

Responsible Directorate	Development Services
Responsible Business Unit/s	Statutory Planning
Responsible Officer	Manager Statutory Planning and Compliance
Affected Business Units	Strategic Planning Infrastructure Services

Introduction

The West Mundijong Industrial Area (WMIA) was zoned 'Industrial' under the Metropolitan Region Scheme (MRS) through an amendment which came into effect on 18 October 2017. The lots have been subsequently zoned Industrial Development under the Local Planning Scheme No.3 (LPS3). The purpose of this Local Planning Policy is to set out the objectives and policy provisions which the Local Government will have due regard for in the assessment and determination of applications for Development Approval within the (WMIA)





Objectives

The objectives of the West Mundijong Industrial Area Guidelines are:

- To promote attractive and cohesive development that prioritizes industrial development in a contemporary and efficient form, while also balancing opportunities for enhancement of the environment through landscaping.
- To ensure consistency and compatibility in built form and landscaping while allowing for individuality and the expression of a distinctive corporate image.
- To prevent ad hoc development by encouraging thoughtful design and site planning, with buildings comprising visual interest and moderated through landscaping within carparking, setback and verge areas.
- To provide clear guidance on the circumstances under which Officers may consider variations to the site requirements and development standards specified in LPS3 for industrial-zoned lots.
- To encourage high-quality industrial development by offering flexible development controls that address the practical commercial needs of businesses while ensuring minimal impact on surrounding rural and urban areas.

Scope

This policy applies to the following area:





LEGEND			
---	SUBJECT LAND	SPINE ROADS - 27.5m	MULTIPLE USE CORRIDOR (INCORPORATED DRAINAGE FUNCTION)
---	PRIMARY REGIONAL ROAD	MAINTENANCE TRAIL	POTENTIAL DRAINAGE AND LANDSCAPE ENHANCEMENT
---	EXISTING CADASTRE		330 V POWER LINES
---	ROADS		CONSERVATION CATEGORY WETLAND
---	ROADS SUBJECT TO FUTURE INVESTIGATION BY THE DEPARTMENT OF TRANSPORT		50m CONSERVATION CATEGORY WETLAND BUFFER
---	GENERAL INDUSTRY		INDICATIVE ECOLOGICAL LINKAGES
---	LIGHT INDUSTRY		PROPOSED RAIL LINK Subject to further investigation
---	AREA TO BE RETAINED IN THE 'RURAL' ZONE (METROPOLITAN REGION SCHEME) PENDING FURTHER INVESTIGATIONS BY THE DEPARTMENT OF TRANSPORT INTO FUTURE REGIONAL TRANSPORT REQUIREMENTS.		EXISTING KWINANA FREIGHT RAIL
---	HIGHWAY COMMERCIAL		100m MULTIPLE USE CORRIDOR BUFFER FOR EFFLUENT DISPOSAL
			NOISE ATTENUATION
			Roundabout intersections proposed

- Land zoned “Industrial Development” within the locality of Mundijong.
- All areas zoned within the West Mundijong Industrial Area Local Structure Plan as:
 - o Industrial Development;
 - o General Industry;
 - o Light Industry.

This policy does not apply to any development on land designated as:

- Public Open Space;
- Planning Control Area;
- Primary Regional Road;
- Highway Commercial.

Policy Provisions

1. General Objectives for Industrial Development

The intent for the WMIA is to facilitate good quality design outcomes for new development and for the immediate locality. Where a variation to the development provisions is provided below, the application is expected to meet the objectives of the Policy.

2. Development Provisions

2.1 Land Use Provisions

1. All proposed land uses are to be in accordance with Shire of Serpentine Jarrahdale Local Planning Scheme No. 3. Adequate information is to be provided clearly demonstrating that the selected use is compatible with the according General Industry or Light Industry specification, depending on location within the Structure Plan area. General Industry uses are limited to the areas designated General Industry under the Structure Plan only.
2. Due regard is to be given to EPA Separation Guidelines for activities expected to have impact on any nearby sensitive receptors (single dwellings or other habitable buildings).
3. The Shire generally does not support the creation of new Caretaker Dwellings, due to the potential conflicts this can cause with new industrial development taking place in proximity to such dwellings.

2.2 Built Form and Layout Provisions

1. Office and Administration Buildings are to be located to address the primary street, with the intent to create a modern, visually interesting edge which wraps the larger warehouse / shed components located behind.



2. All pedestrian entry ways should be located towards the front of the building readily accessible from any customer car park areas.
3. All front facades of industrial development shall include varied features exhibited through the following design measures:
 - a. Awnings;
 - b. Large windows set within expressed frames;
 - c. Two or more different materials and/or colours, compromising areas visible to the frontage;
 - d. Mix of architectural projections, building articulation, fins, deep and shallow reveals;
 - e. Integrated signage.
4. The scale of the development of office components to industrial development (Warehouses, Workshops, etc) should be clearly distinguished, in order to show clearly the intended composite nature of the buildings.
5. Visual clutter and equipment on roof areas should be minimised and screened where visible from the street or screened via way of materials similar to the building's primary materials..
6. Glazing and windows should be incorporated to provide visual surveillance from office and readily used areas.
7. External fixtures and equipment such as roof ventilation, exhaust towers and plumbing pipes should be effectively screened from view using roof structures and architectural elements.

