



Latitude 32 – an important part of a bigger picture

Latitude 32 Industry Zone heralds an exciting era of economic development for Western Australia.

Covering 1,400 hectares, this major industrial development zone is among the largest in Australia and demonstrates our commitment to meeting short, medium and long-term demand for industrial land in Perth.

Strategically located in Perth's rapidly expanding south-west corridor, Latitude 32 is a key component of the Western Trade Coast – rapidly becoming a thriving integrated industrial and commercial region also incorporating the Australian Marine Complex at Henderson, the Rockingham Industry Zone and the Kwinana Industrial Area.



Taking the vision to the community

As LandCorp moves to the next phase of planning for the development of the Latitude 32 Industry Zone, we are asking the community to get involved.

On Saturday 4 October between 1pm and 3pm, LandCorp's planning team will be at the Australian Centre for Energy and Process Training, 735 Rockingham Road, Munster, to answer questions from community members regarding the development of a Structure Plan for the Latitude 32 area.

Landowners in particular, as well as people with an interest in the development area, are invited to be part of the Community Information Session.

Western Trade Coast Business Manager, Luke Willcock said the existing land owners and the local community are vital stakeholders to the future of this project.

"We want the community to share the vision of Latitude 32 with us and the development of a structure plan is a major step toward securing the project's future."



Community Reference Group – nominations welcomed

Underlining LandCorp's approach to fully engage the community, nominations are called for membership of a Community Reference Group (CRG).

The CRG will provide valuable input through the structure planning process, as well as becoming an important conduit of information back to their community.

Nomination forms will be available at the Community Information Session

being held at the Australian Centre for Energy and Process Training between 1pm and 3pm on Saturday 4 October. The centre is located at 735 Rockingham Road, Munster.

If you are unable to attend and would like to nominate for the CRG please visit www.latitude32.com.au and download a nomination form.

Flinders breaks new ground

Site works have now commenced at the Flinders Precinct, the first stage of the visionary Latitude 32 Industry Zone.

Flinders Precinct comprises 156ha of which 69ha will be developed by LandCorp delivering an estimated 49 lots of land for industry ranging from 0.25ha to 7.9ha. Around 20ha will held for recreational purpose and regional parks.

It will incorporate the highest standard in sustainable development practices

including comprehensive design guidelines. All purchasers will be required to undertake a short training course in sustainable development.

Flinders will be brought to market in a number of stages. The first land in Stage 1 is expected to be offered to the market in the last quarter of 2008.

It will provide opportunities for a range of industries from within general and transport industries to service the local area.

Proposed development will be supported by an Economic Development Strategy.

For sales enquiries about stage 1 of Flinders Precinct contact Rocco Demaio on 0411 227 703 or Rocco.Demaio@ap.jll.com

For more information please visit our website www.latitude32.com.au or call the Infoline on 1300 730 617.

Flinders  **latitude32**
INDUSTRY ZONE

Structure planning – getting it right for future development

The Structure Plan for Latitude 32 will guide the future development of the area giving certainty to landowners and future developers by helping them avoid piecemeal planning and development practices.

Senior planner Chris Brady said the detailed land use planning that a Structure Plan brings will embrace all of the statutory planning needs for the entire area saving individual landowners the complex task of undertaking planning on their own.

“There is a diverse range of landowners in the development area and our overarching Structure Plan assists them in making decisions regarding future uses for their landholdings,” Mr Brady said.

“Landholders and the wider community will have the several opportunities to get a clear understanding of the Latitude 32 Structure Plan and participate in its development and refinement .

The first opportunity will come at the Community Information Day on 4 October, but there will be many others as the planning progresses, Mr Brady said.

LandCorp expects the Structure Plan to receive final approval by the Western Australian Planning Commission in the second half of 2009.

Expert input to create the best

Creating a leading-edge industrial zone that will serve Western Australia for generations to come is something needing the coordinated support and efforts of many organisations.

In August, we brought together a Project Coordination Group (PCG) made up of leaders in planning and development at a State and local government level.

The PCG’s role will be to give strategic guidance to the project and work behind the scenes to ensure any roadblocks that might arise in the planning process do not impede its progress.

LandCorp’s chief executive, and PCG member Ross Holt said our experience with many large-scale projects has shown by having senior people of the key players constantly looking at the bigger picture has meant some of the delays that may occur are minimised.

Members of the PCG come from the Department for Planning and Infrastructure, Department of

Environment and Conservation, the City of Cockburn and the Town of Kwinana.

Technical Reference Group

A group made up of the operational people from business, a range of government agencies and LandCorp’s planning consultants has been brought together to form the Technical Reference Group (TRG) to provide expert advice and assistance developing the Latitude 32 Structure Plan.

It will give operational, on-the-ground advice to identify key project constraints and opportunities, explore solutions and infrastructure locations as well as technical feasibility.

Both groups had their initial meetings in August.



This brochure is published by LandCorp to provide information on Latitude 32. The information contained in this brochure is in good faith, however neither LandCorp nor any of its directors, agents or employees give any warranty of accuracy nor accepts any liability as result of a reliance upon the information, advice, statement or opinion contained in this brochure. This disclaimer is subject to any contrary legislative provisions.

MF LAT320047 10/08

