

latitude³²
INDUSTRY ZONE

LATITUDE 32
DEVELOPMENT AREA 2 STRUCTURE PLAN

March 2017

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Acknowledgements

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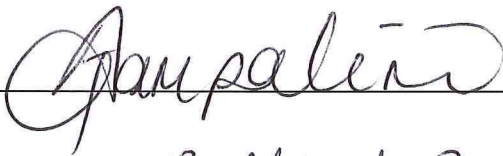
This structure plan is prepared under the provisions of Clause 6.2.9.2 of the Hope Valley Wattleup Redevelopment Project Master Plan.

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON: **13 MARCH 2017**.

Signed for and on behalf of the Western Australian Planning Commission



an officer of the Commission duly authorised by the Commission pursuant to Section 16 of *the Planning and Development Act 2005* for that purpose, in the presence of:



Witness

13 March 2017

Date

Date of Expiry: 13 MARCH 2027

Table of Modifications

TABLE OF MODIFICATIONS TO PART ONE AND THE STRUCTURE PLAN MAP

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Executive Summary

The Fremantle Rockingham Industrial Area Regional Strategy 2000 (FRIARS) was undertaken to protect and optimise the Kwinana Industrial Area, given the recognition of the Kwinana Industrial Area's importance to the State.

In accordance with the recommendations of FRIARS, the Hope Valley-Wattleup Redevelopment Project was established. It was rebranded as Latitude 32 in 2006. Latitude 32 is governed by the Hope Valley-Wattleup Redevelopment Act 2000 (the Act) and excises the Act area, by repealing the relevant planning schemes. These are replaced by the Hope Valley-Wattleup Redevelopment Project Master Plan 2005 (as amended December 2015) (the Master Plan). The Master Plan, for all intents and purposes acts as the Planning Scheme for the Redevelopment Area.

Located approximately 25km south-west of the Perth CBD, 20km south of the Fremantle GPO and 10km north of the Rockingham CBD, in close proximity to existing and planned service and transport infrastructure, Latitude 32 comprising a total area of approximately 1,400 hectares, is located within the municipal boundaries of the Cities of Cockburn and Kwinana.

In order to meet the statutory requirements of the Act and the Master Plan, it is necessary to prepare a structure plan that provides for certainty and flexibility, enabling land development and the timely release of industrial land that responds to market requirements.

This Structure Plan, including an area of 58.6ha, has been prepared for Development Area 2 (the Structure Plan area), being just one of six (existing and proposed) Development Areas within Latitude 32.

The Structure Plan has been prepared pursuant to Part 6 of the Master Plan to:

- Enable general industrial development through establishing an appropriate planning framework and design concepts;
- Allow for the limited continued use of the existing commercial node; and
- Guide and support subsequent subdivision and development proposals.

The Structure Plan comprises a Part One – Statutory Section; Part Two – Explanatory Section providing context and justification to the preparation of the Structure Plan; and Appendices - Including all specialist consultant reports and documentation used in the preparation of, and to support the Structure Plan.

In order to guide and support subdivision and development proposals, Part Two of this Structure Plan includes indicative lot layouts to ensure the Structure Plan area can be appropriately developed for industrial purposes. There has been extensive engineering design undertaken relative to the existing and finished levels, including the design of services in response to the extraction of primary resources, together with the significant road infrastructure proposed within and adjacent to the Structure Plan area. Where practicable, lot sizes and gradients have been designed around existing cadastre to allow for landowners to develop at an individual level.

Due regard is to be given to the design principles and design rationale contained within the Structure Plan at the time of subdivision and development.



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Part One: Statutory Section

1 Part One

1.1 Structure Plan Area

The Structure Plan applies to the land identified within the black dashed line on the Structure Plan Map – *Plan 1* (the Structure Plan area). The Structure Plan is identified as the Development Area 2 Structure Plan (the Structure Plan).

1.2 Structure Plan Content

The Structure Plan comprises:

- **Part One – Statutory Section**

Part One of the Structure Plan includes the Structure Plan Map and provisions and requirements that have statutory effect.

- **Part Two – Explanatory Section.**

Part Two of the Structure Plan provides context, justifies and clarifies the provisions contained in Part One, and is used as a reference guide to interpret and implement Part One.

- **Appendices**

Includes all specialist consultant reports and documentation used in the preparation of and to support the Structure Plan.

1.3 Interpretation and Relationship to the Hope Valley-Wattleup Redevelopment Project Master Plan

The Structure Plan has been prepared under Part 6 of the Hope Valley-Wattleup Redevelopment Project Master Plan (the Master Plan). The terms used in the Structure Plan shall have the same meanings given to them in the Master Plan or where not defined in the Master Plan as defined in the Structure Plan. Pursuant to clause 6.2.11.2 of the Master Plan, if any provision, standard or requirement of the Structure Plan is inconsistent with a provision, standard or requirement of, the Master Plan, then the Master Plan prevails to the extent of the inconsistency.

