

TOWN PLANNING



ROWE
GROUP
PLANNING



Sydney Charles Quarter, West Perth
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Rowe Group Town Planning Brochure
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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.



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.

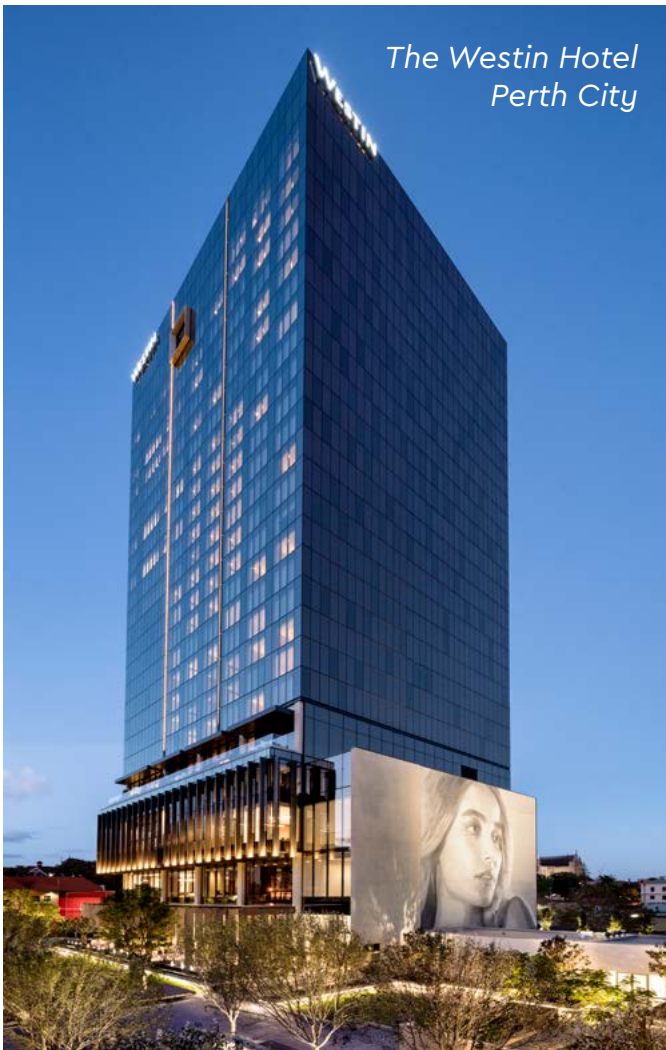
Urban renewal involves the regeneration of under-utilised inner and central city sites for contemporary living and mixed-use residential and commercial purposes. This process starts with site context analysis, schematic design, community consultation and statutory approvals, which include planning, environmental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



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.



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

Rowe Group facilitated the \$30M Parliament Annex in West Perth (2018–2021) for Pivot Group, responding to a government EOI for parliamentary office space. Our strategic planning and submission led to selection and approval, despite Covid-19 challenges. We designed a concept with four levels of office space, integrating Donnybrook Stone to mirror Parliament House. Achieving conditional approval, work began in 2021 and construction ended in 2023, marking a significant contribution to state infrastructure.

SYDNEY CHARLES QUARTER URBAN VILLAGE

Client: APPL Properties Pty Ltd
Location: West Perth
Role: Town Planning

Rowe Group achieved unanimous JDAP approval for the Sydney Charles Quarter in West Perth's Pickle District. Transforming a 2.26ha site, this urban village will feature Build to Rent and Co-Living Apartments, a Hotel, Retail spaces with a Supermarket, Offices, and Food and Beverage options, including the adaptive reuse of the iconic Pickle Shed.



