

TOWN PLANNING

*Ador Apartments
Burswood Peninsula*

Rowe Group Town Planning Brochure Issue 2, Q2 2023



**ROWE
GROUP**

ROWE GROUP

TOWN PLANNING

The overall success of a project is determined by many things, but it often hinges on one crucial step – the planning process.

At Rowe Group, Town Planning is at the core of what we do. We have spent the last 30 years planning successful land and property developments, and we have a proven track record of achieving results.

We act as advocates for our clients, provide astute decision making advice, and we always work within the commercial parameters of the project.

Costco Casuarina
137 Market Street, Casuarina

OUR APPROACH

Our approach to planning is very much about collaboration at every level.

We cooperate internally, liaise with government agencies, consult with external advisers, and work closely with our clients.

Right from the start, our planners share information and ideas with our Urban Design and Project Coordination Teams so that we can achieve the optimum balance between design and statutory requirements, examine how planning decisions might impact the delivery of the project, and resolve any issues before they arise.

Over the years we've developed strong relationships with key government agencies and, together, we work on finding solutions that satisfy the needs of our clients and the community.

We also consult with other experts and, whenever necessary, engage the services of professional consultants to assess the specific impacts and requirements of a project.



OUR SERVICES

Obtaining Development Approval can sometimes be a long and overwhelming journey for any type of development. But with an experienced team on your side, this process will be faster, smoother, and more likely to yield positive results.

We provide comprehensive planning services for large, medium and small-scale projects

Some of our key services include:



DEVELOPMENT APPLICATIONS



SUBDIVISION APPLICATIONS



REZONING REQUESTS AND SCHEME AMENDMENTS



STRUCTURE PLAN AND LOCAL DEVELOPMENT PLAN APPLICATIONS



SUBMISSIONS ON DEVELOPMENT PROPOSALS



APPLICATIONS FOR REVIEW (E.G. APPEALS)



EXPERT ADVICE AND SPECIALIST COURT EVIDENCE FOR LAND COMPENSATION CLAIMS



RESEARCH AND DATA COLLECTION



PLANNING STUDIES AND SCHEME REVIEWS

In addition to the planning aspects of a project, we can manage the design and implementation of the project through our dedicated Urban Design and Project Management divisions.

Capital Square, Perth CBD

EXPERIENCE

When it comes to securing Development Approvals, experience can often be the decisive factor in a project's success.

We've completed a significant number of projects for a diverse range of clients, faced a multitude of planning issues, and dealt with thousands of Development Applications at local and State levels.

Our experience extends beyond the fundamental planning services and can be divided into six key service areas:



ACTIVITY CENTRES

Since the introduction of the Activity Centres State Planning Policy Refer 4.2, we have been working with owners of major centres to help re-evaluate their approach to retail developments and to meet policy requirements. Together with government agencies, we are exploring innovative solutions that will lead to sustainable mixed-use urban centres that generate employment, offer residential accommodation, and promote improved public transport.



RESOURCES AND INDUSTRY

As a result of Western Australia's strong resource and industrial sectors, we have experience working with mining and logistics companies and have assisted in obtaining approvals for a range of facilities such as major infrastructure, transport depots, industrial development and transient workers' accommodation.

Rowe Group's experience extends to the agricultural sector, working with rural land users to obtain approvals for, and to protect rural industries.



ADVOCACY

Advocacy is the foundation on which Rowe Group is built. It is an all-encompassing term for the range of statutory planning tasks that we carry out on behalf of our clients, including development and subdivision applications, rezoning requests and Local Planning Scheme Amendments, Applications for Review (appeals), provision of expert advice, and submissions to Government.

However lodgement of an application is just the start of the process, with much of the critical work taking place later, when we negotiate outcomes with approval agencies. Our Planning staff have a wealth of experience gained from working with State and other government agencies, so we are well placed to advocate on all sorts of projects in metropolitan and regional areas.

We understand that every project is important to our clients, regardless of the scale and complexity of the tasks at hand, and we work not only for professional land developers, but also for people from a range of backgrounds, including small business owners, retailers, and landowner groups.

Rowe Group's experienced planning advocates often represent Clients at the State Administrative Tribunal. In addition, our planning team can act as expert planning witnesses at the Tribunal and in other jurisdictions.

Our advocacy experience further extends to land compensation and acquisition (resumption) matters.



