

Attachment 11.2.3

Submission #	Name	Address	Support/ Oppose	Issues
1	Name provided to Shire	Address provided to Shire	Oppose	<ul style="list-style-type: none"> • Property is already being advertised for guests without approval • Proposed number of guests would result in increased number of vehicles using a shared crossover to Vasse Hwy • Entry onto Vasse Hwy is within a 90km/hr zone posing a risk to vehicles entering & exiting the property • There is no legal access to the property from Vasse Hwy as access is across a Shire reserve • Cover letter states no pets will be permitted however booking site for the property states they can be accommodated • Fencing is not suitable to contain pets on the property posing a risk to neighbouring properties and wildlife in adjoining reserve/state forest • Noise from guests and barking dogs would impact on the amenity of the area • Increased risk of trespass by guests onto neighbouring properties • Increased risk of theft or vandalism • Increased risk of fire caused by guests • Bridge providing access to the property may not be able to accommodate large fire trucks
2	Name provided to Shire	Address provided to Shire	Oppose	<ul style="list-style-type: none"> • Property is already being advertised for guests without approval • Cover letter states no pets will be permitted however booking site for the property states they can be accommodated • Fencing is not suitable to contain pets on the property posing a risk to neighbouring properties • Increased risk of rubbish pollution of neighbouring properties • Increased risk of vehicle access to the adjoining Shire reserve • Not enough parking provide for large number of proposed guests • Entry onto Vasse Hwy poses a risk to vehicles entering & exiting the property as there is no slip/turning lane proposed • There is no legal access to the property from Vasse Hwy as access is across a Shire reserve • Increased risk of noise & dust pollution from vehicles using the property • Increased risk of pollution of Carlotta Brook • Bushfire Management Plan does not reflect what is being proposed and includes other development • No Property Management Plan has been provided • Concern that property will be used as a lodging house rather than a holiday house

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| | | | <ul style="list-style-type: none">• Potential negative impact on amenity of neighbouring properties from increased usage of the property |
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RE: Development application response.

Development application cover letter supplied by Shire of Nannup.

Proposed development application – Lot 9650 (6088) Vase Highway.

Proposed Holiday House

Shire of Nannup

20th Feb.2024 to Development Services Officer:

In response to the notice of application dated 1st Feb. 2024 (revised by shire 6th Feb 2024)

I am writing as the direct neighboring owners (6040, Vasse Highway, Nannup)
Highland cattle breeding, permanent residence and “Lakebrook Luxury Glamping” (west of Carlotta Brook).

Intro:

Ordinarily we try and keep the comments (number of pages) to a minimum for a DA response, however due to the actions of the neighbour, so far, we feel it essential to cover items that express our personal concerns for the proposed activities at 6088 Vasse Highway.

May I respectfully ask that this response be read in its entirety given the situation already expressed to the shire in the past months?

It is extremely concerning that an application is submitted/accepted and then sent out for advertising (comments) when the applicant/ application is incomplete:

1. Holds little to nil information to understand, let alone be able to be assessed under the planning scheme/s.
2. The holiday house / Accommodation / Lodging? is already being used as such without approvals and has been for some time. It is demonstrated on their booking site/s and the Nannup shire would be well aware of this.
3. The shed/s is occupied by the Nannup Caravan Park staff. They have been since the new owners purchase. The buildings are “sheds” and not approved for use for accommodation let alone permanent accommodation (debatable under the scheme) for caravan park staff and the Nannup shire are well aware of this. They continue to live there without apparent repercussion.
4. The illegal occupants of the shed/s have been causing a nuisance to our amenity as neighbour. Wild abusive actions to each other and then when we politely alerted the property owners (as they previously requested), received abuse and threats of physical retaliation from the occupants to myself.
5. Firearm use within close proximity to our property and their own holiday accommodation.
6. It has been noted in the application that there will be no pets allowed in the proposed Holiday Home /accommodation /Lodging house. There are currently at least 2 dogs on the property and a search on their “Geographe Holiday Homes - Nannup Ponds” booking sites clearly states that there is a \$50 bond for dogs and a drop down box for how many?
7. Use of the forest track for vehicle access to their property. Not permitted.
8. Rubbish from 6088 in our paddock , Glamping sites and polluting Carlotta Brook

The following formally addresses the current application for the owners of 6088 Vasse Hwy.

