Economic Development Team:
9 Coleville Crescent, Spearwood WA 6163
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