



12 A/B Forrest Street, Nannup WA
tigervalley11@outlook.com

①

SHIRE OF NANNUP RECEIVED	
Ref: TR4-03	No:
19 AUG 2024	
Officer:	

**Re: Application for a local development plan.
Lot 500 Brockman Hwy. Nannup.**

Submitted by Paul Meschiati & Associates Pty Ltd on behalf of the property owner GPF TTESMSF Pty Ltd.

To whom it may concern:

I would like to express my interest in this development going ahead. It is time.

Nannup is definitely 'blossoming' and we need to take full advantage of a local proprietor building an accommodation hub for our town, before the big companies come in and try to do the same.

It is inevitable that Nannup will at some stage need a resort, and I believe now would be the perfect time to start the process, given we have the World UCI Gravel Race. Not to mention the annual Flower and Garden Festival, the annual Nannup Music Festival, other cycle rides, car rally etc.

All of the surrounding towns hold annual events and there is barely a month go by, when an event is not just a 40-minute drive from Nannup. So, people should have the option to stay here. In years gone by, events held locally have seen visitors booking out accommodation in surrounding towns. By not having our own accommodation hub, we are supporting other regional accommodation businesses. This means that visitors to Nannup, are not staying as long as we would like them to, as they have to leave to travel back to their hotels.

When you think of other local towns, excluding the explosion that is Margaret River, there are no other close, small towns that will offer what this development is offering. And again, I say.... to be developed by a local, one of us. With the community's best interests at heart as well as their own.

The location of this development is such that it will not interfere with the CBD. Equally it would not be so invasive to the local housing as there would be minimal impact on these surrounding houses. This resort would be in easy walking distance to town.

I urge you to consider the possibility of big corporate enterprises coming into Nannup and throwing their weight around, making a big impact on the local businesses and community with their branding. Knowing Margaret River and Busselton are flooded with these types of companies, Nannup looks set to be their next place of interest as surrounding towns are now having to focus more on the mining industry. So, we need to encourage visitors to stay and spend a bit of time in Nannup instead of just passing through.

We do not want to miss the boat when it comes to accepting that our locals want to set up this business, especially when it will greatly enhance our town as we continue to grow and, blossom. And the need for more local accommodation, should be paramount.

Kind regards,
Mandy Blount

Jane Buckland

Subject: FW: Shire of Nannup Referral - Local Development Plan - Lot 500 Brockman Hwy, Nannup

From: Linda Stanley
Sent: Monday, August 19, 2024 2:07 PM
To: Jane Buckland
Subject: Fwd: Shire of Nannup Referral - Local Development Plan - Lot 500 Brockman Hwy, Nannup

Good afternoon Jane,
I think this development will be an enormous asset for Nannup and I fully support it.

Warm regards,

Linda

Linda Stanley
Head Witch
Oasis Ridge Holdings Pty Ltd t/f The Stanley Family Trust
info@chestnutbrae.com.au

Jane Buckland

From: info@holberryhouse.com.au
Sent: Wednesday, 21 August 2024 7:44 AM
To: Jane Buckland
Subject: [External] LOT 500 BROCKMAN HIGHWAY, NANNUP

Hi Jane,
Thanks for the opportunity to view the LDP for this project. It is an ambitious plan and we wish the proponents all the best with it.
If it comes off, it will provide opportunity for coaches to stay in Nannup and a night time restaurant would be welcomed.

Has there been consideration given to the alignment and sealing of Dunnet Road from the back entrance of Holberry House to Brockman Highway?
There is continual traffic along this road, often travelling at high speed and the top section of the road is dangerous, with little opportunity for two vehicles to pass safely at once.
This will be exacerbated once the construction commences, and consequently when the resort opens.
We would strongly advocate for the upgrade of Dunnet Road to be considered in conjunction with this project development.

