To the CEO and Councillors of the Wickepin Shire,

We are writing regarding the property located at 37 Sewell Street Yealering.

We are hoping to convert the existing building a church into a small café.

We will maintain the exterior of the building. The only real renovating will be to the kitchen to accommodate a small commercial kitchen.

We hope to serve morning teas and light lunches. Food and coffee would be prepared on site. Food served would be small items, including cakes, biscuits, sandwiches, wraps and soup, with the hope off increasing selection as we go along.

We anticipate that 2 staff would be running the café, and would employ more people if required, with no more than 24 customers at any given time.

The café would operate between the hours of 7.30 am to 3 pm. Monday to Friday initially, with the potential to open on the odd weekend when the demand is there.

We will also be installing a transportable disabled/unisex toilet block at the rear of the building, which will be more modern and accessible than the existing facilities.

Waste management will be installing bins for recycling and kitchen/general waste with Shire pick up. A grease trap will be installed if required.

Parking will be available at the front of the building and across the street in public parking area.

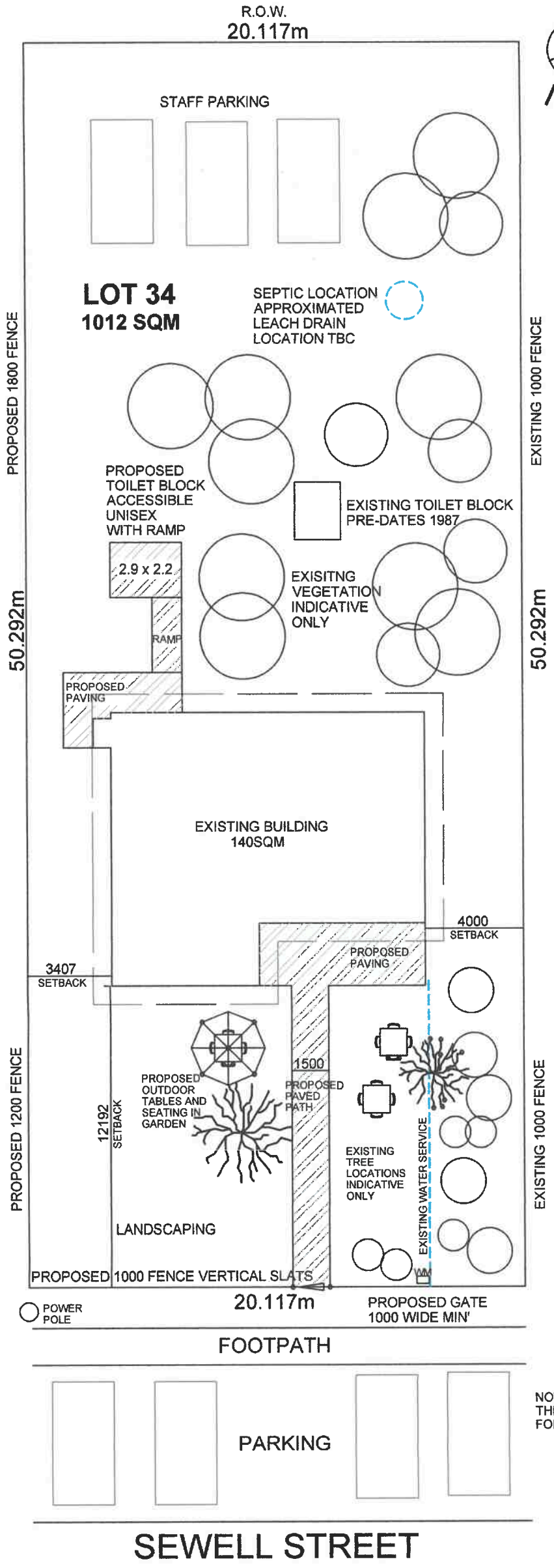
Our goal for this café would be in line with the currant strategic community plan for the Shire of Wickepin. We hope to improve the amenities and aesthetics of the property.

By having another small business in town where visitors could go for a small bite and coffee, we hope this will increase the number of visitors to town, including overnight visitors to the caravan park.

We are hoping to provide a service that locals and visitors can enjoy.

