



ABN 79 455 867 807 JacquesDesignStudio Pty Ltd ACN 646 998 585  
as trustees for JLVR Business Trust

16 Mulloway court  
Burns beach  
PERTH  
6028  
Mobile 0417 561 714

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12 April 2022

**NEW WORKSHOP – TAMMIN ABBATOIR  
LOT 1 & LOT 8290 GREAT EASTERN HIGHWAY, TAMMIN**

**APPLICATION FOR DEVELOPMENT APPROVAL**

Minerva Foods Australia Pty Ltd is proposing to build a new workshop shed for general maintenance of the existing premises. The workshop shed will be clad with shale grey colorbond sheeting.

Lot 1 and Lot 8290 is zoned Rural

The position of the new workshop shed will be next to the existing workshop shed that had to be demolished due to its dilapidated state.

The general maintenance program will be undertaken by the existing maintenance staff.

All activities in the new workshop shed will be conducted during normal operating hours of the abattoir and the waste management will be integrated with the existing waste management program of the abattoir.

Please find the following attached:

- Site plan of Lot 1 and Lot 8290 showing the proposed position of the new workshop shed.
- Layout of the new workshop shed.
- Elevations of the new workshop shed.
- Certificate of Title of Lot 1.
- Certificate of Title of Lot 8290.
- Form 1 – Application for Development Approval.

Regards

A handwritten signature in blue ink, appearing to read 'Jacques van Rooyen', written over a light blue circular stamp or watermark.

Jacques van Rooyen  
JacquesDesignStudio



DESIGN STUDIO

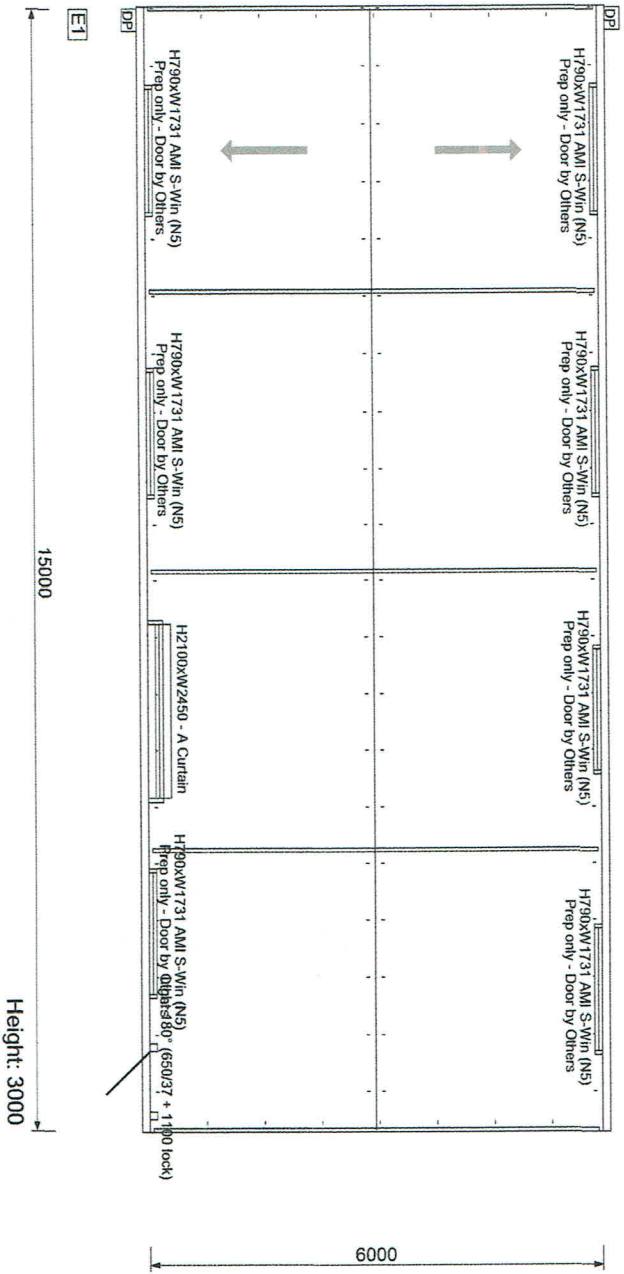
STUDIO  
16 MULLOWAY COURT  
BURNS BEACH  
EMAIL: jacques@j-dstudio.com.au  
PHONE: 0417381714