Regards,
Louise and Chris Stokes



T (08) 9756 1276
E info@holberryhouse.com.au
14 Grange Rd, Nannup
PO Box 99, Nannup WA 6275
www.holberryhouse.com.au
facebook/holberryhouse

Erin Gower

From: Allan Waters
Sent: Friday, 30 August 2024 2:11 PM
To: Shire of Nannup
Cc: Jane Buckland
Subject: [External] development

To Whom It May Concern.

I wish to comment on the proposed motel accommodation development at Lot 500 Brockman Highway, Nannup. I am happy to see this development go ahead providing it is no building is higher than 2 stories.

Regards Allan Waters
3 McAlpine Mews
Nannup

Erin Gower

From: Julia Heide <Julia.Heide@dwer.wa.gov.au>
Sent: Friday, 30 August 2024 3:40 PM
To: Shire of Nannup; jane.buckland@nannup.gov.au
Subject: LOCAL DEVELOPMENT PLAN NUMBER TPL4-03 – LOT 500 BROCKMAN HIGHWAY, NANNUP
Attachments: 2024 September Planning Advice Letter Lot 500 Brockman Hwy Nannup DMO 5529.pdf

OFFICIAL

OFFICIAL

Hi Jane,

Please see attached requested advice from the Contaminated Sites Branch regarding the local development plan for TPL4-03 – LOT 500 BROCKMAN HIGHWAY, NANNUP.

Kind regards,

Julia Heide
Environmental Officer
Contaminated Sites
Approvals Portfolio

Department of Water and Environmental Regulation
Prime House, 8 Davidson Terrace, JOONDALUP WA 6027
Locked Bag 10, Joondalup DC, WA 6919
T: (08) 6364 6783 | Contaminated Sites Hotline: 1300 762 982
E: julia.heide@dwer.wa.gov.au | www.dwer.wa.gov.au



Disclaimer: This e-mail is confidential to the addressee and is the view of the writer, not necessarily that of the Department of Water and Environmental Regulation, which accepts no responsibility for the contents. If you are not the addressee, please notify the Department by return e-mail and delete the message from your system; you must not disclose or use the information contained in this email in any way. No warranty is made that this material is free from computer viruses.



Your ref: TPL4-03
Our ref: DMO 5529
Enquiries: Julia Heide, Ph 6364 6783
Email: Julia.heide@dwer.wa.gov.au

David Taylor
Chief Executive Officer
Shire of Nannup
Adam Street PO Box 11
Nannup WA 6275

By email nannup@nannup.wa.gov.au & jane.buckland@nannup.gov.au

Dear David Taylor

LOCAL DEVELOPMENT PLAN NUMBER TPL4-03 – LOT 500 BROCKMAN HIGHWAY, NANNUP

I refer to your letter dated 14 July 2024 to the Department of Water and Environmental Regulation (the department) regarding an application to the Shire of Nannup for the proposed local development plan of the above-mentioned lot.

The department understands that the proposed local development plan on Lot 500 comprises an Alpine Resort including restaurant (including growing of local produce), shops, holiday accommodation, staff accommodation, kids playground, and a nature walk around the lake.

An easement within Lot 500 known as Subject M on Deposited Plan 54957 (the site), was classified under the CS Act as *possibly contaminated – investigation required* on 17 May 2010 and a memorial (reference number L360127) was placed on the certificate of title.

The classification was based on a site investigation undertaken by the Department of Regional Development on 4 January 2010. The investigation found large wet areas suggesting the existence of drainage problems and visual indications of nutrient enrichment and residual areas of sludge in the area of the previous sewage treatment works and wastewater disposal site. The operation of a sewage/wastewater treatment plant is a potentially contaminating activity as specified in the guideline 'Assessment and management of contaminated sites' (Department of Water and Environmental Regulation, 2021).

The broader Lot 500 has not been reported to the department as a known or suspected contaminated site, and based on the information available, including historical aerial photographs, does not appear to have been subject to any potentially contaminating activities.

