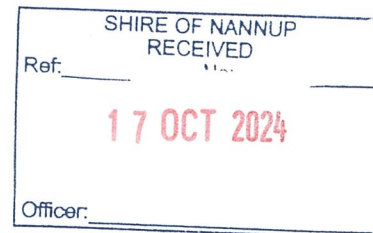


Denise and Lawrie Green
13 Dean Road
NANNUP WA 6275



Ms Erin Gower
Development Services
Shire of Nannup
PO Box 11
NANNUP WA 6275

Re: Development Application Lot 7 (30) Broadlea Rise, Nannup

Thank you for notification of this proposed development and for the opportunity to comment. Our house sits approximately 100 metres from the applicants planned development and our rear entertainment area faces towards it.

Our main concerns are around the change of use from residential to commercial, short stay accommodation. The application requests the supplying of accommodation for up to ten people in addition to the resident family. With the location of the buildings to the rear of the property all noise, lights and activity is focused towards ours and the neighbour's properties. The scale of the accommodation brings with it a much larger group of people than a normal family and will be concentrated over weekends and school holidays. These guests will be expecting to have full use of the host property and rightfully enjoy the open air and space. This benefit to the guests is a possible problem to the neighbours.

The development will bring with it a predicted extra 5 plus vehicles. All of which are proposed to be parked along the rear boundary, again concentrating the visual and noise problems onto the rear neighbours.

We are long term residents of North Nannup having lived on our property for 27 years and in that time have always worked collaboratively with our neighbours. All neighbours are considerate of maintaining the amenity of the area, and tend gardens to improve the visuals of each other. We all keep each other informed of any event out of the daily ordinary like family parties or property works that may cause noise or impacting privacy. Our concerns are that the residents of 30 Broadlea Rise, main focus is on commercialising their property and offering the best outcome for their prospective clients, with no consideration for being part of a community of families.

The residence at 30 Broadlea Rise is already a very large structure and this proposed development will see it extending yet again across our visual boundary. We were told that this would be a family residence and at no time was it even hinted that its purpose would become commercial. We believe that the owners should have been transparent and informed the neighbours of their intent to be a supplier of accommodation at the time of building where we could have had some meaningful input. We do not support this application.

Denise Green

A handwritten signature in black ink, appearing to read "Denise Green".

Lawrie Green

A handwritten signature in black ink, appearing to read "Lawrie Green".

16/10/24

Peter & Vicki Hansen
21 Dean Road
PO Box 349
NANNUP WA 6275

SHIRE OF NANNUP RECEIVED	
Ref: <u>A/261</u>	No: _____
07 OCT 2024	
Officer: _____	

Ms Erin Gower
Development Services
Shire of Nannup
PO Box 11
NANNUP WA 6275

Re: Development Application Lot 7 (30) Broadlea Rise, Nannup

Thank you for notification of this proposed development and for the opportunity to comment.

When this property was first purchased and the proposed building plans submitted, we with our neighbours at 27 Dean Road met with planning officers as the size of the proposed residence was of concern and its positioning at the very rear of the property. We were told at the time that it was solely for residential use by the owners and the extra attached self contained 2 bedroom unit was for future use to accommodate their special needs daughter and a carer. The building was not subject to any limitations or input from neighbours as its sole purpose was residential.

Since the first stage build the property was advertised as offering short term holiday accommodation in that section of the main building and in the tent and caravan. This was not approved at the time and the owners later sought development approval for the use of part of this first build as short term accommodation. The tent and caravan were removed from the accommodation offer. We supported the change of use of this space as short term accommodation. The owners then applied for an extension to their envelope to place a sea container for use as storage onto our back boundary, once again we supported this.

The original building plan was for a private residential use but by stealth the property has turned into a business offering short term accommodation and the building structure continues to increase. We were not consulted or informed by the neighbours of this new proposed development, which would have been a common neighbourly courtesy as we have been very supportive on all prior submissions.

