



PROSPECTUS  
2024

# THE midland FOUNDRY



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WHO WE ARE

## ACKNOWLEDGEMENT OF COUNTRY

Kilmore Group respectfully acknowledges Aboriginal and Torres Strait Islanders as the traditional custodians of the lands on which we operate. We pay our respects to their Elders, past, present, and emerging, and extend that respect to all Aboriginal and Torres Strait Islander Peoples.

We recognise their enduring connection to the land, waters, and community, and are committed to working respectfully and collaboratively to honour the rich cultural heritage.



# ***A RARE OPPORTUNITY!***

*COLLABORATE WITH OUR DEVELOPMENT TEAM TO CREATE A BESPOKE DESIGN  
TAILORED TO MEET THE UNIQUE NEEDS OF YOUR BUSINESS, ENSURING THE  
LAYOUT SUPPORTS YOUR SPECIFIC OPERATIONAL REQUIREMENTS.*

*BE PART OF THE ADAPTIVE RE-USE OF THIS STUNNING HERITAGE BUILDING*

*&*

*INVEST IN THE RICH HISTORY FOR THE FUTURE*

*Kilmore Group and Lofte Property are seeking Expressions of Interest  
for suitable tenants to lease the building following a full refurbishment  
by the proponent.*







# EXECUTIVE SUMMARY

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## PROPERTY ADDRESS

Lot 806 Foundry Road, Midland

Midland is the City of Swan's CBD and the second largest employment centre within the local government area. It is a Western Australian 'Strategic Metropolitan Centre' with strong future growth potential, supported by local and state government policies.

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## BUILDING AREA

2256 sqm GFA

(Existing Building footprint) with the potential for an additional 2000 sqm (Mezzanine)

1000+ sqm outdoor amenity/on-grade parking

*[Parking: On street parking available, and 184 public bays less than 200m away]*

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## SUSTAINABLE DEVELOPMENT

A sustainable development opportunity through repurposing an iconic existing structures to meet your needs.

Become the next chapter of rich heritage whilst reducing environmental impact.

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## LEASE OPPORTUNITY

Potential to lease as a fully refurbished cold-shell tenancy or as warm-shell fit out detailed to suit to tenant's individual requirements.

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## POTENTIAL USES

The Midland Foundry can be utilised for a number of uses including;

- Food and Beverage
- Creative Industries
- Tourism
- Healthcare
- Residential
- Educational
- General Office

The historic charm and potential to service Perth's North-East make it an attractive choice for businesses.

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## LOCAL GOVERNMENT

City of Swan

The fourth largest Western Australian local government

*(ABS Census 2021)*

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## ZONING

The Foundry falls under the 'Helena Precinct' in the Metronet East Redevelopment Scheme.

# THE OPPORTUNITY

## WHY INVEST?

Midland is one of Perth's key strategic metropolitan activity centres. It serves as the key hub for the north-east of Perth and the Wheatbelt region.

The population within the region has continually exceeded forecasts. It is anticipated to double in size between 2008 and 2028 due to an influx of new residential housing.

The site sits within a historic heritage precinct which is becoming a premier living, learning, creative and medical industries hub.

Kilmore Group and Lofte Property have formed a partnership as builder and developer to refurbish and reinvigorate the area's most prestigious heritage building, The Foundry.

The building has an area of 2,256m<sup>2</sup> and exceptional internal volume. This allows for multiple mezzanine levels to increase volumes where required.

**THE BUILDING'S UNIQUE CHARACTERISTICS AND FLEXIBLE SPACES PRESENT THE OPPORTUNITY FOR A RANGE OF FOOD AND BEVERAGE, RETAIL, OFFICE, MEDICAL OR ACCOMMODATION USES.**



The location is the gateway to the Swan Valley wine and produce region.



Significant business investment, servicing local needs and economic needs of the Wheatbelt agricultural region.



Servicing a rapidly growing residential population within the north-east metropolitan region.



New high quality metronet train station under construction.



Is within 15 minutes of the Perth International Airport.



A total of \$1.2 billion invested in immediate locality



A university campus and a TAFE



Two hospitals, a super GP clinic and specialist medical centres

# CATCHMENT

## MIDLAND ACTIVITY CENTRE

Midland is situated approximately 16 kilometers northeast of Perth's CBD, positioning it as a strategic hub for the north-eastern metropolitan region. The suburb's excellent connectivity includes:

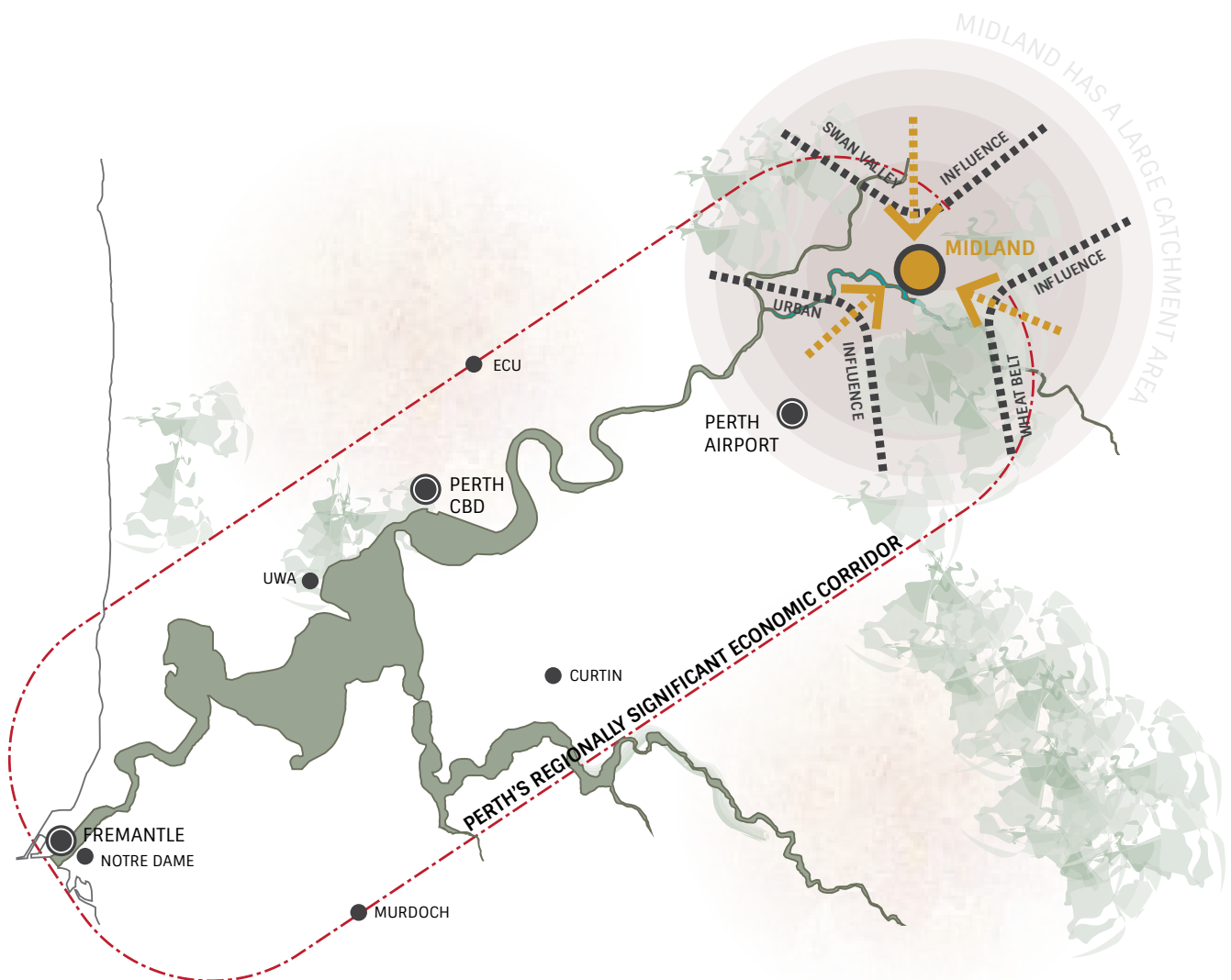
- Easy access to major highways
- Easy access to Great Eastern Highway and Roe Highway
- Seven kilometres from Perth Airport

The City of Swan is one of Western Australia's largest and fastest-growing local governments. The City encompasses Midland as a key commercial and cultural center. The council is committed to sustainable growth and heritage preservation, making it an ideal partner for investors.

Midland is poised for continued growth and development with plans including:

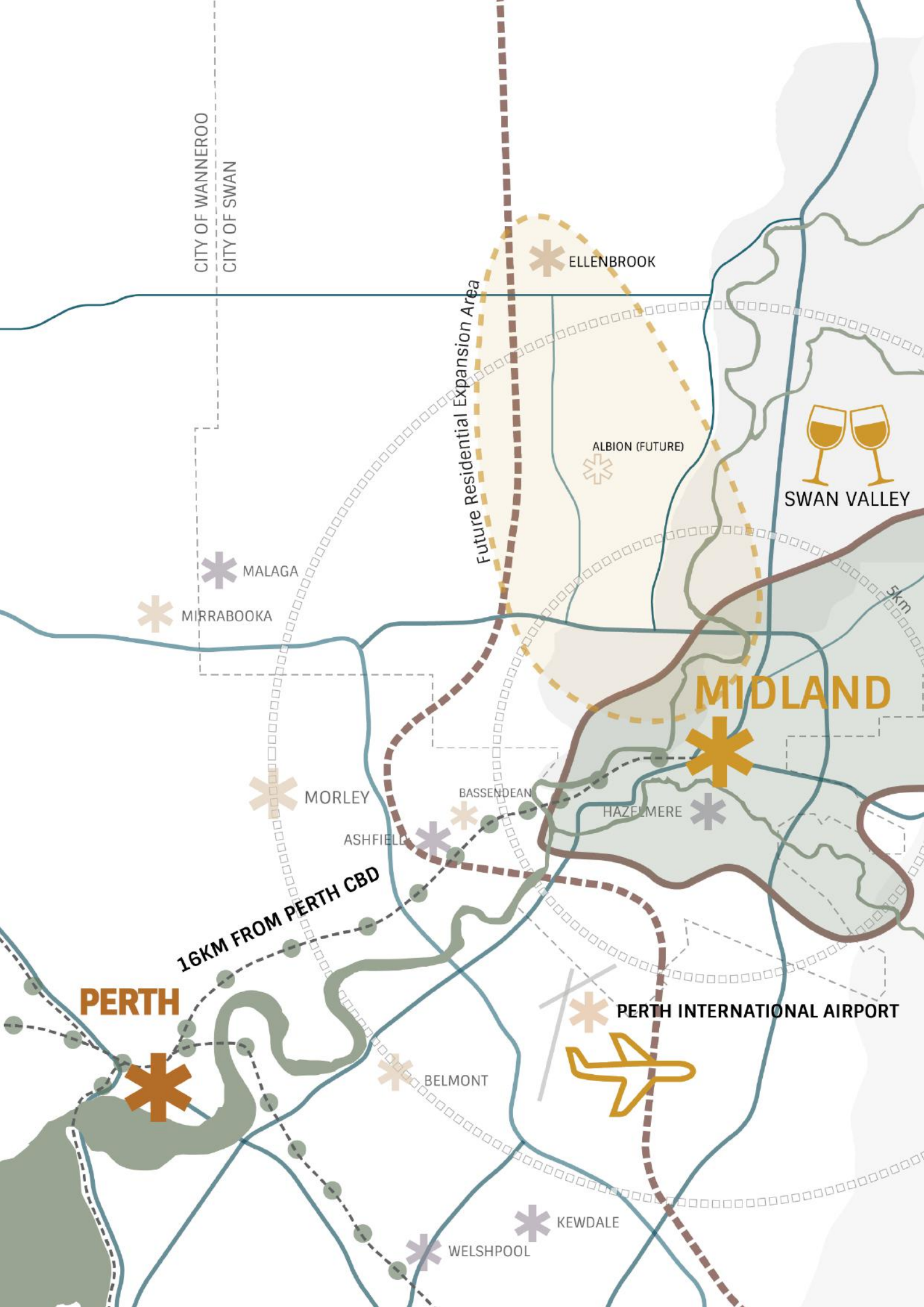
- Further expansion of health and education facilities
- Ongoing improvement of public spaces and infrastructure
- Continued focus on preserving and showcasing the area's unique heritage

Investing in Midland's heritage buildings presents a rare opportunity to be part of a thriving community while contributing to the preservation and revitalisation of Western Australia's industrial legacy.