The department considers this proposed local development plan to be an interim step in the planning process and as such does not recommend that any contamination conditions be imposed at this stage. However, for future subdivision or development applications including Subject M, advice is required by the department as to the suitability of the land for the proposed development, as per the requirements under section 58(6)(b) of the *Contaminated Sites Act 2003* (CS Act).

Based on the information provided, there is the potential for the local development plan to represent a change to a more sensitive land use for Subject M such as staff accommodation (which may be considered consistent with residential land use) or public open space. Therefore, the department may recommend a contamination condition consistent with model condition EN9 and advice ENa2 as published in 'Model Subdivision Conditions Schedule' (Department of Planning, Lands and Heritage; WAPC, January 2024) for future subdivision or development applications for Subject M where a more sensitive land use is proposed.

The site is not located within an area that is mapped as having a risk of encountering acid sulfate soils. The department therefore advises that no specific comment is required in relation to acid sulfate soil management during development.

Please note that this advice relates to potential contamination and acid sulfate soil issues only. You may receive additional advice from other areas within the department.

If you have any queries in relation to the above, please contact Environmental Officer, Julia Heide, on 6364 6783.

Yours sincerely



Chek Cher
A/SENIOR MANAGER
CONTAMINATED SITES
Delegated Officer under section 91
of the *Contaminated Sites Act 2003*

30 August 2024

Erin Gower

From: kerry wild
Sent: Monday, 2 September 2024 8:07 PM
To: Shire of Nannup
Subject: [External] Stakeholder comments - Proposed Lot 500 Brockman Hwy 'Nannup Alpine Resort'
Attachments: Image (12).jpg

Dear Mr Taylor

Thank you for providing ourselves as residents of 8 Dunnet Rd, Nannup an opportunity to provide feedback on a planning proposal

Please find our written comments attached to proposed Lot 500 Brockman Hwy, 'Nannup Alpine Resort'.

Kind regards
Ken and Kerry Wild

Sent from Mail for Windows

Re: Safety Concerns with the Lot 500 Brockman Highway proposal 'Nannup Alpine Resort'

Our concerns are as follows:

The Nannup Alpine Resort proposal specifies an entry from Dunnet Rd. This is problematic, as visitors will incorrectly assume it is safe and convenient to access this entry from the direction of Balingup Road. It is not.

The section of Dunnet Rd between Holberry House and Brockman Highway is extremely steep in parts, surfaced in gravel, and is single-lane for much of its length. Having lived on this section of road for 8 years, we regularly observe vehicles travelling North along it attempting to overcome poor traction on the steepest section by accelerating to unsafe speeds towards the blind crest. We have frequently observed both vehicles and walkers (there is no footpath) struggling to evade these vehicles. We have ourselves been driven off the road by traffic speeding in the opposite direction on three occasions.

An additional hazard occurs during high rainfall events, when Dunnet Rd becomes heavily rutted, and Dry Creek frequently floods across the road. Sections of Dunnet Rd have washed away, blocking access to Brockman Highway. Visitors to the proposed venue coming from a Northerly direction (Balingup Rd) will not be aware of these issues until they reach the foot of the hill, and will be required to reverse up a steep hill on a narrow gravel road.

I note that Council appears to be aware of at least some of these issues, as their Waste Management trucks turn around in our driveway at 8 Dunnet Road each Wednesday, rather than risking the narrower section of road towards Brockman Highway.

With existing usage, the gravel section of road is clearly dangerous. With the proposed addition of an access from Dunnet Rd for a resort, one could foresee much more traffic along it. Particularly during events, where visitors to the venue might attempt to bypass town congestion by taking the Northerly route along Dunnet Road. Delivery trucks, coaches and visitors using GPS will be misled into thinking Dunnet Rd via Balingup Rd offers a safe and viable route for accessing the venue. It does not.

