

INVEST MOYNE



MANUFACTURING INVESTMENT PROSPECTUS

MOYNE SHIRE COUNCIL

Moyne Shire is located in south west Victoria and stretches from the Great Ocean Road in the south to the pastoral area of Mortlake in the north.

Manufacturing in Moyne Shire is a competitive advantage for the economy and a key driver of output, job creation and exports.

Investment in manufacturing could further strengthen the local economy, as well as add value to other industry sectors in the Shire through downstream processing.



A High-Value Industry with Growth Potential

With strong agricultural output and production of high quality raw materials, Moyne has a significant food and fibre industry which supports many manufacturing companies in the region.

The Shire's manufacturing industry is driven by dairy food processing, as well as pharmaceutical production, through established international companies such as Bega, Saputo, and Sun Pharmaceuticals that continue to expand their operations in Moyne.

Manufacturing is a high-value export sector that attracts external money into the region. It also generates value to other sectors through downstream processing, and supports smaller service sectors through use of its supply chain (including transport and logistics).

There is significant potential for manufacturing to grow and diversify in the Shire, through strategic investment that can capitalise on existing infrastructure, land availability and access to export markets.

Manufacturing Snapshot



Source: ABS 2016 Census (Scaled), ABS 2018 / 2019 National Input Output Tables, and ABS June 2021 Gross State Product via REMPLAN

Find the latest Moyne economy, jobs and business insights at:

<https://app.remplan.com.au/moyne/economy/summary>

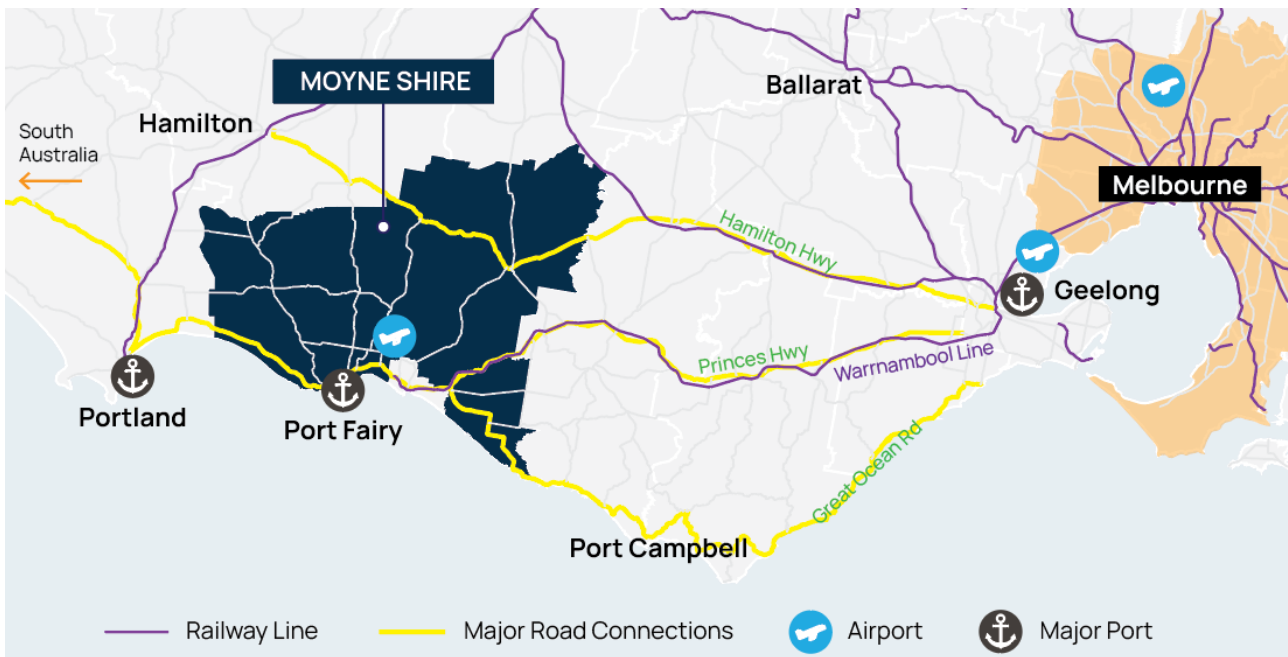
Why Invest in Moyne?

Established transport corridors

Moyne has numerous major road, rail and air infrastructure that connects businesses to the domestic and global economy. Located approximately 3 hrs south-west of Melbourne and Geelong, Moyne Shire has access to both local and overseas export markets.

Key infrastructure assets available include:

- **Road Connections:** Princes Highway, Hamilton Highway and Hopkins Highway connecting to Melbourne, New South Wales and South Australia provides excellent freight movement capability.
- **Rail Transport:** Recently upgraded Warrnambool Line supports reliable rail freight to the Port of Melbourne.
- **Airport Access:** via Warrnambool Airport and further to Avalon and Tullamarine Airport.
- **Port Access:** Less than 1 hour from the Port of Portland and 2.5 hours from the Port of Geelong.



Value-adding agricultural output

Agriculture is a significant strength for the Shire, specifically dairy, beef and grains, which supports the manufacturing sector. In particular, agricultural output provides opportunities for downstream processing of raw materials to be exported to other markets.



Why Invest in Moyne?

Leverage the established industrial precincts

There are seven industrial precincts in the towns of Port Fairy, Mortlake, Allansford and Koroit. This provides suitably zoned land to accommodate investment in manufacturing.



Join these companies already doing business in Manufacturing



Workforce Access

Moyne Shire has access to a large regional workforce and a number of competitive advantages that can attract labour.

22,250
Regional Workforce Size
(Moyne & Warrnambool)



Rural Lifestyle
Attributes &
Natural Amenity

Access to
Affordable
Housing



Moyne Shire
Median House Price 2021

\$550,200

Regional Victoria
Median House Price 2021

\$565,000

Proximity & Transport
Links to Population
Centres

- Warrnambool
- Geelong
- Melbourne



Why Invest in Moyne?

Access to research and innovation resources

Proximity to Deakin University in Warrnambool and South West TAFE provides opportunity to access skilled workers, research and innovation resources for advanced manufacturing purposes, with a particular focus on environmental science research and development.



5 mins from Allansford Industrial Precinct

20 mins from Koroit Industrial Precinct

30 mins from Mortlake Industrial Precinct

Moyne Shire is Investment Ready

Major Projects in Development

Transport Infrastructure

- \$260M Stage 2 Warrnambool Line Upgrades Completed by Late 2023
- Barwon South-West Dairy Supply Chain Stage 1 (Mailors Flat -Koroit Road Upgrade)
- \$53M Great Ocean Road Upgrades - Princes Highway Upgrades between Panmure and Warrnambool.
- \$10.4M Local Roads and Community Infrastructure Program Upgrades
- \$11.1M 31km Road Upgrades in the Woorndoo and Chatsworth areas over a two year period (Remote Roads Upgrade Pilot Program).

Manufacturing Infrastructure Expansions & Research

- \$38M Bega Milk Factory Expansion Koroit
- \$450,000 Food and Fibre Careers and Pathways Program

Energy Infrastructure Upgrades

- \$350M Western Victoria Transmission Network Project & Mortlake Turn in Project
- \$250M Mortlake Power Station Stage 2 Expansion



Investment Opportunities



Food Manufacturing

Capitalising on the existing agricultural output to sustain food processing and production is a key investment opportunity. This could include investment in:

- New food processing opportunities to support agricultural output (e.g. abattoirs, preservation processing);
- Investment in grain processing, including the supply of feed for existing and potential intensive industry operations; and
- Value-add to the local seafood output by encouraging industrial processing of locally caught fish.



Transport and Logistics

Opportunities exist for investment in transport and logistics to support the export of manufactured and processed goods in the Shire, which could provide significant value-add to the manufacturing sector. This sector is already a strength for the Shire, contributing to over \$75 million in output and \$14 million in exports.

Investment in transport and logistics could include the packaging, warehousing and distribution of goods to improve supply chain efficiencies. These businesses would ideally be location on suitable industrial land proximate to major processing facilities and transport infrastructure, including in Koroit, Allansford and Port Fairy industrial precincts.

Investment in this sector would benefit from access to the major transport routes connecting Moyne to Geelong, Melbourne and South Australia (via the Princes Highway) as well as the regional sea and air freight network.



Resource Recovery Investment

Resource recovery is a growing opportunity across Victoria, which has been recognised through a number of recent grants and funding initiatives aimed at development of resource recovery projects. Moyne is well placed to support investment in this sector, given the availability of rural land and expected growth.

Local Government is increasingly focused on adopting sustainable business practices and use of green technology including recycling opportunities, waste recovery, and other circular economy initiatives.

Opportunities exist to invest in recovery facilities linked to food and fibre, by recycling/ re-using waste generated by agricultural and manufacturing businesses.

This includes the recovery of proteins, dairy and other animal product for alternative purposes, which will provide value-add to existing production. Private investment could be supported by State Government funding which is aimed at reducing waste/improving waste management.



Pharmaceutical Product Manufacturing

There are opportunities to expand pharmaceutical product manufacturing through additional investment, which would be supported by existing capacity and infrastructure (e.g. Sun Pharma factory in Port Fairy). New businesses would ideally be situated in the south of the Shire close to population centres (for workforce supply) and transport networks.

Investment Opportunities

Advanced Manufacturing

The manufacturing sector is transitioning to more diverse and advanced production that utilises new technologies, which can be supported by access to a skilled workforce, connected supply chains and research and development capabilities.

There are opportunities for Moyne to diversify and innovate the manufacturing sector with a focus on investment in advanced manufacturing. This could be delivered in partnership with Deakin University (leveraging its research and development resources) and capitalise on access to the regional workforce and supply chains.

Potential focus areas for investment could include:



Agricultural technology (Agtech)

Victoria has an emerging Agtech sector, which is predicted to be worth \$100 billion by 2030 and is a priority for Invest Victoria. Demand for improving agricultural efficiencies, yield and profitability is driving foreign and domestic investment in agricultural research and innovation. Given Moyne's strengths in agriculture, this could be a suitable location for future Agtech investment in on-farm technology (e.g. farm robotics), food innovations and process efficiencies.



Defence manufacturing

Regional Victoria has received recent investment in defence manufacturing, with contracts being awarded to large overseas companies to operate facilities in strategic locations. This type of investment could potentially be captured within Moyne, given the abundance of land that would be suited to sensitive uses that would require large buffer zones.



Aviation

Aviation technology could leverage facilities at the Warrnambool Airport precinct, which is situated in Moyne Shire. This requires large tracts of land to build facilities and undertake testing.





INVEST MOYNE

If you'd like to find out more about Moyne investment opportunities or discuss your business plans with one of our experts, we'd love to hear from you.

Contact our **Economic Development & Tourism Team** on **(03) 5568 0575** or at ecodev@moyne.vic.gov.au

For additional insights regarding the region's economy, investment opportunities and support services, visit: <https://www.moyne.vic.gov.au/Our-Services/Business-and-Economic-Development>



Explore Other Investment Opportunities

Moyne Shire has many exciting and dynamic industries ready for growth and investment.

Investment prospectuses are available for **Renewables & Resources**, **Agribusiness** and **Tourism** on Councils Website, or you can request a copy on 1300 656 564.