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GOVERNMENT

We're a preferred supplier to the Western Australian Local Government Association (WALGA) and have undertaken numerous strategic planning studies for Local Government throughout the State. These include Local Planning Scheme Reviews and Planning Strategies, Townsite Expansion Plans, land asset development concept planning, and statutory planning services. We also provide similar services to State Government agencies involved in land and infrastructure development, including DevelopmentWA and the Department of Communities.



COMMUNITY ENGAGEMENT

Engaging community stakeholders is critical to securing a favourable planning outcome, and this often requires more than a simple statutory advertising process. At Rowe Group we are experienced in community engagement, including participating in multiple community workshops. Our staff work closely with local communities to understand residents' concerns and develop favourable solutions. We work towards the creation of vibrant places that leave a positive legacy that all stakeholders can be proud of.

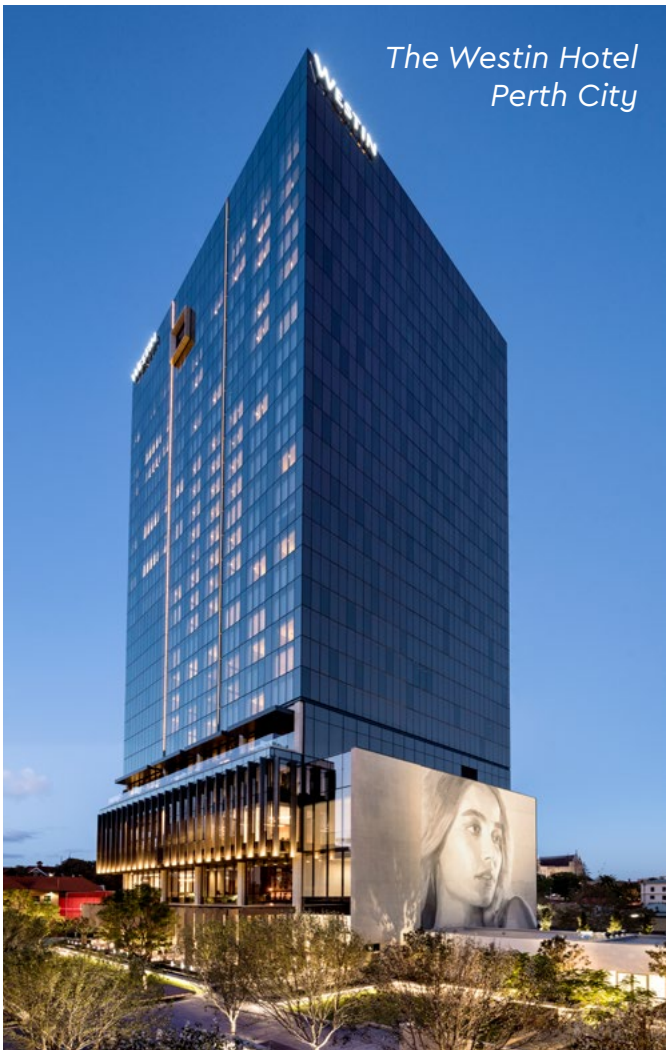


URBAN RENEWAL

Perth's population is increasing at a rapid pace and there is now a greater emphasis on urban renewal as a means to meet housing demand, provide housing choice and achieve sustainable growth.

Urban renewal involves the regeneration of under-utilised inner and central city sites for contemporary living and mixed-use residential and commercial purposes. This process starts with site context analysis, schematic design, community consultation and statutory approvals, which include planning, environmental and heritage aspects.

We specialise in urban renewal project coordination and work extensively with architects, technical advisors and government to deliver urban design outcomes that enhance the built environment and sustainability of our communities.



One On Aberdeen
Northbridge



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PARLIAMENT ANNEX

Client: Pivot Group
Area: 2,000 m²
Location: West Perth
Cost: \$30 million
Role: Town Planning
Timeframe: 2018 - 2021

In late 2018, the State Government released an Expression of Interest for the provision of additional office space in proximity to Parliament House. The Expression of Interest sought to address the critical shortage of appropriate office accommodation for parliamentarians within Parliament House.

Rowe Group assisted Pivot Group with their responsive submission, which presented the land at the intersections of Harvest Terrace and Parliament Place as a potential development site.

WESTIN MARGARET RIVER RESORT AND SPA AND GNARABUP BEACH VILLAGE

Client: 5 Star Margaret River Pty Ltd (Saracen Properties Pty Ltd)
Location: Gnarabup
Cost: \$118,000,000.00
Role: Town Planning
Timeframe: Two years

The development proposes the establishment of a one-hundred and twenty-one (121) room five (5) star resort hotel with various associated facilities, in addition to short-stay accommodation and residential dwellings with commercial tenancies addressing a Village Square meeting node.