Furthermore, with additional traffic on Dunnet Rd as a result of the resort proposal, the safe passage of our family while exiting and entering our property at 8 Dunnet Rd will be further compromised, and we would therefore be adversely affected by this proposal.

We would suggest that traffic to and from the gravel section of Dunnet Rd be limited by:

1. Allowing only resort emergency vehicle access to a proposed Dunnet Rd exit.
2. Limiting all other entry/exit to the facility to two Brockman Highway accesses.
3. Blocking the gravel section of Dunnet Road with bollards at the top of the hill. This would still allow access to Holberry House via the bituminised Balingup/Nannup Rd access.

Sincerely,



Ken and Kerry Wild

8 Dunnet Rd,
Nannup 6275

2nd September 2024

Erin Gower

From: David Prater
Sent: Wednesday, 4 September 2024 2:24 PM
To: Shire of Nannup; David Prater
Subject: [External] Application for a Local Development Plan - Lot 500 Brockman Hwy, Nannup

TO WHOM IT MAY CONCERN

I was a resident of Nannup from 2006 till 2016. During that time I ran a Real Estate Office (Harcourts then Sellsmart Online)
I also contracted to Mr Trevor Hine of Blackwood Civil during 2010 to 2012

I was employed to give technical advice and as a machine operator. During that time Blackwood Civil was contracted to do remedial repair works to the Dam on Lot 500.
This work required the installation of a submerged rock stabilizer footing then a wall the full length of the northern wall of the dam adjacent to the proposed structures 9 - 16-17

I warn the Council and the Owners that this work was only partially done as the owners at the time ran out of money.

I would be seriously concerned if any structures were built in the area and if any public access was permitted along the service road.

In my opinion, the whole hill face is a disaster waiting to happen. Given the right amount of rain and other variable conditions the hillside could slip into the dam.

More info:

The work was commenced as there had been several small slippages from the hill post construction and prior to us emptying the Dam and doing the footing. The footing consisted of 1000's of Tonnes of rock being placed onto a 3 to 4 metre wide trench that was cut into the floor of the dam at the base of the northern side. From memory it ran for approx 100 m

Again from memory this footing was approximately 2 meters deep. Once we got is back above ground level at the base of the hill we were to continue the rock all the way to the surface and above water level. This would have required many more thousand of tonnes of rock tapering from 4m wide at the base to approx 1m at the top some 2 m above water level.

I would be happy to meet with Shire representatives or the Owners. To my knowledge there is only the crew that worked on this (about 6 people) and a consultant from Busselton that knows about this. To my knowledge the previous owner Michael Hale And Trevor Hine are now deceased. It has always concerned me that the remedial work was never completed

Kind Regards

David Prater
9 Allnut Court
Davenport

P.S. At the time 2010 / 2012 many locals had reservations as to the integrity of the Dam. I have no such reservations due to the construction method and the thickness of the wall. My only concern is as above.

Jane Buckland

From: Michael Pickup
Sent: Thursday, 5 September 2024 4:13 PM
To: Jane Buckland
Subject: [External] Planned Resort for Nannup

Jane

I am in full support of the development proposed by Ian and Davina Gibb. The plans highlight the great use of the area as well as keeping the “garden” theme uppermost. The plan to create various types of accommodation is to be applauded especially as accommodation in and around Nannup is so scarce to find during major events and may also encourage more visits to Nannup with the planned accommodation.

Hopefully the development does not experience too many holdups.

