

Planning & Development Services

**City of Albany
Policy**

MASONIC HALL DESIGN GUIDELINES

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Objective:

The main objective of this policy is to ensure that future development upon Lots 26, 27 and 28 is sympathetic to the built form of the historic Masonic Hall, through the use of appropriate controls addressing building height, bulk and scale, window orientation, roof pitch, colours and materials.

Background

In 1903 the Masonic Hall was built on the south-western slopes of Mt Clarence, and up until recently has served as the headquarters for the Freemasons in Albany. The hall is located on Lot 21 Spencer Street, Albany, which is currently 2266m² in size.

In 2002, the land was rezoned from 'Clubs and Institutions' to 'Special Site' to facilitate the adaptive re-use of the Masonic Hall for commercial or high density residential uses subject to parking requirements, as specified in the Local Planning Scheme 1, being achieved.

A conservation plan has been prepared for the site to assist in the conservation of the existing building and identify the heritage importance of the site.

An approval for subdivision has been granted by the Western Australian Planning Commission, under it's reference 126619, to subdivide the land into four lots (being Lots 25, 26, 27 & 28). The Masonic Hall will be retained on proposed Lot 25.

The Western Australian Planning Commission, required the following condition to be met prior to subdivision clearance being granted:

Preparation of design guidelines for the site in accordance with the conditions of Special Site No. 34 and the recommendations of the adopted Conservation Plan for the site. The design guidelines are to include, but will not be limited to the following:

- 1) Horizontal and vertical building envelopes/definition of appropriate bulk and scale;
- 2) Design Elements, materials and finishes sympathetic to the Masonic Hall;
- 3) Vehicle access/egress, on-site movement and parking to accommodate residential use to R60 and adaptive re-use of the Masonic Hall for commercial purposes permissible under the conditions of Special Site No. 34.
- 4) Streetscape, particularly of Spencer Street and the relationship of development on Lot C (Lot 26) to the Masonic Hall.

The final adoption of the design guidelines will satisfy Condition 7 of WAPC approval 126619.

Policy Statement

Subdivision Requirements

Further subdivision/strata of the lots will only be considered where the built form has been established in accordance with this policy.

Development Requirements

Front Setbacks

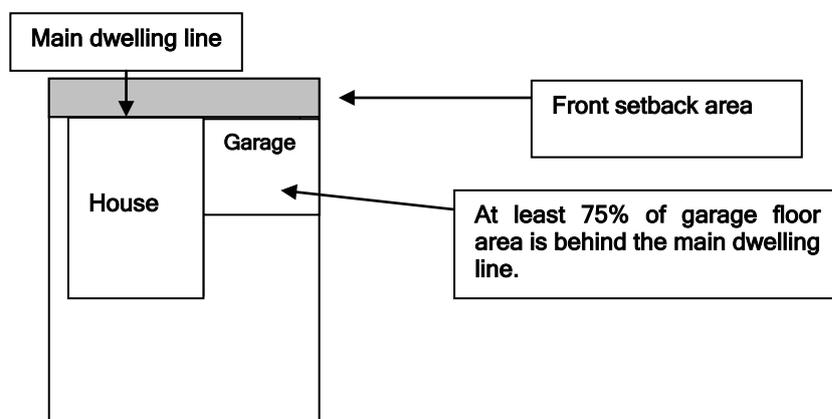
Lots 27 & 28

The front setback on Earl Street shall be a minimum of 2 metres, which shall not be averaged for the purposes of the Residential Design Codes. At least 75% of the floor area of all garages or carports is to be setback behind the main building line of the dwelling as illustrated in Figure 1 (below).

Lot 26

The front setback on Spencer Street shall be a minimum of 4 metres, which shall not be averaged for the purposes of the Residential Design Codes. At least 75% of the floor area of all garages or carports is to be setback behind the main building line of the dwelling.

