



Industrial Sector Spotlight

A Focus on Industrial Development



*Wallis Drilling, Hazelmere
See page 10*

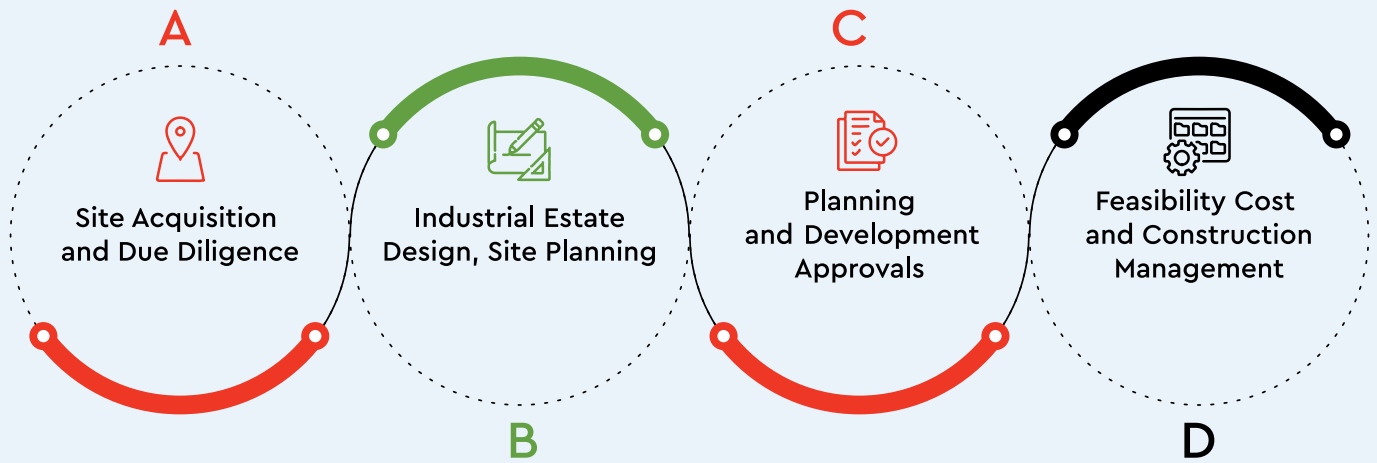
Rowe Group & Proven Project Management
Industrial Brochure
Issue 1, Q4 2024

Rowe Group and Proven Project Management have been instrumental in advancing industrial infrastructure and property projects throughout Western Australia.

Together, Rowe Group and Proven Project Management recognise the critical role that industrial, green energy and resource-based projects play in bolstering the economy and enhancing the well-being of Western Australia. These projects are vital for fostering economic advancement and ensuring the State's continued prosperity, highlighting the necessity for prompt and effective industrial development.

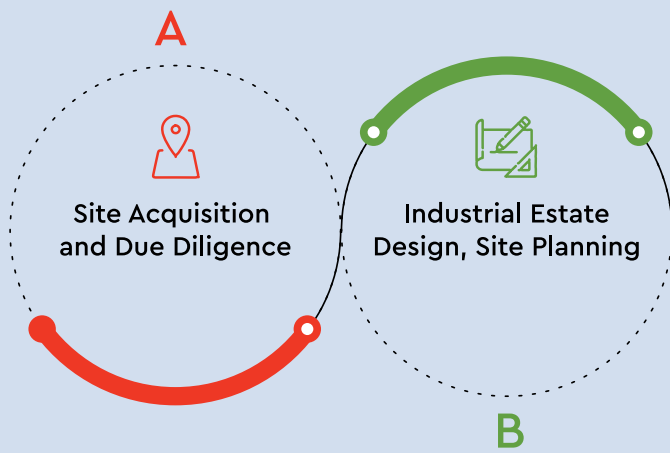
*Remisko Drive
Forrestdale WA*





Our expertise in industrial design projects guarantees the final outcomes not only meet, but exceed, our clients' expectations or those of future tenants. From business parks and industrial estates, to warehouses, distribution centres, and factory units, Rowe Group and Proven Project Management are equipped to support your upcoming project with precision and excellence. From green energy opportunities to resource and infrastructure initiatives, we offer experience and acumen.





Rowe Group Design is at the forefront of industrial sector land use planning, working with both private and public sector clients in metropolitan Perth and regional WA. We understand the need to plan for essential infrastructure and recognise that strategic industry requirements and general industry demand vary and flexibility in road and site design is critical.

