

ABN: 92 613 070 090

9th June 2021

To whom it may concern

We Boekeman Machinery are making an application to commence a new JCB Tractor Dealership from the Premises located at 41-45 Bates St Merredin.

We are a 53 Year old Family Business which commenced business in Wongan Hills in February 1968. We have recently been offered the JCB Dealership for the Merredin and surrounding areas as the current Dealer has sold his Dealership and JCB would like an existing Dealer, being ourselves , to support and service the existing customers in this area.

We plan on using the Premises exactly as they are with the exception of a new frontage Fence and Gate for added security. We will be looking to erect a front JCB Pylon Sign along with front Premises Signage. We will be carrying out Sales, Parts and Service for JCB Equipment for customers in the Merredin and surrounding areas.

Our Hours of operation will be 8am – 5pm Monday to Friday and in season Saturdays 8am-12 noon.

The front area will be used for new machinery display and the rear side area only used for Machinery storage. Any Tractor servicing will be carried out and contained inside the rear Workshop area.

We seek your support of our new business to the area.

Thank you

A handwritten signature in black ink, appearing to read 'Stuart Boekeman'.

Stuart Boekeman
Dealer Principal
Boekeman Machinery
Dalwallinu, Dowerin, Northam and Wongan Hills
Mobile: 0427 777 105
Email: stuart@boekemans.com.au
Web: <http://www.boekemans.com.au>

www.boekemans.com.au

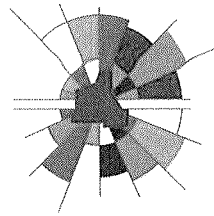
DALWALLINU
1A Johnston Street
PO Box 160, WA 6609
Tel: (08) 9661 1002

DOWERIN
10 Cottrell Street
PO Box 99, WA 6461
Tel: (08) 9631 1006

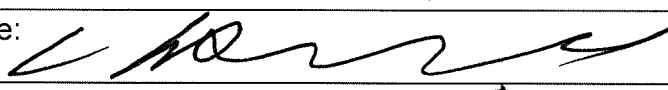
NORTHAM
29 York Rd
PO Box 259, WA 6401
Tel: (08) 9622 6344

WONGAN HILLS
131 - 139 Wongan Rd
PO Box 125, WA 6603
Tel: (08) 9671 1211

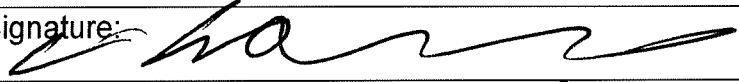
Application for development approval



SHIRE OF
MERREDIN
INNOVATING THE WHEATBELT

Owner details		
Name: BOEKEMAN MACHINERY WA PTY LTD		
ABN (if applicable): 92 613 070 090		
Address: PO BOX 125		
WONGBAN HILLS WA		Postcode: 6603
Phone: Work: 96 711 211	Fax: —	Email: stuart@boekemans.com.au
Home: 96 711 119		
Mobile: 0427 777105		
Contact person for correspondence: STUART BOEKEMAN		
Signature: 		Date: 8/6/2021
Signature:		Date:
<p><i>The signature of the owner(s) is required on all applications. 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).</i></p>		

Applicant details (if different from owner)		
Name:		
Address:		
		Postcode:
Phone: Work:	Fax:	Email:
Home:		
Mobile:		
Contact person for correspondence :		
<p>The information and plans provided with this application may be made available by the local government for public viewing in connection with the application. <input type="checkbox"/> Yes <input type="checkbox"/> No</p>		

Signature: 	Date: 8/6/21
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Property details		
Lot No:	House/Street No: 41-45	Location No:
Diagram or Plan No:	Certificate of Title Vol. No:	Folio:
Title encumbrances (e.g. easements, restrictive covenants):		
Street Name: BATES STREET	Suburb: MERREDIN	
Nearest street intersection: DUFF STREET		

Proposed development	
Nature of Development	<input type="checkbox"/> Works <input type="checkbox"/> Use <input type="checkbox"/> Works and use
Is an exemption from development claimed for part of the development?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, is the exemption for	<input type="checkbox"/> Works <input type="checkbox"/> Use
Description of proposed works and/or land use: JCB MACHINERY DEALERSHIP	
Description of exemption claimed (if relevant):	
Nature of any existing buildings and/or land use: MACHINERY DISPLAY & SERVICING	
Approximate cost of proposed development: PAINTING & REPAIRS PLUS NEW FENCING \$10 000	
Estimated time of completion: AUGUST 2021	