It must be noted that the original application suggested that the applicant wished to apply for the holiday Home use as well as permission to:

1. *Locate and operate a 2 bedroom Chalet, which is to be situated on the south side of the main residence.*
2. *The existing Cheese Factory to be changed to a caretakers Residence.*
3. *To add 8 caravans sites around the shed which is on the northern end of the property. Three sites to be located on the north, East and southsides of the shed. Five sites to be on the lower level on the East side of the shed.*

The last 3 items listed above were retracted during the advertising period and do NOT form part of this application. The BMP still contains references to the above items but should not constitute “fair and reasonable” grounds for any retrospective approvals on such simply by retracting them from the application for “fast track” shire approval reasons.

It shall be noted, that these items (1, 2 &3) will be challenged if and when the next application comes in as it adds to the overall blatant intended use of the neighboring property and its immediate increase to “adverse effect on its adjoining neighbor’s amenity”, that already exists.

For this application, we refer to the **proposed “Holiday House” only**.

Information provided by the applicant /shire.

Cover letter supplied by applicant: Revised after our complaint and re-issued by Shire 6th Feb 2024
The letter is very basic, without full application requirements, and reads as follows:

As a direct cut and paste:

This is to advise that Robert Wayne Leece and Julie Elizabeth May trading as Busselton Accommodation Have applied to have the property located at 6088 Vasse Highway Nannup changed to Short Term Holiday Accommodation. The Residence consists of 4 Bedrooms 2 Bathrooms on the Top floor capable of accommodating 8 Guests. There is also a 2 bedroom 1 Bathroom unit on the ground floor capable of Accommodating up to 8 Guests. Guests will not be allowed to bring Pets. The Property and will be managed by Geographe Holiday Homes and the owners are only 3 kms away.

Plans and other required information as clearly set out by shire website:

- Nil provided with application (apart from the BMP)
https://www.nannup.wa.gov.au/Profiles/nannup/Assets/ClientData/Documents/Development_Services/Holiday_Home_information_Sheet.pdf
- The application is incomplete and impossible for all comments to be raised, so many were forced to be done on assumptions, own website searches and the shires responses to correspondence.

Clarification:

The Shire cover letter describes the application for a Holiday House where as the applicants letter refers to it as Holiday Accommodation. The description issued by the applicant simply refers to 4 bedrooms catering for 2 people per room and sharing 2 bathrooms. (Upper level) and 2 bedrooms catering for a further 4 people per room and sharing 1 bathroom..

This best describes a Lodging House or Backpackers rather than Holiday accommodation, and certainly not a Holiday House, by definition and volume of unrelated guests at any one time.

Extract from Nannup environmental health

Accommodation businesses catering for more than six people must register annually as a lodging house and comply with the Part 8 of the Shire’s Health Local Law. Planning approval is also required. A lodging house is any establishment that accommodates more than six persons (excluding the family operating the business) and includes any number of accommodation buildings on a single lot. Lodging houses include motels that do not have a publican’s general liquor licence, backpacker establishments, dwellings, chalets and rural workers accommodation buildings.

Zoning

It would appear that the zoning lists “Holiday Homes” and “Holiday Accommodation” as per the provisions of the Scheme (Table 4 – Zoning Table and Clause 52.),

However

A - Means that the use is not permitted unless the Local Government has exercised it’s discretion by granting Development Approval after advertising in accordance with clause 64 of the Deemed Provisions

As the applicant has not provided any form of plans? I question how the assessment can be made given that the high number of people and the grouped sleeping arrangements suggests a Lodging House or Backpacker accommodation.

There are compliance issues to address with such **prior to use**.

https://www.nannup.wa.gov.au/Profiles/nannup/Assets/ClientData/Documents/Development_Services/Application_for_Regi stration_of_a_Lodging_House.pdf

Building Classification

- Currently a class 1 (single residence)
- Class 1b is one or more buildings which together constitute a boarding house, guest house, hostel or the like that would ordinarily accommodate not more than 12 people;

- *Class 3 building is a residential building providing long-term or transient accommodation for a number of unrelated persons. A boarding-house, guest house, hostel, lodging house or backpacker accommodation..*

Dogs/Pets:

The proposed no pet policy would be gratefully accepted and request it be made mandatory (as direct neighbors with farm animals)

The issue of dog attacks on our farm animals in the past has been raised with the Shire of Nannup and they are well aware of the situation.