We have concerns with the current application to extend the building envelope and the building structure in its stated location. The extension of the building envelope laterally affects our visual and noise amenity as this already large building continues to grow across our property line. The building is placed on the rear of the property allowing the owners maximum views whilst imposing on our visuals and placing all visitors to the rear of the property. An alternate location for the proposed tiny house building in front of the existing main building would be considered a better alternative as all access would be from the front driveway and any noise or nuisance would only affect the owners and none of the neighbouring properties. This would most likely sit within the existing building envelope.

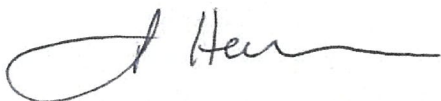
We would like to clarify the following:

1. The existing out building appears to become part of the new build. Is removal of this outbuilding part of the development? The existing structure was to provide a kitchen and bathroom facility to the tent, which was used by the owners as a living space whilst the house was under construction. From the plans provided it is not clear if this is a whole new building or an addition.
2. Is there a landscaping plan in place to screen the development from neighbouring properties. A hedge would be suggested as trees would only provide canopy and not provide visual and noise mitigation.
3. Can vehicle parking be changed to in front of the existing property as no neighbouring properties look onto the front of the property and the road is a culdesac and has no passing visitor traffic.
4. If customer vehicle parking is allowed at the rear of the building can it be screened from the rear and side neighbouring properties by a hedge or similar
5. Can the proposed building roof orientation be changed to minimise reflective/refractive light, as the roof design angles the whole roof back onto the rear properties.
6. The existing shed outbuilding has a zincalume roof which catches the sunlight and refracts light sharply into our kitchen and living room, which at certain times of the day can be quite distressing. Can the roof material be a non reflective colorbond, not the same as the existing house white roof as this also has bad reflective attributes, we would request a dark roof material.

The change of use of the area in the existing house of 2 bedrooms and combined kitchen and living area from part of the residential house to short term accommodation is acceptable, seeing as planning permission has already been granted by the Shire for use of part of this section for the same use.

To summarise we support with conditions the change of use of part of the residential property to Short Term accommodation as long as the parking of visitor vehicles is either relocated to the front of the building or is adequately covered by a landscaping plan that has input from the affected neighbours. Also that as stated in the application this is a hosted accommodation and that the owners will be on site whenever guests are staying. We would like assurance that no future building extensions for the purpose of short term accommodation will be sought by the owners, as there is a fear that this complex may keep developing into a larger commercial enterprise. We would also request that patrons to the accommodation refrain from photographing our property and rear landscaped gardens without our express approval. We have concerns about the additional accommodation building and await an answer to our questions as listed above.

Thank you again for the opportunity to have input into this proposed development application.

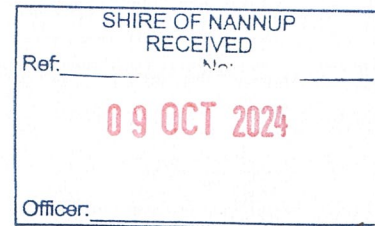


Vicki Hansen
Dated 7 October 2024



Peter Hansen

A & P Dowling
P.O. Box 407
Nannup WA 6275



08 October 2024

Attention: Erin Gower
Shire of Nannup
P.O. Box 11
Nannup WA 6275

Hi Erin,

We wish to formally reply to correspondence received from the Nannup Shire on Thursday the 3rd of October (reference A1261)

- We would like it to be noted and presented at council meeting that we are against the proposed extension of the building envelope/holiday accommodation application and
- Construction of a tiny house structure

Whilst we appreciate there is at times a shortage of accommodation in Nannup during festivals and events, this property already has an AirBNB operating from it.

We strongly feel if the application is approved it will inevitably compromise

- the amenity of the estate,
- our privacy, lifestyle and overall peaceful serenity which we moved to Nannup for.

