



Community – a vital stakeholder

The local community is a vital stakeholder of the project team developing the Structure Plan for Latitude 32.

Business Manager Luke Willcock said LandCorp's approach to the structure planning was to encourage the involvement of the community affected by the plan throughout the process.

"This would enable community landowners and in fact all stakeholders to have input into the plan, and for them to be aware of the opportunities and responsibilities arising from it," Mr Willcock said.

"A community information session is planned for spring 2008 and from that we expect to ask for members of the local community to nominate to be part of a Community Reference Group to act as a two way conduit for information as the structure planning process unfolds.

"Once the date for the community information session is finalised, local landowners will be notified in writing as well as through the local media."



Planning to guide future development

The first months of 2008 have seen a number of planning initiatives take place which are set to guide the future development of Latitude 32 Industry Zone.

The Western Australian Planning Commission (WAPC) has approved the Structure Plan for the Flinders Precinct, the first precinct to be developed at Latitude 32.

Foremost among other planning highlights has been the recent approval of Amendment Number 1 of the Hope Valley Wattleup Redevelopment Project (HVWRP) Master Plan by Planning and Infrastructure Minister Alannah MacTiernan.

That amendment realigned the Controlled Access Highway on the eastern boundary

of the Flinders Precinct, creating a larger and more viable conservation area to the south of the Flinders Precinct. LandCorp's Latitude 32 Planning Group has now started structure planning for the remainder of project area. Key service providers, relevant government agencies, landowners and the community will be consulted as part of that planning process. To facilitate this LandCorp recently appointed project managers APP to help prepare the structure plan. APP will in turn use a team of specialist sub-consultants

who will undertake detailed investigative and design work for the structure plan.

LandCorp expects to have the Structure Plan approved by the WAPC in mid-2009, potentially paving the way for new development fronts to open up within Latitude 32.

For enquiries related to the Latitude 32 Structure Plan, please contact LandCorp senior project planner Chris Brady on 9482 7553.

Landowners and developers need to be fully informed

Landowners looking to develop or sell land and purchasers of land within Latitude 32 should be aware of the risks and costs associated with land transactions and statutory constraints which could affect their development plans.

Latitude 32 is in year eight of a 30-year project and it is too soon for some things, such as when future stages outside the Flinders Precinct will be delivered. While LandCorp will continue to facilitate, promote and coordinate development, LandCorp has no intention of purchasing or developing all land within the Latitude 32 industrial zone.

Current landowners within the Latitude 32 development area are encouraged to familiarise themselves with the full range of development conditions that apply to changing from current uses under the HVWRP Master Plan.

Adherence to the Master Plan, Bio-diversity Strategy and Water Management Strategy is mandatory and landowners and potential developers should be aware and diligent of all requirements. Under the Master Plan, it is necessary that structure planning be in place and deep sewer connection be available prior to any development starting.

Once structure planning for Latitude 32 is finalised, industrial demand and take-up within Latitude 32 is expected to increase. It is anticipated that current land uses would become less viable as industrial development expands. Combined with

additional infrastructure provision, it is highly likely existing rural uses would cease to be the optimal use of land in the area.

The Latitude 32 Structure Plan will identify key service corridors, final ground levels, biodiversity links and new road alignments through the redevelopment area that may impact on the development potential of some land holdings.

Development contributions are likely to be determined following the establishment of the structure plan to identify funding models for key infrastructure within Latitude 32.

The Western Trade Coast

Western Trade Coast (WTC) is the leading economic industrial location for Western Australia. Located on Cockburn Sound in Perth's south, it encompasses 4000 hectares of industrial land and is conveniently positioned close to Fremantle Port and major road infrastructure.

WTC is a focal point for the strategic cluster of industry encompassing some of the Western Australia's major established industrial areas including Kwinana Industrial Area, Rockingham Industry Zone, the Australian Marine Complex and Latitude32.

The Western Trade Coast is a LandCorp initiative supported by the Department for Industry and Resources, the Department for Planning and Infrastructure, Fremantle Ports and the Kwinana Industries Council.



Value runs deep

Even before development begins, Latitude 32 is already a valuable resource for the Western Australian economy.

A rich belt of limestone runs through this region and the WAPC and the Department of Industry and Resources (DoIR) have identified areas within the Latitude 32 industrial zone as a priority resource extraction area.

There is currently a very high demand for limestone and sand in Perth's southern suburbs, with major projects including the proposed Kwinana Quays Outer Harbour set to benefit greatly from the valuable underground resources within Latitude 32.

LandCorp is keen to see as much of the resources extracted from the site prior to development. While the Latitude 32 structure plan will guide the long term plan to redevelop the area for industrial use, LandCorp wants to explore short to medium term resource extraction opportunities with landowners and extraction companies.

"Given the duration of the Latitude 32 project, this represents a fantastic opportunity for Western Australian industry to benefit from the availability of this limestone pocket," Project Manager Simon MacLennan said.

"However, LandCorp will be careful to balance demands for resource extraction with those for land supply as the development proceeds."

Leading the way

As Perth's largest business and industry zone, Latitude 32 aims to establish a new benchmark in the key areas of environmental, social and economic sustainability.

Western Trade Coast Business Manager Luke Willcock said that strategies to responsibly increase economic development were also being prepared for various precincts within the project area.

"LandCorp is busy identifying ways to maximise the economic benefits of Latitude 32 to Western Australia through the development of the Western Trade Coast," Mr Willcock said.

"For example, design guidelines for the Flinders Precinct include several sustainability initiatives for buildings and commercial premises to ensure best practice in energy and water management.

"Sustainability is at the forefront of the Western Trade Coast vision and LandCorp is dedicated to getting the balance right between providing the infrastructure necessary for growth while delivering important environmental and social outcomes."



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