Kind Regards

Brian and Lois Shipley



37 SEWELL STREET
YEALERING, WA.

CONSTRUCTION OF THE MAIN BUILDING WAS COMPLETED IN 1987.
IT IS OF BRICK CONSTRUCTION WITH A COLORBOND ROOF AND EXTENSIVE STRUCTURAL DETAILING FOR EARTHQUAKE PROOF FAULT LINE.

PRIOR TO 1987, THE SITE WAS OCCUPIED BY THE YMCA WELFARE HUT AND THE PLACE OF THE PRESBYTERIAN CHURCH. IT WAS DEMOLISHED IN 1986 AND THE EXISTING BUILDING WAS CONSTRUCTED AS A NEW MULTI-DENOMINATIONAL CHURCH. IT FUNCTIONED AS SUCH UNTIL ITS SALE, SEPTEMBER 2027.

THE PROPOSED YEALERING CAFE PROJECT SEEKS TO MAINTAIN A GATHERING PLACE FOR THE LOCAL COMMUNITY AND PROVIDE AN ADDITIONAL EATERY FOR TRAVELLERS.

THERE ARE NO PROPOSED STRUCTURAL CHANGES TO INTERNAL AND EXTERNAL WALLS OF THE BUILDING.

LIMITED CHANGES ARE PROPOSED FOR THE FRONT FACADE. CHANGES REFLECT THE PROPOSED BUILDING USE.

IT IS PROPOSED TO REPLACE A WINDOW OPENING WITH CUSTOM DOORS TO CREATE A NEW ENTRY TO THE BUILDING ENABLING THE FOYER AREA TO BE SECTIONED OFF AND UTILIZED FOR ITEM AND PRODUCT SALES.

RELIGIOUS SYMBOLS TO BE REMOVED FROM THE FRONT FACADE. PROPOSED CAFE SIGNAGE TO BE ADDED.

PROPOSED REFURBISHMENT OF THE INTERNAL ROOMS TO INCLUDE A DUAL KITCHEN SPACE.
ALL SPACES TO BE FINISHED WITH FITTINGS AND APPLIANCES TO MEET COMMERCIAL REGULATORY GUIDELINES. ALL TO OWNERS SELECTIONS.

BAL: NOT FOUND
DFES MAP INDICATES LOT 34 SEWELL STREET IS CLEAR OF A BAL ZONE.

FLOOD AREA: NOT FOUND

HERITAGE: YES
A HERITAGE OVERLAY EXISTS.
NO STATUTORY HERITAGE LISTING.

NOTE: HERITAGE OVERLAY TO BE RESEARCHED AND REVIEWED.