Figure 1 – Front Setbacks & Garages



Side and Rear Setbacks

With the exception of the western boundary of Lot 27, where a minimum setback of 1.5 metres shall apply, all side and rear setbacks shall be in accordance with the Residential Design Codes WA.

Roof pitch and materials

The roof pitch shall be in the range of 26 to 40 degrees, and shall be of metal construction, being preferably either galvanised, zincalume or grey colorbond. No curved roofs shall be permitted.

External wall materials

The external walls shall be primarily constructed of rendered brick consistent with the finish of the Masonic Hall, however the use of metal, face brickwork and weatherboard can be used in combination for architectural detailing purposes.

The colours of the external walls shall not be excessively dark so as to detract from the Masonic Hall.

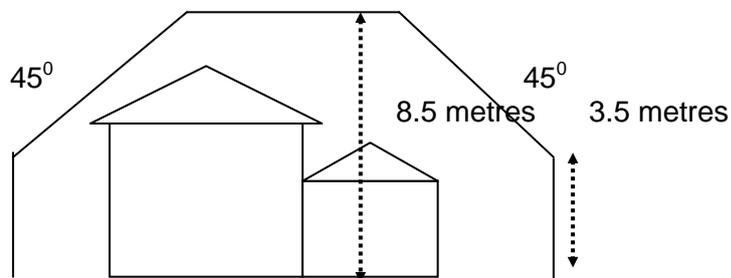
Building Height

All buildings shall be located within a vertical building envelope. This building envelope is illustrated in Figure 2 (below) and determined by:

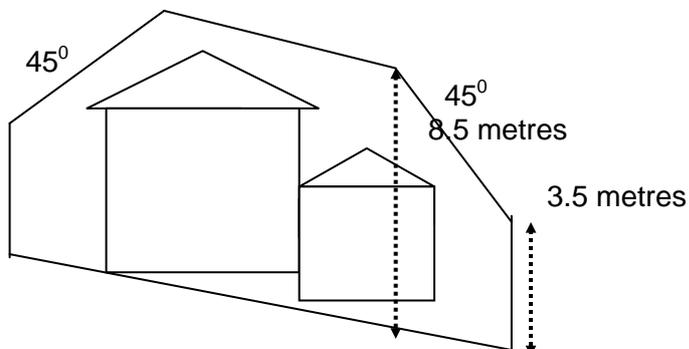
- At a height of 3.5 metres above natural ground level, a line is drawn at 45 degrees to a height of 8.5 metres.
- Notwithstanding this requirement the height of the building on Lot 26 shall not be

- higher than 40.0m AHD.
- This area does not include front or side setbacks as specified in this policy.

Figure 2 – Building Height
Building Envelope on Flat Site



Building Envelope on Sloping Site



Window Orientation

All windows shall have a greater vertical rather than horizontal element, and should large glazed areas be proposed the area is to be divided into sections to reinforce the vertical element.

Crossovers and Access

Individual crossovers for all lots provided that each crossover is no greater than 4 metres in width.

Attachment 1 indicates how any future commercial activity will be serviced in relation to car parking and access based on a 90 degree parking bay alignment. The removal of the skillion to the east and south walls, which has been addressed in the Conservation Plan, would be required to ensure the parking area would comply with the Australian Standards for off-street parking.

Fencing and Retaining Walls

Due to the topography of the site, retaining walls will need to be constructed for some lots. Such retaining walls shall be constructed in materials of stone, brick or concrete and shall not exceed 2 metres in height.

Front fencing heights are to be in accordance with the Residential Design Codes, with fencing styles to be in accordance with the Albany Design Guidelines.

Any front fencing on top of a retaining wall shall not exceed 1.2m in height and should be open in nature with wooden or steel pickets.

Aerials

Radio and TV aerials, other than domestic receivers shall not be permitted. Satellite dishes exceeding 600mm in diameter are not permitted.

Figure 1: Masonic Hall Guidelines Plan

