

**9.1.1 No. 6 (Lot 123) Church Street, Perth – Proposed Change of Use from Warehouse to Recreational Facility (Yoga Studio) – Retrospective Approval**

**Requested by:** Cr Joshua Topelberg  
**Prepared by:** Gabriela Poezyn, Director Planning Services

**PROPOSED AMENDMENT:**

**That a new Condition 1.3 be inserted as follows:**

**“1.3 The Recreation Facility (Yoga Studio) use be limited to a period of twelve (12) months. Further Planning Approval shall be required after that time period;”**

**9.1.2 Approval to Advertise Draft Character Retention Area Guidelines – Policy No. 7.1.8**

Requested by: Mayor John Carey  
Prepared by: Gabriela Poezyn, Director Planning Services

**PROPOSED AMENDMENT:**

That the officer recommendation be amended as follows:

That Council **AUTHORISES** the Chief Executive Officer to advertise the Draft Character Retention Area Guidelines - Policy No 7.1.8, as shown in Attachment 001 pursuant to Clause 47 of the City's Town Planning Scheme No. 1 and the City's Community Consultation Policy, subject to the following changes:

**PART 1A – Amendment 1**

<p><b>1.2 Building Setbacks</b></p>	
<p><b>C1.2.1</b> Additions, garages and carports will only be supported behind the building setback line.</p> <p><b>C1.2.2</b> Additions to the side of the original dwelling may be supported where the applicant can demonstrate to the satisfaction of the Council that there are no adverse impacts on the original building façade and the character of the streetscape.</p> <p><b>C1.2.3</b> Variations to side setbacks may be supported where they are in line with the existing dwelling and is in keeping with the existing streetscape.</p>	<p><b>P1.2.1</b> Additions to dwellings are set back from the streetscape and visually subservient from the primary street so that the original roof form remains legible.</p> <p><del><b>P1.2.2</b> Any additions to a dwelling shall not mimic any character style, must be identifiable as a contemporary structure and be visually subservient to the original character dwelling.</del></p>

**PART 1A – Amendment 2**

<p><b>1.3 Building Walls</b></p>	
<p><del><b>C1.3.1</b> Where a new wall joins an existing wall of a heritage dwelling and is visible from the street, the intersection between the new and original walls shall be indicated by either:</del></p> <ul style="list-style-type: none"> <li><del>• A recess, 500mm in depth and 1 meter wide in the new wall.</del></li> <li><del>• The use of different contrasting contemporary materials.</del></li> </ul> <p><b>C1.3.21</b> Variations to the building wall height may be supported if the proposed height is a continuation of the existing dwelling, complies with the R-Codes and is in keeping with the existing streetscape.</p>	<p><b>P1.3.1</b> New walls are to be appropriate in both scale and bulk in relation to the original street pattern and maintain front and side setback patterns.</p>

**PART 1A – Amendment 3**

<p><b>1.7 External Features and Decorative Treatments</b></p>	
<p><del>C1.7.1</del> New development shall not replicate any traditional character features or materials of the existing dwelling and must be clearly distinguishable from the original dwelling.</p> <p><b>C1.7.2</b> Original and intact unpainted surfaces that should not be rendered or painted.</p> <p><b>C1.7.3</b> Removal of paint/render from originally unpainted/non-rendered masonry is supported.</p> <p><del>C1.7.4</del> The inclusion of decorative character features that have not previously been present, will not be supported.</p> <p><b>C1.7.5</b> Loft additions may be supported where the development is contained wholly within the roof space and where no visible change to the dwellings appearance from the street is made.</p>	<p><del>P1.7.1</del> Any additions to a dwelling shall not mimic any historical style, must be identifiable as a contemporary structure and be visually subservient to be designed to be sympathetic to bulk and scale of the original character dwelling and not be visible from the street.</p>

**PART 1A – Amendment 4**

<p><b>1.8 Roof Works</b></p>	
<p><del>C1.8.1</del> Detailing to New roofing additions must be sympathetic to the existing roof form, and must be clearly distinguishable from the authentic heritage fabric</p>	<p><del>P1.8.1</del> New development shall not mimic any historic style, be identifiable as a contemporary structure and be visually subservient to the original dwelling and must be consistent the bulk and scale of adjacent dwellings.</p>

**Part 2A – Amendment 1**

<p><b>1.1 Demolition</b></p>	
<p><b>C1.1.1</b> Development Applications for full demolition of dwellings may be supported where the landowner has received the positive recommendation of the City's Design Advisory Committee.</p>	<p><b>P1.1.1</b> To retain and conserve the appearance of dwellings within the Character Retention Area.</p>

Part 2A – Amendment 2

<b>1.2 Appearance of Additions &amp; New Dwellings</b>	
<del>C1.2.1 New dwellings must be clearly identifiable as new additions in the streetscape and shall not replicate contributing dwellings.</del>	<del>P1.2.1 1 Any additions to a dwelling shall not mimic any historical style, must be identifiable as a contemporary structure and be visually subservient to the original character dwelling.</del>
<u>C1.2.21</u> New dwellings must address the street and be consistent with the bulk and scale of adjacent dwellings.	<u>P1.2.21</u> A high standard of architectural and sustainable design is required for all proposed developments.

**9.3.4 Lease for Margaret Kindergarten – No 45 (Lot 10349 D/P: Swan L),  
Richmond Street, Leederville**

Requested by: Councillor Emma Cole

Prepared by: A/Director Corporate Services, Jacinta Anthony

**PROPOSED AMENDMENT:**

That clause 1 be amended as follows:

1. **APPROVES a lease from 1 February 2015 to 31 July 2020 with two (2) further five (5) year options to 31 July 2025 and 31 July 2030 respectively, over the premises at 45 Richmond Street, Leederville being granted to Department of Education on behalf of Margaret Kindergarten, for the area depicted in Attachment 001, and subject to the following minimum conditions:**

- |     |                  |                                                                                                                        |
|-----|------------------|------------------------------------------------------------------------------------------------------------------------|
| 1.1 | Term:            | <b>five (5) years <u>with two (2) further five (5) year options to 31 July 2025 and 31 July 2030 respectively</u>;</b> |
| 1.2 | Rent:            | <b>\$4,200 per annum inc GST indexed to CPI;</b>                                                                       |
| 1.3 | Parking Permits: | <b>Payment of \$1,650 per annum per bay<br/>Maximum six (6) bays to be used weekdays<br/>between 8am and 5pm;</b>      |
| 1.4 | Outgoings:       | <b>to be paid by the Lessee;</b>                                                                                       |
| 1.5 | Rates & Taxes:   | <b>to be paid by the Lessee;</b>                                                                                       |
| 1.6 | Permitted Use:   | <b>Child Care Facility; and</b>                                                                                        |

subject to final satisfactory negotiations being carried out by the Acting Chief Executive Officer.