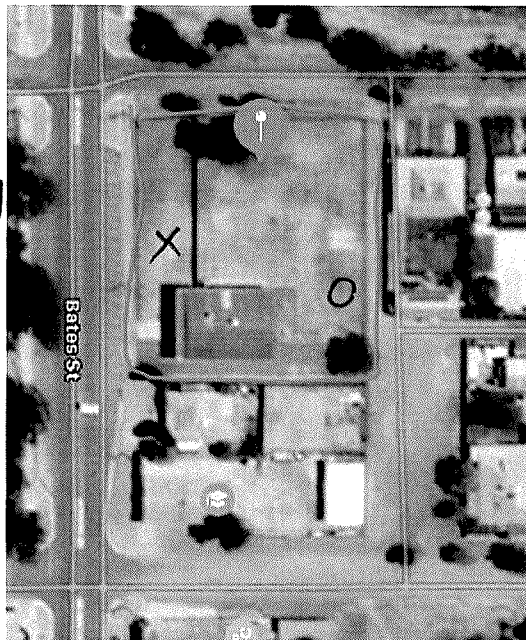
OFFICE USE ONLY

Acceptance Officer's initials:
Local government reference No:

Date Received:

41-45 GATES ST MERLETON

X = FRONT MACHINE
DISPLAY

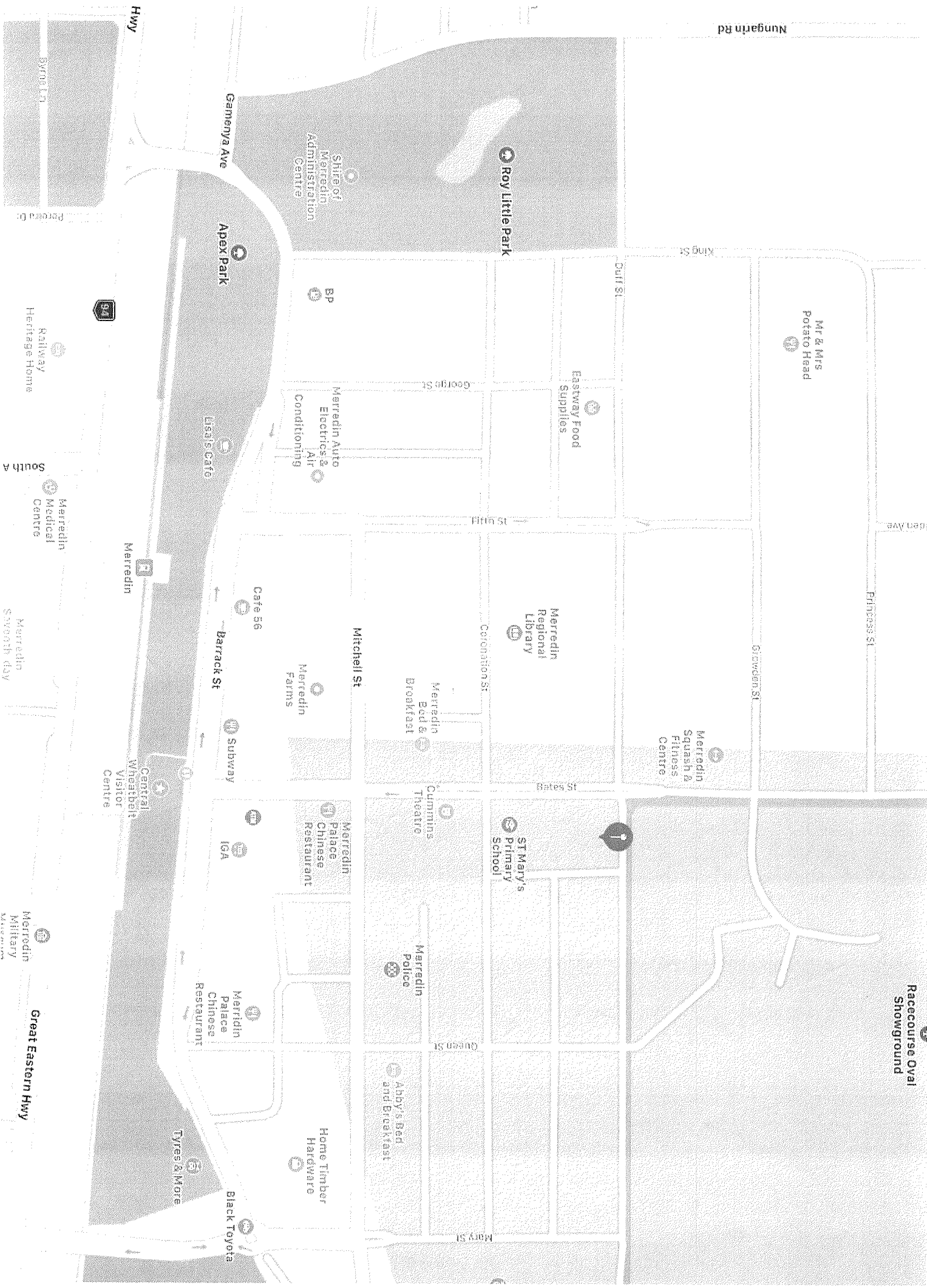


O = CUSTOMER
MACHINE
STORAGE

PLEASE NOTE NOISE LEVELS WILL BE
MINIMIZED AND WE WILL ONLY BE OPERATING
PER OUR DESIGNATED HOURS ON COVER LETTER


S BOBKMAN.

9/6/21



Nungah Rd

Mr & Mrs
Potato Head

Roy Little Park

Eastway Food
Supplies

Shire of
Merredin
Administration
Centre

Apex Park

BP

Merredin Auto
Electrics &
Air
Conditioning

Leslie's Cafe

Merredin
Regional
Library

Merredin
Squash &
Fitness
Centre

Merredin
Ecol &
Breakfast

Merredin
Farms

Cafe 56

Barrack St

Subway

Merredin
Palace
Chinese
Restaurant

Cummins
Theatre

St Mary's
Primary
School

Merredin
Police

Abby's Bed
and Breakfast

Home Timber
Hardware

Merredin
Palace
Chinese
Restaurant

Tyres & More

Black Toyota

Racecourse Oval
Showground

Hwy

Gamenya Ave

94

Railway
Heritage Home

Merredin
Medical
Centre

Merredin
Savannah Day

Central
Wharfedale
Visitor
Centre

Merredin
Military
Museum

Great Eastern Hwy

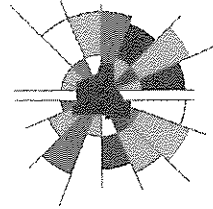
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TAX INVOICE/RECEIPT