Regards

Michael Pickup

Erin Gower

From: jan Brenkman
Sent: Sunday, 8 September 2024 6:44 PM
To: Shire of Nannup
Cc: Shire President; Cr Vicki Hansen; David Taylor
Subject: Lot 500 Brockman Hwy/Local Development Plan
Attachments: Alpine Resort Submission.docx

Follow Up Flag: Follow up
Flag Status: Flagged

SHIRE OF NANNUP RECEIVED	
Ref: _____	No: _____
09 SEP 2024	
Officer: _____	

Please find attached my submission concerning the proposed Alpine Resort.
 Jan Brenkman

To: Development Services, Nannup@nannup.wa.gov.au

Cc:

Shire CEO – David Taylor

Cllr. T. Dean - President

Cllr. V. Hansen- Vice President

RE: Local Development Plan - Lot 500 Brockman Hwy, Nannup/Alpine Resort

Having read the application for the proposed development of the Nannup Alpine Resort I have a number of concerns about the plans for this area, which I list below. These concerns are particularly about the location and inclusions which I consider are not complementary or, more to the point, do not take into consideration existing facilities and businesses already in the town site which is only 600 metres away.

Amphitheatre:

- Nannup already has an amphitheatre so I cannot see the need for a second one. As sound from the Nannup's existing amphitheatre at the foreshore reaches as far as Dunnet Road during the Music Festival (where I live) the idea of another one so close to the existing semi-rural subdivision of Moonlight Ridge is certainly one for concern. Although mention has been made for street scaping/ landscaping along Brockman Highway to be bermed/mounded to create a visual and acoustic buffer, in my experience sound tends to move upwards not just sideways.

Gymnasium:

- As Nannup already has a gymnasium I feel another one is unnecessary and not complementary to an existing business in our small town.

Conference Room:

- As Nannup already has the Recreation Centre with facilities to accommodate large meetings, as well as a small conference room, I do question the need for this. I recall when the new Recreation Centre was being discussed the vision was that it would be available as a conference room for larger groups such as Bush Fire Control workshops etc. Also... we *do* have *another* conference room at the Nannup CRC.

Bicycle Maintenance:

- We already have a new small business that caters for bike riders.

Tourist Shop

- We have three tourist shops in town with a large variety of local and Australian items for tourists. I feel that one in such a new development would be detrimental to existing businesses.

General Vehicle Access:

- I note that this has been taken into consideration but have the following comments: the current intersection of Brockman Highway/ Dunnet Road and Grange Road is already what one might describe as a bit awkward at times, particularly the curve of the road and hill on the eastern side of this area when pulling out of Dunnet Road on to Brockman Highway and the rise on the western side when pulling out from Grange Road. In light of inevitable increase of traffic movements, from *any* development along this route, this intersection should be included and reviewed in all future plans.

Because of the above I could not support this type of development in Nannup.

Jan Brenkman, 26 Dunnet Road, Nannup
8th September, 2024.

10

Erin Gower

From: Daniel Getaz
Sent: Monday, 9 September 2024 11:30 AM
To: Shire of Nannup
Subject: Submission to Development Services, Shire of Nannup concerning the Local Development Plan, Lot 500, Brockman Highway, Nannup
Attachments: Submission.docx
Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern :

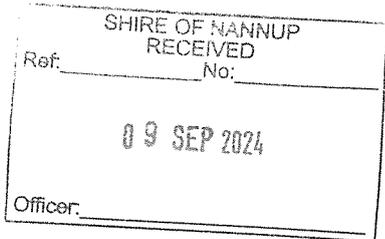
Please find attached our submission concerning the LDP for Lot 500, Brockman Highway, Nannup.

Please feel free to contact us for any questions or details.

Please confirm that you have received our submission.

Kind regards,

Elizabeth Luescher and Daniel Getaz
56 Cockatoo Drive , Nannup





**Submission to Development Services, Shire of Nannup
concerning the Local Development Plan, Lot 500, Brockman Highway, Nannup**

The LDP aims to create a new tourist accommodation infrastructure on the outskirts of Nannup, which certainly meets a need. However, the LDP as it stands has serious defects which – in our view – does not allow its approval as is.

