

Response to Objections

To Nannup Shire Council,

Thank you for the notification about the two objections to our application to use the existing house at 6088 Vasse Highway for Short Term Accommodation.

Before addressing the objections may we make mention of a few relevant points.

We purchased this property wholly and solely for the purpose of using it for Short Term Accommodation. It is never and will never be our intention to use any property for residential purposes.

This particular property had been on the market for well over 12 months before we made our offer to purchase.

Had anyone been interested in purchasing it to live in themselves or to rent out they certainly had ample time but did not do so.

It's our opinion that we are attempting to turn this property into an asset that will bring more visitors and hence more money to Nannup.

Being targeted at the more Up Market area of the market it will help to fill a section of the accommodation available that is under-catered for.

The only time this house is likely to have anywhere near full capacity is for the Nannup Music Festival.

Provision of accommodation in Nannup is an essential part of Nannup's march toward attracting more tourists and bike riding participants.

Prior to purchase we did seek assurance from the Council as to whether this property would be suitable for Short Term Accommodation.

It should be noted that a property immediately next to our property has been approved for Short Term Accommodation in the form of tents.

It could also be taken into consideration that a Luxury house is more suitable for Short Term Accommodation than tents for quite a few reasons.

A house has less, out of the ordinary, visual impact than a group of tents.

A house also has amenities that a tent lacks, such as shower, toilet, plumbing, electricity, air conditioners, fridges, lounge rooms with tv's etc.

We would also like to take this opportunity to thank Margaret River Vintners for alerting us to what could have been concerns regarding outside factors affecting our proposed operation.

We were aware of these factors and do not consider them to be a problem but we certainly appreciate the heads up.

In relation to the objections we think it prudent to respond to each and every objection and have set out our responses in order of their listing on the document we received.

1. The property was advertised for one night with the intention of seeing if there was much interest in it, in order to assuage our insecurity. It was withdrawn the next day immediately the Council notified us that it shouldn't be advertised.
It was not possible for any bookings to be made from the site.
2. The increase in the number of vehicles using a shared crossover to Vasse Highway will be negligible. This property is being aimed at a small target audience which is to say that because it is Luxury accommodation we will target smaller numbers of affluent guests. There will not be a huge number of guests, no more than if the house was being used for normal residential purposes, which could also consist of 2 families with many children and

with their friends staying over. We have never come across another vehicle in this crossover area.

3. This statement could apply to any property outside of a 60 klm speed zone. There will not be a large increase of traffic into the property, no more than if it was used for normal residential purposes. This stretch of road where the property entrance is located has a very long line of sight in both directions allowing completely safe entry and egress.
4. Access has never been a problem for previous owners and we would expect that past customs and practices are a perfect example of this.
5. Pets are not allowed. The booking site will be changed. The site that was up was only an advertising site and bookings could not be made.
6. Covered in item 5. Pets are not allowed.
7. Guests in Luxury accommodation are not any noisier than long term residents or guests staying in tents. Also any noise is well contained by brick walls. We have operated other Short Term Accommodation places for several years and have only experienced one instance of noisy guests which we responded to immediately and rectified. It is appropriate to understand that all guests are screened thoroughly by the Booking Agencies. Inappropriate behaviour results in Booking Agencies banning undesirable people. In the event there will be no dogs allowed we expect that their barking will be minimal.
8. We suggest that trespass anywhere is difficult to control and our Up Market guests will be less likely to trespass than say, people staying in tents. It is to be noted that our luxury house is further from the fence than the tents are. The nearest neighbours fence is 106 metres from our house. Our guests have 19.6 acres to wander around on and walk trails at the back making it very, very unlikely that they would climb through fences to trespass.
9. Once again it is unlikely that Up Market guests will be holidaying on our property with the intent to trespass in order to steal or vandalise.
10. Increased risk of fire. We have had a Fire Management Plan completed and all recommendations will be implemented and adhered to.
Our house is made of thick brick with a corrugated iron roof. It has reverse cycle air conditioning and an enclosed wood heater. It is very unlikely that a fire will break out. Certainly no more likely than any other house and far less likely than the neighbouring tents. Tents burn more easily than bricks and people in tents are likely to have outside firepits because they don't have internal heating. As we mentioned before, these tents have apparently been approved for hiring out on the property immediately next to ours.
11. The bridge can accommodate vehicles of 6 tonne capacity. In an emergency it would also be appropriate to use the rear entry to the property.

The Second Objection

1. We note that this is exactly the same as a previous objection and our response is accordingly the same.

The property was advertised for one night with the intention of seeing if there was much interest in it, in order to assuage our insecurity. It was withdrawn the next day immediately the Council notified us that it shouldn't be advertised.

It was not possible for any bookings to be made from the site.

2. Exactly the same as previous item 5.

Pets are not allowed. The booking site will be changed. The site that was up was only an advertising site and bookings could not be made.

3. Exactly the same as previous item 6.

Pets are not allowed.

4. We have plenty of rubbish bins at the house and unit. These will be replaced after each occupancy.

5. Guests are shown where to enter and leave the property.

6. Not enough parking. The average booking is anticipated to be a family of 5 people. A quick look shows we have parking at the rear of the house for 6 cars. At the front beneath the steps is parking for 8 cars. We will never ever have 14 cars at one time.

7. The entrance onto Vasse Highway poses no more risk than entrance to any other road in the state. There will not be a large increase of traffic into the property, no more than if it was used for normal residential purposes. This stretch of road where the property entrance is located has a very long line of sight in both directions allowing completely safe entry and egress.

8. Exactly the same as previous item 4. Access has never been a problem for previous owners and we would expect that past customs and practices are a perfect example of this.

9. There is no more noise and dust pollution caused by a guest driving on the property than there would be by a long term resident. In fact it is the direct opposite because where a resident would be residing there permanently we will have huge gaps where there are no guests at all resulting in far less vehicle movement.

10. Our guests will be staying in a house with inside and outside bins provided and will probably not be very interested in carrying their rubbish 150 metres from the house in order to throw it in Carlotta Brook and then walk a further 150 metres up the hill in order to get back to the house.

11. This objection has no factual foundation. The Bushfire Management Plan was prepared with the full knowledge of what is being proposed.

12. We will engage a certified Management Agency being the Agency that already manages our other Short Term Accommodation properties and therefore has an experienced and unblemished track record with us. As owners we are only 5 minutes away from the property.

13. A lodging house is similar to renting a house out and is probably subject to the same tenancy laws as a rental property. We will never rent a house out because of the fact that the laws favour the tenant too much so we wouldn't risk this by renting rooms to lodgers. Further if we intended

to rent the house out room by room we would not have needed to seek Council approval for Short Term Accommodation.