

## Latitude 32 Planning Policy 3.1 - Biodiversity Planning

(Final for Advertising – October 2014)

### 1. PURPOSE

The Latitude 32 Biodiversity Planning Policy (the **Policy**) has been prepared for the Hope Valley Wattleup Redevelopment Project Master Plan (the **Master Plan**) Area which is the land identified under Appendix 1 of the Master Plan commonly known as the Latitude 32 Industry Zone (**Latitude 32**). This Policy has been prepared in accordance with Part 2 of the Master Plan.

In accordance with Statement No. 667 issued by the Minister for Environment, a Biodiversity Strategy (2007) was prepared for Latitude 32 and endorsed by the Western Australian Planning Commission in 2007. The Biodiversity Strategy has been the subject of periodic review, in accordance with the recommendations contained in the Biodiversity Strategy.

The purpose of the Policy is to provide guidance on the implementation of management actions set out within the Biodiversity Strategy. It is intended that this policy will provide the strategic direction for all statutory planning documents including but not limited to: Developer Contribution Plans, Structure Plans, Planning Policies and Design Guidelines in order to ensure the orderly development and redevelopment of land within the Policy Area in accordance with the aims of The Act.

### 2. INTERPRETATION

The following definitions are relevant to interpreting this Policy -

<b>Biodiversity Strategy</b>	The document titled 'Biodiversity Strategy' (Final Report) prepared for the Western Australian Land Authority (trading as LandCorp), dated November 2007.
<b>Biodiversity Strategy Review</b>	The document titled 'Biodiversity Strategy Review' prepared for LandCorp, being the five (5) year review of the Biodiversity Strategy, dated October 2014
<b>Proposed Structure Plan</b>	A Structure Plan prepared in accordance with Section 6.2 of the Master Plan.
<b>Key Natural Areas</b>	Areas including and incorporating the following environmental components: <ul style="list-style-type: none"><li>- Existing Parks and Recreation reserves identified in the Master Plan;</li><li>- Conservation and Resource Enhancement management category wetlands and buffers;</li><li>- Vegetation in Very Good to Excellent Condition (In accordance with Bush Forever vegetation condition rating);</li><li>- Remnant vegetation areas to assist links and habitat areas and Vegetation connecting Conway Road Swamp, Hendy Road Swamp (east) and Long Swamp.</li></ul>
<b>Green Links</b>	Non-contiguous natural areas that connect larger natural areas by forming stepping stones that allow the movement over time of

avifauna between larger natural areas.

**Primary Green Links** Green Links, 15m wide or greater, that provide a vegetation stratum of under, mid and overstorey to provide habitat for suitable reptiles, avifauna and highly mobile mammals (bats); and provide links between the eastern and western chain of the Beeliar Regional Park.

**Secondary Green Links** Green Links, up to 5m in width, provide a vegetation stratum of mid and upper storey for avifauna and highly mobile mammals (bats) and with the potential to link to the primary green links and key natural areas through Latitude 32.

### 3. POLICY MEASURES

#### 3.1 OBJECTIVES

The delivery of Latitude 32 is intrinsically reliant on the statutory framework and its ability to direct and guide the proper and orderly development of the area. The statutory framework needs to be consistent at all statutory and strategic planning levels to deliver its intended purpose and achieve the key strategic planning outcomes for the project. The objectives of this Policy are:

- (a) To provide an appropriate framework for the implementation of the management actions set out within the Biodiversity Strategy;
- (b) To ensure that Key Natural Areas are protected;
- (c) To ensure that Green Links are established; and
- (d) To provide for the equitable provision of biodiversity assets.

#### 3.2 KEY NATURAL AREAS AND GREEN LINKS TO BE ESTABLISHED

3.2.2 The Key Natural Areas and Green Links to be established across Latitude 32 shall be generally in accordance with those identified in Appendix A of this policy through:

- Structure Plans (including Development Control Plans); and
- Subdivision and development proposals.

3.2.3 To the extent of any inconsistency between Appendix A and the original Key Natural Areas and Linkages Plan established in Figure 12 of the Biodiversity Strategy (2007), Appendix A shall generally prevail.