Siteworks have commenced |
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KALGOORLIE ESSENTIAL WORKERS VILLAGE

Client: M Group
Location: Kalgoorlie
Role: Town Planning

Rowe Group has secured development approval for the Kalgoorlie Essential Workers Lifestyle Village by M Group. This pivotal project will introduce nearly 400 dwellings on a 16ha site in Broadwood, strategically located near Hart Kerspien Drive, Gatacre Drive, and close to the Kalgoorlie Boulder Airport. Addressing the critical housing demand for essential workers in Kalgoorlie, this development is set to significantly enhance the local community's living standards. The project's progress is supported by a partnership with the City of Kalgoorlie Boulder and various service agencies, promising a comprehensive and well-integrated housing solution.

COSTCO CASUARINA

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

Rowe Group facilitated development approval for Costco's \$25M Casuarina project, which began construction in December 2021 and completed in mid-2022, with trading starting on December 7, 2022. Our expertise ensured timely approval, leading to a site featuring a tyre, optical, and hearing aid centre, a food court, and a fuel outlet across 14,000 sq/m with 827 parking spaces. Our collaboration was crucial in navigating Kwinana's planning, marking the opening of WA's second Costco warehouse.



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MINERAL RESOURCES ONslow



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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.

Development approval for the resort was granted by the Regional Joint Development Assessment Panel in December 2021.

Since this time, Rowe Group has been responsible for coordinating consultants necessary to satisfy and seek clearance of all conditions of the approval necessary for works to commence on-site. Works are well underway to enable the vision to be realised.



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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PANORAMA APARTMENTS

Client: Celtic Property Group
Location: South Perth
Role: Town Planning

Rowe Group successfully obtained approval for a six-storey residential development in South Perth for Celtic Property Group, set to deliver quality housing in the area. This achievement stems from a collaborative design phase with Hart Architects, alongside an effective engagement process with the City of South Perth and its Design Review Panel. The project, overcoming challenges of a small and constrained site, represents a significant milestone for the team.

CAPITAL SQUARE

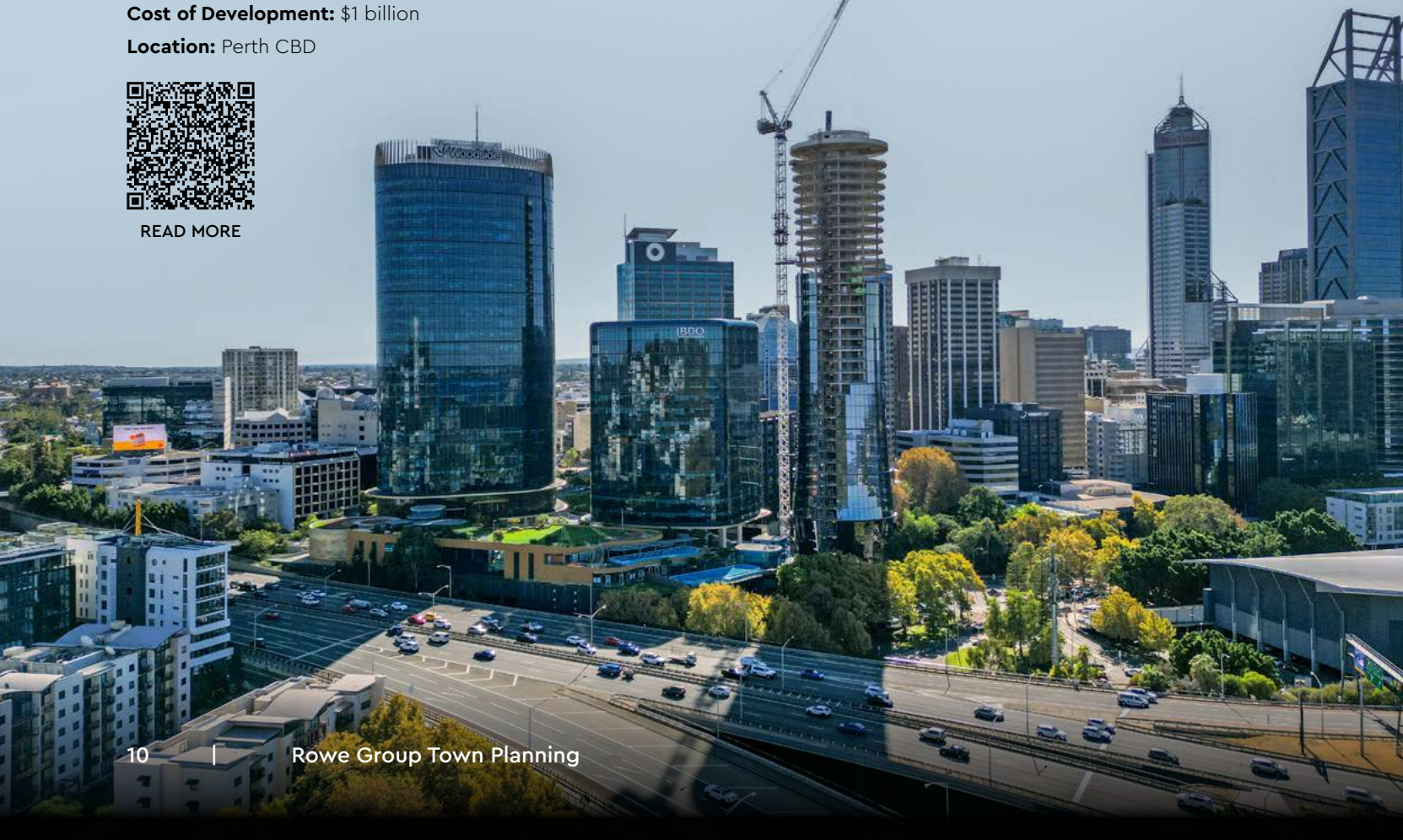
Client: AAIG
Size of Development:
100,000 m² of commercial, retail, hotel and residential floor space
Cost of Development: \$1 billion
Location: Perth CBD



