

Job Ref: 9943
11 June 2025

Chief Executive Officer
Shire of Dardanup
1 Council Drive
EATON WA 6232

Attention: Suzanne Occhipinti - Senior Planning Officer

Dear Suzanne

**Precinct 2C – Picton Industrial Park Structure Plan
Lot 105 Columbas Drive, Picton East**

Rowe Group acts on behalf of the landowner, Bunbury Management Pty Ltd, of the land legally described below, in relation to the planning and development of Lot 105 Columbas Drive, Picton East ('the subject land').

■ **Lot 105 on Diagram 96576, Certificate of Title Volume 2152, Folio 636.**

We have been instructed by our Client to prepare and lodge a Local Structure Plan over their landholding in order to facilitate future subdivision and development of the land for industrial purposes.

Accordingly, please find the enclosed the (draft) Structure Plan report, prepared in accordance with the Western Australian Planning Commission's (WAPC) Structure Planning Framework, pursuant to *Part 4 of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015*.

The document is provided in an electronic format only at this stage, however, if you require hard copies to be issued, please advise accordingly.

We kindly request your review and preliminary comment on the enclosed draft Structure Plan at your earliest convenience, following which we will update the document as necessary prior to requesting the Shire's consent to commence the formal advertising process.

Please note as part of pre-lodgement engagement, DPLH has advised Rowe Group that a portion of the access leg of Lot 105 (south of the railway) is currently zoned *Industrial Deferred* under the Greater Bunbury Region Scheme (GBRS). Accordingly, we formally request the Shire support the



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lifting of the Industrial Deferment (and inclusion in the Industrial Zone) over this portion of the access leg as part of its deliberations on the Structure Plan, and subsequent reporting to Council and DPLH. This will ensure the zoning of Lot 105 is consistent with zoning of the subject land in the GBRS (Industrial) and LPS3 (Development).

We understand there will be a lodgement fee applicable to this Structure Plan application. In this regard, we kindly request you please issue an invoice for the application fee once you have had an opportunity to determine the quantum of the fees involved. The invoice should be made out to:

Bunbury Management Pty Ltd ATF Bunbury Industrial Property Trust
C/-O Proven Project Management
Level 3, 369 Newcastle Street Northbridge WA 6003

We will then arrange the required payment directly by our Client.

We trust the enclosed is to your satisfaction, however, should you have any further queries or require further information, please do not hesitate to contact the undersigned on 9221 1991 or filipe.vieira@rowegroup.com.au

Yours sincerely

Filipe Vieira

Rowe Group