

HAVE YOUR SAY on the draft 2020

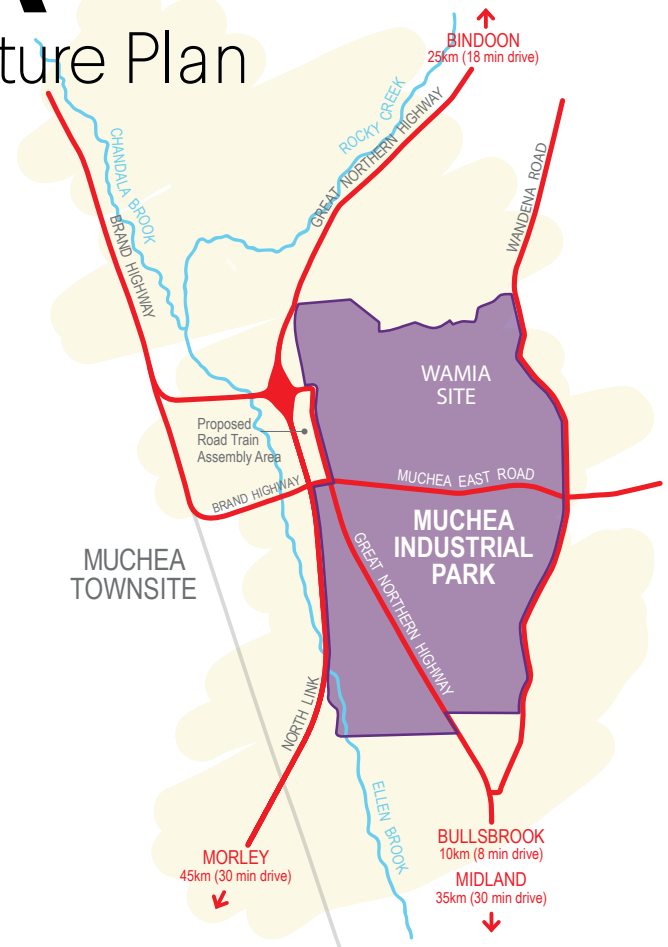
# MUCHEA

## Industrial Park Structure Plan

The Muchea Industrial Park is a developing industrial estate in the Shire of Chittering, approximately 50 kilometres north-east of the Perth CBD. It is strategically located at the junction of NorthLink, Great Northern Highway and Brand Highway.

Major improvements to the road and freight network will see the site benefit from triple road train access, enhancing its attractiveness to freight and logistics operators. Access to and from key industrial areas, ports and airport has improved and the site is set to be the closest industrial land to Perth with RAV 10 vehicle access linking it to the State's mining and agricultural regions.

The Western Australian Planning Commission (WAPC) has prepared the Muchea Industrial Park Structure Plan to update the 2011 Muchea Employment Node Structure Plan. This updated plan ensures planning for the area remains relevant in light of recent developments including NorthLink and the proposal to relocate road train assembly to Muchea from Wubin.



The draft Muchea Industrial Park Structure Plan is open for public comment.

To view a copy of the plan visit <https://consultation.dplh.wa.gov.au/land-use-planning/muchea-industrial-park>.

## Proposed Road Network and RAV10 access

As demand for land within the industrial park is expected to be driven by users requiring access to a RAV10 road network, the draft Structure Plan proposes a distributor road network to accommodate RAV10 vehicles and includes options for the road network for comment. Previous planning was based on access for B-Doubles (RAV7).

The draft Structure Plan recommends a network that can function efficiently in a variety of scenarios. As the development timeframe between precincts is likely to occur over an extended period, development scenarios may vary.

## Precincts

The draft Structure Plan divides the industrial park into five precincts. Boundaries from the previous plan have generally been retained.

### Precinct 1 (North A) 200 ha

This precinct is directly accessible to the NorthLink interchange and comprises the first stage of industrial subdivision and development in the industrial park. It contains the industrial park's most significant areas of vegetation, including banksia woodlands.