DISTRICT STRUCTURE PLAN COOPER ROAD, NORTH ELLENBROOK

Client: Cooper Road main Landowner Group

Location: North Ellenbrook / Bullsbrook

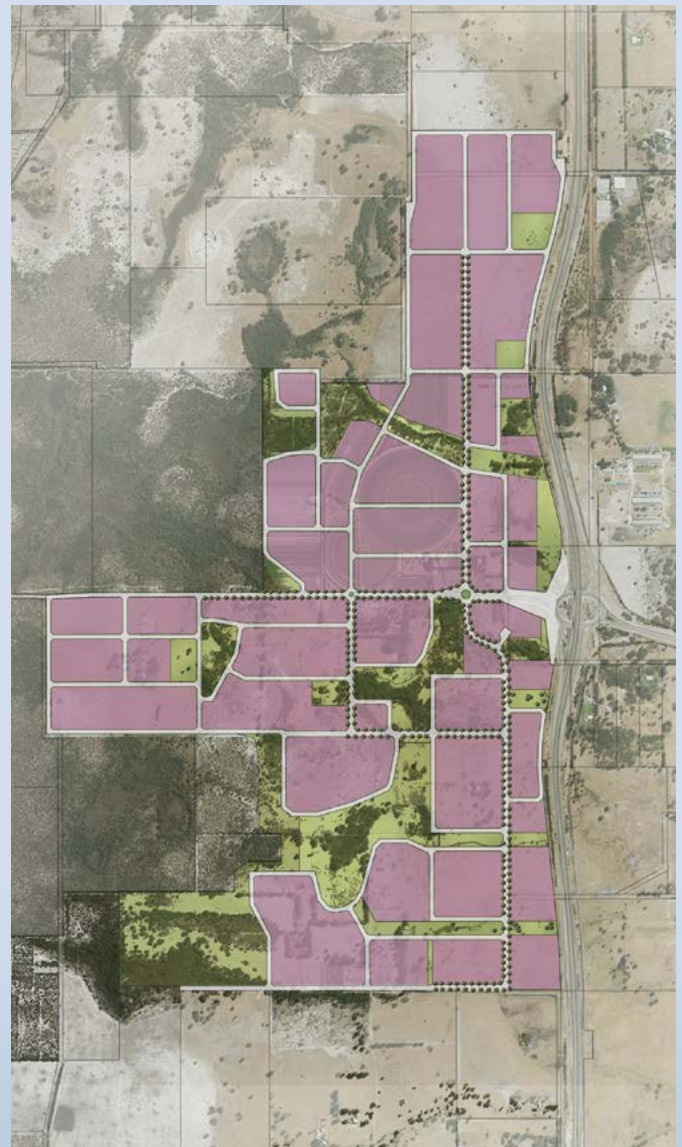
Role: Town Planning & Urban Design

Area: 491 hectares

Timeframe: 2023 - Current

Rowe Group, on behalf of a group of coordinating landowners, has prepared an amendment to the North Ellenbrook (West) District Structure Plan (DSP), expanding the DSP to include the Cooper Road Industrial Area and 491 hectares of industrial land to the north of the approved DSP. The DSP Amendment builds upon the Bullsbrook Freight and Industrial Land Use Strategy, to provide a district level planning framework that responds to the sensitive environmental assets within and surrounding the site. This includes the careful integration of sensitive bushland areas, creek lines and drainage with development to create an efficient and highly accessible industrial precinct. Similarly, the DSP proposes a realignment of the interface with the adjoining Chudalup Road Urban-Residential Area to better manage the transition between industrial and sensitive land uses.

The Cooper Road Industrial Area's high level of accessibility, provided by a dedicated interchange with Tonkin Highway, and its close proximity to adjoining residential areas means the precinct is anticipated to be developed for a range of storage, logistics and service-commercial uses. At full build out, the Cooper Road Industrial Area is expected to support up to 11,000 jobs.



