



20 March 2025

Chief Executive Officer
City of Cockburn
PO Box 1215
Bibra Lake DC WA 6965

Attention: Director, Planning Services

To whom it may concern;

Re: **St Michael and All Angel's Anglican Church, Spearwood
Alterations & Additions**

We are writing in support of application for planning approval for the alterations and additions to the existing Church building at 15 Mell Rd, Spearwood. Accordingly please find attached drawings DA00 through to DA08 inclusive, showing the extent of the proposal, please site survey plan. These drawings are:

- DA00 Cover Sheet and Location Plan
- DA01 Site Analysis Plan 1:250
- DA02 Site Plan 1:200
- DA03 Floor Plan 1:100
- DA04 Building Elevations 1:100
- DA05 Building Elevations 1:100
- DA06 Street View Render (no scale)
- DA07 Render Enlargement with material selections (no scale)
- DA08 Landscape Plan (no scale)

Additional documents include:

1. Detail Survey Plan 1:400, prepared by McMullen Nolan Group Surveyors
2. Heritage Impact Statement prepared by Laura Gray
3. Diocesan style guide for proposed signage
4. Copy of current Certificates of Title for both the church site, and the site at the rear 6 Hillberg Rise
5. Copy of WAPC subdivision approval letter and accompanying survey drawings

BACKGROUND

Andrew Macliver Architect was commissioned by the Anglican Diocese of Perth to prepare designs to realise the desire of the Parish to expand their worship space substantially, and provide for additional multi-purpose gathering space (Community Hall), and associated offices, meeting rooms, kitchen and toilet facilities. The intent being to accommodate the growing parish, and provide first class facilities for the outreach to the community.

Externally the desire was to provide for a new arrival experience, with improved drop-off area and overall entrance to the facilities. Sufficient parking in the available space, and enhanced useable outdoor areas for the parish and community to enjoy, directly served by the new Hall.

The scope of work can be summarised as follows:

1. Selective demolition of external and internal elements of the existing church, including rear areas, and the internal stage
2. Removal of unsympathetic external structures including toilet block, shipping container, and storage shed.
3. Removal of selective trees, including two Radiata Pines at the rear which are almost dead, and assorted other unsympathetic species of trees and shrubs.
4. Removal of various site elements including bitumen paving, brick paving, and areas of mounded soil build-up.
5. Modifications to the existing church to make for connections to the additions, and items such as new furniture and fittings.
6. Addition of new building elements to the west and south of the existing church.
7. Improvements to the site including new landscaping, parking, fences and gates, play areas, and lighting.

ZONING AND USE

The site is zoned Residential R30, with its current use as a Place of Worship being a "D" use category, not permitted unless council grants planning approval. This anomaly has been in existence since presumably the time the church was originally constructed in 1916, and warrants correction. We request therefore that the proposal be granted planning approval with Place of Worship being listed as an approved use.

SITE ANALYSIS

Refer drawing DA01 for illustrative summary of the site analysis.

The existing site is 2386sqm, and extends from Mell Rd frontage to the south by 53-63m. The Mell Rd frontage is truncated, in its western half, an unusual aspect to the site boundary. The site is elevated enough to catch medium range views to the north from the floor level of the church, a pleasant and appropriate aspect to the church setting. Appreciation of this view however is lost as there is no podium forecourt space at the front of the church entrance currently.

The site to the rear, 6 Hillberg Rise, is also owned by the parish, and has recently undergone a process of subdivision, which has been conditionally approved by WAPC, but titles have not yet been issued. The outcome of that process included taking a 1.8m wide strip of land from the church site, to make up the land required for the 4 lot subdivision. The designs included in this application account for this loss of land, assuming that by the time the project is under construction the new titles will be issued.

The church itself sits close to the centre of the site on the east west axis, and with a front setback of approximately 9m it is set in the front half of the site, leaving a large area at the rear. Its floor level is raised approximately 0.7m above natural ground level at the front door, and as the site slopes up to the rear, the back of the church is at approximate grade. There is currently no accessible entrance to the church, as the side doors are each still 0.4m above natural ground level, without ramp access.

The existing driveway circulation currently operates in a clockwise direction starting in the north-east corner off Mell Road, and extends completely around the church. Parking at the rear is arranged inefficiently around various site elements.

The front drop-off area extends around a mature Norfolk Island pine tree, which is located on the verge, and the front of the church itself affords no space for a forecourt arrival area. The drop-off is currently right at the front entrance steps.

A copse of mature Radiata Pine trees are arranged in an area to the west of the church, which provide an existing attractive shaded landscape setting, worthy of retaining. Similarly mature trees line the eastern boundary, and are worthy of retention. There are several trees that are either inappropriate species or are in poor condition, near death, to the rear of the site.

The building has heritage status as outlined below, with the bulk of the building that could be labelled as having "primary significance" heritage status being the nave and sanctuary itself in limestone and brick with gabled ended elements each end. The remaining lean-to elements at the rear are considered as being "intrusive" as they detract from the main building. This is the same for the other building elements being the toilet block, shipping container and shed.

There is a portion of the site in the south west corner that has an area of mounded soil that appears to have been created artificially, which detracts from the usability of the area for parking. Indeed much of the rear of the site, behind the church, would be considered as degraded.