SITE AREA: 1012SQM

MAIN BUILDING: 140.2SQM
EXISTING TOILET BLOCK: 4.3SQM
PROPOSED TOILET BLOCK: 6.4SQM

COVERAGE: 15%

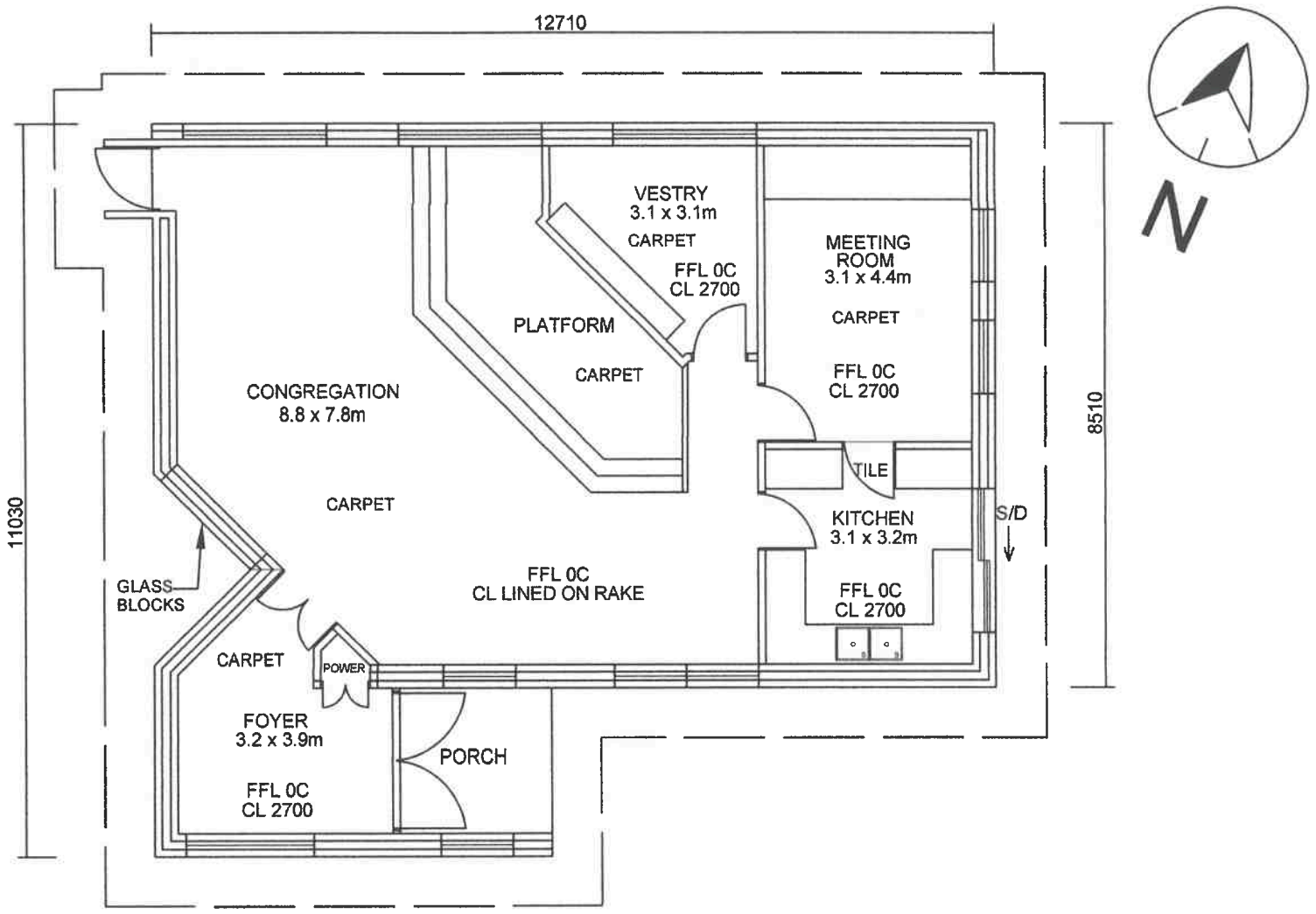
NOTE:
THERE ARE NO CROSSOVERS FOR LOTS ON SEWELL STREET.

SITE PLAN: PROPOSED YEALERING CAFE
1:200

Red Track Designs
and Drafting
ABN: 27202475905
TRACEY HODGSON
M: 042 888 7072
rthodgson@westnet.com.au

