



// commonly known as 'Fort Knox'

## dalgety wool stores

CLIENT // MATCH

### // STRATEGY

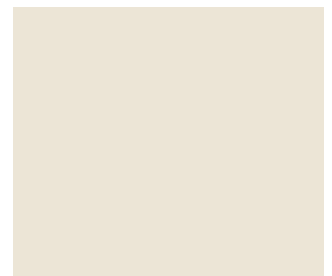
The Dalgety Wool Stores were acquired by Match in 2006. The building is the most significant and intact wool store remaining in WA. In recognition of its heritage values and the potential for a development proposal to attract significant public interest, Match approached Greg Rowe and Associates due to the company's previous track record and role with similar large-scale and 'sensitive' inner city sites.

### // TOWN PLANNING

Match acquired the site with a view to undertaking a true 'warehouse conversion' project, to create a comfortable residential environment whilst retaining the fabric of the building that makes it so significant and attractive to prospective purchasers and occupiers.

With this in mind, Greg Rowe and Associates co-ordinated the heritage listing, planning approval and community consultation processes. Greg Rowe and Associates undertook a series of briefings with City of Fremantle staff and Elected Members, staff and members of the Heritage Council, affected resident precinct groups and representatives of the Fremantle Society. This included hosting a series of site visits to enable the City, Heritage Council and members of the community to appreciate first-hand the fabric of the building, the complexity of issues and the vision of the development proposal.

*Continues over page...*





**// PROJECT NAME**

Dalgety Wool Stores

**// SERVICE**

Town Planning

**// AREA**

Perth

**// CLIENT**

Match

**// ARCHITECT**

Colliere Menkens  
Pickwell Architects  
Perth Ph: (08) 9328 8833

**// TOWN PLANNING CONTINUED...**

The approach taken by Greg Rowe and Associates and the client was to formally list the building on the State Register, in an open and accountable manner, and thereafter pursue an application for planning approval for the conversion and adaptation of the building into 'warehouse-style' apartments.

Greg Rowe and Associates managed the heritage and planning processes by co-ordinating a team of expert consultants, including the architect, heritage architect, traffic engineer, risk management engineer (due to the proximity of an active port), structural engineer, and landscape architect.

This highly professional and collaborative approach minimised adverse reactions to the project and secured the necessary planning approval from the City of Fremantle within six months of lodgement.

The approval secured by Greg Rowe and Associates will allow the Dalgety Wool Stores to be converted into 220 apartments, together with recreation and car parking facilities, and includes a new five-storey building fronting Beach Street and two additional floors over part of the main Wool Stores structure.

Since completing this application for Match, Greg Rowe and Associates has been contracted to undertake and assist with other planning applications for the company.

# DALGETY WOOL STORES

**// CONTACT**

www.greg-rowe.com

**// PERTH OFFICE**

Level 3, 369 Newcastle Street  
Northbridge, Western Australia 6003

tel: 08 9221 1991  
fax: 08 9221 1919  
email: gra@greg-rowe.com

**// REGIONAL OFFICES**

peel / south west  
mandurah@greg-rowe.com

mid west  
geraldton@greg-rowe.com

pilbara  
porthedland@greg-rowe.com  
karratha@greg-rowe.com

**GREG ROWE** & associates

FOCUSED ON ACHIEVEMENT