

Survey Responses

07 December 2022 - 07 February 2023

Survey - West Mundijong Industrial Area

Your Say SJ

Project: The future of the West Mundijong Industrial Area discussion paper



VISITORS					
18					
CONTRIBUTORS			RESPONSES		
3			3		
0	0	3	0	0	3
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous

**Respondent No:** 1**Login:** Anonymous**Email:** n/a**Responded At:** Jan 15, 2023 10:08:22 am**Last Seen:** Jan 15, 2023 10:08:22 am**IP Address:** n/a

Q1. What area should be considered as being the strategic West Mundijong Industrial Area? Does the current extent need further enlargement?	No, the current industrial area Mundijong Road as its southern border, Kargotich Road to the west, the Tonkin Highway reserve in the east and Bishop Road to the north will be sufficient
Q2. Which of the following roles do you think the Shire should consider being involved in? (other than short-term maintenance)	Project partner in collaboration with an agency or key developers Leading the inclusion of sustainable energy supply towards net zero carbon emission
Q3. What do you see the best opportunities and advantages are that will be presented by the Shire getting more involved?	The Shire will be able to reduce rate burden on rate payers via the gaining of energy supply income
Q4. What risks do you think the Shire faces by providing/not providing further assistance to the development this area?	The Shire will contribute to global warming unless the Shire works towards a net zero emission Industrial Area
Q5. Taking the above advantages and risks into consideration, should the Shire allocate resources to realise the vision for this precinct other than short-term fixes and maintenance?	Yes
Q6. Please provide reasons for your answer to the question above	If this goes ahead (not my preference due to more destruction of wildlife habitat), extremely stringent, best practice environmental controls and strategies need to be put in place eg infiltration at source, retain all existing trees, flora that is planted needs to be native
Q7. In order to promote development taking place, would you consider differential rating methodologies to be an appropriate lever in which the Shire could utilise? For example, providing an incentive for land to be developed (improved) versus land sitting undeveloped/unimproved?	No
Q8. Please provide reasons for your answer to the question above	not answered
Q9. What external partnerships should the Shire progress to enable the development?	Engage with innovative sustainable energy supply organisations to supply and manage towards net zero emission and income for the Shire
Q10. What information should be given to the community?	Information regarding applications when they are submitted to the residents of Mundijong Information regarding progress to all residents through social media when appropriate

**Respondent No:** 2**Login:** Anonymous**Email:** n/a**Responded At:** Feb 01, 2023 11:12:17 am**Last Seen:** Feb 01, 2023 11:12:17 am**IP Address:** n/a

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|---|---|
| Q1. What area should be considered as being the strategic West Mundijong Industrial Area? Does the current extent need further enlargement? | No, the current industrial area Mundijong Road as its southern border, Kargotich Road to the west, the Tonkin Highway reserve in the east and Bishop Road to the north will be sufficient |
| Q2. Which of the following roles do you think the Shire should consider being involved in? (other than short-term maintenance) | <p>Regulator only (required role in terms of statutory planning framework)</p> <p>Project advocate and facilitator bringing interested parties together (focussing current economic development functions of the Shire)</p> <p>Advocating and/or sponsoring for infrastructure delivery, through State and Federal Government grants</p> <p>Further enhancement of the strategic and statutory planning framework, as relevant</p> <p>Project partner in collaboration with an agency or key developers</p> <p>Leading the inclusion of sustainable energy supply towards net zero carbon emission</p> |
| Q3. What do you see the best opportunities and advantages are that will be presented by the Shire getting more involved? | <p>More job opportunities</p> <p>Economic development bringing significant new investment, jobs, prosperity, social uplift and confidence</p> <p>The Shire will be able to guide the vision directly</p> <p>The Shire will be able to drive the process rather than wait for landowners, agencies and developers</p> <p>The Shire will go from a long-term dormitory area to being a significant local and regional industrial area leader</p> |
| Q4. What risks do you think the Shire faces by providing/not providing further assistance to the development this area? | <p>Residents may be upset that rates are being used for the project</p> <p>Current landowners and nearby residents may be disadvantaged if the Shire does not remain involved</p> <p>Other facilities and programs may not get the funding required because of the assistance given to this development</p> <p>If the development does not proceed there could be a broader cost to the economy</p> <p>The Shire has spent time and money progressing it and the Shire and residents will lose out on rates and economic development if it does not drive the process further</p> <p>The Shire will contribute to global warming unless the Shire works towards a net zero emission Industrial Area</p> |
| Q5. Taking the above advantages and risks into consideration, should the Shire allocate resources to realise the vision for this precinct other than short-term fixes and maintenance? | Yes |