Staffs transfer from the caravan park:

Contrary to any shire applications or approvals so far, the site (shed - Class 10a) has been, and still is, occupied by staff from the Nannup Caravan Park. This item has been raised with the Shire of Nannup without apparent action taken. After the shire suggested it was taking action last week, the occupants are still there and still creating a nuisance.

Noise

There have already been instances of unprovoked abuse and threats from the neighboring occupants (caravan park staff) already living on the property. This item has been raised with the Shire of Nannup. Next altercation will involve the police.

Rubbish.

The applicants currently do not control their litter and every weekend we spend time picking up their rubbish blown across our paddock, Glamping sites and polluting Carlotta Brook. Its concerning that this will escalate with more people.

Waste management. (Contrary to shire application checklist requirements, no information has been provided) It most likely comes under building approval and certificate of compliance prior to approval and occupation as a Holiday home /Lodging house / Backpackers (for the added proposed 16 + people for the house.) however it should be considered in this DA. Questionable capacity of current septic's, distance from flood line and water courses etc.

Water supply (Contrary to shire application checklist requirements, no information has been provided)

Clause 53 LPS 4 Subject to compliance for numbers and lack of scheme water.

Clause 53. Sewerage disposal

(1) Sewage is to be disposed via a reticulated sewerage scheme, or where deemed appropriate by the relevant decision-maker, via an on-site sewage disposal system which meets the requirements of the relevant Government Sewerage Policy.

Parking (Contrary to shire application checklist requirements, no information has been provided)

It's clear that there is a gravel area set aside for parking on the basic "Paint" Arial photo but this doesn't show the numbers or adequacy as per the regulations.

Subject to the definition as a Lodging House /Backpackers accommodation, the parking requires assessment accordingly. It is reasonable to say that sharing of a room with bunk beds may be 4x unrelated people and all with own transport, therefore increasing parking requirements.

Main Roads traffic plan/Slip lanes and crossovers.

Given the high volume of vehicles that will be entering and exiting Vasse Hwy by the proposed numbers on site, has this been addressed? The safety for both guests and the road users' needs to be assessed and agreed by Main Roads to ensure safety and no additional risk that already exists with minor traffic use. Use of the portion of land between Vasse highway and the property boundary requires confirmation. Has Main roads been included in this advertising period for comment?

Nuisance

Given the dramatically increased traffic for the accommodation numbers requested, traffic activity, noise and dust control is a consideration and there are no site plan drawings that show the roads, or car parking surfaces. Some roads are reasonably steep (dirt) and cause wheel spin which leads to excessive dust.

It's a compliance and property management issue however with a common southwesterly breeze our Glamping tents and main residence will be in that direct line and then becomes more of an issue.

Protection of Carlotta Brook and natural water ways in Nannup.

It should be noted that there is at least one pipe that runs directly into the creek already. It is visible from our property and appears to come from the shed but I can't be certain. It may well be inherited from purchase however would like this investigated as all natural water courses must be protected and Carlotta Brook flows all year and supplies our animals with drinking water.

Use of the rear forest track

Currently being used by some 6088 occupants.

Not required for emergency use, under the supplied BMP.

The non-use of the forest track needs to be enforced and well stated on any application/approval.

Fences

Fences are always something that neighbors continue to deal with and we respect that the fences between our properties are simple farm fences in fair condition in some cases. Although the fences are adequate to retain and control our own animals we are concerned of the possibility of wandering guests (pets that we know are already there) and more so from any new development on 6088. Potentially up to a final site development total of 24 guests plus their visitors/friends.

BMP (differs from the application)

It's been acknowledged that a **B**ushfire **M**anagement **P**lan has been completed and forms part of the application. However it should be noted that this does not constitute a DA itself and is only used as part of the application requirements.

It is worth commenting though, that the BMP is now incorrect and shows /refers to several other buildings, accommodation, Camp Kitchens, Caravan sites etc., that are no longer on the current application. They also contradict the (revised) application dated 1st Feb. which reinforces why we asked for that application to be rejected due to lack of, and conflicting, information.

The BMP should relate solely to the application as it's stated for absolute clarity of what is required for that particular application to become compliant PRIOR to occupation.