### Precinct 1 (North B) 244 ha

This precinct primarily comprises of the WA Meat Industry Authority (WAMIA) landholding, with sale yards and land which could be used for activities that are complementary to WAMIA's operations.

### Precinct 2 (South) 284 ha

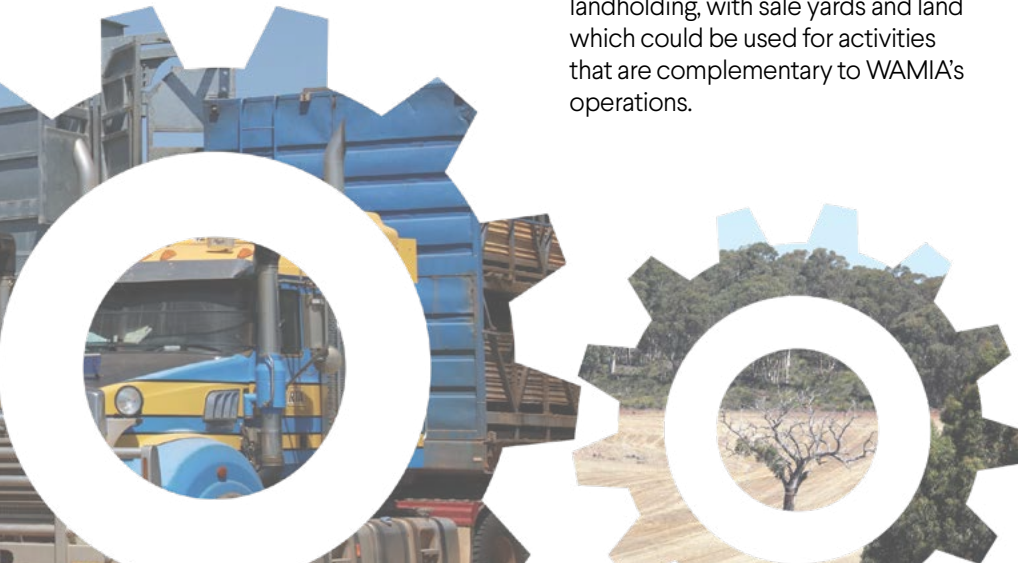
This precinct forms the central-most area of the industrial park and is suitable for general industry as it offers the greatest separation from sensitive land uses outside the industrial park, such as houses.