TAMMIN  
ABBATOIR  
LOT 1 GREAT  
EASTERN HIGHWAY,  
TAMMIN

Project number: P2022173  
Date: FEBRUARY 2022  
Drawn by: [Name]  
Checked: [Name]  
SITE



All Windows to be 1200H x 2040W XOOX Sliding Windows



**OPTION ITEMS LIST:**

- 7 x Windows
- 7 x H790xW1731 AMI S-Win (N5) - Prep only - Door by Others
- 1 x PA Door
- 1 x Light 180° (650/37 + 1100 lock)
- 1 x Roller Door
- 1 x H2100xW2450 - A Curtain
- (E1) 1 x Eng - Certificate (WA) - Enduro

Company: Action Sheds Australia PTY LTD

Address: 55 Ercog Road

Phone: 6559 1970

Email: Anthony@actionsheds.com.au



CLIENT NAME: Jacques Van Rooyen

SITE ADDRESS: Lot 1 Great Eastern Highway

Tammin, WA, PC: 6409

CLIENT SIGNATURE:

TITLE: Plan View

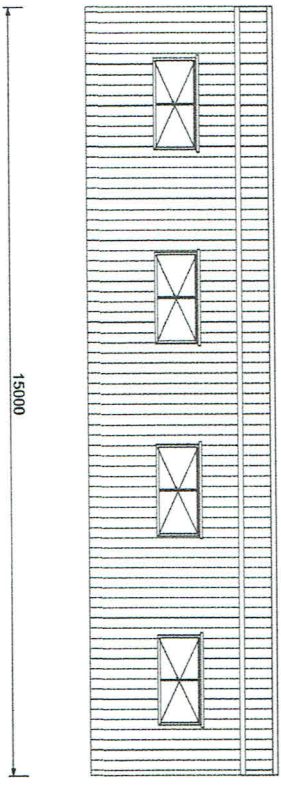
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DATE: 17/02/2022

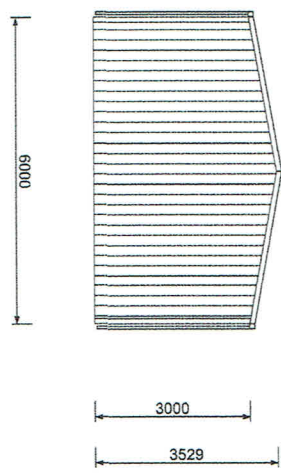
PAGES: 1 of 2

SCALE: NTS

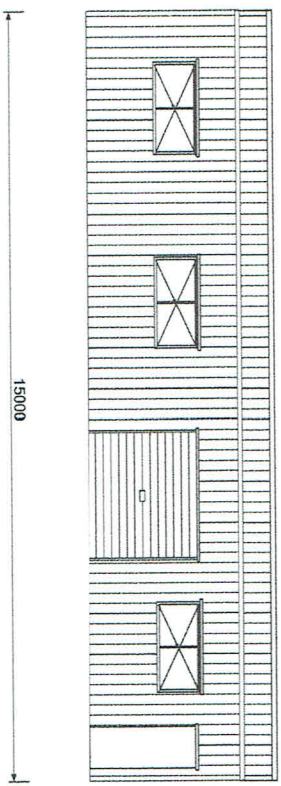
REV: A



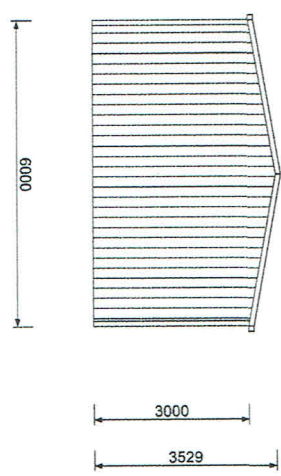
**Back**



**Left**



**Front**



**Right**

Company: Action Sheds Australia PTY LTD  
 Address: 59 Ercrag Road  
 Phone: 6559 1970  
 Email: Anthony@actionsheds.com.au