1.4 Land Use, Subdivision and Development Requirements

Land use permissibility within the Structure Plan shall be in accordance with the land use permissibility prescribed by the Master Plan for the Precinct within which the subject land is located.

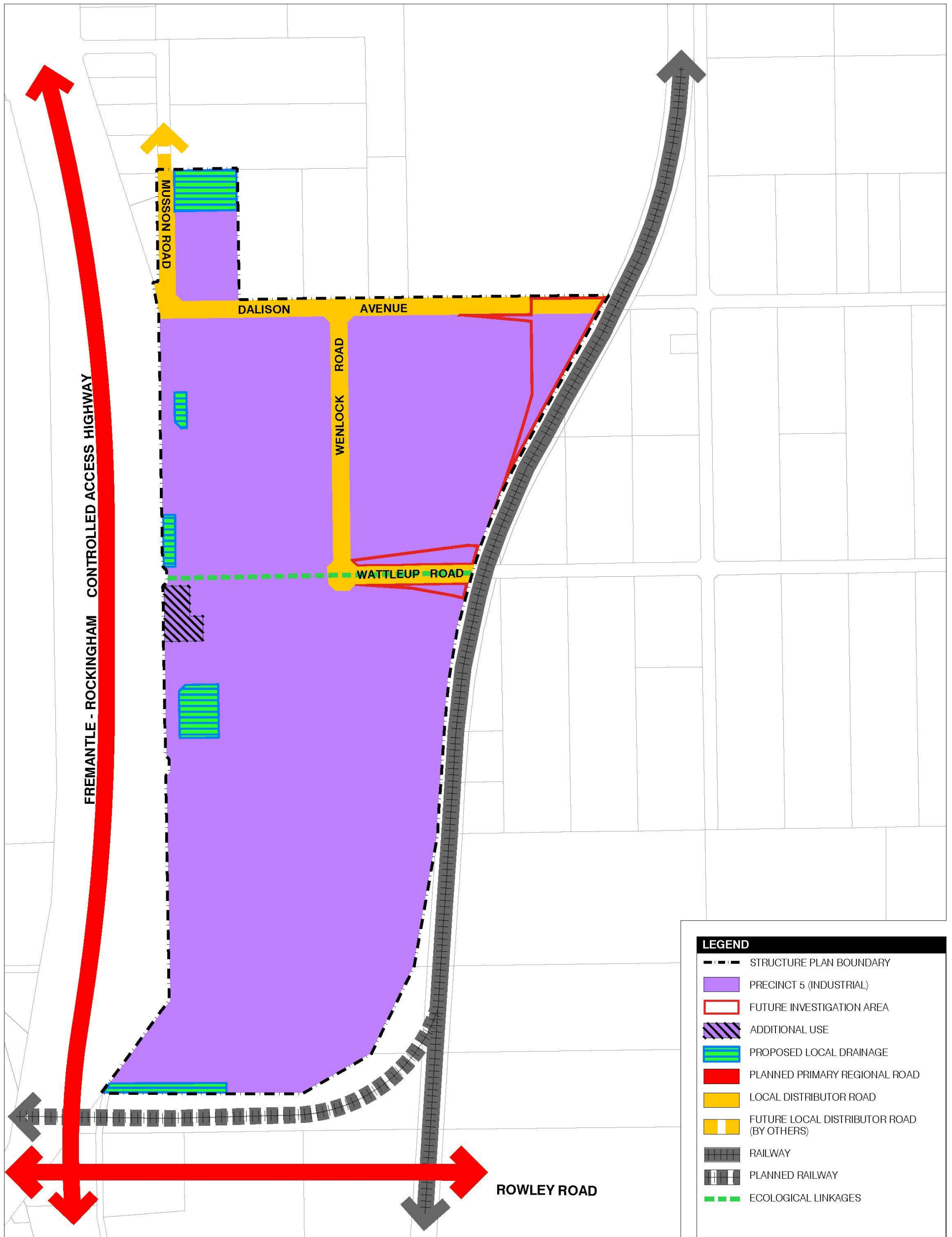
The subdivision and development of the land is to be generally in accordance with the Structure Plan.

The Structure Plan is located within Precinct 5 as described in Appendix 1 of the Master Plan. Land uses within the Structure Plan are to be in accordance with the land use permissibility prescribed by

Table 1 of the Master Plan for Precinct 5, with the exception of the Additional Uses listed in Schedule 2 of the Master Plan for the land identified as Additional Use - Commercial on the Structure Plan.

In accordance with clause 6.2.3.2 and clause 6.2.3.3 of the Master Plan, the Structure Plan is to be given due regard when considering the subdivision and development of land within the Structure Plan area.

Subdivision and development should not be approved until a Development Contribution Plan (DCP) is in effect upon incorporation into Schedule 12 as per clause 6.3.4.



Plan 1 Development Area 2 Structure Plan