2.3 Building Setbacks and Plot Ratio

1. All development should generally be as per the requirements of Schedule 4.2 of Local Planning Scheme No.3

ZONE	Maximum Site Coverage %	Maximum Plot Ratio	SETBACKS			
			Front	Secondary Street	Side	Rear
Light Industry	75%	0.5	12	6	6	6
General Industry	75%	0.5	20	10	10	10

2. Where any front setback variation is proposed, development shall have due regard to the following matters:
 - a. Adequate design features have been provided as per Clause 2.2.3;
 - b. The proposed variation adequately permits the provision of landscaping and carparking requirements to be provided;
 - c. Any plant or roof elements are not visible from the primary or secondary street.
3. Where any side or rear setback variation is proposed, development shall have due regard to the following matters:
 - a. Demonstration that the side setback will meet all relevant requirements of the Building Code of Australia;
 - b. Parapet walls are located having regard to visibility from the street and relationship to buildings on adjacent lots;



- c. Side and/or rear parapet walls, which are visible from the street, shall incorporate appropriate architectural treatments to reduce the visual impact of blank walls (e.g. grooves/patterns combined with textures/colours).
4. The primary and secondary street setback areas shall not be used for any purpose other than vehicle access, car parking, loading, or unloading of vehicles, essential utility equipment and landscaping.

2.4 Access and Carparking

1. All proposed crossovers shall require swept path movements to demonstrate compliance with the selected vehicles to service the site. More than one crossover will generally be supported to facilitate ease of access for freight vehicles and deliveries, as well as access by staff and customers.
2. All crossovers are required to be concrete, brick paving or asphalt. Compacted gravel or recycled asphalt is not accepted for crossovers.
3. All carparking shall be provided in accordance with the following requirements as per Local Planning Scheme No. 3 Sch 4 Clause 4.3 – Car Parking Requirements. The local government shall determine the number of required bays with regard to the following:
 - a. Nature of the proposed development;
 - b. Number of employees, other persons and/or visitors likely to be associated with the proposed development;
 - c. The parking requirements of similar land uses contained within the Schedule 4, Clause 4.3 – Table;
 - d. Designed and constructed in accordance with relevant Australian Standards.
4. All vehicles shall have the ability to exit in a forward gear.
5. No vehicle parking to be located in verge areas.

2.5 Fencing

1. All fencing shall be constructed from either:
 - a. Garrison;
 - b. Palisade; or
 - c. Concrete pillars with infill slats.Chain link or barbed wire / razor wire fencing will generally not be supported.
2. All fencing shall be visually permeable and be no greater than 2.5m in height.
3. Dust proofing measures (shade cloth) are not permitted to be erected to fencing.
4. All entry statements shall be adequately truncated and shall be no greater than 0.75m in height.

2.6 Service Areas, Delivery and Storage Areas

1. All primary service, delivery areas shall be located to rear or sides of development. Customer service zones and employee amenities should be located at the building's front, while operational areas should be situated towards the rear.
2. All internal access areas are to be line marked and adequately sign posted.
3. Access should primarily be taken from the internal industrial roads created by subdivision.



4. Plant equipment to be screened and located outside of front setback areas.
5. Incidental service areas located in front setback to be adequately screened through means of permanent screening or vegetation. (i.e. firefighting tanks, water tanks, waste service areas etc)

2.7 Landscaping and Verge Treatments

1. All landscaping shall generally be provided as per the requirements of Schedule 4 of Local Planning Scheme No. 3

ZONE	Landscaping Requirement	% of landscaping within front setback
Light Industry	10% of lot area	5% within the front setback
General Industry	10% of lot area	5% within the front setback

2. All landscaping within the front setback shall require the following:
 - a. A detailed landscaping plan shall be submitted with a development application. The plant species selected should be in accordance with Development WA's Development Guidelines or Water Corporation's Water Wise plant list;
 - b. Trees shall be a minimum of 2m in height (approx. 45 litre pot size at time of planting);
 - c. Verge areas are to be landscaped and reticulated at the time of development by the landowner/occupier;
 - d. Any reduction in front landscaping requirements shall be required to include verge landscaping;
 - e. All landscaped areas are to be irrigated and maintained by the landowner/occupier.
3. Shade trees are to be provided at a ratio of 1 per 4 car bays or 1 tree every 12 metres, whichever is the lesser, evenly throughout parking areas.
4. All areas identified as part of a Conservation Category Wetland Buffer Area shall be retained and adequately fenced as part of any new development.

2.8 Bicycle Parking and End of Trip Facilities

1. All Development shall provide adequate bicycle parking and end of trip facilities in accordance with the Shire's Local Planning Policy 4.15 – Bicycle Facilities Policy
2. All end of trip facilities shall be accessible from workshop areas and office areas.

2.9 Effluent and Waste Disposal

1. All effluent systems shall be setback to ensure suitable separation from the Multiple Use Corridors and Conservation Category Wetland areas.



2. All development shall provide an external or internal bin storage with adequate floor waste. External bin storage areas shall be 4 sqm in size.

2.10 Storm Water and Drainage

1. All development shall provide an adequate storm water management plan prepared in accordance with the Shire's Local Planning Policy – 2.4 Water Sensitive Design and as per the West Mundijong Local Water Management Strategy.
2. All plans are to provide adequate details demonstrating adherence to the associated LWMS and UWMP for the subdivision, as is relevant to the lot in question.

2.11 Water Supply

1. All development, where no reticulated drinking water supply is available, shall provide a 110,000-litre potable drinking water supply.
2. An appropriate firefighting water supply is to be provided where a BAL is greater than BAL-LOW. A minimum of 10,000 litres is required.

Office Use Only				
Relevant Delegations	As per Register of Delegations and Authorisations			
Council Adoption	Date	8 Dec 2025	Resolution #	OCM-347-2025
Reviewed/Modified	Date		Resolution #	