

Development Application - 53 Bannister Road, Boddington WA 6390

I write to advise that you have the opportunity to provide your written comments to the Shire regarding the above proposed development.

By way of background, The Shire has recently received the Development Application with details provided by the applicant attached for your information. As you own land nearby the application site, the Shire would appreciate your comments on the proposal. Comments need to be submitted in writing or via email to shire@boddington.wa.gov.au by Wednesday 12 November 2025.

Please contact the Shire's Executive Manager Development and Community Services on 9883 4999 should you wish to clarify or discuss.

Kind regards,

James Wickens
Executive Manager Development and Community Services



Proposal for Upgrading 53 Bannister Rd Boddington

Enhancing Value, Efficiency, and Customer Experience

Executive Summary

This proposal outlines a comprehensive plan to upgrade the commercial property located at the above address. The recommended improvements aim to increase the property's market value, attract tourists, and become an icon for Boddington.

Objectives

There is only one main Objective and that is to give Boddington a Unique attraction that will encourage tourists to come to town but also give locals somewhere different to hang out.

Scope of Upgrades

1. Paint Exterior of the building DuluxTender Heart Pink, this will increase visibility and is in theme with the Internal style that we have created and the colour in our logo.
2. Gable would be painted Black as would all guttering, balustrading and downpipes, this will make the Pink "pop" but make it look classy at the same time.
3. Upgrading signage from Black Sheep to Boddington Diner Logo (picture has been included).
4. We would like to put 2 x Pink Buggy cars (picture has been included) on the roof, each facing the sign so that their headlights illuminate the Sign making it easier to see of a nighttime but also giving it a uniqueness and making it an attraction.
5. We would like to put up 2 x neon open signs as well.

Benefits

- Enhanced reputation and market competitiveness
- Increased tourists to Boddington

Estimated Timeline Budget Estimate

The preliminary budget for the proposed upgrades is estimated at \$6,000 AUD. This includes all materials, design fees, permits, and contingency allowances.

