



port boulevard

CLIENT // PORT BOUVARD LIMITED

// STRATEGY

Greg Rowe and Associates was appointed to plan the development of a comprehensive residential estate, which was to include marinas, canals and an 18 hole championship golf course.

The whole of the site covered more than 280 hectares on both sides of the Dawesville Channel. Given the location of the channel and the major north/south road (Old Coast Road) the subject site was divided into three distinct precincts (Northport, Southport & Eastport).

The client was keen to maximise the benefits of the natural characteristics of the site whilst creating unique residential communities.

// TOWN PLANNING

In order to facilitate the development and match the expectations and requirements of the client, over the term of the project, Greg Rowe and Associates has prepared three amendments to the City of Mandurah Town Planning Scheme, as well as a number of minor inclusions to Omnibus Amendments.

Greg Rowe and Associates has also prepared a number of development applications (commercial and residential) for components of the development. The most significant approvals relate to the luxury residential apartment building (Oceanique) and the nearby hotel complex both of which are located adjacent to the golf course club house.

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// DESIGN

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

- The proximity to the Dawesville Channel, Ocean and Peel Inlet;
- Fragmented landholdings;
- Dune maintenance and restoration requirements;
- Canal construction requirements;
- The Peel Inlet and subsequent drainage and environmental issues to be managed;
- The Cut Golf Course and the need to maximise lot frontage as well as maintain suitable buffers; and
- Various other environment issues.

Greg Rowe and Associates, in association with the consultant team, have prepared five Outline Development Plans and three Development Guide Plans, that have maximised the residential amenity for each portion of the development.

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 City of Mandurah.

Accordingly Port Bouvard is now recognised as one of Western Australia's premier lifestyle developments, which includes approximately 2,000 homes spread over the marina, canals, golf course, town centre and high density apartments.

// PROJECT NAME

Port Bouvard

// SERVICE

Design
Town Planning

// AREA

Perth / South West

// CLIENT

Port Bouvard Limited

PORT BOUVARD

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FOCUSED ON ACHIEVEMENT