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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.

Construction on the final tower (tower 3) is proceeding rapidly and nearing completion of the structure with the fit-out stage to follow.





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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HAMMOND PARK NEIGHBOURHOOD CENTRE

Client: Aigle Royal Group

Area/Location: City of Cockburn

Rowe Group successfully obtained approval for the Hammond Park Neighbourhood Centre, transforming a 2.78ha site into a vibrant hub with a supermarket, specialty shops, eateries, and fast-food outlets. This development in Cockburn, facilitated by Rowe Group's expertise in town planning, involved strategic amendments to local plans and detailed coordination with various specialists, marking a significant enhancement for the community.





ONE ON ABERDEEN

Client: Diploma Group | Department of Housing
Location: Perth CBD
Role: Town Planning

One on Aberdeen is a landmark residential development offering 161 apartments and 7 ground-floor commercial spaces in a prime inner-city location. Rowe Group played a crucial role in securing statutory approvals for the project, which included a height variation of 25–30 metres above the City of Perth's standard requirements. The development, owned by the Department of Housing, focused on delivering affordable housing for young professionals. Through close collaboration with the City of Perth and efficient stakeholder engagement, Rowe Group ensured approval within just 47 days. One on Aberdeen was recognised with the 2015 UDIA Judges Award for Excellence.

RIVIERE RESIDENCES

Client: Edge Visionary Living
Location: Applecross
Role: Town Planning

Rowe Group played a pivotal role in securing planning approvals for the Rivière Residences, a prestigious development by Edge Visionary Living. This three-tower, 17-storey project combines luxurious riverfront living with mixed-use amenities in Applecross. Rowe Group's expertise ensured that the development not only meets sustainability goals but also enhances the adjoining foreshore, offering both community benefits and an iconic addition to the Applecross skyline.