Map Source: Midland Master Plan, Prepared for the MRA by Hassell



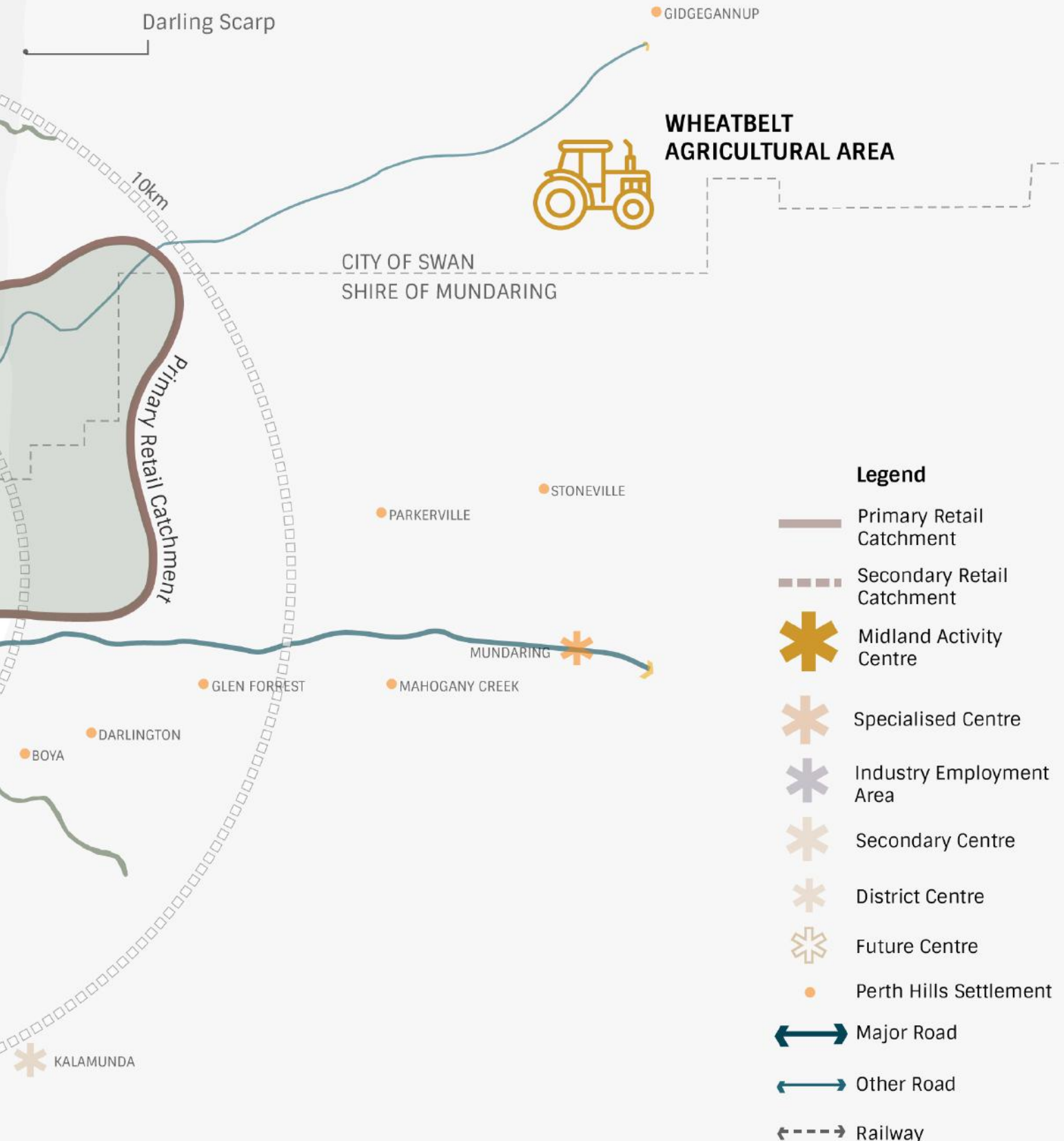




# NORTH-EAST MAP

Midland is a 25 minute drive from the Perth CBD and 15 minutes from Perth's international and domestic airports. Due to its location, Midland acts as the gateway to the Swan Valley, Avon Valley and the Wheatbelt. Midland CBD's catchment stretches far beyond the City of Swan boundaries. Midland's immediate catchment population is forecast to expand by 62% by 2036. The number of households is expected to increase by 69.4% to 82,203.

Source: City of Swan, Investment Focus PDF







NEW METRONET  
STATION

THE FOUNDRY SITE

NEW HOSPITAL SITE  
ST. JOHN OF GOD DEVELOPMENT

## LEGEND

- 1 DEVELOPMENT WA MULTI-RESIDENTIAL
- 2 PLATING SHOP TERRACE RESIDENTIAL LOTS
- 3 MULTI-RESIDENTIAL DEVELOPMENT SITE
- 4 NEW CHILD CARE APPROVED PRIVATE
- 5 WATER TANK PARK BY DEVELOPMENT WA
- 6 DA APPROVED - HOTEL DEVELOPMENT
- 7 FUTURE PRIVATE DEVELOPMENT
- 8 FUTURE PRIVATE DEVELOPMENT
- 9 EXISTING CARPARK - 184 PUBLIC BAYS
- 10 EXISTING TRAIN STATION
- 11 METRONET MULTI-STOREY CARPARK
- 12 PRIVATE DEVELOPMENT (APARTMENTS)
- 13 CENTREPOINT MIDLAND SHOPPING CENTRE
- 14 POLICE OPERATIONS FACILITY IDENTIAL
- 15 CURTIN UNIVERSITY
- 16 MIDLAND CENTRAL SHOPPING CENTRE





MIDLAND GATE  
SHOPPING CENTRE

GP SUPER CLINIC

TRAIN LINE

9

WORKSHOP 2

MIDLAND HOSPITAL

14

15

16

WORKSHOP 3

CURTIN UNIVERSITY  
MIDLAND CAMPUS



# MIDLAND AREA

STATISTICS AND FACTS

LARGEST AGE GROUP

**25-44**

30% OF POPULATION

INCOME SPEND

**29%**

ON FOOD AND BEVERAGE

MEDIAN INCOME

**\$1,138**

HOUSEHOLDS / WEEKLY

NO CHILDREN FAMILY

**38.4%**

LARGEST FAMILY TYPE

OCCUPATIONS

**15.6%**

COMMUNITY SERVICE

TRAVEL (FAMILY)

**51.8%**

Cited sources:

1. Midland Redevelopment Area Economic Opportunities, 2013, Macroplan Australia
2. Australian Bureau of Statistics (ABS), 2024





# WHY INVEST IN MIDLAND?

By securing a space at the Midland Foundry, tenants will be strategically positioned to capture this expanding customer base, ensuring long-term business growth and increased visibility in a rapidly growing and dynamic community.