My comments on the current BMP are that it further demonstrates the long term relentless intent of the owner of 6088 as their master development plan and can't be ignored by us. Given the applicants track record on the site so far, our grave fear is that they will simply do those things as they have done for the staff accommodation and the leasing out of the holiday home/accommodation/ lodging without the need of application and sign off from the shire.

If any noted caravans, Shed occupation, chalet or Camp kitchen etc. (depicted in the BMP) were to appear without due process, they would be in clear violation if shires process and request they be dealt with firmly and swiftly. So far such actions have shown little to no result. It should not be looked upon as applying for a retrospective application after the event. This makes a mockery of due process that the applicant is more than aware of.

Further to the current application.

Some of the following items have not been provided nor addressed (extracts from the shire of Nannup website and planning scheme documents):

In order to apply for Development Approval to let your dwelling as a Holiday Home, you will need to apply for Development Approval by providing the following:

- i) the number of guests who can stay on the property at one time*
- ii) the number of vehicles that can be accommodated for guests on the property*
- iii) whether or not pets will be permitted on the property*
- iv) Note who the local property manager is and how you plan on addressing the behavior of guests etc.*
- v) A site plan of the property showing all buildings and the areas provided for car parking.*
- vi) A floor plan indicating the areas of the dwelling that are available to the guests and any areas that are off limits*

PROPERTY MANAGEMENT PLAN (not provided)

The management plan is to include, as a minimum:

- i) Property details;*
- ii) Property Owner/Operator details;*
- iii) Number of bedrooms in the holiday house/holiday accommodation, together with a scaled floor plan of the holiday house/holiday accommodation showing areas that are to be available to guests and any areas that will not be accessible;*
- iv) Maximum number of guests able to be accommodated by the holiday house/holiday accommodation;*
- v) If pets of guests are to be accommodated at the premises, and if so, details of how are these to be secured needs to be provided;*
- vi) Location and number of car parking spaces;*
- vii) Details of water supply (i.e. scheme water, on-site tanks, bore, etc.);*
- viii) Method of booking the accommodation (i.e. online, management agent, visitor's centre, etc.);*
- ix) Method of key collection / drop-off; Local manager details;*
- x) Cleaning and servicing arrangements, including rubbish disposal;*
- xi) The standard of the cross over, driveway and car parking allocation on the site;*
- xii) Location and type of smoke alarms; and Level of compliance with the local government fire break and fuel hazard reduction notice requirements.*

xiii) A management plan is to outline how the holiday house/holiday accommodation is to be operated and managed on an ongoing basis. A copy of the approved management plan is to be endorsed by the local government and provided to the owner/operator when a holiday house/holiday accommodation is approved.

Nannup shire local planning scheme:

Relevant extracts for application:

Clause 52

The following provisions apply to short-term accommodation on land zoned Priority Agriculture, Rural, Rural Residential, Rural Smallholdings and Environmental Conservation -

*(a) A maximum of 6 dwellings used to provide short-term accommodation, or a **total Occupancy of 24 people**, whichever is the greater.*

(d) Prior to any development approval being granted for the development referred to in sub 25

Shire of Nannup Local Planning Scheme No.4

Clause (1)(a) or (b), the applicant will be required to demonstrate that the proposed Development:

An application for development approval for short-term accommodation in all zones, will be Required to demonstrate via the submission of a management plan, to the satisfaction of the local Government, that the short-term accommodation will be managed to ensure that -

(a) It will not cause nuisance or annoyance to the owners and/or occupiers of adjoining or Nearby properties; and

(b) Adequate fire management will be demonstrated via the preparation of an emergency Evacuation plan

54. Potable water supply (Is there sufficient water for the number of proposed occupants? Given that there is No reticulated scheme water to this site?)

(1) Where a reticulated water supply network is available, all development requiring potable water is to connect to the supply.

(2) Where a reticulated water supply network is not available or is not feasible to connect -

(a) each dwelling shall be provided with a minimum 135,000 litre water storage tank in addition to any requirements of an approved bushfire management plan; and

(b) for all other uses, where applicable, potable water shall be provided to the satisfaction of the local government.

(3) All water storage tanks are to be fitted with couplings for the purposes of fire fighting, to the specifications of the Department of Fire and Emergency Services.

55. Non-potable water supply

(1) The local government may approve the use of fit-for-purpose (non-potable) water, wastewater recycling and reuse.