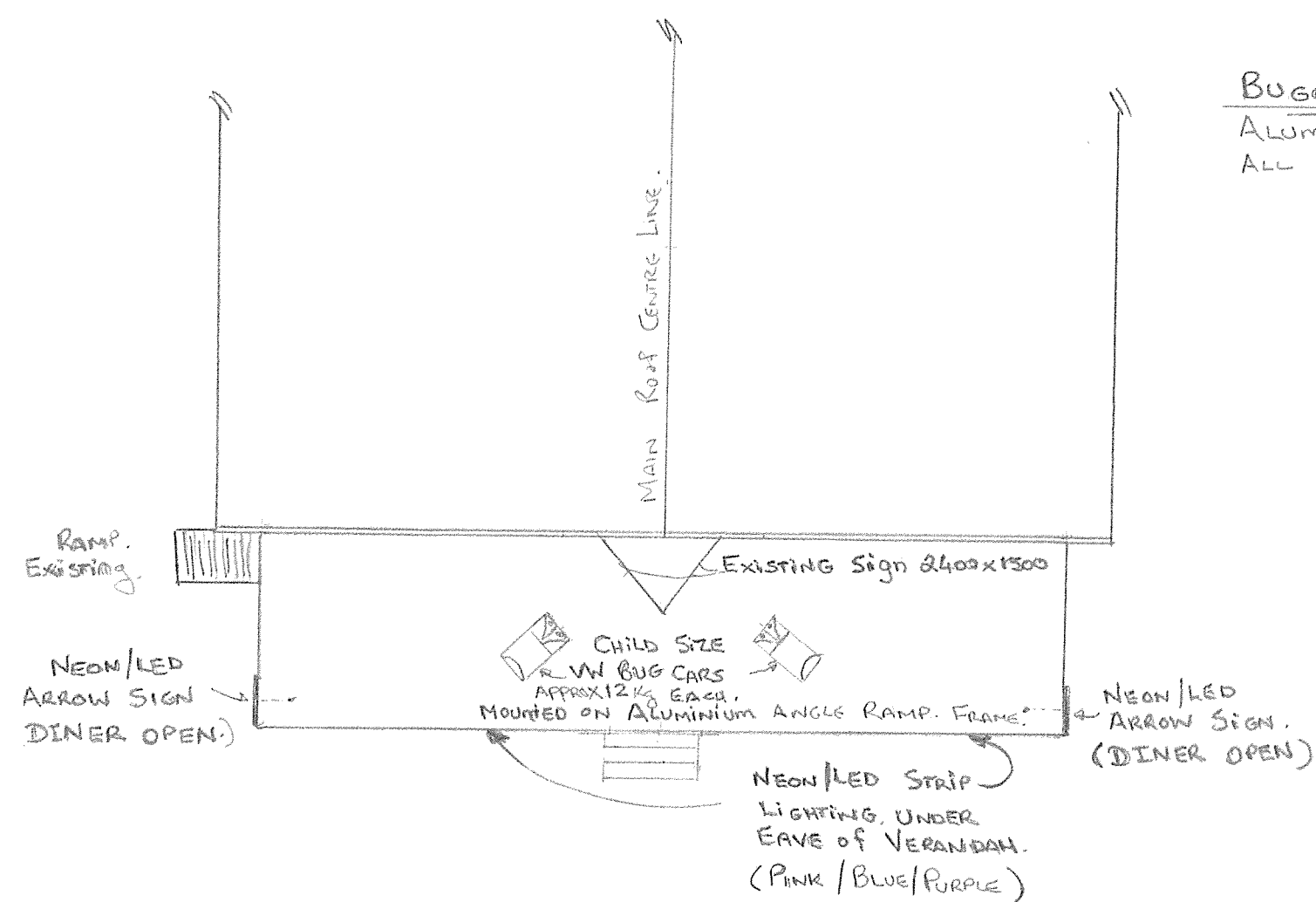
Conclusion

Upgrading the commercial property represents a strategic investment that will deliver significant long-term benefits. These enhancements will position the property as a premier choice for tourists to come and visit, and make it an Iconic landmark, in turn benefiting Boddington with increased tourism.

We thank you for taking the time to read our proposal and look Forward to getting your response.