## HIGH PROJECTED RESIDENTIAL GROWTH

The City of Swan is poised for a massive population surge, increasing from 112,802 in 2011 to 239,934 by 2031



## TWO HOSPITALS - ONE PUBLIC AND ONE PRIVATE

Significant economic growth stimulation in the area by creating jobs, attracting related businesses such as medical offices and pharmacies, improving local infrastructure and enhancing the overall desirability of the region for both residents and businesses seeking services.



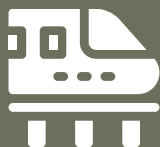
## GENERAL PRACTICE SUPER CLINIC

Plans to expand the existing GP Super Clinic significantly enhance the up-and-coming business centre by increasing foot traffic, improving amenities, creating jobs, stimulating economic activity. Its presence will attract new businesses and make the area more desirable for both residents and workers.



## COMMERCIAL, RETAIL AND INDUSTRIAL GROWTH

The anticipated population boom in Midland will drive a surge in demand for goods and services, making it an ideal time for prospective tenants to establish their presence. As commercial development accelerates, new jobs will be created, and the area's infrastructure and amenities will evolve to meet this growing need.



## A NEW METRONET TRAIN STATION

The new station will play a pivotal role in transforming Midland, improving accessibility and creating a thriving transportation hub that drives economic growth and sustainable development. Its strategic position aligns with the government's agenda to decentralise agencies from the CBD to Strategic Metropolitan Centres like Midland, making the area even more desirable for both businesses and residents. This shift will increase demand for office spaces and services, providing prospective tenants with the opportunity to secure prime locations in a vibrant and rapidly evolving area.



## EDUCATION AND MEDICAL PRECINCT

The Education and Medical Precinct, anchored by Curtin University, continues to be a key driver of local economic growth. The university's presence will generate increased demand for housing and transform the area into a more vibrant and appealing locale. For prospective tenants, this development presents a prime opportunity to capitalise on the influx of students, professionals, and residents, securing a strategic foothold in an expanding, thriving community.



# WHY INVEST IN MIDLAND?



## TWO HOSPITALS - ONE PUBLIC AND ONE PRIVATE



NEW PROPOSAL ST JOHN OF GOD HOSPITAL



SITE ACQUIRED - ST JOHN OF GOD HOSPITAL

St John of God Health Care is set to deliver a brand new standalone, \$240 million private hospital in Midland, the first of its kind for Perth's eastern suburbs and the wider Wheatbelt region.

The five storey, 17,000m<sup>2</sup> facility will include 96 overnight inpatient beds including a six bed critical care/high dependency unit, 24 bed (plus six chairs) short stay and day procedure unit, four general theatres, two procedure rooms and a cardiac/vascular catheter laboratory.



## 'MIDLAND HEALTH CAMPUS'



MIDLAND PUBLIC/PRIVATE HOSPITAL



MIDLAND PUBLIC/PRIVATE HOSPITAL

The current SJOG Midland Public and Private hospital opened in November 2015. This investment demonstrated a commitment by the WA State Government to enhance public hospital services to the eastern suburbs of Perth and the wider Wheatbelt region.

The co-located campus will become a fully public 267 bed public hospital in the 2026/2027 financial year.



# WHY INVEST IN MIDLAND?



## A UNIVERSITY CAMPUS – CURTIN



CURTIN UNIVERSITY – MIDLAND



CURTIN UNIVERSITY – MIDLAND

Curtin University will also play a crucial role in driving local economic growth through an increase in skilled labour, jobs, boost property values and engage with the community. A new university presence can also lead to increased demand for housing and a more vibrant and appealing area.

The three-storey facility totalling approximately 3000 square metres features state-of-the-art learning and teaching spaces including immersive simulation-based environments for Health Science disciplines. Key users of the facility include the Curtin Medicine, Nursing and Allied Health programs.



## GENERAL PRACTICE SUPER CLINIC AND SPECIALIST MEDICAL



GP SUPER CLINIC



MIDLAND SPECIALIST CENTRE

GP Superclinic @ Midland Railway Workshops is a state of the art medical centre located within the iconic railway workshops.