(2) A 'Water Supply Plan' as required shall identify a secure fit -for-purpose water supply that conserves potable water, minimises wastewater and promotes re-use of all forms of water, including stormwater

Neighbors Summary

Louise and I are advocates of well planned and executed tourism and development and our company projects reflect this.

We respect any property owner and their rights to progress and 6088 is no different.

We do not know Wayne and Julie personally and although read the poor reviews (majority) from the Nannup Caravan Park website, we kept an open mind without "*judgment by social media*" and we hoped that we would have formed a long relationship both as neighbours and professionally in the town.

We are very concerned however, by the now seen actions at 6088 (abusive staff being housed regardless in the shed when we had already expressed our concerns with them at a "meet and greet" that I instigated last year) and this has now led to mistrust and the lack of concern shown toward us personally, and to our property business. The applicant's comments to us were that he needs to move some staff that are not desirable at the caravan park. When I suggested he consider moving them closer to the holiday house he simply said he didn't want them upsetting his guests.

And what about ours then! Will this attitude reflect the way the holiday house will be managed as well?

For the applicant (Wayne) to upfront say that no matter what, they will locate permanent staff caravans alongside our boundary, and nearer our Glamping tents, was unnecessary, selfish and spiteful behavior. Although now not part of their application, it must be noted for reference.

As I'm sure the Shire of Nannup appreciates, Planning approvals are also not only about "ticking the scheme boxes" but importantly about **ensuring the protection of amenities of the community** and assisting businesses working together in harmony for not only their own advancement but that of the town of Nannup.

There is no reason that Lakebrook Country Escape – Glamping, and a Holiday Home @ 6088, can't operate without interference from each other. All we are asking here is that both parties are respectful of each other and we retain our privacy and most of all peace and quiet that our property and Glamping business is hinged on.

6088 comprises some 19 acres (estimated) and there is no need for close encroachment on our boundary, and more so our Glamping sites that have been pre-approved and already existing.

Without plans or a full application (as per shires checklist) it can only be assumed that with the pure excessive numbers of guests proposed for the accommodation its resonates the use as a Lodging House / Backpackers rather than a holiday home that predominantly would be leased short term to one responsible point of contact (one booking with appropriate security bond) that the owner would have better control.

With potentially 16 separate bookings (per bed?) sharing common facilities effectively requires a resident manager in the building itself.

Parking would be far greater as a lodging house and with that comes increased traffic, dust and noise.

I hope that a fair and reasonable decision can be agreed.

Limited Approval Clause (local development Scheme 4)

In granting development approval for short-term accommodation, the local government may grant a limited approval period of one year, renewable by way of further application towards the expiration of that period. If the local government has received complaints regarding the holiday house activity, a further approval may not be granted.

With the past and ongoing issues we, as neighbours, are encountering (noted in this document and other recorded correspondence to the shire on this matter) it demonstrates the need for this clause to be enforced and we request that if the application was considered for approval in principal, that it's only reasonable that this clause be mandatory.

The condition would ordinarily be happily accepted, by any applicant, if their intentions and commitments were genuine.

Kind regards,

Paul and Louise Meschiati
Residential address: 6040 Vasse Hwy, Nannup 6275.

Paul Meschiati

Managing Director



Paul Meschiati & Associates Pty Ltd.

Paul Meschiati & Associates Pty Ltd

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P: [08] 6389 0706 | E: paulmeschiati@global.net.au | W: www.paulmeschiati.com.au

Dear Erin,

We (Geoff and Christine) are writing in response to the application sent on the 02/02/2024 and re issued on the 6/02/2024 regarding Lot 9650 (6088) Vasse Highway Nannup.

With regard to the application received there are many items listed on the Shires 'Guide to Developing a Holiday House' that are not provided. As the application is missing key information noted as required under the Shires guidelines we would have expected the application would have been rejected because of its incomplete nature.

It appears to us that the owner has a total disregard for the Shires due process with regard to the application criteria and the process of approval prior to advertising and occupancy at the property. We are aware that the Shire has already been notified that people are currently living at the property in the shed used as the 'Cheese Factory' by the previous owners. The shed development was an item that was listed on the original application received on 2nd February that the Shire noted as incorrect. The new application received 6th February has no application for the shed or the location of staff living in it.