CLIENT NAME: Jacques Van Rooyen  
 SITE ADDRESS: Lot 1 Great Eastern Highway  
 Taramin, WA, P.C. 6409

CLIENT SIGNATURE:

TITLE: Elevations View	
QUOTE No: ASHAW52498	SCALE: NTS
DATE: 17/02/2022	PAGES: 2 of 2
REV: A	

WESTERN



AUSTRALIA

REGISTER NUMBER <b>1/DP224511</b>	
DUPLICATE EDITION <b>3</b>	DATE DUPLICATE ISSUED <b>17/3/2022</b>

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

VOLUME 2119 FOLIO 125

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.

*BGRoberts*  
REGISTRAR OF TITLES



**LAND DESCRIPTION:**

LOT 1 ON DEPOSITED PLAN 224511

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

MINERVA FOODS AUSTRALIA PTY LTD OF UNIT 1 58 METROPLEX AVENUE MURARRIE QLD 4172  
(T P043713 ) REGISTERED 15/3/2022

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

1. THE LAND THE SUBJECT OF THIS CERTIFICATE OF TITLE EXCLUDES ALL PORTIONS OF THE LOT DESCRIBED ABOVE EXCEPT THAT PORTION SHOWN IN THE SKETCH OF THE SUPERSEDED PAPER VERSION OF THIS TITLE.

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: 2119-125 (1/DP224511)  
PREVIOUS TITLE: 1103-889  
PROPERTY STREET ADDRESS: 15489 GREAT EASTERN HWY, NORTH TAMMIN.  
LOCAL GOVERNMENT AUTHORITY: SHIRE OF TAMMIN

WESTERN



AUSTRALIA

REGISTER NUMBER <b>8290/DP121410</b>	
DUPLICATE EDITION <b>2</b>	DATE DUPLICATE ISSUED <b>17/3/2022</b>

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

VOLUME **2226** FOLIO **895**

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.

*BGRoberts*  
REGISTRAR OF TITLES



**LAND DESCRIPTION:**

LOT 8290 ON DEPOSITED PLAN 121410

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

MINERVA FOODS AUSTRALIA PTY LTD OF UNIT 1 58 METROPLEX AVENUE MURARRIE QLD 4172  
(T P043713 ) REGISTERED 15/3/2022

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

1. THE LAND THE SUBJECT OF THIS CERTIFICATE OF TITLE EXCLUDES ALL PORTIONS OF THE LOT DESCRIBED ABOVE EXCEPT THAT PORTION SHOWN IN THE SKETCH OF THE SUPERSEDED PAPER VERSION OF THIS TITLE. SEE VOLUME 2226 FOLIO 895.

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: 2119-126 (8290/DP121410)  
PREVIOUS TITLE: 2119-126  
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.  
LOCAL GOVERNMENT AUTHORITY: SHIRE OF TAMMIN

## SHIRE OF TAMMIN TOWN PLANNING SCHEME NO.1



## FORM 1 - APPLICATION FOR DEVELOPMENT APPROVAL

## Landowner Details

Name/s:

Minerva Foods Australia Pty Ltd

ABN (if applicable):

87 652 859 811

Postal Address:

Unit 1 /58 Metroplex Avenue Murarrie QLD Postcode: 4172

Work Phone: 0455453919

Fax:

E-mail:

Home Phone:

ian.mars@minervafoods.com

Mobile Phone:

Contact Person for Correspondence: Iain Mars

Signature:

Date:

21-3-2022

Signature:

Date:

## NOTES:

- i) Use and attach a separate copy of this page where there are more than two (2) landowners.
- ii) The signature/s of all registered owner(s) as listed on the land's Certificate of Title is required. This application cannot proceed without the required signature/s. 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). Land owned by an incorporated body (i.e. a company) must be signed by:
  - 1 director of the company, accompanied by the company seal; or
  - 2 directors of the company; or
  - 1 director and 1 secretary of the company; or
  - 1 director if a sole proprietorship company.
 Print the full names and positions of company signatories underneath the signatures.
- iii) A copy of the Certificate of Title for all land the subject of this application must be provided and can be purchased through Landgate directly if required.
- iv) Development Applications relating to Unallocated Crown Land, Unmanaged Crown Reserves, land under management order to the Shire of Tammin where the development is not consistent with the reserve's purpose, or is used for commercial purposes, or land which is subject to a lease issued under the Land Administration Act 1997 need to be referred to the Lands Division of the Department of Planning, Lands and Heritage for consideration and signing.

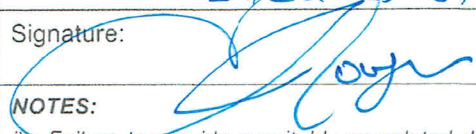
## Applicant Details (if different from owner)

Name/s:

JACQUES VAN ROOYEN

Address:

16 MUCKOWAY COURT, BUZENS BEACH Postcode: 6029

Work Phone:	Fax:	E-mail:
Home Phone:		jacques@j-struct.com.au
Mobile Phone: 0417 561 714		
Contact Person for Correspondence: JACQUES VAN BOOYEN		
Signature: 	Date: 4/4/2022.	
<b>NOTES:</b> i) Failure to provide a suitably completed development application form, a copy of the relevant Certificate/s of Title, sufficient plans and other supporting information and/or the correct application fee may result in the application being returned or placed on hold. ii) The application fee payable will be confirmed by the local government following receipt of the application. Processing of the application will not commence until the fee is paid in full. iii) As per Schedule 2 clause 64 of the Planning and Development (Local Planning Schemes) Regulations 2015 the information and plans provided with this application may be made available by the local government for public viewing in connection with the application. iv) If public advertising of the application is required by the local government an additional fee in accordance with the local government's adopted schedule of fees and charges will be payable by the applicant. Further processing of the application following completion of public advertising will not proceed until the additional fee is paid in full. v) The original of this application and supporting information and plans will be retained by the local government for its records and will not be returned to the applicant/landowner following final determination.		
<b>Property Details</b> PLEASE REFER TO ATTACHED CERTIFICATES OF TITLES. NOTE: The details provided must match those shown on the relevant Certificate/s of Title.		
Lot No:	House/Street No:	Location No:
Survey Diagram or Plan No:	Certificate of Title Volume No:	Certificate of Title Folio No:
Title encumbrances (e.g. easements, restrictive covenants etc. as listed on the Second Schedule of the relevant Certificate/s of Title):		
Street name:		
Suburb:		
Nearest street intersection:		
<b>Proposed Development:</b>		
Nature of development: <input checked="" type="checkbox"/> Works (New construction works with no change of land use) <input type="checkbox"/> Use (Change of use of land with no construction works) <input type="checkbox"/> Works and Use NOTE: If the proposal involves advertising signage the Additional Information for Development Approval for Advertisements form (i.e. a Form 2) must be completed and submitted with this application.		
Is an exemption from development claimed for part of the development? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
If yes, is the exemption for: <input type="checkbox"/> Works <input type="checkbox"/> Use		
Description of proposed works and/or land use: NEW 15 x 6m WORKSHOP SHED.		



Description of exemption claimed (if relevant):

N/A.

Nature of any existing buildings and/or land use:

ABATTOR (CLASS 8)

Approximate cost of proposed development (excluding GST):

\$ 44 120 .00

**OFFICE USE ONLY**

Date application received:

Received by:

Application reference number:

Application fee payable: \$

Date of receipt of application fee from applicant:

Receipt number for application fee: