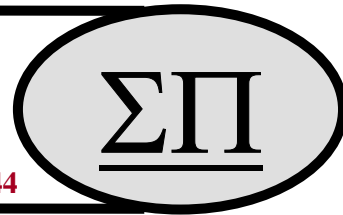


SMITHSON PLANNING

364 Middleton Road Albany WA 6330 www.smithsonplanning.com.au
PO Box 5377 Albany WA 6332 smithson@smithsonplanning.com.au
Tel : (08) 9842 9841 Fax : (08) 9842 9843 Mob : 0428 556 444



THE ALBANY PORT SYNOPSIS

RAINBOW 2000[®] - A REGIONAL PLANNING STRATEGY FOR ALBANY & THE GREAT SOUTHERN

THE PROPOSALS FOR THE PORT OF ALBANY / ALBANY PORT CORPORATION ARE :

- ❖ PARTIAL (60%) PRIVATISATION FOR PRIVATE SECTOR INVESTMENT / FUNDING
- ❖ STATE GOVERNMENT RETAINS EFFECTIVE MAJORITY SHARE HOLDING (40%)
- ❖ AMALGAMATION OF SEA AND AIR PORTS AS ONE PRODUCT MARKETING ENTITY
- ❖ RELOCATION OF INDUSTRIAL HANDLING FACILITIES TO VANCOUVER PENINSULA
- ❖ CONSTRUCTION OF PERMANENT EFFECTIVE ACCESS MANAGEMENT FACILITIES
- ❖ FLINDERS GATEWAY COMBINATION ROAD / RAIL TOLL ROUTE GRADE SEPERATED
- ❖ INTRODUCTION OF SEVERAL NEW PORT RELATED INDUSTRIAL ACTIVITIES
- ❖ REDEVELOPMENT OF ALBANY CBD FORESHORE FOR TOURISM & PORT ACTIVITIES.

IT IS ESTIMATED THAT TO BUILD THE NEW PORT AND RELOCATE THE EXISTING INDUSTRIAL ASSET WILL COST \$500 MILLION EACH. ONCE THE INDUSTRIAL ASPECTS OF THE PORT ARE RELOCATED, THE ENTIRE CITY FORESHORE IS AVAILABLE FOR URBAN REDEVELOPMENT, CONSERVATIVELY ESTIMATED TO BE WORTH IN EXCESS OF \$2.0 BILLION.

RAINBOW 2000[®] IS CONSIDERED A WIN-WIN SOLUTION, BECAUSE EITHER :

- ❖ THE PORT EXPANDS ITS OPERATION IN A VARIETY OF LOCATIONS WHICH FACILITATES THE SUBSTANTIAL GROWTH PATH IT (AND ALBANY) HAS BEFORE IT; OR
- ❖ THE PORT REMAINS WHERE IT IS AND IS PROVIDED WITH THE NECESSARY ACCESS INFRASTRUCTURE IT REQUIRES TO PROGRESS WITH FUTURE DEVELOPMENT.

THE ADVANTAGES AS THEY APPEAR FOR RELOCATING THE INDUSTRIAL SEA PORT ARE :

- ❖ INCREASE LAND AREA (10 FOLD) SUPPORTING PORT IMPORT / EXPORT OPERATIONS
- ❖ INCREASE # OF BERTHS (22) AND OPPORTUNITY FOR LARGER VESSELS (+ 200,000 T)
- ❖ INCREASE MATERIALS HANDLING CAPABILITY (WEIGHT, VOLUME, TYPE & SHAPE)
- ❖ INCREASE IN NATURE OF PORT OPERATIONS (COMMERCIAL BUSINESS SECTORS)
- ❖ CAPITAL INVESTMENT THROUGH PRIVATISATION / MANAGEMENT ENTERPRISE
- ❖ RESOLVE MANAGEMENT CONFLICTS BETWEEN CURRENT & FUTURE PORT USERS
- ❖ ENCOMPASS ALL PORT OPERATIONS (SEA & AIR FREIGHT) UNDER ONE BODY
- ❖ PERMANENT LONG-TERM EFFECTIVE ACCESS MANAGEMENT (ROAD & RAIL)
- ❖ LONG-TERM GAIN FROM RISK MANAGEMENT / TRAVEL TIME OVER TRAVEL DISTANCE
- ❖ MAXIMISE ASSET DEVELOPMENT VALUE OF BOTH ALBANY CBD & PORT
- ❖ ESTIMATE MINIMUM 2.5 TIMES MULTIPLIER EFFECT ON ECONOMIC DEVELOPMENT.

THE REGIONAL PLANNING STRATEGY EFFECTIVELY SEPARATES TWO CONFLICTING LAND USE ACTIVITIES AND PROVIDES FOR MORE EFFICIENT USE OF LAND / WATER RESOURCES, USING THE COMMERCIAL PROCESS TO FACILITATE RELOCATION AND DEVELOPMENT.

THE BOTTOM LINE OF RAINBOW 2000[®] IS REGIONAL ECONOMIC DEVELOPMENT, AND PROPOSALS THAT ROUGHLY EQUATE TO \$5.0 BILLION IN INVESTMENT AND THE CREATION OF 30,000 JOBS OVER A THIRTY YEAR TIME FRAME TO YEAR 2029.