Kind Regards

Tony & Louise Kaspar- Retro Eateries Pty Ltd



TOP ELEVATION

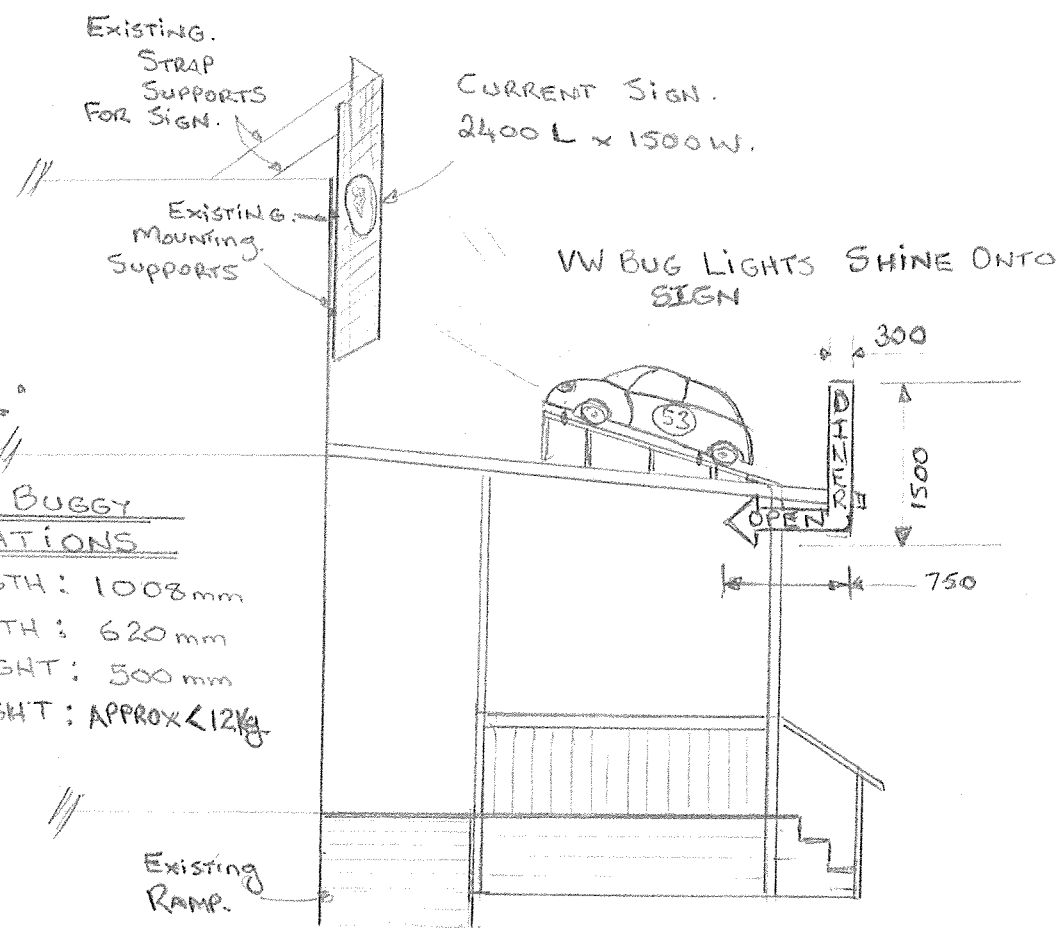
BUGGY RAMP MATERIAL
ALUMINIUM ANGLE 30x30x3mm.
ALL PARTS WELDED.

ALUMINIUM RAMP SPECIFICATIONS

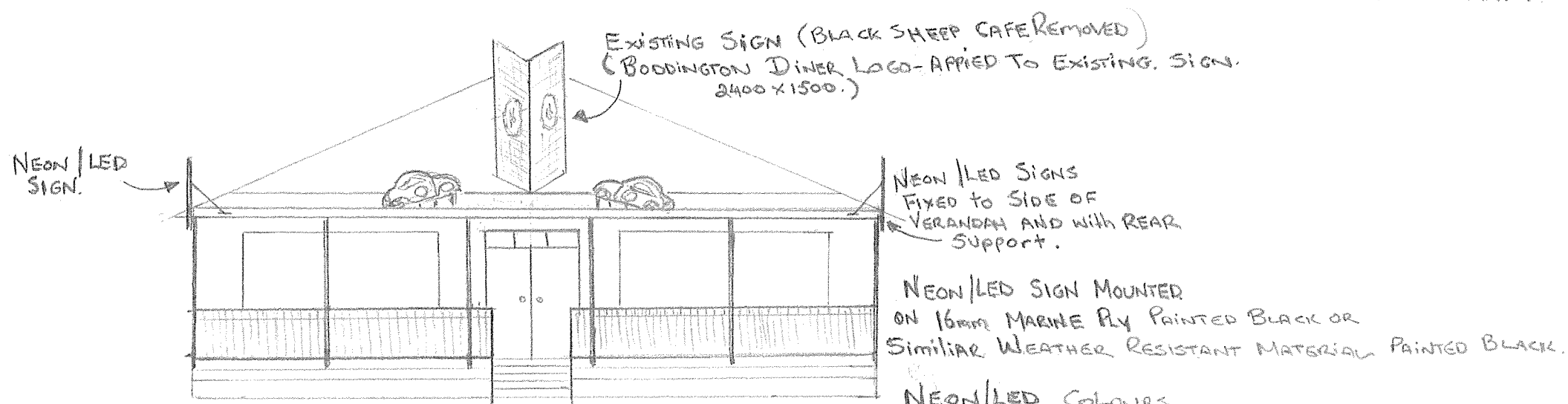
LENGTH: 1200mm
WIDTH: 750mm.
HEIGHT: Approx ~ 450mm
ANGLE: Approx ~ 20° to 22°

Childs VW Buggy SPECIFICATIONS

LENGTH: 1008mm
WIDTH: 620mm
HEIGHT: 500mm
WEIGHT: APPROX < 12kg



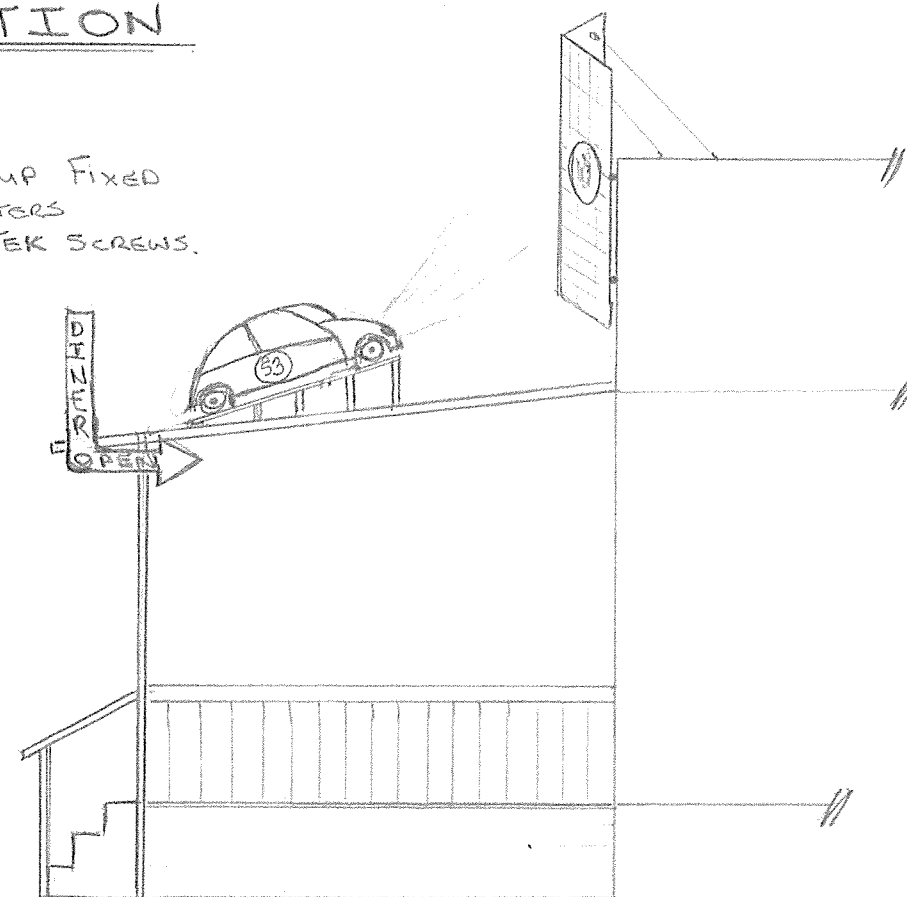
RHS ELEVATION



FRONT ELEVATION

NEON/LED COLOURS
ARROW: LIGHT BLUE
DINER: PINK
OPEN: WHITE

ALUMINIUM RAMP FIXED TO VERANDAH ROOF RAFTERS USING 12G x 50 METAL TEK SCREWS.
VW Buggy Fixed to RAMP USING "U" BOLTS OVER AXLES SECURED TO RAMP.



LHS ELEVATION

NOTE: DRAWING NOT TO SCALE
ALL MEASUREMENTS IN MILLIMETERS

FOR: TG & LM KASPAR - BODDINGTON DINER - 53 BANNISTER ROAD - BODDINGTON