Construction is underway |
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EAST & CO

Client: Berwick EVP Pty Ltd

Location: East Victoria Park

Role: Town Planning

Rowe Group played a key role in the East & Co development, a master-planned urban infill project designed to address Perth's "missing middle" housing gap. Appointed by our Client in 2018, Rowe Group successfully facilitated a Town Planning Scheme Amendment, enabling the development of 39 townhouses and 32 apartments on Berwick Street. Following Ministerial approval, Rowe Group secured subdivision and development approvals, working closely with the Town of Victoria Park and a multi-disciplinary team. Our comprehensive planning reports and stakeholder engagement ensured the project's smooth progression, culminating in approval by the Metro Inner-South Joint Development Assessment Panel in 2021.

REVUE ON WARATAH

Client: Village Cinema Dalkeith Pty Ltd

Location: Dalkeith

Role: Town Planning

Rowe Group played an essential role in securing planning approval for Revue on Waratah, a luxury residential development at the former Village Cinema site in Dalkeith. Approved by the Metro Inner-North Joint Development Assessment Panel in May 2020, the project features 14 upscale apartments across four levels, with three commercial tenancies on the ground floor. The design harmonises with the local landscape, incorporating gentle curves and a refined scale that enhances Waratah Avenue's community hub. Revue offers a blend of one-, two-, and three-bedroom residences, bringing a sophisticated touch to Dalkeith's vibrant streetscape.





KARRINYUP SHOPPING CENTRE EXPANSION

Client: AMP Capital

Area/Location: Karrinyup

Cost: Approximately \$600 million

Timeframe: 2017 – 2020



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AMP Capital's \$600 million expansion of Karrinyup Shopping Centre, now WA's largest retail development, has transformed the coastal suburb into a vibrant hub. With Rowe Group's expertise, the project included a significant floorspace increase, a new main street, town square, cinema, and 134 apartments, enhancing retail, dining, and entertainment offerings. Overcoming planning challenges, Rowe Group facilitated approvals, ensuring the project's success. Completed in October 2021, the Centre sets a new benchmark for mixed-use developments in Perth.





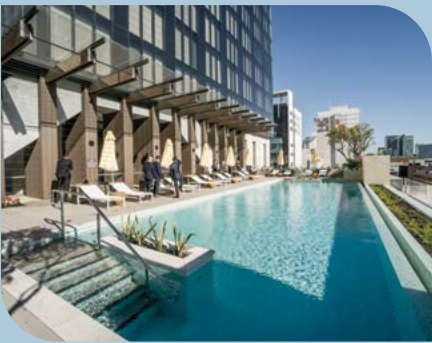
WESTIN HOTEL AND HIBERNIAN PLACE

Client: BGC Development

Area/Location: Perth City

Cost: \$500 million

Rowe Group played a pivotal role in the \$500M development of the Westin Hotel in Perth CBD, coordinating with BGC Development and the City of Perth for all Town Planning approvals. The project features a 368-room Westin hotel, a 29-level office tower, public plaza, 1,000m² of retail and dining, and basement parking, alongside the conservation of Hibernian Hall. Notable additions include the Bodhi J Wellness Spa, Garum by Guy Grossi, and a vibrant food quarter with acclaimed tenancies. A central plaza and iconic art by Rone enhance the precinct, showcasing our commitment to enriching Perth's cityscape.