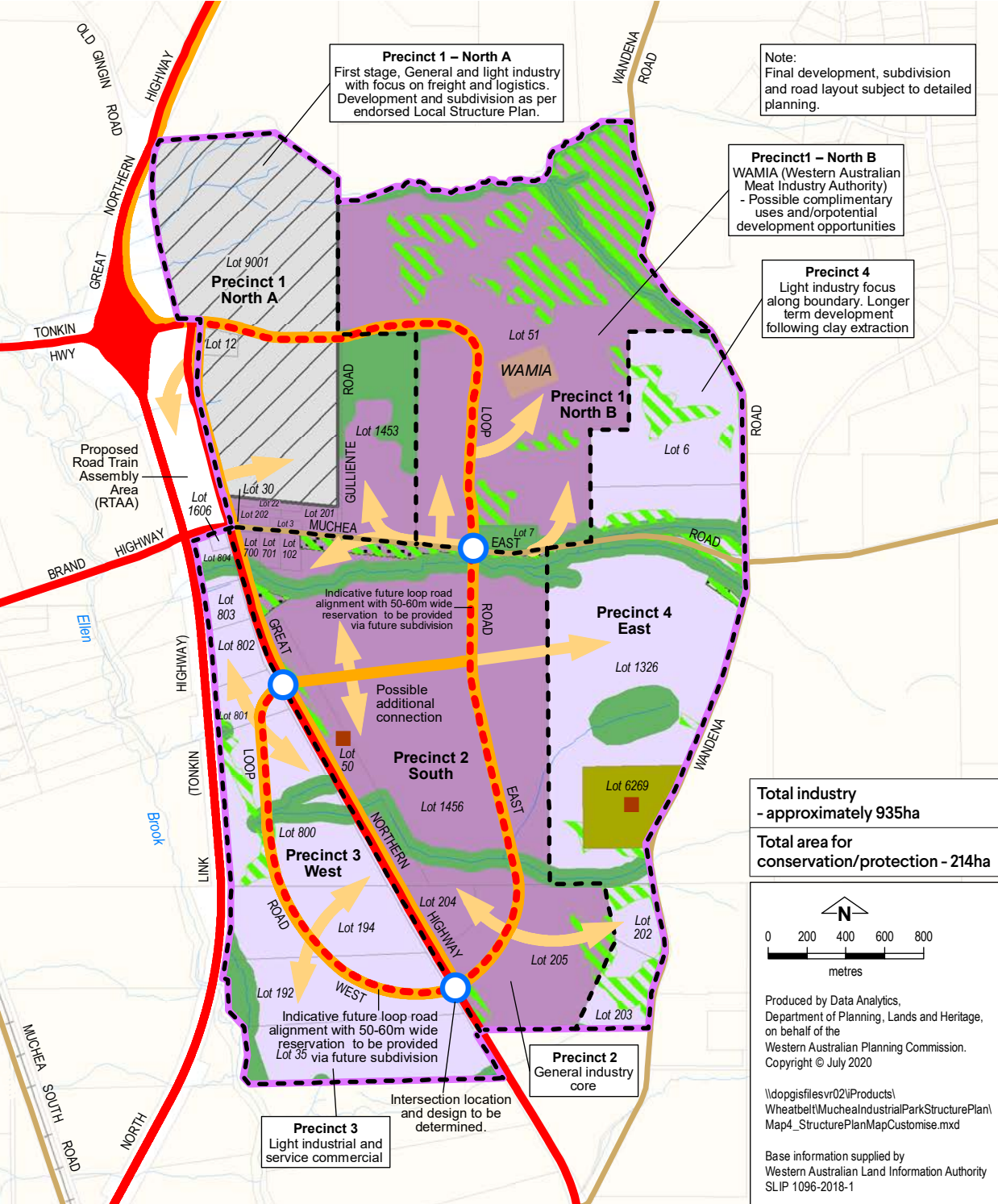
### Precinct 3 (West) 197 ha

This precinct comprises multiple lots under various ownership. Due to its size and site characteristics, it is most suitable for uses with more modest land requirements, and for light and service industries. A proposed Local Structure Plan and rezoning proposal for the precinct have recently been advertised.

### Precinct 4 (East) 242 ha

This precinct comprises land along the eastern edge of the industrial park, which holds clay resources of State significance. As a result, development is anticipated in the long term, when the resources are extracted. It is most suited for light industry, to maintain a suitable interface with Wandena Estate.





**Precinct 1 – North A**  
 First stage. General and light industry with focus on freight and logistics. Development and subdivision as per endorsed Local Structure Plan.

Note:  
 Final development, subdivision and road layout subject to detailed planning.

**Precinct1 – North B**  
 WAMIA (Western Australian Meat Industry Authority) - Possible complimentary uses and/or potential development opportunities

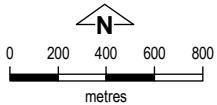
**Precinct 4**  
 Light industry focus along boundary. Longer term development following clay extraction

**Precinct 3**  
 Light industrial and service commercial

**Precinct 2**  
 General industry core

**Total industry**  
 - approximately 935ha

**Total area for conservation/protection**  
 - 214ha



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Base information supplied by  
 Western Australian Land Information Authority  
 SLIP 1096-2018-1