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CONTAINERS FOR CHANGE

Client: W.A. Return Recycle Renew Limited
Location: Multiple locations throughout Western Australia
Role: Town Planning
Timeframe: July 2019 to October 2020

Rowe Group assisted WA Return, Recycle, Renew Ltd (WARRRL) with the coordination and implementation of the Container Deposit Scheme – Containers for Change. The scheme is reliant upon a network of refund points where eligible containers are deposited for a 10c refund.

Rowe Group provided advice in relation to the legislative change and Town Planning approvals required across multiple Local Government areas to facilitate the commencement of the scheme.

COSTCO CASUARINA

Client: Costco Wholesale Corporation
Location: Thomas Road, Casuarina
Cost: \$25 million
Role: Town Planning
Timeframe: Under construction

Rowe Group secured development approval for Costco's second warehouse in Perth with the Joint Development Assessment Panel granting approval for the development in Casuarina in October 2020.

Construction of Costco's second Western Australian site began on December 2021 and is expected to open in the second half of 2022. The warehouse will include a tyre centre, optical centre, hearing aid centre and food court, with approximately 14,000 sq/m of floor area and 827 parking spaces.



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MINERAL RESOURCES ONSHOW

Client: Mineral Resources Limited

Area/Location: Onslow

Cost: \$100 Million

Timeframe: 2021 - current

Having assisted Mineral Resources Limited ('MinRes') establish its new headquarters in Osborne Park, Rowe Group was engaged in 2021 to assist in obtaining development approval for its 500-person Mining Workers Resort in Onslow. MinRes' vision was to create a "state of the art" mining accommodation resort and set the standard for future transient workers accommodation across the mining industry.



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MINERAL RESOURCES OFFICE HEADQUARTERS

Client: Mineral Resources Limited

Area/Location: Walters Drive, Osborne Park

Cost: \$100 million

To accommodate its growing workforce, Mineral Resources Limited acquired 20 Walters Drive, Osborne Park from BGC in August 2020 to establish its new headquarters within the Herdsman Glendalough Precinct. Mineral Resources Limited's vision was to create a world-class, modern and interactive office, to the highest environmental and architectural standard which required the building to be "visually reinvented".

The 12-storey development comprises a total of 16,950 m² of office floorspace which maximises vertical and horizontal connectivity through the introduction of voids, a continuous central stairwell, sky lights and double volume internal garden areas, with amenity areas comprising a gymnasium, family centre and café, with a world-class roof terrace including a welcome reception, a restaurant and extensively landscaped staff dining and lounge areas.



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INCONTRO

Client: Cedar Woods Properties Ltd

Role: Town Planning

Rowe Group is fortunate to have been appointed to assist Cedar Woods Properties with the development of the former Wembley TAFE site at the corner of Salvado Road and Bishop Street. Rowe Group has assisted Cedar Woods with the preparation of a Local Development Plan and development approvals, which provide the planning foundations for a high-quality infill development.



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CAPITAL SQUARE

Client: AAIG

Size of Development:
100,000 m² of commercial, retail, hotel and residential floor space