The number of guests eligible to stay at the property at any one time, if all rooms are used looking at the plans, could potentially accommodate up to 20 people.

There can be no guarantee that there will be consistency in how occupants conduct themselves during their stays so there is potential of disruption to equilibrium of the immediate area.

In addition, the location of the proposed carpark area would need to allow for 5+ vehicles. Again, increased traffic movement has real potential to exacerbate the likelihood of disturbing the tranquillity and wildlife living free-range throughout the estate.

Can this proposed carpark area be reviewed / rezoned to the front/side of the house and not at the rear of the property which is already close to the neighbour's boundary fences?

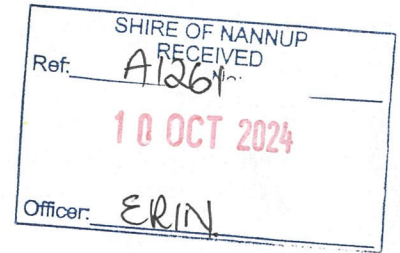
Please table our concerns for careful consideration of the Shire Council Members.

Respectfully,

Andrea Dowling

Patrick Dowling

Mark Pipkin & Nina Hoad-Pipkin
PO Box 135
27 Dean Road
Nannup WA 6275



9th October 2024

Dear Erin Gower.

Thank you for the letter regarding the development application for -Lot 7 30 Broadlea Rise, Nannup. Reference number 1A1261

After reviewing the application and the map provided, here are a few comments that we would like you to address to the Full Council.

1. Building envelope.

- a. We are overwhelmed by the existing size of the amenity, and the glare from the angle of the roof, that reflects into our house, last year during the summer months the reflection was so bright we could not look out our dining room window. Now that the extension has been completed, we are not looking forward to the extra glare. please see image provided.
- b. We object to the proposed extension of the building envelope, and the Tiny House. Which would further increase the size of the amenity.

2. Guest parking (blue space on map)

- a. I understand that there will have to be parking provided for the guests, however I don't believe the parking space is big enough to potentially hold 6 x cars, not including the residents' cars, this car park should be aprox. 15m long 5.5 in depth, (going from the standard parking allocation, being 2.5m x 5.5m per car).
- b. we would prefer the parking to be at the front of the property, as this again would impact the overall size of the amenity and contribute to extra sound carriage of traffic. Furthermore, to have the parking at the front of the amenity would not impede on anybody and or anybody's lifestyle.

3. Holiday accommodation (purple space on map)



We are apposed to this holiday accommodation.

Considering the proposed extra accommodation, I have calculated that there will be approx. 8 guests, also to consider, if then David and Shelly's family is staying at the same time this will be approx. 20 people, staying on the property. These extra people will increase the sound carriage.

We purchased our property aprox 10 years ago, to have a relaxing and quiet lifestyle, with this amount of people on the property we believe this will have a massive impact on our lifestyle, comfort and privacy.

In the 12 months that they have already had the B&B, we have experienced, the guests trying to feed our 2 x alpacas, who are on a strict diet, we have also witnessed the guests jumping and waving their arms which upsets our alpaca's, this has caused our alpacas to spit and become aggressive. We have seen guests with dogs off lead, charging at our fences and at the alpacas.

We also believe the guests and extra traffic has already had an impact on the wildlife, that use their property as a thoroughfare.

To reiterate, below are our following conditions.

- All parking to be at the front of the amenity.
- Non reflective materials to be used for any further building.
- No pets to be unattended and off lead.
- No feeding and harassing of our animals
- No further extensions to the building envelope

Thank you for taking the time to read our concerns.

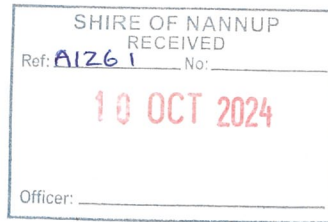
We would appreciate it if we could a response from this letter and would like to know the outcome of the development application.