HERITAGE ANALYSIS

The church is listed on the Municipal Inventory as place 048, a Category B listing, and is therefore subject to LPP4.4 Heritage Conservation Design Guidelines. In keeping with the guidelines, the design has followed the following principles:

- Demolition of building and site elements is selective, removing intrusive elements only, such as the timber lean-to structure attached to the rear of the nave, the shipping container and storage shed. The removal of these items is necessary to accommodate the new additions, and currently detract from the heritage character of the building.
- In the case of the internal timber stage, the removal of this is necessary to provide for appropriate liturgical practice which requires the nave and sanctuary to be essentially all at one level. The stage has been modified in the past to lower the central portion to accommodate the sanctuary to around 250mm above nave level, but with the sides raised providing stair and aisle access to the rooms at the back of the church. To compensate for this the intention is to reflect the original stage plan profile in the replacement floor materials, and to salvage the jarrah timber flooring for re-use in a new wall feature at the end of the sanctuary, in the form of a gothic arch set in relief. There is a similar feature in the current end wall, in painted plaster.
- The remaining elements of the church are to be retained, refurbished, replaced where necessary (eg the roof) in compatible materials, without considerable impact on the original fabric of the building.
- The existing copse of mature trees on the west side of the church, along with several other mature trees along the east boundary, are to be retained, and whilst they are not listed on the City of Cockburn register specifically, they are an important heritage element of the site that presents a significant opportunity for the development.
- As outlined in the site analysis section above, the area of the site available to be utilised for the additions is limited to south and west of the existing pared back church building. Given the area and functional layout requirements of the brief, the location of the non-worship entry at the front of complex meant extensions beyond the front façade of the original church. The visual impact of this has been mitigated by breaking the addition into two elements, a solid brick "box" element separated from the church with the second light glazed element in between. This helps to provide visual connection to the original church from not only the outside of the building, but also by expressing this separation internally with a passage, the original west wall of the church can be appreciated from within.
- The location of this solid projecting element has also been carefully considered in the context of the view of the building from the street. The main arrival to the complex is from the north-east, into the driveway and drop-off area. The front of the church is almost fully visible from this angle, with only the new entrance porch sitting in between. The design of this element is reflective of the gothic arched front openings of the original, in light steel curved structure with glazed roof elements that provide the necessary shade and shelter a porch affords. Visual transparency is a key element of these forms, to minimise visual obstruction to the church.

- From the other angle, the north-west, the impact of the solid projecting element is minimal and brief, as demonstrated by the 3D street view rendering on drawing DA04.
- The forms and materials of the additions are distinctively contemporary, and do not mimic or complete with the original fabric. Box-like forms with parapet walls concealing roofs behind are employed on the north-west and south-east corners of the additions, the two most visually accessible corners.
- The two most prominent parts of the extensions, the extended church nave and sanctuary, and the new hall, are set as perpendicular forms to each other with gable ended walls complementing the simple nature of the existing church roof.
- Other parts of the building are expressed with simple brick walls with skillion roofs connecting back to other parts of the buildings.
- Brick choices for the extensions have been made to be complementary to the existing limestone and brick church, but in contemporary colours and textures. The coursing patterns in the new walls introduces a Flemish bond combined with header course banding in sections of the walls, in a way that references traditional brick coursing patterns but with a modern contextual treatment.

We believe that the principles of good design encompassed in not only LPP4.4, but the Burra Charter and the principles outlined by the Heritage Council of WA (even though it is not a state listed heritage asset) have been adhered to. The resulting design sits comfortably next to the original building, and within the overall site layout.

A Heritage Impact Statement prepared by Heritage Architect and Historian Laura Gray, is included in our submission.

PARKING ANALYSIS

The site currently contains approximately 22 car bays in the bitumen hardstand area at the rear of the church, although people currently park to the left of the entrance driveway as it extends to the rear area.

The proposal provides for 39 new bays, including 2 accessible bays, one at the front near the entrance drop-off zone, and the other at the rear near the building entrance there.

Assuming a seating capacity of 144, TPS3 requires 1 bay/4 seats for a Place of Worship, which equates to 36 bays. Parking is therefore compliant.

LANDSCAPE ANALYSIS

As mentioned above the site currently contains several mature trees, a single Norfolk Island Pine, several Radiata Pines, a few Olive trees, and some yellow flowering Gums. There are 2 Radiata Pines at the rear that are in extremely poor condition, and some other species that are either in poor condition or are inappropriate species.

The proposal includes retention of a large number of existing trees, and incorporating them into the landscaping and carparking areas. In addition, the proposal includes for planting trees along the western boundary, and in select other locations.

The design principle is to incorporate new landscape elements that are complementary to the existing, using endemic species that are inherently low maintenance and water wise.

PERCENT FOR ART

The client acknowledges the 1% Percent for Art requirement, and intends to include this as a provisional sum in the contract, to be resolved following the development of a brief and the commissioning of the work. Opportunities that will be explored include the integration of artwork into the new cross element facing Mell Rd, or integrating ceramic works into paving areas, plus others.

SIGNAGE

The Anglican Diocese have developed policies for each of their sites around standardized signage, to enable consistency of image and brand. The requirement for a site such as this is for a panel sign approximately 0.9m wide by 2.4m high, to be located in the north east corner of the site, double sided so it is visible from both directions. The attached from their style guide is what is proposed, with different text graphic of course, to read Church of St Michael and all Angels, Spearwood. The location proposed is shown on drawing A02 Site Plan.

CONCLUSION

In conclusion we believe that we have produced a design for alterations and additions to the existing church building and grounds, in a modest, sympathetic and compatible way, that is compliant with the requirements of TPS3, and we feel is an appropriate response to the client and owners desire for the site.

Should you have any questions, please do not hesitate to contact me. I am available to meet at any time, either at the City of Cockburn offices, or on site.

Yours Sincerely

andrew macliver architect



Andrew Macliver
Principal Architect

Cc: The Perth Diocesan Trustees
Mr Keith Stephens

Parish of Spearwood
Bishop David Bassett

Encs.