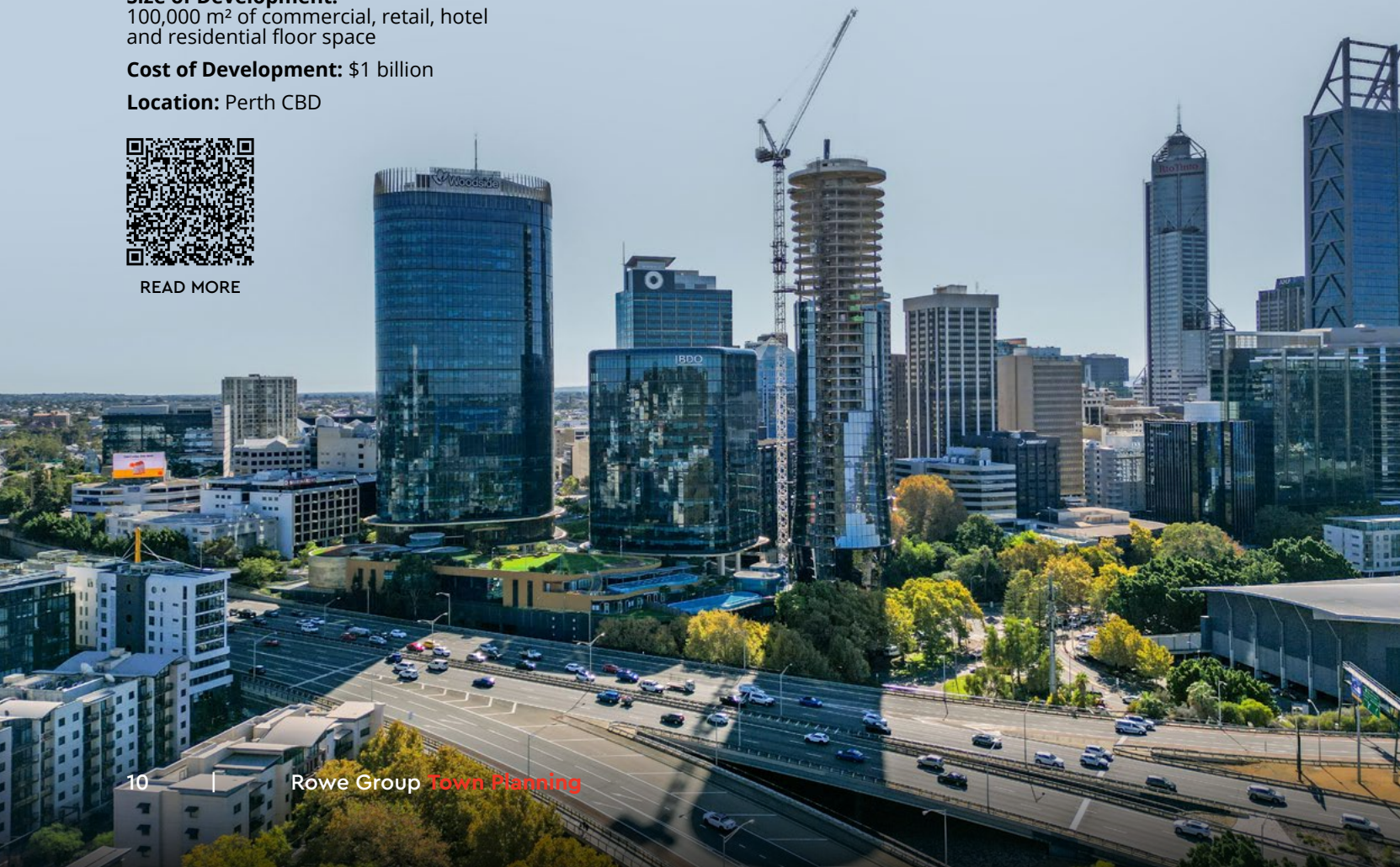
Cost of Development: \$1 billion

Location: Perth CBD



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Located on the city's west end between Mount Street and Mounts Bay Road and within walking distance to Kings Park and Elizabeth Quay, the project includes three high-rise towers: a 41 storey residential building with 68 multiple dwellings, a 25 storey building with a mix of hotel and apartments and one office tower with more than 48,000 m² of floor space, plus a ground level public plaza and retail precinct.





CHILDCARE CENTRES

Area/Location: Various sites across Western Australia.

Childcare centres are an essential service. Essential services provide a function which allows community cohesion. The proximity to these services improves walkability, streetscape and overall amenity of residential communities. Likewise, the lack of these essential services reduces amenity in these communities. These services provide early learning services and enables parents to re-enter the workforce after having children.



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ALDI SUPERMARKETS

Client: ALDI Food Pty Ltd

Area/Location: Various sites across Western Australia. The sites are located within commercial zoned areas and within activity centres across Perth Metropolitan Area and regional WA.

Timeframe: 2013 – Present

The strategy employed by Rowe Group in undertaking investigations is site-specific and essentially strives to determine the ‘path of least resistance’ to ensure that a development approval could be obtained as quickly as possible.

Some sites have required Scheme Amendment requests to be prepared to facilitate the developments.

In addition to site investigations, Rowe Group worked with ALDI and its project team to ensure the site layouts are acceptable for developments application to be successful.



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WEST VILLAGE KARRINYUP



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Client: AMP Capital and UniSuper

Role: Town Planning

The approved development includes 270 dwellings and a number of commercial tenancies, contained within 3 towers, sitting adjacent to the main street. The 24, 15 and 9-storey buildings are set to become a dramatic landmark feature on the Karrinyup skyline. Future residents will have a choice of views to Rottnest Island, northern beaches, Lake Gwelup, Perth City and the Darling Scarp.