It has also come to our attention that the property is already being advertised for guests on the Geographe Holiday Homes website and seems to be available for bookings. The covering letter of the Development Application notes no pets would be allowed at the property yet the current advertisement notes pets could be allowed with the payment of a \$50 bond. It is our understanding that no guests or staff have approval to stay or live at the property until the Shire has given Development Approval, a Management Plan has been implemented and the Bushfire Management Plan criteria have been made compliant for the property.

We have grave concerns with the property being approved under the current application. While no floor plan was provided we noted:

- Top floor, 1 bedroom would have an ensuite (2 guests), 3 other bedrooms to share the 2nd bathroom (6 guests, 2 guests in each)
- Ground floor 2 bedrooms and 1 bathroom (suitable for 8 guests?)
- Possibly up to 16 guests at one time

This large number of guests has the potential to have 1 car per 2 guests that could equal 8 cars. If they come as individuals then it could be 10 or more cars. This could lead to an excessive number of vehicles entering and exiting a single access entrance to the property. The gravel crossover access is a shared (with us) section on Reserve Land. This will cause accelerated degrading of the gravel crossover and require repairs and maintenance at who's cost?

Our objections to the current Development Application:

- The amount of guests requested: We purchased our property for its rural location and the means for a quiet, peaceful life. We feel this will no longer be possible with holiday accommodation next door. We feel the property is not suitable to accommodate 16 guests at any one time and would like occupancy restrictions

implemented. The covering letter notes 8 guests are able to stay in the ground floor accommodation that has only 2 bedrooms and 1 bathroom. This is excessive and unnecessary. As large groups of guests are always more disruptive to neighbouring properties we would like restrictions to stop both levels of the property being booked at the same time helping to limit the number of guests. This should help to reduce the number of vehicles accessing the property at any one time.

- **Pets:** While the covering letter states guests would not be able to bring pets the current advertising states otherwise. As a rural property the fencing is not suitable to keep guests pets off our land. With animals of our own this is a major concern for their safety as well as the disruption barking dogs can cause. The current occupants already have dogs on the property that bark at all hours of the day and night. With our proximity to State Forrest there is a large amount of wildlife that enters the adjoining properties that would be disrupted and potentially harmed by guests pets.
- **Total loss of privacy:** The large nature of our property and its rural location provide us with privacy that we cherish. If the DA is approved there will be nothing stopping any guests from walking, bike riding and using motor bikes/ATV's through the adjoining State Forrest that sits behind both our properties. Restrictions need to be implemented to ensure no guests use motor bikes or ATV's on the property or in the surrounds forest and the Management Plan clearly dictates that these activities are restricted. Guests using the current firebreaks to explore the forest would be able to view our property. We are concerned that they could easily access our property increasing the risk of theft or vandalism. It is well known that Nannup experiences an increase in crime during events or holidays when guests come to town.
- **Noise Pollution:** All sound travels through the valley. With people already staying in the house and Cheese factory shed we have already had loud music playing late, people shouting, dogs barking and cars at all hours of the day and night. We would dread having an additional 16 people to create more noise. Noise restrictions will need to be implemented with a suitable Management Plan that will result in a prompt response and solution from the property owners.
- **Traffic Concerns:** Access to the property is via a shared gravel crossover that is slippery and unstable. Entry onto Vasse Highway is into a 90km/hr Zone which only allows 7 seconds for vehicles to pull out (Vehicles timed from the crest of the hill to the entry point at the property). This is a major safety concern and will result in accidents on Vasse Highway. Overtaking is permitted adjacent to the crossover and the proximity of the winery and highway location also brings heavy haulage vehicles that increase the risk.
As the crossover entry to the property is shared we are concerned that guests will access our property by accident. As this is a single gravel access this will cause further disruption.
There is also no turning access from Vasse Highway to the property as noted in the Bushfire Management plan and an easement will be required for access.
- **Fire Hazard:** As a member of the Nannup Brook BFB I am well aware that guests in Air BnB's and holiday accommodation do not follow all the rules when it comes to

when lighting a fire or extinguishing them when not attended. In a Bushfire Prone Area this is a major concern to us with the Reserve and State Forrest directly behind both properties. We understand there is a Bushfire Management Plan but that doesn't take into account peoples lack of knowledge or understanding of the dangers. Our property could be directly affected should a fire get out of control as well as the properties in Cockatoo Valley. As the Shire is aware fires are very unpredictable. This brings up a previous concerns of the guests using the Reserve or State Forrest for unsuitable activities as it increases the risk of carelessness from people especially from smokers.