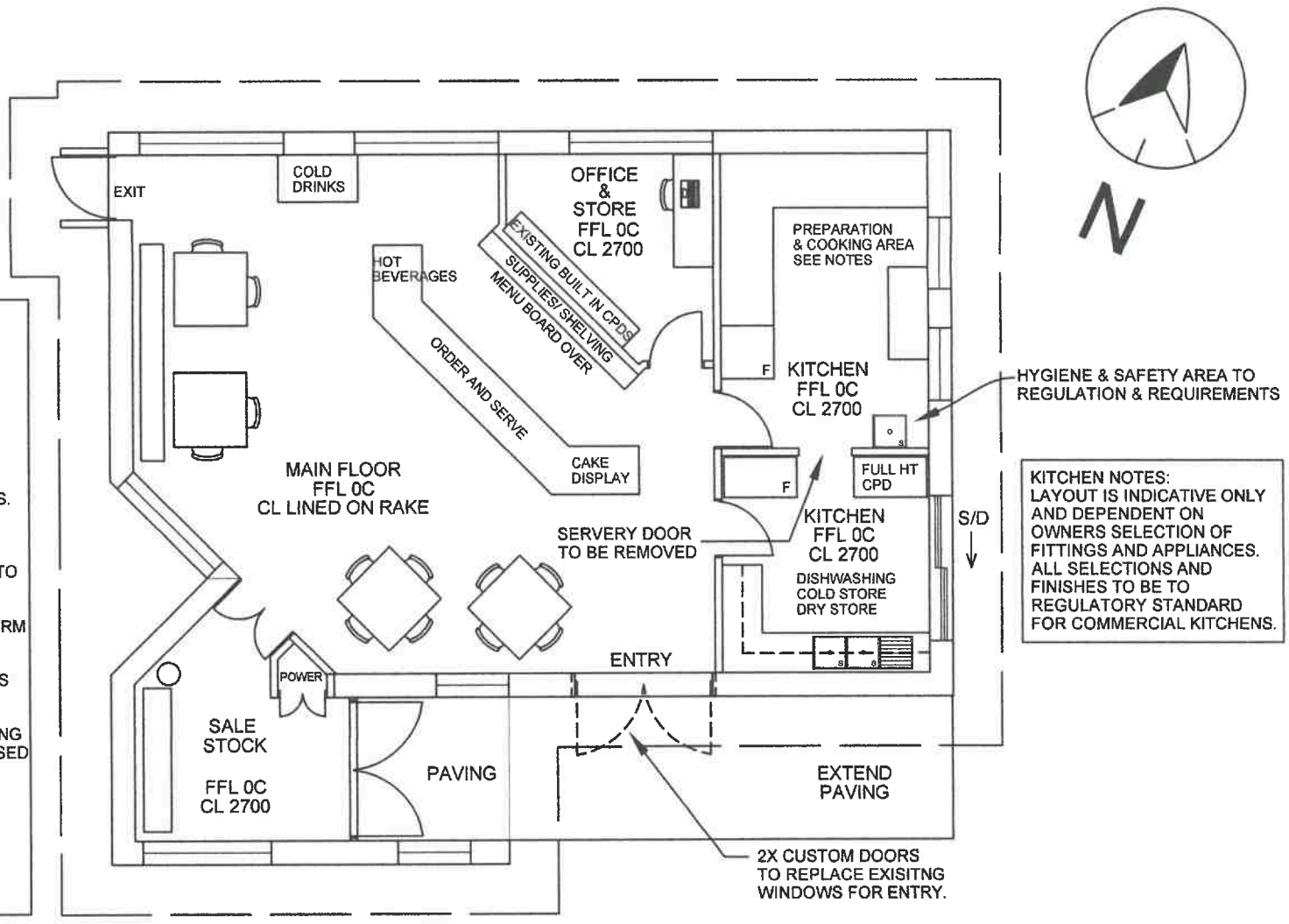
NOTE:
THIS DRAWING SET IS FOR CONCEPT DESIGN ONLY.
THIS IS NOT A WORKING DRAWING.
MEASUREMENTS ARE BASED ON EXISTING PLANS BY N. BUTTERWORTH A.R.A.B.A, COMO AVAILABLE FOR THE 1987 BUILD OF THE YEALERING COMMUNITY CHURCH.
MEASUREMENTS TO BE CHECKED ON SITE PRIOR TO COMMENCING WORKING DRAWINGS AND ANY WORKS.

Client: B & L SHIPLEY	Location: YEALERING		
Project: 37 SEWELL STREET	Drawn by: T. HODGSON		
PRELIMINARY DRAWING			
Revision:	Scale: 1:100	Date: 20/10/26	Drawing no. 1 OF 3



5990

FLOOR PLAN: EXISTING CHURCH BUILDING
1:100



NOTES:
ALL REFURBISHMENTS TO SUIT COMMERCIAL REQUIREMENTS.

LAYOUT FOR MAIN FLOOR AND OTHER ROOMS IS INDICATIVE ONLY AND DEPENDENT ON OWNERS SELECTION OF FITTINGS, FIXTURES AND APPLIANCES.

ALL CARPETS TO BE REMOVED. FLOORING TO OWNERS SELECTION AND TO REGULATORY STANDARD.

REMOVE EXISTING PLATFORM AND RAIL.

GENERAL MAINTENANCE AS REQUIRED.

ELECTRICALS AND PLUMBING TO BE CHECKED BY LICENSED TRADESPEOPLE AND UPGRADED AS REQUIRED.

ALL TO CURRENT PUBLICATIONS OF AS AND NCC REQUIREMENTS.