- Legend**
- Structure Plan/Special Control Area boundary
  - Precinct boundary
  - Cadastre
  - Area with approved Local Structure Plan (refer to Muchea Employment Node Local Structure Plan)
- Land uses (indicative)**
- General industry
  - Light industry
- Roads**
- Future RAV 10 road
  - Indicative expansion of RAV10 network for local access
  - Indicative loop road
  - Existing primary road
  - Existing secondary/local road
  - Indicative intersection
- Proposed reserves for conservation, foreshore management, drainage or open space (subject to investigation – drainage lines/foreshore management 100m buffer shown subject to on-site assessment)**
- Environmental protection and considerations (subject to investigation)
  - Rural character area (Subject to further investigation - focus area for tree protection)
  - Heritage consideration
  - Gravel reserve

# FAQs

## When will development occur?

Development is underway in the park with Stage 1 under construction. Future development is set to occur over many years and is dependent on market conditions, and landowners rezoning their land.

More detailed planning and subdivision of land also needs to occur before most land can be developed for industry. Based on current economic trends and drivers, the park has approximately 30 years' land for industrial development.

## How is the new draft Structure Plan different to the 2011 plan?

The draft Structure Plan is based on updated assessment of economic drivers for the long-term future development of Muchea and comprises a number of new key elements:

- A revised road network and options of staging of precincts and road infrastructure to tie with NorthLink;
- Updated servicing arrangements to ensure a coordinated approach to infrastructure, particularly drainage, to reflect changes to Government policy on wastewater disposal and drainage;
- Updated details for protection of environmental assets including Australian Government protected banksia woodlands and Carnaby's Black Cockatoo habitat.

## How will nearby landowners and residents be affected?

To limit impacts on surrounding residential areas, the industrial park is surrounded by 1km of rural land and/or vegetation which acts as a buffer along most boundaries. The draft Structure Plan also focuses general industry towards the centre of the park with lighter industry around the edge.

As rezoning and development is proposed, surrounding property owners will have opportunities to comment on proposals. Developers will also need to work with surrounding landowners as land is developed for industry.

## How can existing landowners rezone their land within the structure plan area?

A scheme amendment to the Shire of Chittering Local Planning Scheme is required to rezone land for industrial use. Landowners are encouraged to work together on zoning proposals and this will typically require use of a planning consultant.

Rezoning proposals need to demonstrate that the land is capable of development including coordination of servicing and road infrastructure and how environmental values will be protected, which requires preparation of detailed investigations and site-specific studies.





In most cases, Local Structure Plans will also be required before subdivision and development for industrial purposes. Landowners are strongly encouraged to contact the Department of Planning, Lands and Heritage and the Shire of Chittering prior to lodgement to discuss proposals.

## How is development being funded?

Landowners and developers who develop and subdivide their land for industry will be required to meet the cost of infrastructure including roads and drainage costs. Arrangements such as deeds of agreements between landowners are likely to be the most suitable means of infrastructure co-ordination.

## How can I get a block in the industrial park?

Industrial lots will be put on the market for purchase by developers as land is released.

## How does the draft Structure Plan relate to other plans for land in the industrial park such as the proposals for Precinct 3 and Scheme Amendment 67?

This draft Structure Plan updates the broad planning framework for the industrial park.

More detailed local structure plans (LSPs) and rezoning proposals are to be prepared for land within the industrial park. An approved LSP is already in place for the first stage (Precinct 1A) and the land was rezoned for industry in 2017.

A scheme amendment proposal to rezone 197ha in Precinct 3 to Light Industry and an accompanying Local Structure Plan has been lodged with the Shire of Chittering and advertised for comment. The diagram on the next page illustrates the relationship between proposals for Precinct 3 and the draft Muchea Industrial Park Structure Plan and the steps involved in finalising these.

