



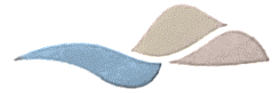
# Form 1 – Application for Development Approval

shire of Ashburton  
reef to range

This form is to be used for all applications to Town Planning for Development Approval. Do not use this form for Building Works.

Part A – Owner Details	
Name(s)(all registered owners must be listed):	NANUTARRA ROADHOUSE
ABN (if applicable):	56911 072 708
Address: NWCH NANUTARRA	Postcode: 6751
Phone: 0415 808784	Mobile:
Email: aaron@triplettgroup.com.au	Fax:
Signature:	<i>[Signature]</i> 8 / 1 / 3 / 1 / 22
<input checked="" type="checkbox"/> Relevant / further documentation to support land owners consent is attached.	
<p>Note: The signature of all owner(s) is required. This application will not proceed without that signature. For the purposes of signing this application an owner includes the persons referred to in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 clause 62(2).</p>	

Part B – Application Details	
Name:	NANUTARRA ROADHOUSE
Contact Person:	AARON TRIPLETTI
Address: NWCH NANUTARRA	Postcode: 6701 <i>- POSTAL</i>
Phone: 0415 808784	Mobile:
Email: aaron@triplettgroup.com.au	Fax:
The information and plans provided with this application may be made available <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No by the local government for public viewing in connection with the application.	
The applicant hereby consents to copies of this application and all accompanying plans and documents being made available to the Council and members of the public, under the provisions of the Local Government Act 1995 and indemnifies the Shire against all loss and damage which it may suffer in respect of any claims brought against the Shire for infringement of copyright or breach of confidence relating from copies of any such plans or other documents being made available to members of the public.	
Signature:	<i>[Signature]</i> 8 / 1 / 3 / 1 / 22



Part C – Property Details	
Lot No.: 1 & 2	House/Street No.: —
Lot Area (m):	
Diagram or Plan No: 36234/40273	Certificate of Title Vol. No: 331/475
Title Encumbrances (e.g. easements, restrictive covenants):	
Street Name: NORTH WEST COASTAL HWY Suburb: NANUTARRA	
Nearest Street Intersection:	

Part D – Proposed Development	
Nature of developments (Tick applicable)	<input type="checkbox"/> Works <input type="checkbox"/> Use
Is an exemption from development claimed for any part of the development?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, exemption is for (tick applicable)	<input type="checkbox"/> Works <input type="checkbox"/> Use
Description of Exemptions claimed (if relevant):	
Description of proposed works and / or land use:	
SHOP (RETAIL) EXTENSION	
Existing Building / Land Use:	ROADHOUSE
Approx. Cost of proposed development:	\$150,000
Est. time of Completion:	JUNE 2022

Office Use Only	
Lodgement Date:	Application No:
File Ref. No:	Assessment No:
Assessment Period: <input type="checkbox"/> 60 <input type="checkbox"/> 90	Planning Fee:
Relevant info. Provided: <input type="checkbox"/> Yes <input type="checkbox"/> No	Advertising Fee (if required):
Receipt No:	Receipt Date:
Accepting Officers Initial:	



WESTERN



AUSTRALIA

REGISTER NUMBER <b>1/D36234</b>	
DUPLICATE EDITION <b>N/A</b>	DATE DUPLICATE ISSUED <b>N/A</b>

**RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **331** FOLIO **3A**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 1 ON DIAGRAM 36234

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

NANUTARRA ROADHOUSE PTY LTD OF 10 CANNING HIGHWAY SOUTH PERTH  
(AN N105465) REGISTERED 28/8/2015

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

1. \*J396439 CAVEAT BY TELSTRA CORPORATION LTD AS TO PORTION ONLY. LODGED 15/8/2005.
2. \*M269247 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 10/5/2013.
3. \*N152972 CAVEAT BY TELSTRA CORPORATION LTD AS TO PORTION ONLY LODGED 20/10/2015.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
\* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.  
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 331-3A (1/D36234)  
PREVIOUS TITLE: 972-180  
PROPERTY STREET ADDRESS: LOT 1 NORTH WEST COASTAL HWY, NANUTARRA.  
LOCAL GOVERNMENT AUTHORITY: SHIRE OF ASHBURTON

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING M269247

LANDGATE COPY OF ORIGINAL NOT TO SCALE 07/10/2019 01:31 PM Request number: 59916404



www.landgate.wa.gov.au



Lot 1 & 2 North West Coastal Highway, Nanutarra WA 6751  
JB1604035  
Date of Valuation: 8 October 2019

WESTERN



AUSTRALIA

REGISTER NUMBER <b>2/D40273</b>	
DUPLICATE EDITION <b>N/A</b>	DATE DUPLICATE ISSUED <b>N/A</b>

**RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **475** FOLIO **182A**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 2 ON DIAGRAM 40273

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

NANUTARRA ROADHOUSE PTY LTD OF 10 CANNING HIGHWAY SOUTH PERTH  
(AN N105465) REGISTERED 28/8/2015

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

- \*M269247 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 10/5/2013.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
\* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.  
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 475-182A (2/D40273)  
PREVIOUS TITLE: 475-179A  
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.  
LOCAL GOVERNMENT AUTHORITY: SHIRE OF ASHBURTON

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING M269247

LANDGATE COPY OF ORIGINAL NOT TO SCALE 07/10/2019 01:31 PM Request number: 59916404



www.landgate.wa.gov.au



Lot 1 & 2 North West Coastal Highway, Nanutarra WA 6751  
JB1604035  
Date of Valuation: 8 October 2019





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DESIGN | DOCUMENT | DELIVER

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**PROJECT**  
NANUTARRA ROADHOUSE EXTENSION  
LOT 4 TOURIST DRIVE 354  
NANUTARRA, WA, 6751

**SHEET**  
PLAN  
SITE

REV.	DESCRIPTION	DATE
A	INITIAL CONCEPT PLAN	02/02/22
B	CLIENT REVISIONS	14/03/22

**A102**  
1:1000 | **B**





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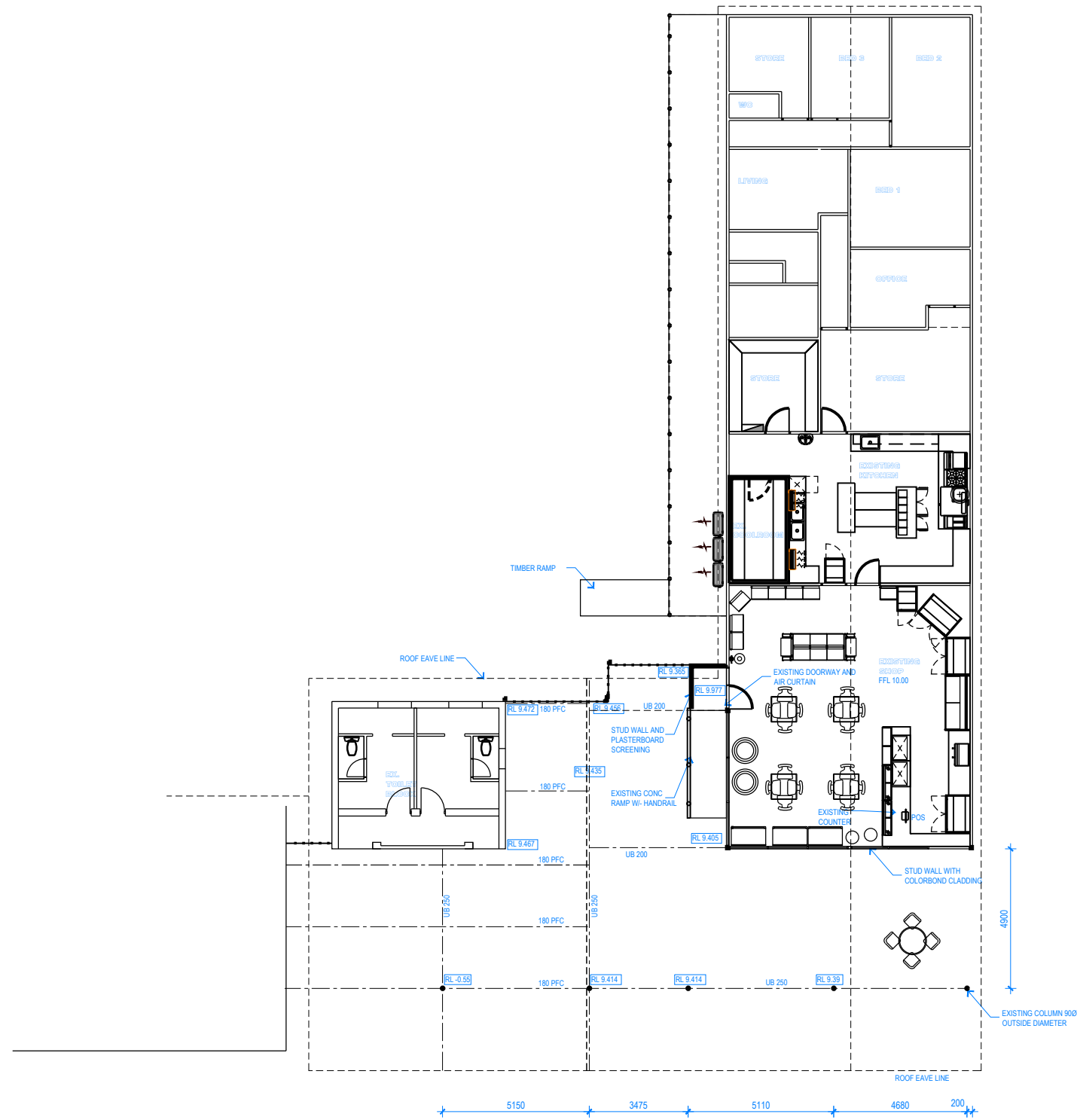
<b>PROJECT</b>	MANUTARRA ROADHOUSE EXTENSION LOT 4 TOURIST DRIVE 824 MANUTARRA, WA, 6781
<b>SHEET</b>	PLAN SITE

<b>REV.</b>	<b>DESCRIPTION</b>	
A	INITIAL CONCEPT PLAN	02/02/22
B	CLIENT REVISIONS	14/03/22
C	COUNCIL CLARIFICATIONS	30/03/22

0 5 10 15 20 25

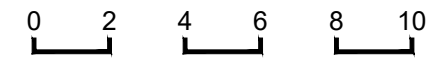
**A102**

1:500 | C



EXISTING SHOP LAYOUT  
Scale: 1:200

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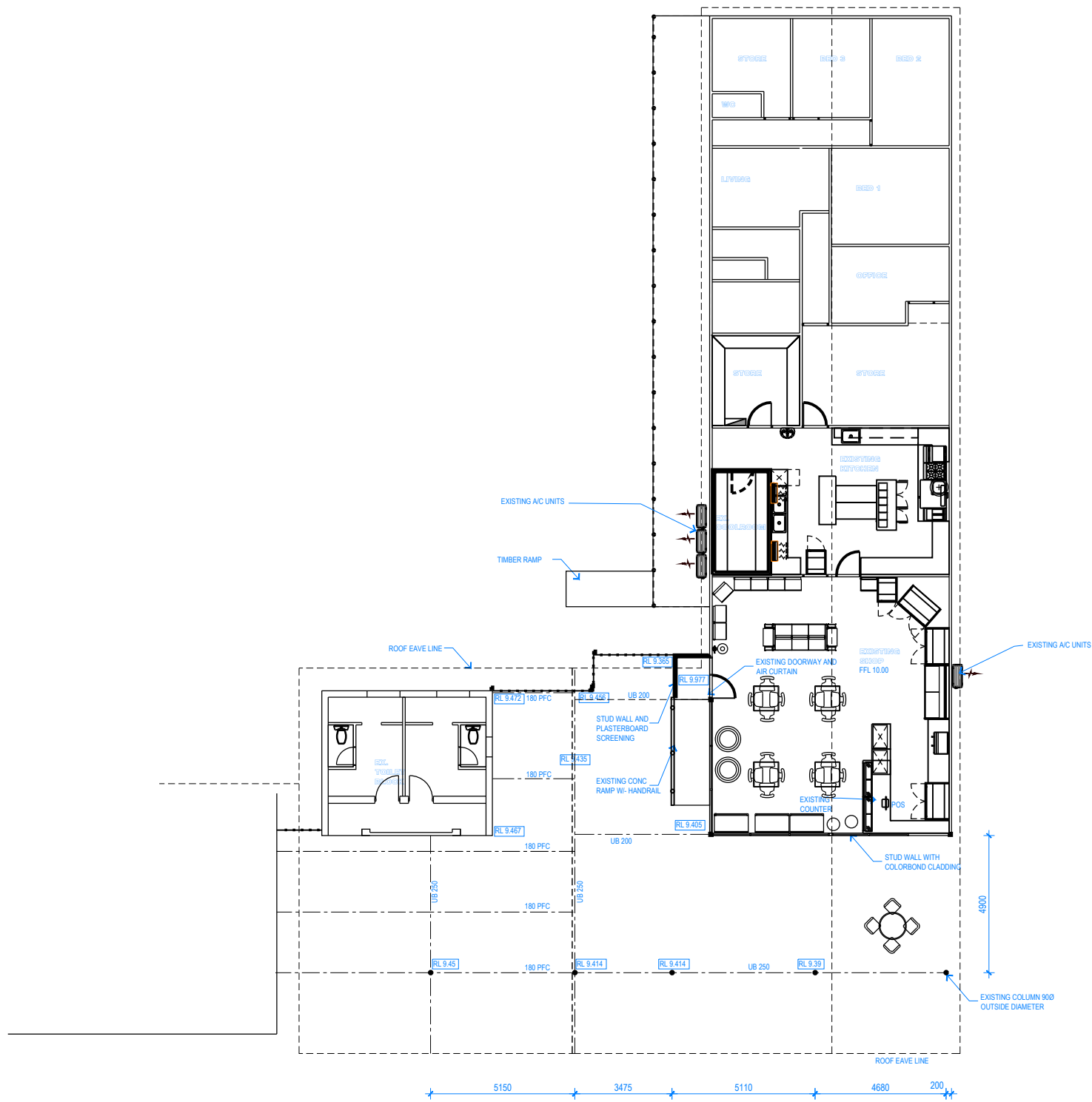
**PROJECT**  
NANUTARRA ROADHOUSE EXTENSION  
LOT 4 TOURIST DRIVE 354  
NANUTARRA, WA, 6751

**SHEET**  
PLAN  
FLOOR  
EXISTING

REV.	DESCRIPTION
A	INITIAL PLAN
B	CLIENT REVISIONS

22/02/22  
14/03/22

**A103**  
1:200 | **B**



EXISTING SHOP LAYOUT  
Scale: 1:200

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**PROJECT**  
NANUTARRA ROADHOUSE EXTENSION  
LOT 4 TOURIST DRIVE 354  
NANUTARRA, WA, 6751

**SHEET**  
PLAN  
FLOOR  
EXISTING

**REV. DESCRIPTION**  
A INITIAL PLAN  
B CLIENT REVISIONS  
C COUNCIL CLARIFICATIONS

22/02/22  
14/03/22  
04/04/22

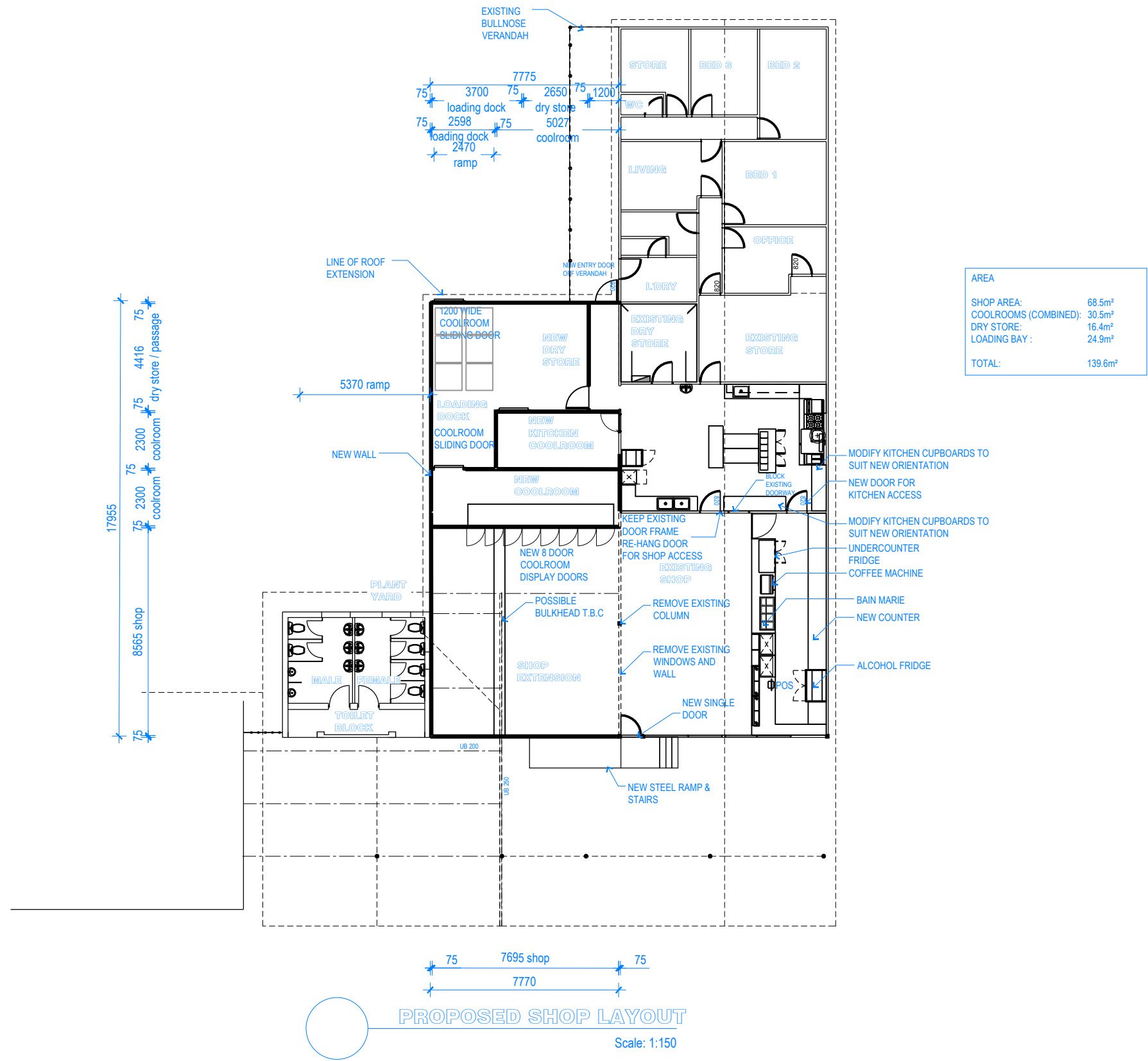
**A103**

1:200

**C**

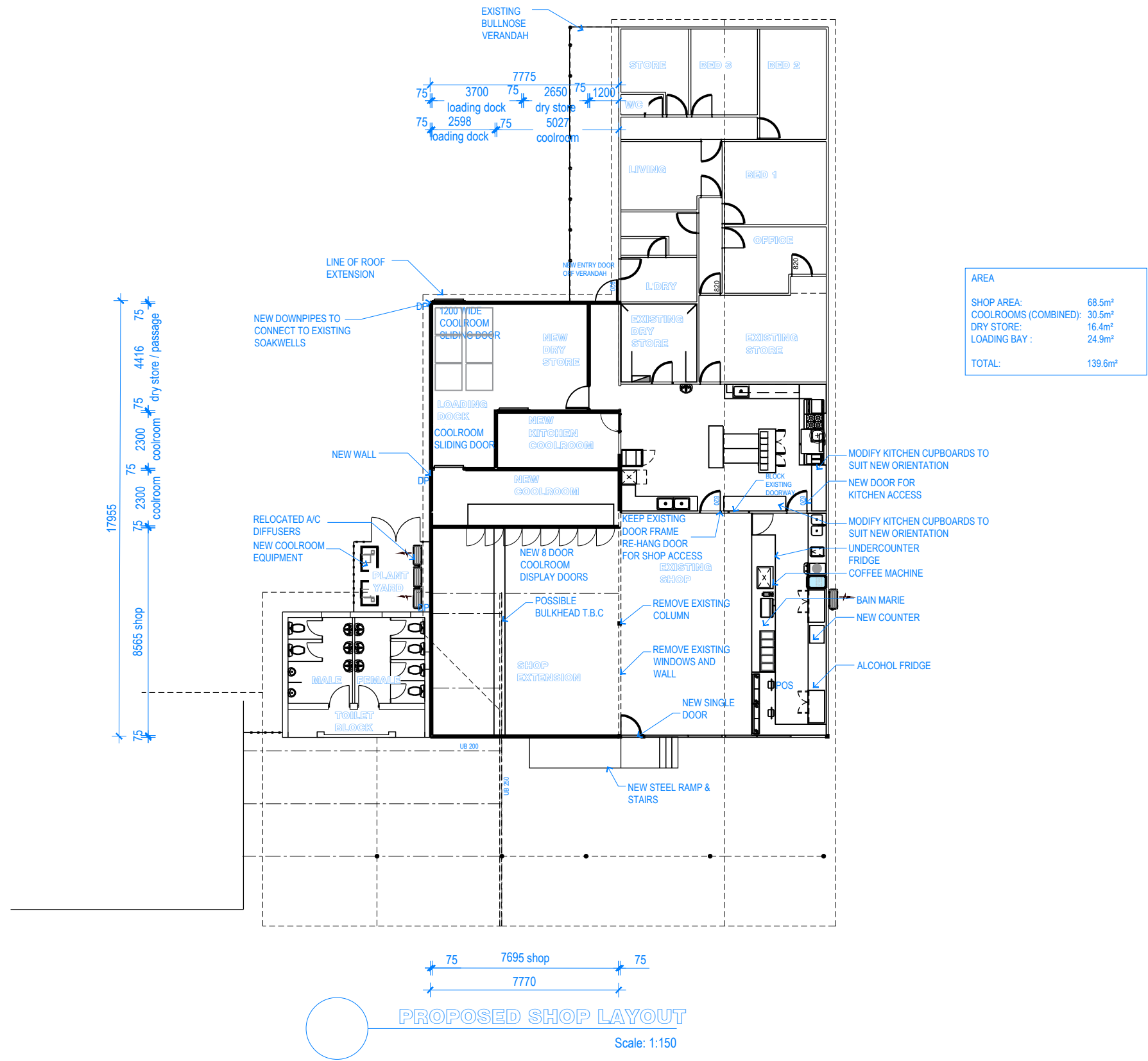
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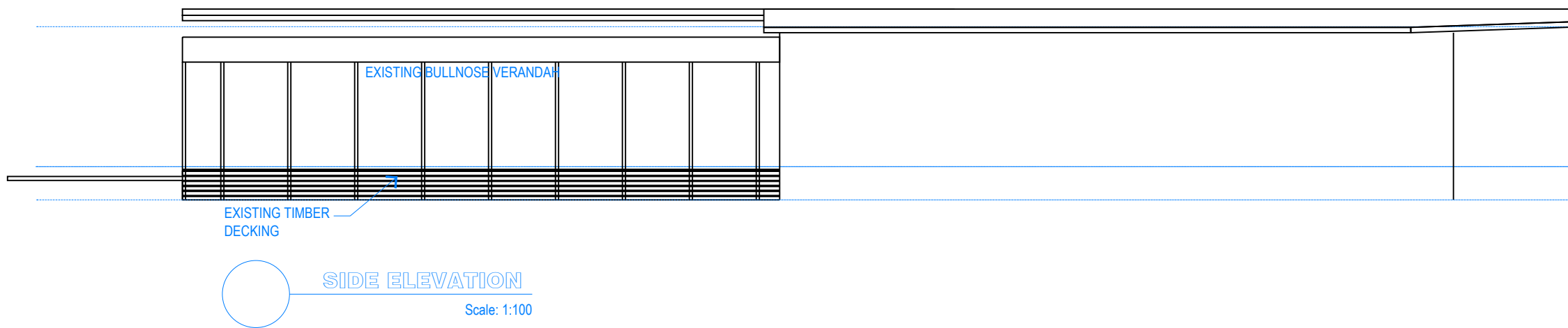
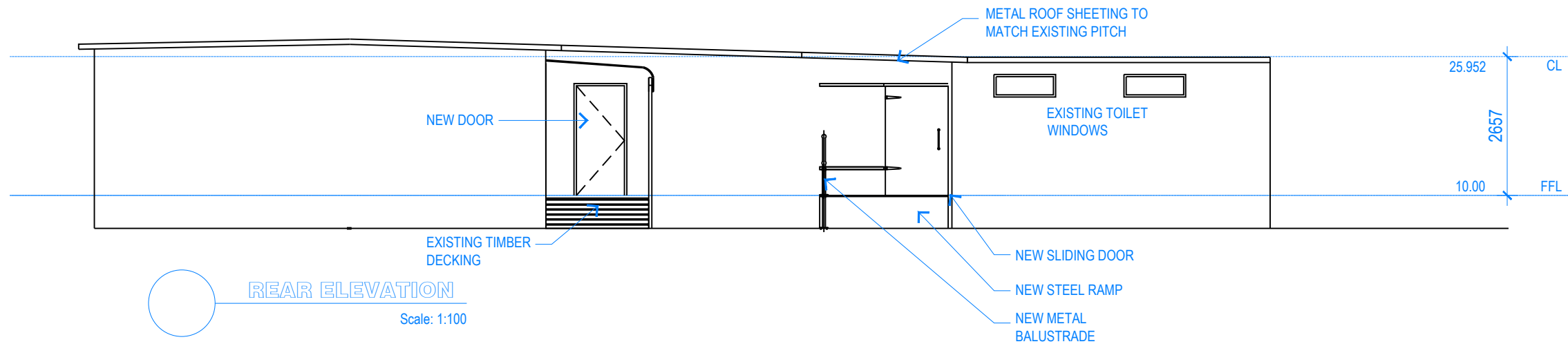
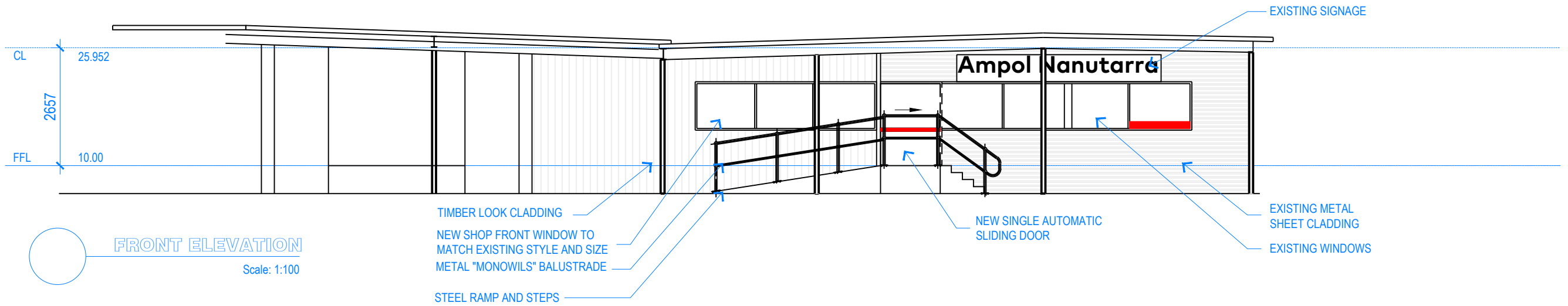




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PROJECT  
NANUTARRA ROADHOUSE EXTENSION  
LOT 4 TOURIST DRIVE 354  
NANUTARRA, WA, 6751

SHEET  
ELEVATIONS

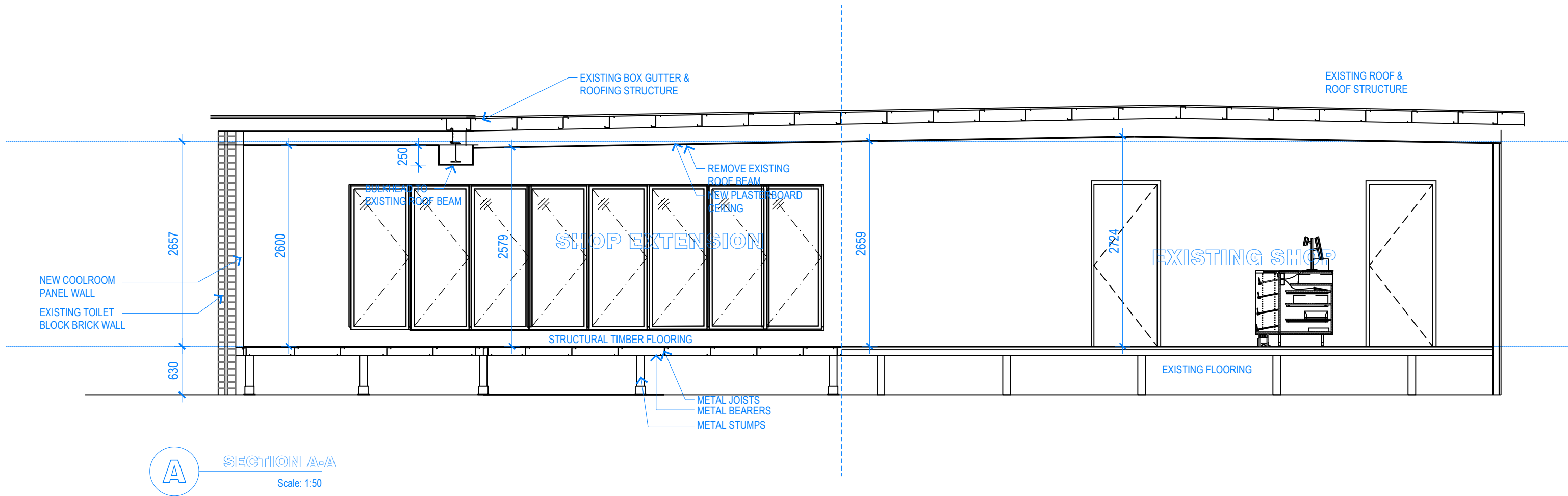
REV.	DESCRIPTION
A	INITIAL PLANS
B	CLIENT REVISIONS

22/02/22  
14/03/22

**A201**

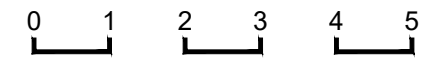
1:100 | **B**

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**A** SECTION A-A  
Scale: 1:50

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**PROJECT**  
NANUTARRA ROADHOUSE EXTENSION  
LOT 4 TOURIST DRIVE 354  
NANUTARRA, WA, 6751

**SHEET**  
SECTION

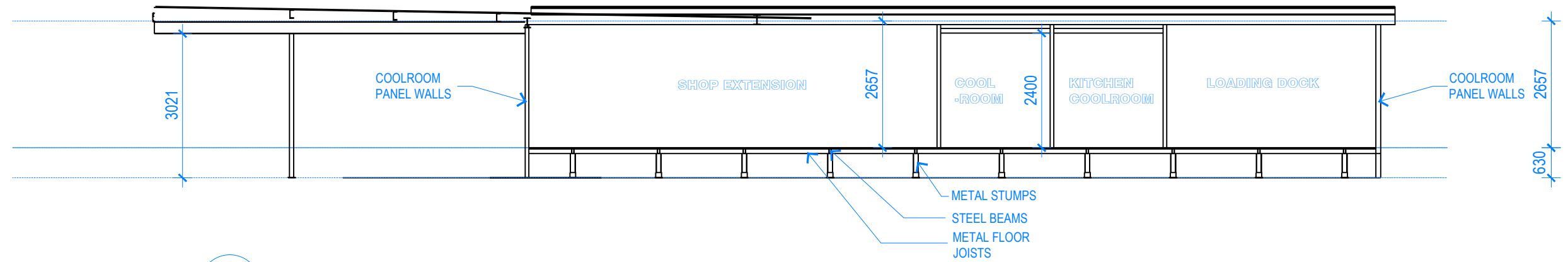
REV.	DESCRIPTION
A	INITIAL PLANS
B	CLIENT REVISIONS

22/02/22  
14/03/22

**A301**

1:100 | **B**





**B** SECTION B-B  
Scale: 1:100

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