We would appreciate clarification from the Shire with regard to the following questions;

1. As the accommodation will be run as a business with the potential for a higher volume of traffic accessing the property should an application be made for a gazetted driveway access to the property as mentioned in the Bushfire Management Plan. What are the Shires requirements / policy on Reserve Land?
2. Is there a requirement from Main Roads that needs to be considered for the potential increased traffic for the road conditions to ensure safety for all road users?
3. The Bushfire Management Plan lists many criteria that will need to be met to achieve compliance for the property. Will all the criteria listed in the Plan be made compliant before any guests can stay?
4. Will the property owners need to meet all requirements listed in the Short Term Accommodation Management Plan before any guests can stay?
5. Does the septic system meet the Shire requirements for 16 people to shower/ use toilets/ wash clothes etc?
6. What is the process for implementing any noise restrictions at the property and how will they be enforced?
7. Is there enough parking for 8-12 cars? Will there be management of the parking to ensure vehicles are not posing a fire hazard on areas of dry grass/vegetation? Vehicles are currently being parked on the surrounding hill at the property and not in the gravel parking area.
8. Does the bridge access to the property meet size and weight requirements for the 20 tonne Tatra Fire Truck from Nannup Brook BFB? Should there be a fire at the property this is the closest brigade that would be responding.
9. Due to the property location in a Bushfire Prone Area will all fires be prohibited on the property when guests are staying?
10. Advertising signage for the property is mentioned in the Bushfire Management Plan without stipulation of the size or location. Will we be consulted with regard to the signage before any final decisions are made by the Shire?

To summarise, we find this application lacking in information and very unprofessional. We feel the property owner is clearly demonstrating a total disregard for the Shires Development Application process. We are gravely concerned that any approval for holiday accommodation at the property will allow the owners to do whatever they like regardless of any restrictions or Shire Regulations. Having already advertised the property as well as its obvious occupancy in the shed despite no approval we feel these actions prove that our concerns are valid.

We look forward to further discussions with the Shire in regard to our concerns and the queries we have noted. This application will have a massive effect on our property and our way of living. We chose the beautiful town of Nannup to raise our family as it offered the rural lifestyle we craved. Our properties size and location out of town was a strategic choice and we did our due diligence prior to purchasing. We are saddened that the property will not be inhabited by another family choosing to enjoy the Nannup lifestyle. We feel there is already more than enough holiday homes and AirBnB's in Nannup and would like to see a focus on bringing families to work and live in town to help the town grow and develop further.

Kind Regards

Geoff and Christine Allam

6108 Vasse Highway, Nannup



3

SHIRE OF NANNUP RECEIVED	
Ref: _____	No: _____
15 FEB 2024	
Officer: _____	

14th February 2024

Margaret River Vintners – Nannup
Loc 10460 Vasse Hwy,
Nannup
WA
6275

Development Application - Lot 9650 (#6088) Vasse Highway, Nannup

To whom it may concern,

Further to the advertised aforementioned development application as a current and ongoing neighbouring business, Margaret River Vintners Nannup Winery (Lot 10460 Vasse Highway, Nannup) we would like to make comment as follows.

We do not either support or object to the development, but would request that the applicant be fully aware and accept the nature of the work completed at our site which is located opposite to the proposed development. This includes but is not limited to the following:

1. 24 hour 7 days a week processing through the annual vintage period of January to April.
2. Tanker and truck movements throughout the year with higher volume through the vintage period.
3. While we try to keep noise to a minimum the nature of the wine industry and operation particularly vehicle movements will create noise.

Finally, as stated we do not object to the aforementioned application, however we do request that the applicant be fully aware and accept the nature, timing and potential for noise 24 hours a day seven days a week of this neighbouring facility. To this end we would ask that this is noted in any development approval and that existing operations at the winery will continue without objection from the applicant.

If you would like to discuss this letter further, or seek clarification on any point please do not hesitate to contact me.

Yours faithfully,

Paul Dargue
General Manager
Margaret River Vintners
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Margaret River Wine Production Pty Ltd trading as Margaret River Vintners ABN 19 158 503 470

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