Q6. Please provide reasons for your answer to the question above

I think its much better option to be on the front foot, to collaborate with the developers and other stakeholders. Then sufficient controls can be applied to risks that meet community needs and also stakeholder needs. I think that it is very important that the Shire have a vested interest in the development, particularly as it is one of the first (if not the first) large industrial/commercial development in the SJA shire. Also I think that the shire involvement/oversight could identify duplications, realise efficiencies, streamline approvals, create a lessons learnt register for future developments, coordinate change management and communications plans etc

Q7. In order to promote development taking place, would you consider differential rating methodologies to be an appropriate lever in which the Shire could utilise? For example, providing an incentive for land to be developed (improved) versus land sitting undeveloped/unimproved?

Yes

Q8. Please provide reasons for your answer to the question above

There needs to be some incentive for developers to purchase the land to commence development within a specified time frame, rather than sit on it as a 'land only' capital investment. It is quite common practice within State and Federal Governments to put restrictions/conditions on development times frames and purchases. That is, development must commence within 12 months of land purchase etc.

Q9. What external partnerships should the Shire progress to enable the development?

Landowners who will develop their own property
 Developers who will essentially run the project
 State agencies (such as DevelopmentWA) who will run the project without the Shire having to get involved
 Engage with those affected by the applications but who won't benefit from the development
 Engage with innovative sustainable energy supply organisations to supply and manage towards net zero emission and income for the Shire
 State agencies responsible for the infrastructure (such as for roads and water) to speed up the process

Q10. What information should be given to the community?

Information regarding applications when they are submitted to the residents of Mundijong
 Information regarding progress to all residents through social media when appropriate
 Regular progress reports in the Shire's newsletters at least on a quarterly basis
 Updates on the Shire's website regarding progress when appropriate

**Respondent No:** 3**Login:** Anonymous**Email:** n/a**Responded At:** Feb 07, 2023 07:27:40 am**Last Seen:** Feb 07, 2023 07:27:40 am**IP Address:** n/a

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| Q1. What area should be considered as being the strategic West Mundijong Industrial Area? Does the current extent need further enlargement? | No, the current industrial area Mundijong Road as its southern border, Kargotich Road to the west, the Tonkin Highway reserve in the east and Bishop Road to the north will be sufficient |
| Q2. Which of the following roles do you think the Shire should consider being involved in? (other than short-term maintenance) | Project advocate and facilitator bringing interested parties together (focussing current economic development functions of the Shire) |
| Q3. What do you see the best opportunities and advantages are that will be presented by the Shire getting more involved? | <p>Economic development bringing significant new investment, jobs, prosperity, social uplift and confidence</p> <p>The Shire will be able to drive the process rather than wait for landowners, agencies and developers</p> <p>The Shire will go from a long-term dormitory area to being a significant local and regional industrial area leader</p> <p>The Shire will be able to reduce rate burden on rate payers via the gaining of energy supply income</p> |
| Q4. What risks do you think the Shire faces by providing/not providing further assistance to the development this area? | <p>If the development does not proceed there could be a broader cost to the economy</p> <p>The Shire has spent time and money progressing it and the Shire and residents will lose out on rates and economic development if it does not drive the process further</p> |
| Q5. Taking the above advantages and risks into consideration, should the Shire allocate resources to realise the vision for this precinct other than short-term fixes and maintenance? | Yes |
| Q6. Please provide reasons for your answer to the question above | You can't build this amazing opportunity and then move on to something else. The Shire need to work with the industrial community closely and help them market the growth and sustainability |
| Q7. In order to promote development taking place, would you consider differential rating methodologies to be an appropriate lever in which the Shire could utilise? For example, providing an incentive for land to be developed (improved) versus land sitting undeveloped/unimproved? | Yes |
| Q8. Please provide reasons for your answer to the question above | In a way. But building more houses and knocking trees down isn't a good idea either |

Q9. What external partnerships should the Shire progress to enable the development?

Landowners who will develop their own property

Developers who will essentially run the project

Engage with innovative sustainable energy supply organisations to supply and manage towards net zero emission and income for the Shire

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