

seville grove

CLIENT // SAS GLOBAL SEVILLE GROVE LTD

// STRATEGY

Greg Rowe and Associates was engaged to prepare a medium density residential subdivision design over a 4ha parcel of land in Seville Grove and progress a formal Application for Subdivision Approval with the Western Australian Planning Commission (WAPC).

The proposed subdivision design achieved in excess of 125 lots at a density of R40 with lots ranging in size from 207 m² to 309 m².

// TOWN PLANNING

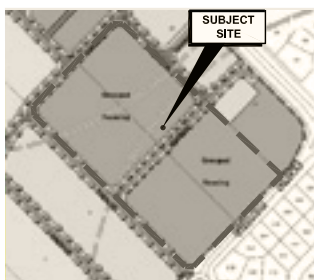
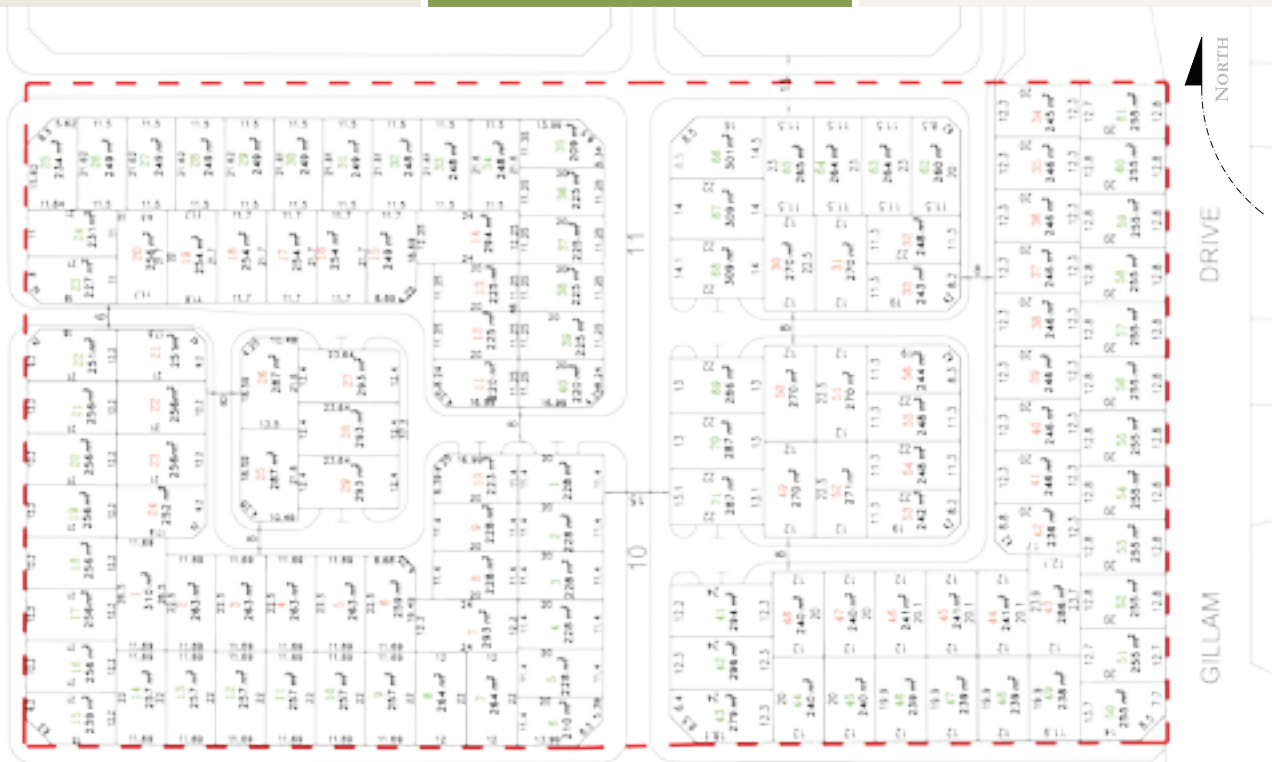
The land was located within the Armadale Redevelopment Authority Area and fell under the guidance of an adopted Local Structure Plan. The Structure Plan however provided little guidance as to the form of desired development for the land. This uncertainty presented a challenge to the subdivision design and statutory approvals process.

The subdivision design developed by Greg Rowe and Associates maximised development yield, whilst also ensuring efficient manoeuvrability and integration with adjoining developments.

In developing a suitable design response for the site, Greg Rowe and Associates also worked closely with adjoining landowners including the Department for Education and Training to secure necessary road connections.

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// TOWN PLANNING CONTINUED...

Despite initial briefings with the Armadale Redevelopment Authority and supportive feedback in the preliminary design development stages, the Redevelopment Authority did not support the formal Subdivision Application. As a result, it was necessary for Greg Rowe and Associates to liaise with the WAPC to address the Armadale Redevelopment Authority's concerns and seek a suitable solution.

Greg Rowe and Associates successfully negotiated a desirable outcome for the Client and obtained formal Subdivision Approval from the WAPC despite the Armadale Redevelopment Authority's non-support.

The WAPC's support was based on the final subdivision design reflecting sound planning principles.

By undertaking these negotiations with the WAPC, Greg Rowe and Associates was able to avoid a Tribunal Hearing, hence saving their client from any significant time delays and unnecessary expense.

// PROJECT NAME

Seville Grove

// SERVICE

Town Planning

// AREA

Perth

// CLIENT

SAS Global

Seville Grove Ltd

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FOCUSED ON ACHIEVEMENT