The GP super clinic has significantly enhanced the up-and-coming business center of Midland by increasing foot traffic, improving amenities, creating jobs, stimulating economic activity, and enhancing property values.

The Midland Specialist Centre and Day surgery building offers crucial health services to the local community.



# WHY INVEST IN MIDLAND?



## A NEW RAILWAY STATION WITHIN 200M – METRONET



MIDLAND METRONET STATION



MIDLAND METRONET STATION

The new Midland Station is located within 200M of the Foundry building, and will provide improved connections to Midland from the CBD and Metronet's wider network.

Providing a 25 minute journey to Perth, the new station will further solidify Midland's position as the gateway to the Swan Valley, the Avon Valley and the Wheatbelt.



## URBAN RENEWAL PROGRAM FOR A THRIVING CITY CENTRE



RIVERMARK COMMUNITY DEVELOPMENT



DEVELOPMENT WA HOUSING

A series of developments currently in construction or pending construction, with significant land sales to developers in 2024.

- Rivermark development by Hesperia is a new master planned community of more than 650 homes, located less than 5 km away

- Development approval for Tuohy Garden Apartments Midland by Bluerock Projects. Noted as one of the most significant private developments in Midland which is billed to be a potential catalyst for future projects in the area.



A HERITAGE ICON

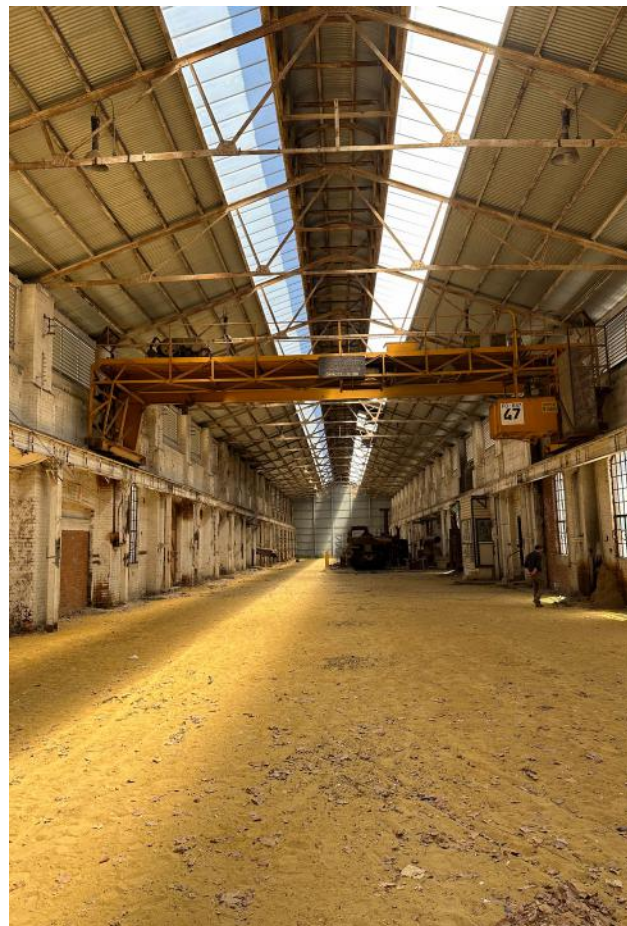
# THE BUILDING

## THE FOUNDRY BUILDING

The Foundry represents one of the most substantial industrial complexes established by the Western Australian Government at the turn of the century.