We look forward to hearing from you,

Kindest regards.

Nina Hoad-Pipkin & Mark Pipkin





Your Ref: A1261

B&S Corbett

38 Broadlea Rise

Nannup WA 6275

9th October, 2024

Erin Gower

Development Services Officer

Shire of Nannup

15 Adam Street

Nannup WA 6275

Response to Development Application – Lot 7 (30) Broadlea Rise Nannup.

Thank you for the opportunity to provide our response to the proposed Development Application noted above. Firstly, we are not opposed to accommodation development in general, however we have serious concerns when it impacts other property owners in the immediate vicinity. Further, we have no issue specifically with part of the Development Application relating to use of the **existing building** as short-term accommodation noted as “Green” space and “Purple” space on the proposal.

We do have issue with the proposed new/additional “Tiny House” as follows:

- We believe our **amenity** will be severely and **adversely impacted** due to the proximity of the proposed building reducing our privacy, an increase in noise, an increase in traffic to and from the property and basically destroying our peace and quiet.
- We believe our lifestyle, which we enjoy so much at Broadlea Rise, will be detrimentally affected and would make us feel constricted and appear more like suburbia which is not desirable in our opinion. We love the open space and tranquillity we have which is why we don't live in a town/city area.

In the past, we have had a couple of unpleasant experiences with guests staying at Lot 7 (30) Broadlea Rise. On one occasion we had one of their guests fly their drone over our property for several minutes, including hovering directly above us in our back yard. Also, on another occasion, a dog escaped from children who initially had the dog on a lead and then the dog escaped and began to chase kangaroos across the paddocks who then forced their way through fences as they attempted to run

away from the dog as they were severely stressed by the situation. Damage to fences and injury to wildlife may have occurred.

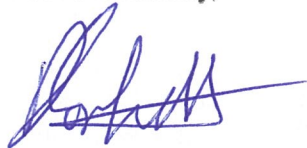
In our estimation, and only hypothetically speaking of course, we calculate that if there were 2 people per bedroom staying in the house (perhaps family and friends), plus the existing building Bed and Breakfast and holiday accommodation (existing building - proposed), and the new/additional Tiny House (proposed), then potentially there could be up to 20 people on the property at one time. If each couple had a vehicle, then that could be 10 cars parked all around the buildings. We imagine that could mean cars coming and going all throughout the day and night, further impacting our amenity.

We respect the Shire's decision whatever that may be. However, IF the application goes through as is we would like the Shire to consider the following conditions be placed on it:

1. A maximum of 4 guest vehicles on the property at any time,
2. Guest parking at the front (east/roadside) of the buildings only,
3. Quiet hours 8pm to 6am,
4. No guest animals, particularly dogs (unless they are Guide dogs of course),
5. No drones.

We would also like the Shire to consider taking this response to a full Council meeting for discussion if possible.

Yours faithfully,



Brenton and Susan Corbett

38 Broadlea Rise, Nannup

Your Ref: A1261

SHIRE OF NANNUP	
Ref: A1261	RECEIVED
No: _____	
14 OCT 2024	
Officer: _____	

Po Box 286
Nannup 6275

12.10.24

Dear Erin

Re. Development Application -
Lot 7. No 36 Broadken Rise.

Thank you for seeing us last Friday, regarding the above application which appears to be in three parts.

1. to extend the building envelope
2. to build an accommodation unit to house 4 people on this extended envelope
3. to turn part of the home coloured people into self-contained holiday accommodation.

As you explained, including the existing B+B coloured green, this application would result in 3 separate holiday lets totalling 12 people. Assuming that to be 6 couples, there would be 6 cars accessing the accommodation 20 metres from our boundary on any day at any time. How this use of the block can be deemed Residential/Recreational is baffling and is not in the spirit of the original subdivision of this area. When the area was subdivided more than 20 years ago everyone developed in keeping with the planning/building regulations plus the extensive conditions placed upon them by Mr & Mrs Boulter who sold the blocks and live on lot 6. The result being an aesthetically pleasing development where all occupiers

have lived in harmony with respect and consideration for each other. The purchasers of the three properties sold have all continued to uphold these conditions.