2.1.2 Any proposed variations shall be required to demonstrate that the intended function of the Key Natural Areas and Green Links identified in Appendix B is not being compromised.

2.1.3 In exceptional circumstances, variations to the identified Key Natural Areas and Green Links may be considered on their merits by the relevant planning authority. Any proposed variations shall only be supported if it has been suitably demonstrated to the satisfaction of the relevant planning authority that the environmental objectives set out in Section 7.2 of the Master Plan are not being compromised.

### 3.3 PREPARATION AND ASSESSMENT OF STRUCTURE PLANS

3.3.1 Structure Plans (and any subsequent modification) prepared for Development Areas within the Master Plan shall include an assessment of the Key Natural Areas identified in Appendix A relevant to the specific development area.

3.3.2 The preparation of Structure Plans shall have due regard for the established objective of the Biodiversity Strategy, as follows:

*“To identify areas required for biodiversity conservation and enhancement and propose mechanisms for their protection and management.”*

3.3.3 The purpose of the assessment in Clause 2.2.1 (above) shall be to determine the environmental values within the Key Natural Areas identified in Appendix A, in order to establish:

- The viability and management effort of the proposed reserve using criteria identified in Section 6.1.4 of the Biodiversity Strategy; and
- The final boundary and design for any proposed reserve within Structure Plan area.

3.3.4 Structure Plans prepared for Development Areas within the Master Plan shall include provisions for the inclusion of Green Links as identified in Appendix A. These provisions shall include the location, treatment and any specific management measures. In considering a Structure Plan (and any subsequent modification), the decision-making authority shall have due regard to the objectives set out in Section 7.2 of the Master Plan.

### 3.4 DEVELOPMENT CONTRIBUTION PLANS

3.4.1 Development Contribution Plans may be prepared for individual Development Contribution Areas and/or the entire Latitude 32 in order to facilitate comprehensive planning, the achievement of the biodiversity strategy objectives and the timely and equitable provision of infrastructure.

3.4.2 Development Contribution Plans are to be prepared in accordance with State Planning Policy 3.6 and in line with the approved Development Area Structure Plan to which it relates.

