

Discussion paper - Future options for the West Mundijong area and the role of the Shire of Serpentine Jarrahdale

Discussion paper for community and stakeholder feedback

1. Introduction

The purpose of this document is to provide a discussion paper that will enable public engagement to explore and help inform what future role the Shire should take in respect of the West Mundijong Industrial Area (beyond that of a regulatory role). The discussion paper is particularly interested in stakeholder and community feedback, including proposed role options and associated justifications that could be realised from such roles. The engagement will consist of publishing this discussion paper and an associated survey questionnaire in YourSaySJ, that will ask a series of questions arising out of the discussion paper and potential options.

2. Background

The Shire of Serpentine Jarrahdale has been planning for the development of the West Mundijong Industrial Area since 2008 after project consultation with the Department of Planning, Lands and Heritage. In 2018 this 440ha land parcel was zoned industrial, with the potential to create several hundred industrial lots and employ in excess of 13,600 people at full buildout. The Shire has completed a Structure Plan and development contribution plan for this area and the first industrial lot subdivision has recently been approved by the Western Australian Planning Commission. This is an important milestone that formally sees the project transition into delivery.

Enabling the development of the West Mundijong Industrial Area, will also be supported by gradual upgrades of local road infrastructure (such as that through the development contribution plan), and the delivery of major State Government infrastructure (Tonkin Highway and freight rail deviation).

As a result of the upgrades to the key roads surrounding West Mundijong Industrial Area, there will be improved critical freight connectivity to and from the Inner Harbour and to the future Westport Outer Harbour. It will also mean improved connectivity to the new Tonkin Highway Extension leading to the main north-south road freight network. These upgraded roads will also prepare West Mundijong to evolve into a Strategic Intermodal Terminal that will complete the main north-south rail freight corridor.

Infrastructure is a key generator of change for the project, leading directly to private business investment, local employment and regional economic productivity increases. The Shire has therefore advocated strongly for federal and state governments to assist in delivering infrastructure that will create broader economic growth, measured across local, regional and national indicators. A key strategic industrial area like West Mundijong has the clear potential to grow as a major economic activator, supporting the employment and enterprise land needs of the southeast metropolitan growth corridor.

To help in presenting a report to Council on options and recommendations, this discussion paper seeks community and stakeholder feedback to the following questions.

- *What still needs to be done to realise the vision of the Industrial Area?*
- *What are the differing priorities for such things that still need doing?*
- *What still needs to be done that the Shire can get involved in?*

3. Context for the questions

The following section provides context to the questions that we would like you to consider:

1. Extent of the West Mundijong development area

The current West Mundijong Industrial Area has Mundijong Road as its southern border, Kargotich Road to the west, the Tonkin Highway reserve in the east and Bishop Road to the north. This industrial land will make available many industrial landholdings for businesses, with great opportunities for various scales of development to occur. The first phase of development, however, is limited to large unserviced lots (dry industry). Which is based upon lot sizes of 1.5ha. This will be ideal for those types of industries that can exist in a dry industry state, and the adopted structure plan identifies such as including transport depot, warehouse, light and service industries, certain forms of general industries, food processing, trade and construction supplies, storage etc. Once services arrive, there is the potential for up to 880 serviced lots.

2. Explaining Roles the Shire could play in the development

There are a number of potential roles that the Shire could undertake within the context of the West Mundijong area other than short-term maintenance which is required as a local government function. A number of these could be undertaken simultaneously, sequentially or standalone, and could indeed come and go as roles depending on the various phases of subdivision and development that occur over time. These roles include:

- Regulatory role (particularly as required by the statutory planning and associated frameworks administered by local government);
- Project advocate and facilitator to bring interested parties together (focussing current economic development functions of the Shire for example);
- Advocating and/or sponsoring infrastructure delivery, through State and Federal Government advocacy and grants;
- Further enhancement of the strategic and statutory planning frameworks, as may be relevant over time;
- Infrastructure provider, through direct funding;
- Project partner in collaboration with an agency and/or key landowners.

These roles are not mutually exclusive. In some instances, these would overlap and complement one another. A key question to consider in this regard is how the balance between regulatory responsibilities and project facilitation responsibilities can be best struck.

3. Opportunities and advantages

Shire population is growing rapidly, and part of our objective is to increase employment opportunities within the district. Providing economic self-sufficiency is a goal that the local government is aiming for, and the West Mundijong industrial area is one of the ways that will be able to address this issue.