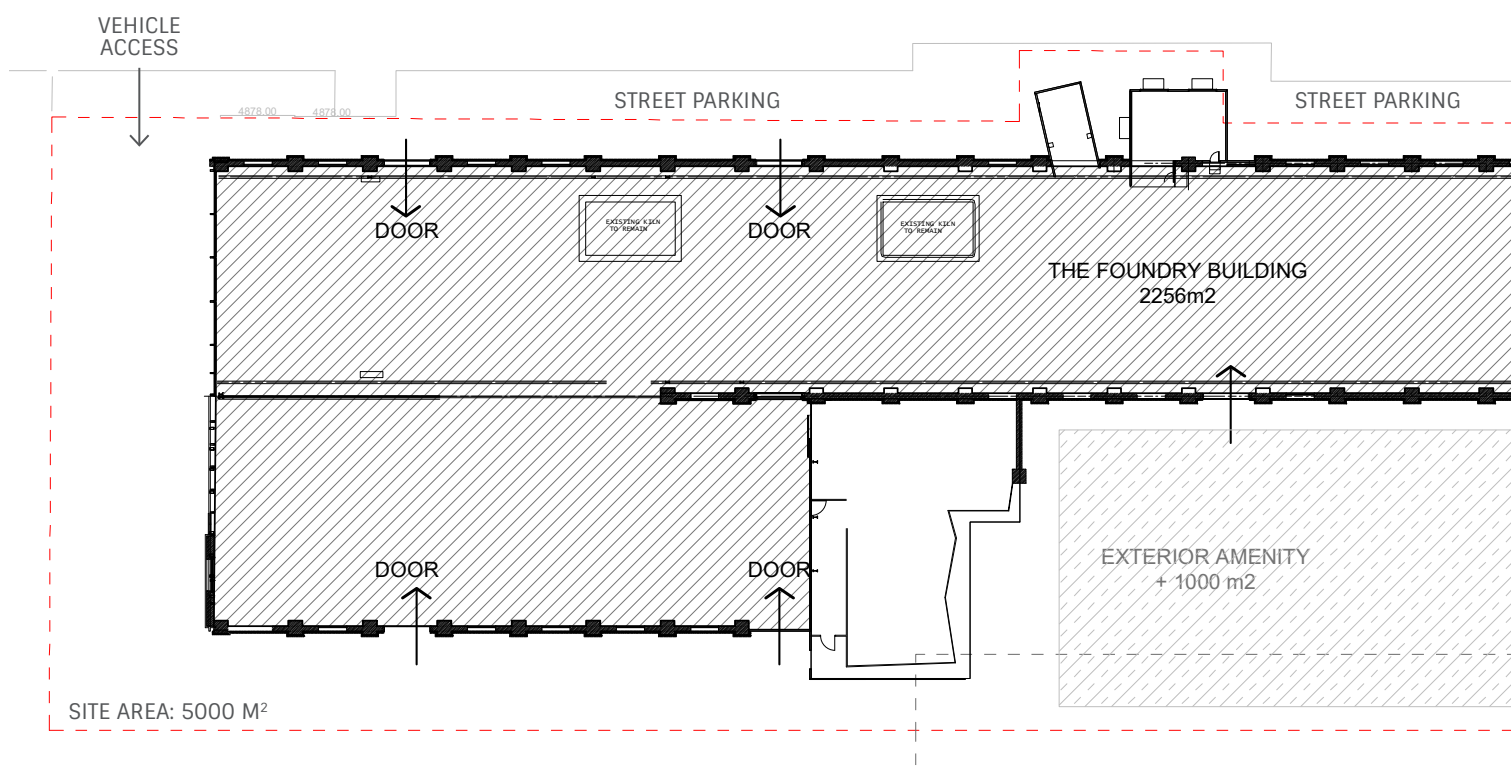
The building contained the main workshops of the WA Railways from 1904 to 1994, playing a major role in the economy for almost a century. The building contributed to the manufacture of rail carriages and wagons, and built munitions to support the war effort in world war two.

The building has exceptional architectural features, including fine brickwork of local materials, expansive internal ceiling and a striking roof form.



