



Welcome
to Onslow
We're open for business

An aerial photograph of Onslow, Australia, showing a coastal town. The town is built on a flat area with numerous houses and buildings. A large caravan park is visible in the foreground, with several caravans parked in rows. The town is bordered by a rocky beach and the ocean. The image is overlaid with a blue tint and a white line in the bottom left corner.

Onslow is a well-placed hub
for industrial growth.

Why Onslow?

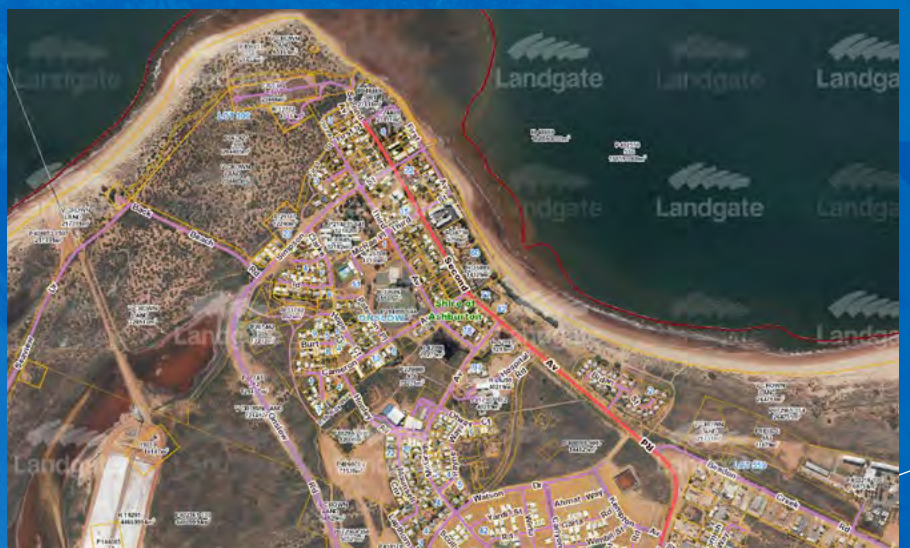
The established presence of major industrial activity focused on natural resource extraction is a key regional asset for the Pilbara, especially for Onslow which is the hub for extensive industrial growth. Large scale projects such as Wheatstone LNG, Macedon Gas, Onslow Salt, the Onslow Marine Support Base and the Pilbara Regional Waste Management Facility have had, and continue to have, a positive impact on the town.

This key industrial infrastructure also provides plenty of opportunities for other business and supporting services to become established in Onslow.

With access via the North West Coastal Highway from Karratha (307 kilometres) or Perth (1377 kilometres), Onslow and the Mackerel Islands is the quintessential coastal expression of the Pilbara region.

Onslow is also within a few hours' drive to other iconic coastal destinations like Coral Bay, Exmouth and the renowned Ningaloo Reef. The magnificent Karijini and Millstream Chichester National Parks are also not far away.

Boasting its own newly constructed airport, direct flights from Perth can deliver you straight into Onslow.



ONSLOW'S POPULATION AND HOUSING

Onslow has an estimated resident population of nearly 900, with some significant gains in population over the last decade. The town caters to the growing needs of the community and industry, with nearby Chevron and BHP Billiton mining projects continuing to forge ahead with strong future productivity indicators.

This population growth and expansion has inaugurated strategic planning to prepare Onslow for potential growth of more than 3,300 residents. The 2016 Census captures Onslow's population as 857 residents, an increase of 190 since the 2011 Census. This figure does not include the Fly-in Fly-out population at the ANSIA (Ashburton North Strategic Industrial Area), where 8,464 personnel can be accommodated.

Housing prices in Onslow have dropped since 2014, when the median house price was just over \$1 million. This readjustment in value may have been connected to the construction completion of the Gorgon LNG project in 2016 and the Wheatstone LNG project in 2017. The current median house price, \$310,000, is aligned to other regional communities in Western Australia and definitely very affordable.

Onslow has become a vibrant and prosperous place to work and live for both residents and visitors. It is an opportune time to buy and build in Onslow, with housing developments now established.

Barrarda Estate, since completion in mid-2015, has seen over 65 homes constructed and occupied. Stages 1A and 1B have been released (residential and grouped housing lots are available) with an additional 150 lots on the masterplan to support future growth of the town. Lots range in size from 402sqm to 2906sqm. For further information and prices visit www.landcorp.com.au/Residential/Onslow/

ONSLOW'S ECONOMY

Chevron operates both the Gorgon LNG project on Barrow Island and the Wheatstone LNG project located south of Onslow. BHP operates the Macedon Gas Project near Onslow and Onslow Salt has been exporting since 2001.

These developments add diversity to the existing local economy where tourism, hospitality and fishing industries thrive. Delivering valuable resources to the local and state economies for years to come, Onslow is quickly establishing itself as a sustainable and prosperous place to work and live.

MARINE INFRASTRUCTURE

OMSB Pty Ltd (OMSB) recently opened its supply base on Beadon Creek, providing critical marine infrastructure that will support the off-shore oil and gas sector into the future.