FLOOR PLAN: PROPOSED YEALERING CAFE
1:100

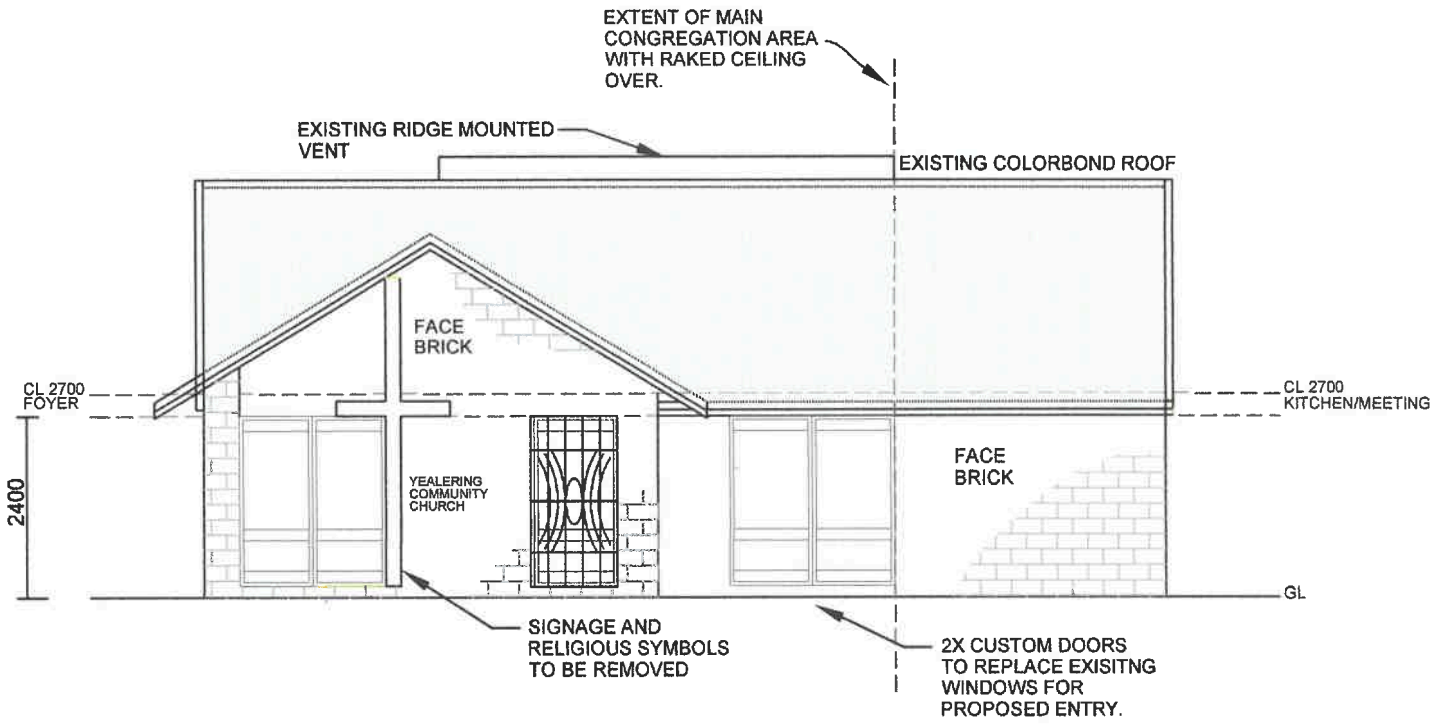
Red Track Designs and Drafting
ABN: 27202475905
TRACEY HODGSON
M: 042 888 7072
rthodgson@westnet.com.au

NOTE:
THIS DRAWING SET IS FOR CONCEPT DESIGN ONLY.
THIS IS NOT A WORKING DRAWING.
MEASUREMENTS ARE BASED ON EXISTING PLANS BY N. BUTTERWORTH A.R.A.B.A, COMO AVAILABLE FOR THE 1987 BUILD OF THE YEALERING COMMUNITY CHURCH.
MEASUREMENTS TO BE CHECKED ON SITE PRIOR TO COMMENCING WORKING DRAWINGS AND ANY WORKS.

