

Connecting... to new standards in sustainability

As Western Australia's largest business and industry zone, *Latitude 32* represents a major revolution in the industrial market that is being master planned to capture 21st century standards and trends.

Its aim is to establish a new benchmark in the key areas of environmental, social and economic sustainability.

The new industrial estate will be a step forward for the Kwinana Industrial Area which was established in the 1960s and 1970s.

Developments at *Latitude 32* will be modern, well planned, constructed with high quality materials and based on sustainability principles. Companies will want to protect their investments by developing quality assets to generate business efficiencies and attract and retain quality staff. Facilities for recreation and lifestyle support are expected.

Guidelines to protect investments

All tenants, owner-occupiers and investors who locate to *Latitude 32* will meet architectural and landscaping guidelines designed to enhance their investment and the environment.

Guidelines will incorporate issues such as quality landscaping throughout the estate and on individual lots, the quality of the buildings and building materials that enhance the aesthetics of the estate.

Latitude 32 will return a sustainable development that incorporates clean, smart industrial and commercial industries with low impact and high quality appearance.

Each precinct within *Latitude 32* will provide for development supporting the project's objectives, and build an integrated industrial area for the long-term prosperity of WA.

Integrating the workplace with the landscape

Supported by the Master Plan for the project area, the long-term vision for *Latitude 32* is being carefully mapped out.

Latitude 32 will be a working community with planning in place to provide a full range of amenities. It provides for opportunities such as banks, convenience shopping, quality food, meeting areas and day care centres as a part of the social amenity of the area.

Getting employees to and from work is a major consideration. Long-term plans include implementation of a shuttle bus service to link with public transport services to the area, such as the Southern Suburbs passenger railway.

Latitude 32 will create an enhanced working environment for people to work and relax, benefiting not only the citizens of the industry zone, but also other business in the area with flow on benefits for the wider State.

The industrial zone and the people working there will be connected to the landscape. *Latitude 32* will be planned to carefully balance the built environment with the natural values of the industry zone.

The retention and reinforcement of key remnant vegetation ensures the landscape value of the area is retained long-term. Importantly, landscape features, such as Long Swamp and other wetlands, will be protected and rejuvenated with additional plantings to create habitat corridors and buffers between development precincts and transport corridors. These landscaped and natural areas will provide amenity within the redevelopment area, while also providing important ecological linkages taking into account adjacent regional parks and 'Bush Forever' sites.

Ensuring connectivity with nature, a series of pedestrian and bicycle links are proposed through landscape corridors, with bridges over transport corridors to connect to the surrounding areas and regional parks.

Latitude 32 aims to establish a new benchmark in the key areas of environmental, social and economic sustainability