PRECINCT 2A

PICTON INDUSTRIAL PARK

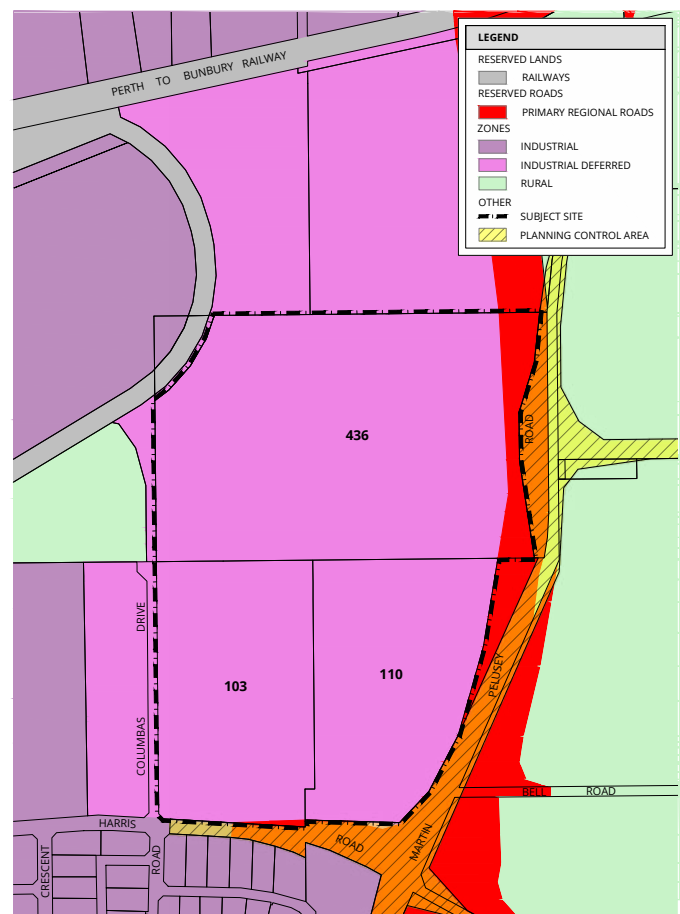
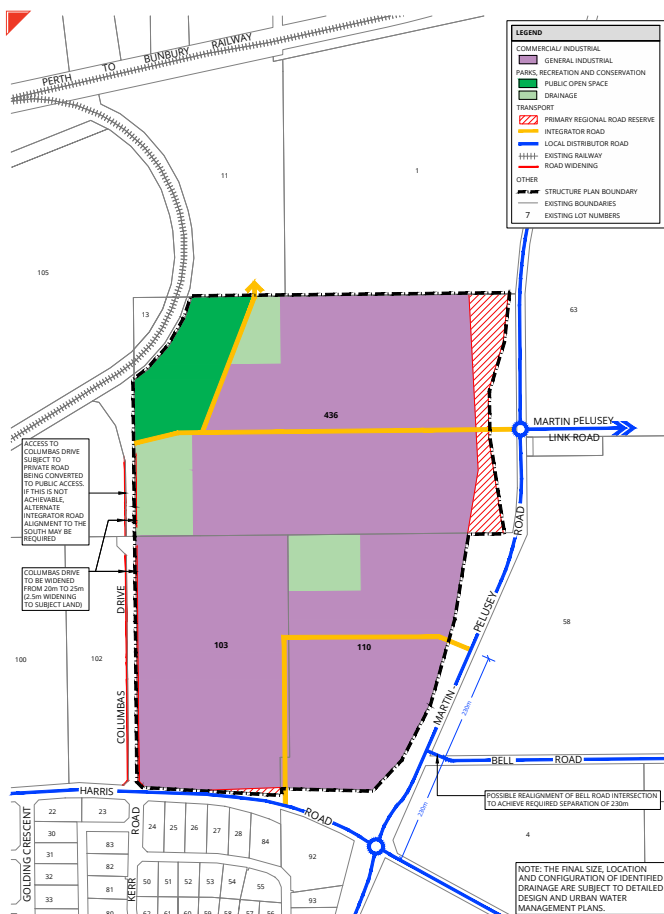
Client: Eastcourt Property Group

Location: Picton

Role: Town Planning & Urban Design

Area: 68 hectares

Rowe Group, representing Eastcourt Property Group, managed the urban design and town planning for Precinct 2A in the Picton Industrial Park, aiming to develop a mix of General Industrial uses linked closely with the Port of Bunbury. The project, aligned with the Picton South District Structure Plan, emphasises the Precinct’s industrial potential and its strategic location. Despite challenges, such as incorporating part of the now-defunct Bunbury Outer Ring Road, Rowe Group secured the necessary planning approvals. The completed development will span 68 hectares, offering around 40 dry industry lots, complete with drainage, public open spaces, and a road network designed for flexibility in industrial applications, from transport and logistics to smaller industrial setups. The layout also accommodates vehicle access, preserves local vegetation, and considers the habitat of the western ringtail possum.





Rowe Group has extensive experience preparing development applications and securing approvals for numerous significant industrial projects, both in the Metropolitan area and the Regions. Rowe Group works closely with our clients to understand the specific operational requirements for every project, meaning we are well placed to select and lead a multidisciplinary team of specialist consultants to address planning and technical issues, often as part of a concurrent works approval/environmental licence process. Our approach enables Rowe Group to achieve timely approvals with reasonable and commercially acceptable conditions.