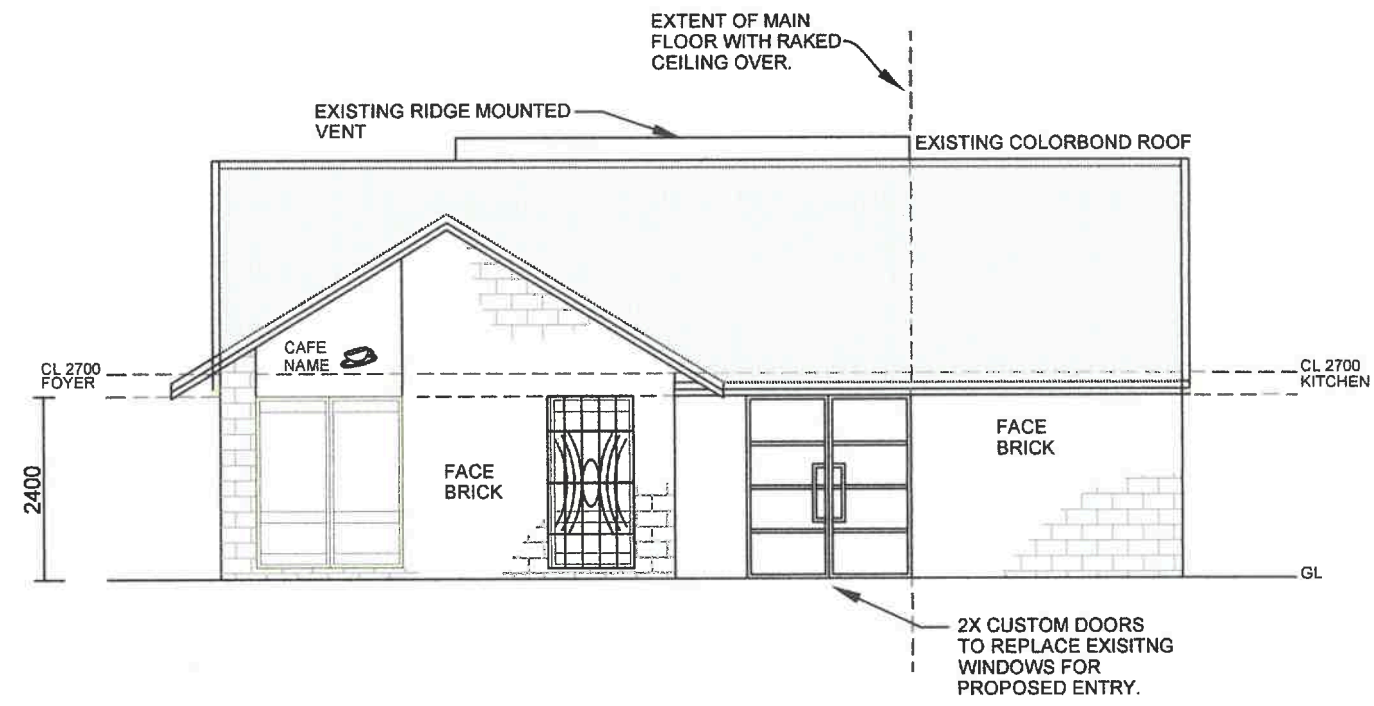
Client:	Location:
B & L SHIPLEY	YEALERING
Project:	Drawn by:
37 SEWELL STREET	T. HODGSON

PRELIMINARY DRAWING

Revision:	Scale:	Date:	Drawing no.
	1:100	20/10/26	2 OF 3



SOUTH ELEVATION: EXISTING FRONT FACADE
YEALERING COMMUNITY CHURCH
1:100



SOUTH ELEVATION: PROPOSED YEALERING CAFE
1:100

Red Track Designs and Drafting
ABN: 27202475905
TRACEY HODGSON
M: 042 888 7072
rthodgson@westnet.com.au

NOTE:
THIS DRAWING SET IS FOR CONCEPT DESIGN ONLY.
THIS IS NOT A WORKING DRAWING.
MEASUREMENTS ARE BASED ON EXISTING PLANS BY N. BUTTERWORTH A.R.A.B.A, COMO AVAILABLE FOR THE 1987 BUILD OF THE YEALERING COMMUNITY CHURCH.
MEASUREMENTS TO BE CHECKED ON SITE PRIOR TO COMMENCING WORKING DRAWINGS AND ANY WORKS.

Client:	Location:
B & L SHIPLEY	YEALERING
Project:	Drawn by:
37 SEWELL STREET	T. HODGSON

PRELIMINARY DRAWING

Revision:	Scale:	Date:	Drawing no.
	1:100	20/10/26	3 OF 3