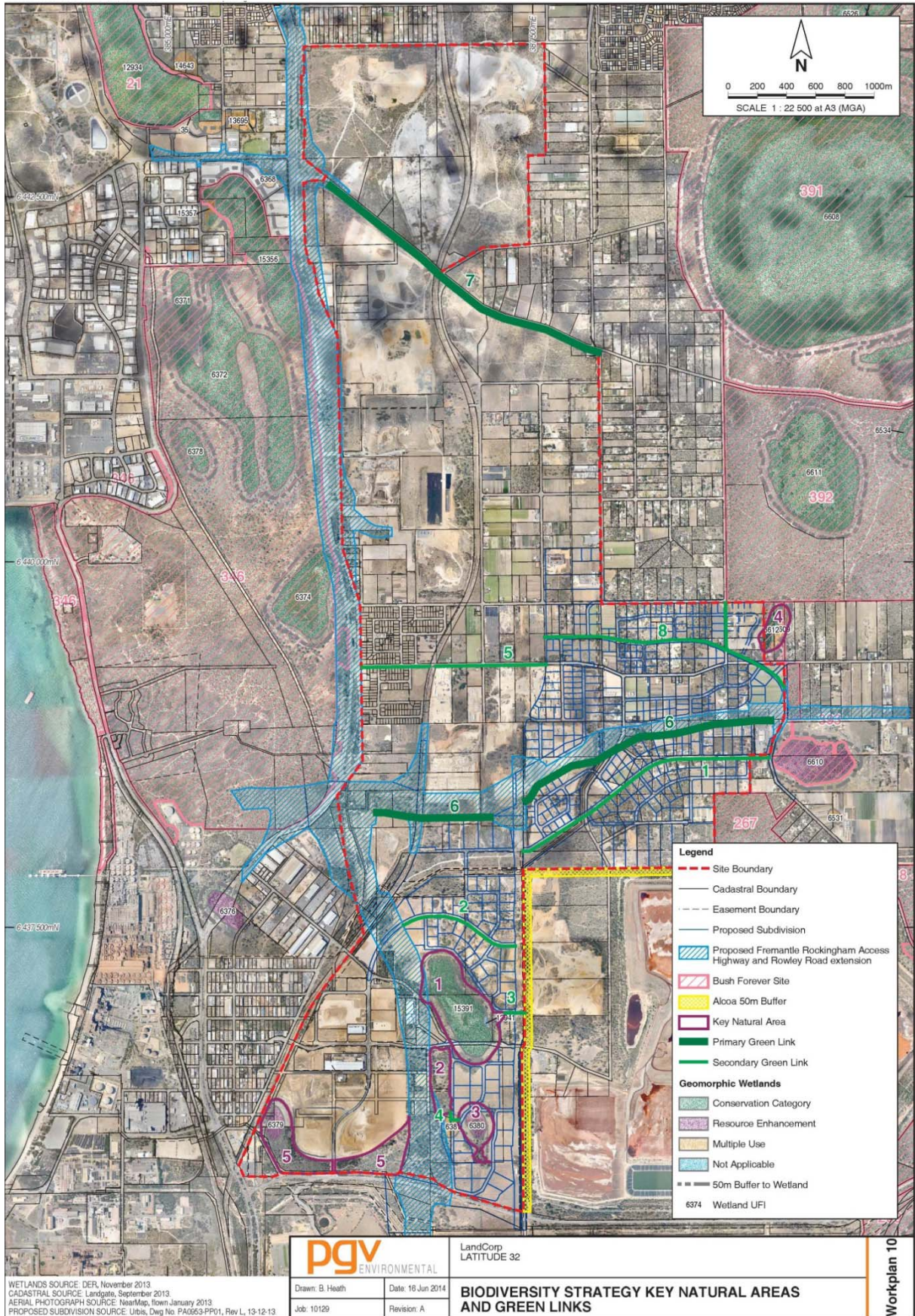
3.4.3 Funding arrangements to implement the Key Natural Areas and Green Links Plan will be detailed in the Latitude 32 Development Contribution Plans.

## 4. APPLICATIONS FOR SUBDIVISION AND DEVELOPMENT APPROVAL

4.1 Subdivision and development proposals are to be prepared having regard to the biodiversity and natural area assets identified in the approved Development Area Structure Plan to which it relate.

- 4.2 Applications for subdivision and development approval on land adjoining proposed Key Natural Areas and Green Links shall identify how appropriate interface treatments will be achieved to reduce adverse or incompatible potential edge effects.
- 4.3 Conditions of subdivision may include a requirement for the preparation and implementation of management plans for Key Natural Areas. The purpose of the management plans will be to:
- address the relevant biodiversity management objectives; and
  - identify the framework for implementing these management plans such as, management, monitoring, timing, maintenance, contingency planning, roles and responsibilities.

APPENDIX A: KEY NATURAL AREAS AND GREEN LINKS



## APPENDIX B – EXTENT AND FUNCTION OF KEY NATURAL AREAS AND GREEN LINKS

Reference No.	Reference Name	Minimum width/size	Intended Function (for Green Links)
<b>KEY NATURAL AREAS</b>			
1	Long Swamp Buffer	24.43ha	
2	Postans Reserve	5.82ha	
3	Hendy Road East Swamp and Buffer	6.37ha	
4	Wattleup Swamp Buffer Only	1.39ha	
5	Conway Road Swamp and Bushland	17.45ha	
<b>GREEN LINKS</b>			
1	DA3 Collector Road	1875m long x 5m wide	Secondary Green Link
2	DA3 Collector Road	835m long x 5m wide	Secondary Green Link
3	Long Swamp to Eastern Boundary	132m long x 5m wide	Secondary Green Link
4	DA3 Postans Reserve to Hendy Road East Swamp	101m long x 5m wide	Secondary Green Link
5	Wattleup Road	1219m long x 5m wide	Secondary Green Link
6	Rowley Road Reserve	2375m long x 15m wide	Primary Green Link
7	Russell Road Reserve	3059m long x 15m wide	Primary Green Link
8	DA4 Collector Road	2059m long x 5m wide	Secondary Green Link