WANGARA INDUSTRIAL DEVELOPMENT

Client: The Wangara Unit Trust

Location: Lot 703 (No. 359) Gngangara Road, Wangara

Role: Town Planning

Cost: \$15.3 million

The Wangara Industrial Development, initiated by the Wangara Unit Trust on Gngangara Road, had a budget of \$15.3 million and ran from December 2021 to August 2022. Aimed at transforming a long-vacant, 'Industrial Development' zoned site into a commercial complex, the project introduced showrooms, repair shops, a service station, a carwash, a food production facility, and significant landscaping. Challenges included an outdated Structure Plan, negotiations over vehicle access and landscaping. Rowe Group successfully navigated these issues, leading to approval by the Metro Outer Joint Development Assessment Panel in August 2022. This approval marked a significant development step, overcoming financial and planning challenges to establish a diverse industrial and commercial hub.



TYRECYCLE – OTR TYRE RECYCLING FACILITIES

Client: Tyrecycle
Location: Wedgefield, Port Hedland and East Rockingham
Role: Town Planning
Cost: \$20 million

Rowe Group assisted Tyrecycle, a ResourceCo subsidiary, in securing planning approvals for two 'Off the Road' (OTR) tyre recycling facilities in Wedgefield and East Rockingham, with the latter being one of the largest and most advanced in the southern hemisphere. The project faced challenges including fire safety and firefighting water management, which were resolved through a multi-disciplinary team effort. Approvals for both facilities were granted in 2023, with Rowe Group also handling Development Approval conditions for the East Rockingham site, ensuring timely compliance and opening.



MINERAL RESOURCES ONSLOW

Client: Mineral Resources Limited
Location: Onslow
Role: Town Planning
Cost: \$100 Million

Rowe Group helped Mineral Resources Limited (MinRes) secure development approval in 2021 for a 500-person mining accommodation resort in Onslow, aimed at setting industry standards for transient worker accommodations. This state-of-the-art facility, designed to attract and retain skilled workers, includes resort-style pods, a restaurant, tavern, health centre, gym, pool, and ocean-viewing platform. Collaborating closely with the Thalanyji People on a 30-year lease, the project focuses on providing long-term benefits and capacity-building opportunities. Rowe Group achieved approval by late 2021 and continues to offer strategic planning advice as MinRes progresses with the project and its expansion in Western Australia.

CONTAINERS FOR CHANGE

Client: W.A. Return Recycle Renew Limited
Location: Multiple locations throughout Western Australia
Role: Town Planning

Rowe Group supported WA Return, Recycle, Renew Ltd (WARRRL) in implementing the "Containers for Change" scheme across Western Australia from July 2019 to October 2020, coordinating the establishment of 198 refund points for a 10 cent container deposit return. We navigated legislative and planning approvals across multiple local governments, ensuring all refund points opened simultaneously on October 1, 2020, despite challenges with land use definitions and local government regulations.



CAMCO FACTORY 'D'

Client: Camco Engineering Pty Ltd

Cost of Development: \$1.3m

Location: Canning Vale

Role: Project Manager and Superintendent

Contractor: Norvik Industries

Proven Project Management was appointed as project manager to construct a manufacturing warehouse known as Factory 'D' (being the fourth major building on the property). The building was constructed on a "live" site between the existing Factory 'C' and the main administration building for the company.

One of the key components of the project was the coordination of contract documentation that allowed Camco Engineering (being a steel fabrication business) to source and manage the steel framework design prior to it being erected by the lead contractor.

The project was completed in October 2014 ahead of schedule and to budget.





EARTHEX LOGISTICS

Client: Earthex Logistics Pty Ltd

Cost: \$1.1 Million

Location: Yanana St, Wedgefield

Role: Project Manager and Superintendent

Contractor: Owner Builder

Proven Project Management initially helped EarthEX Logistics with approvals for a subdivision for a Service and Washdown Facility, then moved to design coordination and approvals, guiding the client through Owner Builders Licence requirements. After obtaining approvals, Proven provided construction advisory services, while the client managed daily site activities. Proven also facilitated the Occupancy Permit process post-construction. Separately, we secured a Building and Occupancy Permit for an existing Caretaker's Dwelling.

PHOENIX BUSINESS PARK

Client: Primewest Management

Location: Cockburn

Role: Town Planning

Rowe Group was appointed to obtain subdivision approval for an Industrial Estate proposing a variety of 64 lots over an existing 38 hectare site in the City of Cockburn. Given the size of the site and the existing 'Special Use' zoning (Amarc Paper Mill) we were engaged to prepare a Structure Plan and a concurrent Local Scheme Amendment to demonstrate how the subdivision of the subject site could integrate with existing and proposed surrounding development.