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ALOFT HOTEL

Client: BGC Development

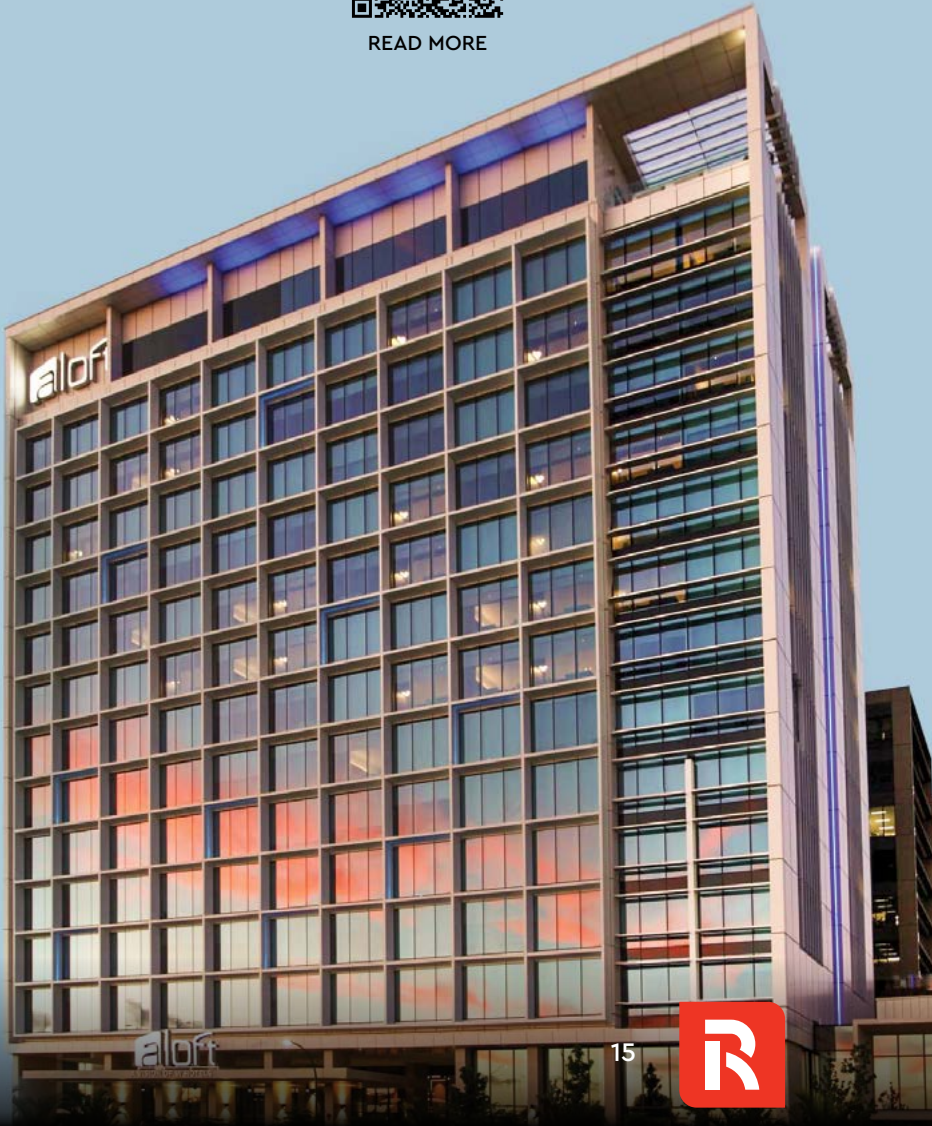
Cost: \$55 million

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, Dunsborough Woolworths is currently under construction and is expected to commence trading in late 2024.

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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WALLIS DRILLING

Client: Wallis Drilling
Cost: \$19 million
Area/Location: Lot 81 (No. 220)
Bushmead Road, Hazelmere

Rowe Group aided Wallis Drilling in securing Development Approval for its new \$19 million headquarters in Hazelmere, set for construction in 2025. This comprehensive project includes a 2-storey office, maintenance and assembly workshops, and essential infrastructure, aiming to centralize operations into one location. With Proven Project Management set to deliver, this development marks a significant expansion for Wallis Drilling’s manufacturing capabilities.



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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

Associate |
Manager Town Planning



JEREMY HOFLAND

Associate |
Principal Town Planner



LIDIJA LANGFORD

Principal Town Planner



SEE FULL
PROFILES



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Principal Town Planner



PETER STUART

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BELLE SMITHIES

Senior Town Planner



ASHLEIGH MAPLE

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