

jandakot structure plan area

CLIENTS // SATTERLEY PROPERTY GROUP // BMC PROPERTIES
// SARACEN PROPERTIES // MAMMOTH NOMINEES

// STRATEGY

Greg Rowe and Associates was appointed by all four land owners to manage the five urban cells which comprised of a significant development corridor between Rowley and Miller Roads in Mandogalup, Wandi, Anketell, Casuarina and Wellard (east).

As part of this appointment Greg Rowe and Associates were instructed to assist the Town of Kwinana in finalising their District Structure Plan and progressing the urbanisation of the area. In order to fast track the completion of the District Structure Plan, Greg Rowe and Associates took a lead role in liaising with other landowner consultants and the inclusion of each indicative structure plan into the coordinated District Plan.

Greg Rowe and Associates also assisted in developing the Southern Jandakot Development Facilitation Group, comprising representatives from the Town of Kwinana, the Department for Planning and Infrastructure and all major landowners. This group was formed to help progress individual structure planning prior to the finalisation of the District Structure Plan.

// TOWN PLANNING

Greg Rowe and Associates were involved with the preparation of the necessary documentation to allow the Western Australian Planning Commission to consider amending the Metropolitan Region Scheme (MRS) to allow for the future urbanisation of the area. Having achieved urban deferred zoning in 2007, Greg Rowe and Associates is now progressing local structure plans for the corridor.

// DESIGN

Taking into consideration many of the constraints of the sites including:

- Close proximity to Jandakot ground water protection area;
- Portions of the site zoned rural water protection and as such placing restrictions on urban development;
- High voltage power lines traversing the length of the site;
- Dampier to Bunbury Natural Gas pipeline traversing the Wandi and Mandogalup Cells;
- The Kwinana Freeway located adjacent to the corridor;
- Significant areas of wetlands which needed to be retained in part and enhanced;
- The Peel Main Drain and the subsequent regional drainage issues to be managed;
- The need to accommodate a TOD (Transport Orientated Development) precinct in close proximity to the proposed train station at Rowley Road (South);

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// DESIGN CONTINUED...

Greg Rowe and Associates has developed a number of structure plans that will form part of the overall District Plan.

In preparing these plans Greg Rowe and Associates co-ordinated all specialist consultants and liaised with the Department of Education and Training to determine local school sites and also planned effectively for district and local shopping centres.

Greg Rowe and Associates was responsible for liaising with a wide range of stakeholders and most importantly have formed a strong working relationship with the Town of Kwinana.

The District Plan is expected to realise over 10,000 residential lots of a range of sizes, as well as shopping centres, light industry and significant areas of conservation reserves and public parks.

// PROJECT MANAGEMENT

Greg Rowe and Associates has now been appointed to project manage three of the land parcels on behalf of the developers and are in the process of lodging local structure plans for the Satterley Property Group. This occurred prior to the district water management plan being finalised and was separately negotiated with the Southern Jandakot Development Facilitation Group, Department of Water and the Water Corporation.

It is anticipated that approval for the first development cell subdivision will occur within 2009.

// PROJECT NAME

Jandakot Structure Plan Area

// SERVICE

Design
Town Planning
Project Management

// AREA

Perth

// CLIENTS

Satterley Property Group
Mammoth Nominees
BMC Properties
Saracen Properties

JANDAKOT STRUCTURE PLAN

// CONTACT

www.greg-rowe.com

// PERTH OFFICE

Level 3, 369 Newcastle Street
Northbridge, Western Australia 6003

tel: 08 9221 1911
fax: 08 9221 1919
email: gra@greg-rowe.com

// REGIONAL OFFICES

peel / south west
mandurah@greg-rowe.com

mid west
geraldton@greg-rowe.com

pilbara
porthedland@greg-rowe.com
karratha@greg-rowe.com

GREG ROWE & associates

FOCUSED ON ACHIEVEMENT