Proven Project Management specialises in the delivery of complex industrial construction projects from inception through to completion. Our expert team can provide advice from early project planning, including due diligence, feasibility, and project definition to set up your project for long-term success. Drawing upon our extensive network of consultants and contractors across Western Australia, we know how to build a strong and collaborative project team to achieve the optimal project outcomes for our Clients. Our services extend right through project delivery including management of all aspects of design development, approvals, tender, construction (including superintendent services) and defects rectification/ close-out.

WALLIS DRILLING

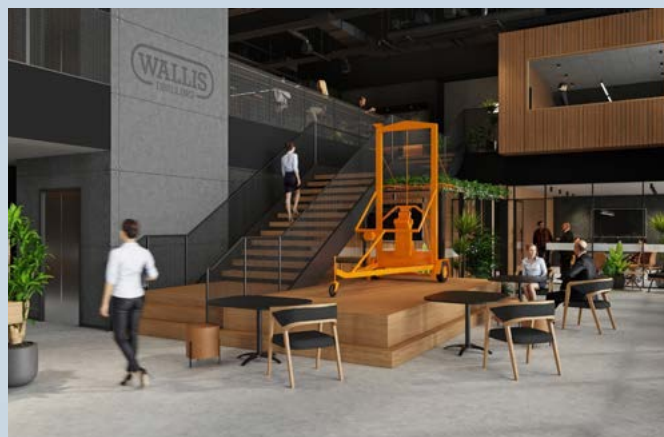
Client: Wallis Drilling

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

Role: Project Manager and Superintendent

Cost: \$25 million

Rowe Group and Proven Project Management are working together on Wallis Drilling's new \$25 million headquarters in Hazelmere, securing Development Approval in June 2021. The project includes a 2-storey office, maintenance and assembly workshops, and essential infrastructure including washdown areas, parking with EV charging, and an ATU wastewater system. This consolidation enhances Wallis Drilling's capacity for future expansion. Proven has managed the project from its 2020 inception through design, tender, and construction phases, aiming for a streamlined development and operational efficiency.





REMISKO DRIVE

Client: Colli Nominees Pty Ltd

Location: Forrestdale

Cost: \$4m

Role: Project Manager

Contractor: Colli Nominees Pty Ltd

Proven Project Management managed the design process through to tender of the Remisko Drive industrial subdivision in Forrestdale.

The project included the civil subdivision of four industrial lots and coordination with the intended development on the site. The future development intent, is for a number of factory units and two larger warehouses.

AUSTRALIAN MARINE COMPLEX WHARF EXTENSION

Client: DevelopmentWA

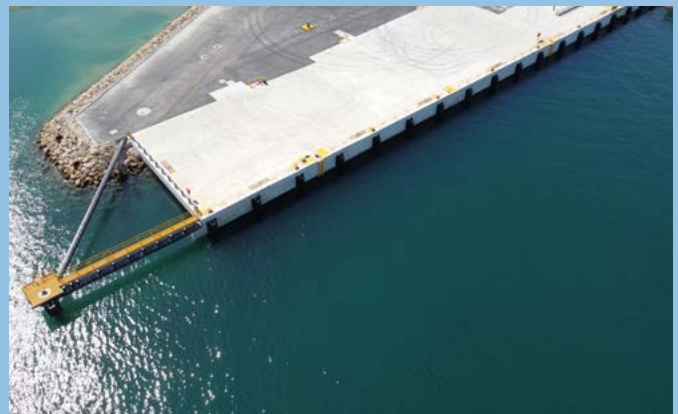
Cost of Development: \$31m

Location: Australian Marine Complex, Henderson

Role: Project Manager / Superintendent

Contractor: Ertech Geomarine

Proven Project Management has been engaged by Development WA to provide Project Management and Superintendent services during the design and construction of a 280m extension to Berth 1 at the Common User Facility (CUF) to enable two major naval frigates to be berthed alongside at any one time.



To date, the project has seen the completion of the reclamation/revetment works and is nearly complete with the pile installation. Proven Project Management has worked closely with the Client, Contractor, Facility Manager and Users to ensure that the project works are completed on time and at minimal disruption to the naval ship repair projects being completed concurrently at the existing Berth 1, Berth 2 and Berth 3.





*Wharf Extension
Australian Marine Complex, Henderson*

GET IN TOUCH

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