Receipt Number: **125080**

Receipt Date: : **14.06.21**

Payer: **Boekeman Machinery**



SHIRE OF
MERREDIN
INNOVATING THE WHEATBELT

ABN: 87 065 676 484

PO Box 42,
Merredin WA 6415
Telephone: (08) 9041 1611
Facsimile: (08) 9041 2379
Email: admin@merredin.wa.gov.au

Receipt Type	Detail	Amount
Miscellaneous	DEVELOPMENT PLAN APPLICATION Proposed JCB Tractor Dealershp 41-45 Bates Street Merredin Account: 131006200	\$147.00

* GST Exclusive Charge	\$147.00	Total	\$147.00
* GST	\$0.00	Tendered	\$147.00
		Change Given	\$0.00
Cash	Cheque	Other	Round Amount
\$0.00	\$0.00	\$147.00	\$0.00

SHIRE OF MERREDIN

TOWN PLANNING SCHEME No.1

APPROVAL OF PLANNING CONSENT

Name and address of Owner: **AD Burton**
57 Queen Street
Merredin WA 6415

Planning Consent is hereby **GRANTED** in respect of
Application Number: **PA09/04** made on: **August 9th 2004**

by: **Ian Kingsley Lewis for**
Frank Lewis Motors Pty Ltd
46-64 Fitzgerald St
Northam WA 6401

in respect of land situated at and described as: **Lots 198, 199, 200**
Bates Street
Merredin WA 6415

To be used for the purpose of: **Motor vehicle sales and repairs**

To carry out development in accordance with the approved plans in
compliance with the following conditions:

- 1) All building work to comply with the Building Code of Australia 2004 (as amended), the Health Act 1911 (as amended) and associated legislation;**
- 2) On-site liquid waste disposal to be in accordance with the requirements of the Environmental Protection (Liquid Waste) Regulations 1996 and shall conform to all Water Corporation requirements as set out in the Country Towns Sewerage Bylaws 1952;**
- 3) All new signage on the property to comply with the Signage Policy of the Shire of Merredin. Details and graphics for proposed signage to be submitted for final approval prior to erection;**
- 4) Proposed pylon sign to be the subject of an application for building licence prior to erection;**

5) All new fencing on the property to comply with Shire of Merredin Local Law No.7, with specific regard to solid sheet fencing within the front setback area of the property to be no greater than 1200mm in height.

This approval is valid for a period of twenty four months from the date hereon. If development is not completed within this period a new approval must be obtained before commencing or continuing development.



**PJ Anastasakis
Chief Executive Officer**

12.8.04

Dated:

**NOTE: This approval is NOT A BUILDING LICENCE.
A separate application is required to obtain such.**

SHIRE OF MERREDIN

Corner Barrack and King Street, Merredin. Western Australia. 6415
PO Box 42, Merredin. Western Australia. 6415
Telephone: (08) 9041 1611 Facsimile: (08) 9041 2379



Local Planning Scheme No. 6

Schedule 9

Notice of Determination on Application for Planning Approval

(cl. 10.4.1)

Town Planning Act 1928

Shire of Merredin

Determination on Application for Planning Approval PA07/12

<i>Owner's name:</i>	Adrian Burton		
<i>Address:</i>	5 Queen Street Merredin WA 6415		
<i>Location of proposed development:</i>	41 Bates Street, Merredin WA 6415		
	<i>Lots:</i> 198, 199 and 200	<i>Plan/Diagram:</i> 229842	
	<i>Vol. No.:</i>	<i>Folio No.:</i>	
<i>Applicant:</i>	Stefan Cecconi		
	12 Muscat Street, Merredin WA 6415		
<i>Application date:</i>	1 October 2012	<i>Received on:</i>	1 October 2012
<i>Description of proposed development:</i>	Use of existing for a car and caravan sales yard, showroom, minor vehicle repairs and fitment of accessories and for the short and long term storage of caravans.		
<p>The application for Planning Approval is granted subject to the following conditions:</p>			

Conditions of Approval:

1. **Should there be a need for any building works, then the Applicant is to obtain a Building Permit prior to any works commencing;**
2. **Prior appropriate approvals are to be obtained from the Shire of Merredin and other required Statute Authorities for grease and oil interception traps, collection and disposal of any oils and greases from motor vehicle repairs if the Applicant intends to take on servicing of motor vehicles in the future;**
3. **A landscape plan naming native species suitable for the location, including plants capable of growing to a maximum height of 1.0 metre be provided to the Shire of Merredin for approval along the Bates Street frontages of lots 200, 199 and 198 and along the Duff Street frontage of lot 198 up to the colorbond fence to a minimum width of 1.50 metres within 3 months from the date of this Planning Approval;**
4. **The planting, in accordance with the approved Landscape Plan is to be completed with 6 months of the Landscaping Plan been approved;**
5. **The landscaped areas are to be maintained to the satisfaction of the Shire of Merredin's Chief Executive Officer.**

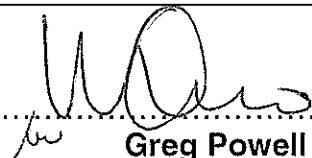
Notes:

- Note 1:** If the development the subject of this Planning Approval is not substantially commenced within a period of 2 years, or such other period as specified in the approval after the date of the determination, the approval shall lapse and be of no further effect.
- Note 2:** Where a Planning Approval has so lapsed, no development shall be carried out without the further approval of the local government having first been sought and obtained.
- Note 3:** If an Applicant is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with Part V of the Town Planning and Development Act 1928. An application must be made within 28 days of the date of this determination.
- Note 4:** This Planning Approval is **NOT** a Building Permit. A separate Building Permit Application along with the required documentation must be submitted to the Shire of Merredin and a Building Permit obtained prior to the commencement of any works.

Dated:

9 November 2012

Signed:



Greg Powell
CHIEF EXECUTIVE OFFICER

For and on behalf of the Shire of Merredin