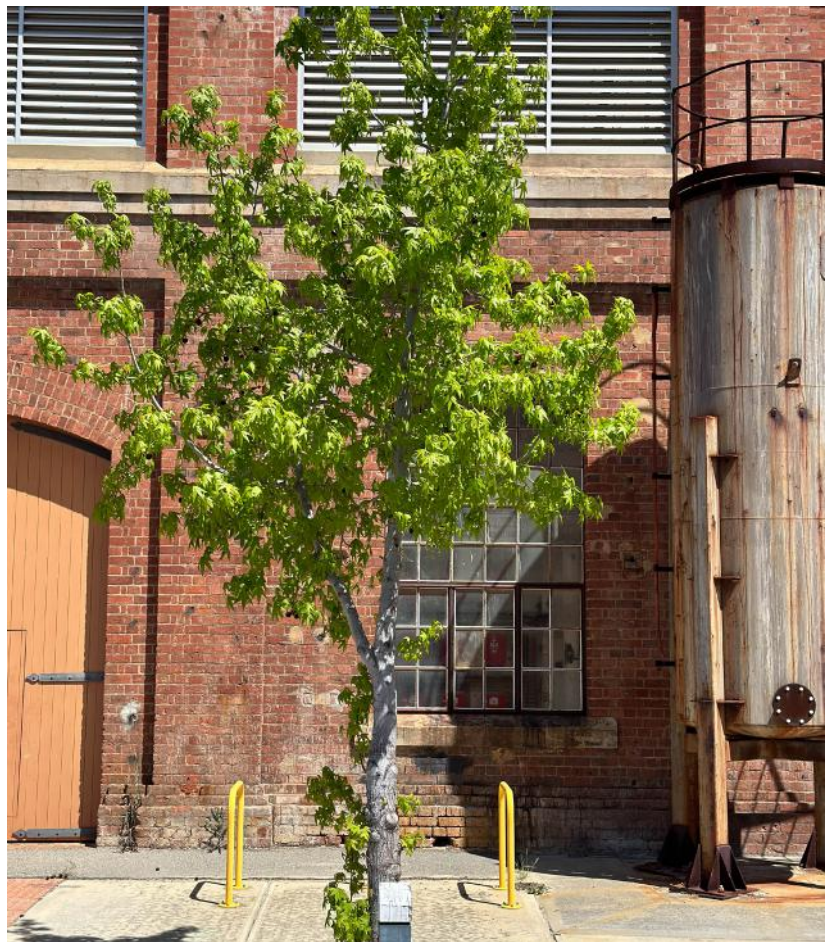
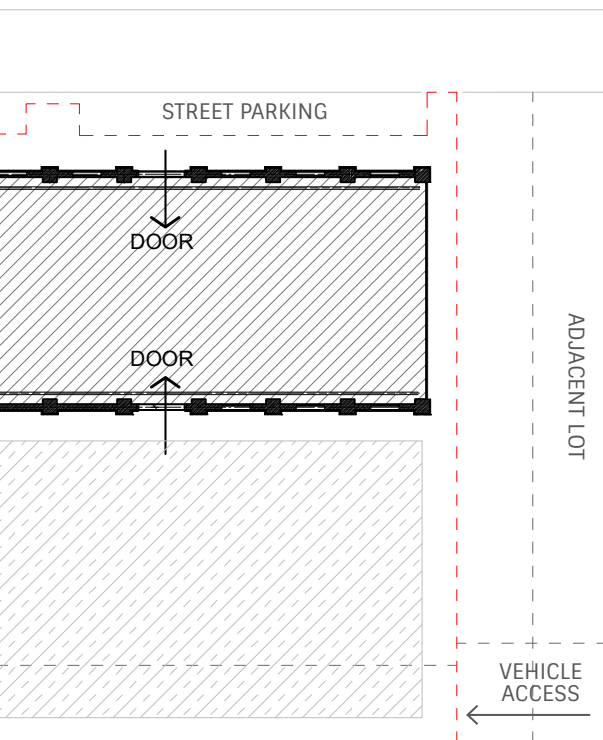
## PLAN

FOUNDRY ROAD



NOT TO SCALE















A HERITAGE ICON

# THE VISION

## THE FOUNDRY BUILDING

An empty shell with immense potential. Don't be constrained by the parameters of an existing build, and instead, jump on this rare opportunity to work closely with the developers and the design team to ensure you're business needs are met without any compromise!

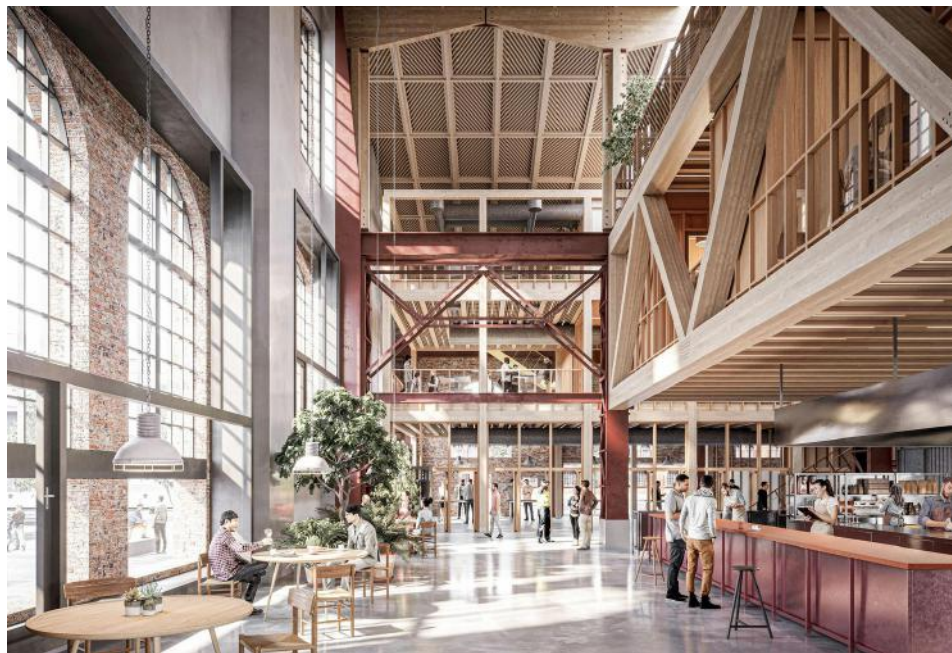
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- Creative Industries
- Tourism
- Healthcare
- Residential
- Educational
- General Office

The historic charm and potential to service Perth's North-East make it an attractive choice for businesses.









# KILMORE GROUP

REFURBISHMENTS, EXTENSIONS, ALTERATIONS AND REMEDIATION

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