In recent years, OMSB received a loan from the Northern Australia Infrastructure Facility (NAIF) to proceed with Stage 2 of their Beadon Creek project, which has involved a major dredge conducted on the creek to provide access for vessels longer than 50 metres. This expansion will be accompanied with land side infrastructure upgrades that will allow for fuel bunkering and additional industrial support activities.

Existing Pilbara ports are very crowded with economic trade, making efficient access for boats difficult, either for adhoc use or as a more permanent facility. By contrast, Beadon Creek provides local access that is separate from the major export terminals but in close proximity to them.

AIRPORT INFRASTRUCTURE

The Onslow Airport was officially opened in 2015 and provides a new 1,200 sqm terminal, two run ways (4,500 metres and 3,260 metres) and modern navigation and instrumentation. Virgin Australia currently provides regular passenger transport (RPT) service from Perth.

The new airport is located 3 km from Onslow and provides excellent access to the area for service personnel that need quick or regular access to the region.





LEASE OPPORTUNITIES

The Shire of Ashburton is committed to Onslow's development and is seeking Expressions of Interest for a variety of lots.

Opportunity 1

Purchase of Lot 9500 McAullay Road in its entirety or portion (subject to subdivision)

Opportunity 2

Lease of Landside Aircraft Hangar with Airside Access

Opportunity 3

Lease of Vacant Landside Lot with Airside Access

Visit www.ashburton.wa.gov.au for more information.



THE PILBARA WASTE MANAGEMENT FACILITY

The Shire of Ashburton is in the process of establishing a new regional waste management facility in Onslow. The Class IV facility will accept Class III and IV waste, including waste from the mining, industrial and oil and gas sectors across the wider Pilbara region. The facility will be an integrated facility consisting of a Greenwaste facility, Construction and Demolition Waste Facility, Liquid Waste Facility, Tyre Mono-cell and Class IV landfill. The Class IV landfill will be only such facility within the north west Australia accepting the low level hazardous waste materials arising from the resource sectors.

The project is well underway with the aim to construct the facility by late 2019.

INDUSTRIAL OPPORTUNITIES AND PROJECTS

- Several gas plants and gas field projects
- Gorgon Project
- Onslow Salt
- Thevenard WA Oil Facility
- Sino Iron Project
- MESA A and Pannawonica Operations
- Australian Premium Iron Ore Joint Venture (APIJV) – West Pilbara Iron Ore Project (WPIOP)
- Beadon Creek Boat Harbour
- Light Industrial Area: LIA Airport
- Port of Ashburton and Anketell Port

ONSLOW HEALTH SERVICE FACILITY

The \$41.8 million redevelopment of the Onslow Health Service facility was recently completed in 2018. The new facility provides a brand new hospital and new facilities for key health services.



Onslow is a vibrant coastal town and a great place to work, live and play.

COMMUNITY INFRASTRUCTURE

Onslow offers a wide variety of recreational and sporting facilities:

- Onslow Aquatic Centre
- Multipurpose Courts
- Onslow Community Garden
- Water splash park
- Tennis courts
- Sports Club
- Boat ramp
- Fishing platform and fish cleaning facilities
- Ocean side board walk
- Undercover children's play areas
- Bowling green
- Indoor Multi Purpose (Recreation) Centre including playing courts, meeting rooms, gym and children's day care facilities
- Town Oval
- Fitness station on beach front
- Basketball courts
- Four Mile BBQ area



There has been a high level of investment from external shareholders to develop these services and infrastructures (Chevron, BHP, the State Government), demonstrating the level of commitment by all parties towards developing a great lifestyle and future for Onslow.

Working Together for Onslow is a two-year partnership between the Chevron-operated Wheatstone Project and the Shire of Ashburton aimed at delivering an engaging and interactive lifestyle for residents of all ages and a myriad of events.

SCHOOLING

The Onslow School caters from Kindergarten to Year 12 and partners with Chevron, Scitech and other educational bodies to provide comprehensive and vast learning opportunities.



Onslow is surrounded by majestic natural settings and is rich in history, adventure and the perfect coastal lifestyle.

THE LIFESTYLE

Overall Onslow is boasting huge business and investment opportunities but there is more to life than work. Onslow offers a relaxed coastal lifestyle, a perfect place to raise a family and a friendly and welcoming community.

COASTAL EXPERIENCES

- Nearby Mackerel islands (accommodation, fish, snorkel, turtle nesting viewing and more)
- Sunrise beach: fish, snorkel, collect shells, boat ramp, beach shelter
- Sunset Beach: fish, swim, shell collecting, shaded picnic area, fish cleaning facilities, sunset viewing
- Four Mile Creek: fishing, crabbing, picnic, BBQ area, shaded shelter
- Ashburton River: fish, picnic, bushwalking, camping
- Beadon Creek: fish at the Groyne

ACCOMMODATION AND RESTAURANTS

- The Beadon Bay Bistro
- Beadon Bay Hotel
- Discovery Parks Caravan Park
- Onslow Ocean View Caravan Park
- Onslow Sun Chalets
- Onslow Beach Resort
- Eco Abrolhos Accommodation Pty Ltd
- Onslow Sports Club
- Onslow General Store
- The Mackerel Islands

Onslow is friendly, relaxed, features great services for families, surrounded by majestic natural settings and is rich of history, and opportunities for adventure and great lifestyle.