## How do I comment on the draft Muchea Industrial Park Structure plan?

The Department of Planning, Lands and Heritage is seeking comments on the draft Structure Plan. You can have your say by visiting <https://consultation.dplh.wa.gov.au/land-use-planning/muchea-industrial-park> and completing the online form.

Alternatively, comments in writing can be sent to Department of Planning, Lands and Heritage, Locked Bag 2506, Perth WA 6001.

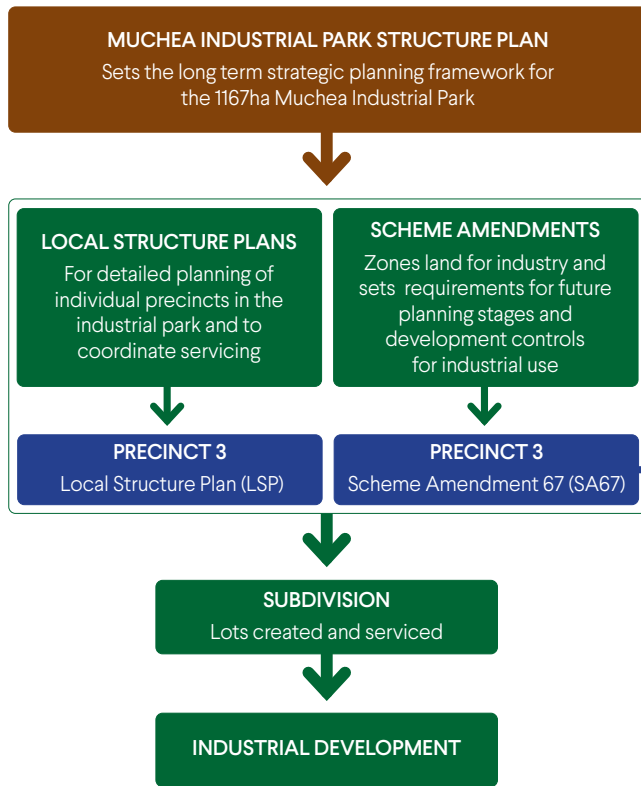
Where can I find more information?



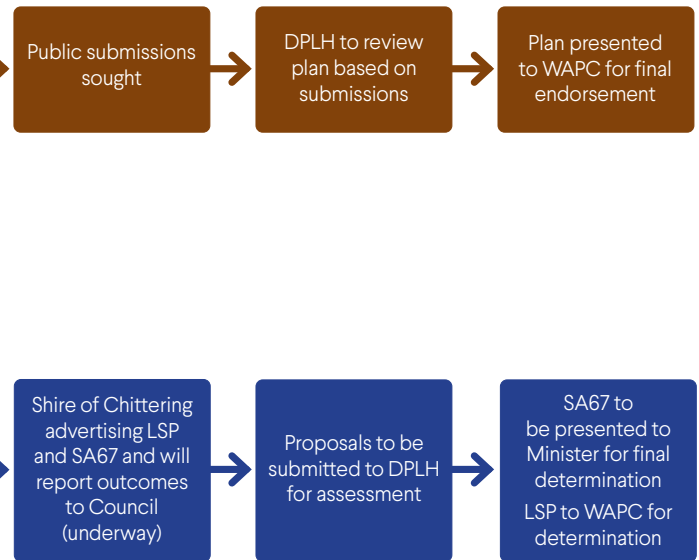
The draft Structure Plan and technical documents which inform the plan are available at: <https://consultation.dplh.wa.gov.au/land-use-planning/muchea-industrial-park>.

If you have any questions or would like to discuss the plan further, please email: [mucheaustrialpark@dplh.wa.gov.au](mailto:mucheaustrialpark@dplh.wa.gov.au) or telephone on 6551 9469.

## The planning framework



## Next steps



The Department of Planning, Lands and Heritage acknowledges the traditional owners and custodians of this land. We pay our respect to Elders past and present, their descendants who are with us today, and those who will follow in their footsteps.

### Disclaimer

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