- Up to 13,600 new direct local jobs and as many as 40,100 indirect jobs will be created at full buildout of this project;
- Industrial rates income will top out at \$4.5 million annually;

- Economic development will be brought to the community linking to other major State projects such as Tonkin Highway;
- Self-sufficiency will lift the Shire from being a dormitory area, to being a significant local and regional industrial leader, bringing new investment, jobs, prosperity, social uplift and confidence.

4. Explaining the Risks

The Shire needs to ensure that involvement with a project is considered in a balanced way. These include such matters as:

- Local governments must be mindful of carefully choosing when and how to advocate, as such opportunities to obtain State and Federal support for projects need focussed attention. It is not possible to advocate for everything at all times, given this lacks a strategic focus and basis for consideration;
- While being aware of the economic advantages of providing funding to a project, this needs to be weighed up against whether such is a core responsibility for a local government to take;
- Current residents in the area may and in some instances will be affected by the developments. The Shire also has a responsibility towards them to ensure that they are fairly treated throughout the process. This is a function that is enshrined in the various regulatory responsibilities of the Shire.

5. Balancing the opportunities and risks

The Shire needs to consider the opportunities that are presented to it against the risks that are present. Whilst the economic advantages of the opportunities are noted, there are potential reputational and perception risks that need to be taken into consideration.

6. Partnerships

The Shire has the option to either provide informal assistance or promote (and even go into) partnership with agencies such as Development WA or large developers to provide the necessary resources to do the project. Some of these partnering stakeholders could include:

- Landowners who will develop their own property
- Developers who will run a project
- State agencies such as DevelopmentWA who will run a project

4. Survey questions

The discussion paper above provides some context to the questions in the survey. Please follow the link below to answer the questions:

- Link to these questions:

Question 1 - What area should be considered as being the Strategic West Mundijong Industrial Area? Does the current extent need further enlargement?	Tick your preference
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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	
Yes, consider more industrial development to the west of Kargotich Road	
Yes, consider more residential and industrial development to the west of Kargotich Road.	

Question 2. Which of the following roles do you think the Shire should consider being involved in (other than short-term maintenance)?	Tick your preference
a. Regulator only (required role in terms of statutory planning framework)	
b. Project advocate and facilitator bringing interested parties together (focussing current economic development functions of the Shire)	
c. Advocating and/or sponsoring for infrastructure delivery, through State and Federal Government grants	
d. Further enhancement of the strategic and statutory planning framework, as relevant	
e. Infrastructure provider through funding options including (but not limited to) municipal budget allocations, specified area rating etc.	
f. Project partner in collaboration with an agency or key developers	
g. Other, please elaborate	

Question 3. What do you see the best opportunities and advantages are that will be presented by the Shire getting more involved?	Tick your preference
a. More job opportunities	
b. Lower residential rates	
c. Economic development bringing significant new investment, jobs, prosperity, social uplift and confidence	
d. The Shire will be able to guide the vision directly	
e. The Shire will be able to drive the process rather than wait for landowners, agencies and developers	
f. The Shire will go from a long-term dormitory area to being a significant local and regional industrial area leader	
g. Other, please elaborate	

Question 4. What risks do you think the Shire faces by providing/not providing further assistance to the development this area?	Tick your preference
a. Perception of prioritising this project area	
b. Residents may be upset that rates are being used for the project	
c. Current landowners and nearby residents may be disadvantaged if the Shire does not remain involved	
d. Other facilities and programs may not get the funding required because of the assistance given to this development	
e. If the development does not proceed there could be a broader cost to the economy	
f. 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	

g.	
h. Other, please elaborate	

Question 5. 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/No and please provide reasons for your answer.

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Question 6. What external partnerships with should the Shire progress to enable the development?	Tick your preference
a. Landowners who will develop their own property	
b. Developers who will essentially run the project	
c. State agencies (such as DevelopmentWA) who will run the project without the Shire having to get involved	
d. State agencies responsible for the infrastructure (such as for roads and water) to speed up the process	
e. Only engage with agencies as per the statutory requirements	
f. Engage with those affected by the applications but who won't benefit from the development	
g. Other – please elaborate	

Question 7. What information should be given to the community?	Tick your preference
a. Information regarding applications when they are submitted to the residents of Mundijong	
b. Information regarding progress to all residents through social media when appropriate	
c. Regular progress reports in the Shire's newsletters at least on a quarterly basis	
d. Updates on the Shire's website regarding progress when appropriate	
e. I am not affected so don't need more information	
f. Other – please elaborate	