The Marrisons have already built what is in effect 2 self contained homes on a block where one dwelling only is permitted and now wish to build a tiny home to accommodate 4 people outside of the designated envelope. It would seem that the approval of this application, resulting in 3 accommodation units, would allow them to run a full time holiday camp business.

The excess movement of people, vehicles and noise is of great concern to us, and their statement that the location will not encroach on neighbours comfort and privacy is totally untrue. They are protecting their own privacy on the south side of their block with all the encroachment on the north and west side of their block impacting lots 2 3 4 5+6 in addition to the blocks on the opposite side of Broadlea Rise. Only lots 1 and 8 will be less severely affected. Also ensuring quiet time between 8.00 pm and 6 am is totally unrealistic, even children like to be up late on holidays and 'no school tomorrow' days.

Twelve quests is a soccer team. How will a couple whose priority is their daughter and their own welfare impose 'house rules' on a group of 12 after downing a few cartons.

We have already experienced the effects of 'quests' during the summer when the marrison's were renting out the B+B and a glamping tent and caravan space. Their

advertising aimed at large caravans highlighting the large turn around area

On one occasion I was scrubbing the pavers surrounding our house when a middle aged man from a caravan leaned on our adjoining fence and for a very long period of time watched my every move. Had my 29 year old grand-daughter and her 2 little girls and my 16 year old grand-daughter been visiting and playing on the grassed area, I would have felt the need to bring them indoors or to a different area of the garden, out of his sight.

On another occasion a large caravan arrived with 2 four wheel drive vehicles and a tent was ^{also} pitched. The glamping tent was occupied and the B+B. I have no idea how many guests in total but they managed to raise enough for a game of cricket using Whodie bins as wickets. There appears to be no checks and balances over who may arrive and what can be expected. They are here for a holiday and to have a good time which we consider is not appropriate to this residential setting.

No other residents with shared boundaries with the Marrisons have contacted us which may be because we have tried to make the Marrisons feel welcome and so are seen as biased towards them or it could be that the other residents think, if the

Marrisons do this so can we. The whole area could then end up like Perth with a cooler climate

If despite our concerns this project is allowed to go ahead may we ask that conditions are put in place and upheld to reduce the impact that this development has on our lifestyle and well being.

Mainly screening of the driveway access and carparking area to reduce noise and the visual impact; screening being with a dense vegetation not colourbond fencing and limitation of outdoor activities.

After our visit to you we took a close look at the proposed extension area which is already clearly defined with gravel drive and carpark laid. The outdoor kitchen/toilet which serviced the glamping tent for 3 years is still in place though the tent has been removed. The area looks very much like a done deal already.

The Marrisons request appears to be summed up in their final paragraph - we have found a slice of paradise which we would like to make our forever home so please grant our request to run an accommodation business to finance our plan - This slice of paradise was here before any of us and the long term residents have developed it into a residential slice of paradise for each to

enjoy as their Brever home. At no time in the last 25 years as we invested a great deal of time work and money into developing our Brever home did we expect that the goal posts would be moved to allow the developers of the last vacant block (Lot 7) to build a Holiday Camp.

At the ages of 82 and 83 with our "Brever" much shorter than the Morrison's did we expect anyone to even want or to be allowed to destroy what has evolved in the last 28 years.

We sincerely hope that consideration will be given to our concerns in reaching what could be both a life changing and life destroying, not for just us but for other residents and the area in general.

Yours faithfully

Margrie A.

J A Lyon

MARGRIE A LYON

JOHN A. LYON

(Joint owners and residents of Lot 3)