KARRINYUP SHOPPING CENTRE EXPANSION

Client: AMP Capital

Area/Location: Karrinyup

Cost: Approximately \$650 million

Timeframe: 2017 - 2020



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Karrinyup Shopping Centre is a 64,000 m² secondary centre, approximately 11.5 km north-west of Perth. In 2013 UniSuper completed the purchase of the centre with the intention to redevelop the centre. Rowe Group was employed to manage the preparation and lodgement of the Development Application for the expansion with the City of Stirling.

The proposed expansion represents a significant investment worth approximately \$650 million, and has made the centre one of the foremost mixed use activity centres in Perth.





WESTIN HOTEL AND HIBERNIAN PLACE

Client: BGC Development

Area/Location: Perth City

Cost: \$500 million

Rowe Group has worked closely with BGC Development, BPI and the City of Perth for several years to coordinate all relevant statutory Town Planning approvals, facilitating the development of the Westin Hotel and Hibernian Place precinct more widely.



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ALOFT HOTEL

Client: BGC Development

Cost: \$55 million

Location: The Springs, 27 Rowe Avenue, Rivervale

The Aloft Hotel is a vibrant, edgy hotel which provides a much needed diversity to Perth's hotel market. Rowe Group had the privilege of working with the dedicated team at BGC Development to deliver the first Aloft Hotel to Australia.



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DUNSBOROUGH WOOLWORTHS AND MIXED USE



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Client: Erceg Management
Cost: \$12 million
Area/Location: Dunsborough, City of Busselton

In early 2019 Rowe Group identified an opportunity to work with existing landowners within the Dunsborough Town Centre to review a potentially prime development opportunity that could facilitate sale of the land, deliver community betterment for the Town Centre, and create a genuine investment for the buyer. .

ADOR APARTMENTS

Client: Mirvac
Cost: \$52.5 Million
Area/Location: Burswood

Rowe Group was engaged by Mirvac to assist on a development approval for Ador at The Peninsula, Burswood. The Peninsula is undergoing an exciting period of transformation and we are proud to be playing a role. Rowe Group, with Mirvac Design and the project team were able to secure unanimous Metro Inner-South JDAP approval for an 8-storey multiple dwelling development within the Burswood Lakes Structure Plan area.



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WANGARA INDUSTRIAL DEVELOPMENT

Client: The Wangara Unit Trust

Cost: \$15.3 million

Area/Location: Lot 703 (No. 359) Gnangara Road, Wangara

The subject site is an irregular shaped lot that has historically been subject to significant road widening of Gnangara Road and is zoned 'Industrial Development' under the City of Wanneroo District Planning Scheme No. 2 (DPS2) which requires a Structure Plan to be prepared prior to development. No Structure Plan has been approved over the subject to address land use and development. As a result, the site has been vacant for over 50 years.



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WALLIS DRILLING

Client: Wallis Drilling

Cost: \$19 million

Area/Location: Lot 81 (No. 220)
Bushmead Road, Hazelmere

Rowe Group was engaged by minerals drilling company Wallis Drilling to assist with obtaining Development Approval for Wallis Drilling's new headquarters in Hazelmere.



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OUR TEAM

Every successful outcome is the result of the dedication and knowledge of the people behind it. We've assembled a team of town planners who share diverse skills and experience, and show their full commitment to every project they work on.

Our town planners have excellent negotiation and advocacy skills, a firm grip on planning laws and approval processes, and an established rapport with government colleagues, which all adds up to better project outcomes.

But perhaps our greatest skill is taking the hassle out of the planning process for our clients, and partnering with our clients on the project journey.



GREG ROWE

Director



ROD DIXON

Director



GEORGE HAJIGABRIEL

Director



DAVID MAIORANA

Manager Town Planning



JEREMY HOFLAND

Principal Town Planner



NATHAN STEWART

Principal Town Planner



SEE FULL
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LIDIJA LANGFORD

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Senior Town Planner



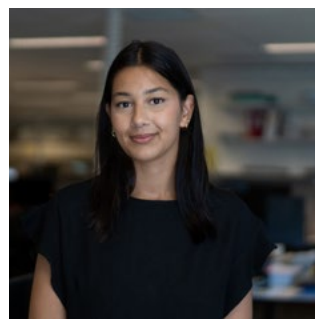
ASHLEIGH MAPLE

Senior Town Planner



SAM BOWERS

Town Planner



JAIDA ADAMS

Town Planner



ISABELLE NUNN

Planning Assistant

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