

West Mundijong Industrial Area



Improving our employment self sufficiency.

The Shire is in the process of advancing a structure plan to rezone approximately 440 hectares of rural land in West Mundijong to industrial use. This will lead to the creation of 10,000 new local jobs on full build out.



Timeframe

2020/2021 - Complete structure plan

2020 Onwards - Development and subdivision works ongoing



Location

West Mundijong is ideally situated to provide an inter-modal transport hub and is bound by Tonkin Highway to the east, Mundijong Road to the south, Kargotich Road to the west and the freight railway line to the north.



Incentives

- Significant state government infrastructure to support new business
- Developer Contribution Plan to deliver shared infrastructure



Right now

Rezoning for this industrial land development has been gazetted and the Shire is proceeding with the development of a structure plan in line with the Shire Draft Local Planning Scheme No.3 & Draft Local Planning Strategy which was recently advertised.



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Project Summary

The Shire is in the process of advancing a structure plan for approximately 440 hectares of industrial land in West Mundijong. Potentially creating 880 industrial lots, this development will include an intermodal transport facility and is designed to attract large-scale industrial and agricultural investors and developers. New technologies and the application of these will facilitate research and development. West Mundijong is ideally situated to provide an intermodal transport hub, with the imminent extension of Tonkin Highway and the realignment of the freight rail line in Mundijong. This will link Serpentine Jarrahdale to existing industrial freight infrastructure in Welshpool, Perth and Jandakot airports, and Fremantle Harbour, and links south to Bunbury port. It is envisioned that this project will create in excess of 10,000 new jobs locally. The land is bound by Tonkin Highway to the east, Mundijong Road to the south, Kargotich Road to the west and the freight railway line to the north.

Situational Analysis

Rezoning for this development has been gazetted and the Shire is proceeding with the development of a structure plan. Land for crucial supporting infrastructure (such as the Tonkin Highway extension and the Mundijong freight rail realignment) has been set aside.

In 2018 Premier Mark McGowan stated: "Long-term the West Mundijong site is intended to become a significant economic gateway and a link to the inner harbour and future outer harbour."

The Federal and State governments have also committed joint funding to deliver the \$505 million extension of Tonkin highway from Thomas Road to South Western Highway.

You're invited

The Shire is and has been in contact with a number of industries which include:

- Freight and Logistics
- Recycling Operations
- Food processing/ Agri business
- Waste to Energy Plants
- Civil Engineering & Building Companies
- Vehicle Sales / Repair Companies
- Bus manufacturing
- High technology industries

Outcomes

- Improved economic viability for the Shire as a fast growing locality
- Types of industries supported.
- Strong and diverse natural resource base and suitable environment for renewable energy
- Proximity to transport links and Asian markets
- Strong infrastructure base
- Extensive feedstock, water, landholdings and energy.
- Large labour force
- Housing, retail and commercial facilities and services which enable a skilled and local workforce

Prosperity

- Will create 10,000 Jobs
- \$600 million export value
- Economic Output \$5.5 billion
- Stamp Duty Cumulative - \$250 million
- By 2050 SJ contribution to gross regional production will have increased to \$12.4 billion.