1. The plan is drawn up without a detailed survey of the creek and the existing wetland

In chapter 2.8 of the report, it is stated: *The existing creek running through the property shall remain, and will provide a focal point for the development.* In fact, a recent site visit, following the entire fence line of Lot 500 (without entering the property), shows that the “Dry Brook” is much further from the northwest boundary of the property than is shown on the plan. It also appears that the creek meanders much more than is shown on the plan.

If the intention is to truly respect the creek in its current river bed, this means that the space available for construction is more restricted than what is shown on the plan. It also means that the buildings will be closer to the creek and its tree-lined banks than what is shown on the plan.

On the contrary, if the intention is to displace the river bed, this means that it will be necessary to considerably modify the creek, remove a significant number of established trees and excavate into the slope at the back of the creek (borderline with DP 228954), which would probably cause landslides.

An essential precaution – in our opinion – before approving the LDP would therefore consist of requiring a precise survey of the existing creek, as well as the existing vegetation along it, and specifying whether the creek will be kept in its existing route or will be displaced.

2. An oversized project that could force Nannup Shire to subsequently carry out major works at the expense of the community

According to what is stated on page 1 of the Bushfire Management Plan, the LDP would allow for the reception of 469 guests and visitors, plus 78 staff, a total of nearly 550 people.

This increase, relative to the resident population of the town of Nannup, appears to be very high. Therefore, the following questions merit careful consideration:

- Is the drinking water network sufficient to provide the water needed for such a population increase in all seasons?
- Is the water treatment plant able to receive and effectively treat the sewage from such an increase in population?
- Will drinking water and wastewater networks need adapting to accommodate the additional flows? At whose expense?
- Would the water needed for fire fighting be available? Would the water pipes have to be adapted? At whose expense?

We think that the owners of the lot 500 should not sell the land once the LDP is approved, probably making a substantial profit, but leaving the community to bear the long-term financial consequences of the LDP.

3. The plan calls for numerous developments, including the construction of a lake, within the Aboriginal Cultural Heritage (ACH) Register Place 20434 Blackwood River.

The Dry Brook and its banks are entirely contained within an area protected by the ACH Register of WA.

In chapter 5.1, the report mentions: *as there is no risk of harm to Aboriginal heritage from the planned activity, no approval is required.*

This conclusion assumes that there is no change, which is contrary to the evidence.

The problems mentioned in number 1 above mean that the council cannot judge at this stage the significance of the changes planned for the creek and the vegetation bordering it.

On the plan, many features are planned within the Aboriginal Heritage Zone.

- Is the construction of a lake of about 150 meters long and about 50 meters wide replacing a wetland area in line with the protection of the Aboriginal Heritage Zone?
- Is the construction of a walking trail / boardwalk on both sides of the Dry Brook, with all the artificial elements needed, also in line with the protection of the Aboriginal Heritage Zone?

On page 11, the report promises that: *a technical and cultural study will be carried out in association with Karri Karrak Aboriginal Corporation, without specifying when this should happen.*

In our view, it would be necessary, before approving the LDP, to ensure with the relevant WA authorities that the developments planned along the Dry Brook are in accordance with the Aboriginal Heritage Act 1972.

4. The construction of the lake and the planned developments along the creek may not comply with the legislation that protects natural watercourses and biotopes.

A site visit currently shows that the lake would be built in place of an existing wetland which probably serves as habitat for a range of local plants and fauna. There has been no flora and fauna study supplied.

Furthermore, the LDP does not allow to judge the impact on the creek and on the existing vegetation along it, as already mentioned under number 1 above. However, the existing vegetation is much more significant in quantity and quality than what is mentioned in the Bushfire Management Plan in chapter 2.1 (this vegetation is certainly important for the three species of Black Cockatoos, which are frequently observed in the Nannup region but are very threatened on a regional scale).

Whatever interpretation is given to the plan concerning the route of the creek, we are of the opinion that the accumulation of all the technical works planned along the creek would transform it into an artificial structure implicating reinforcement of the banks to avoid erosion.

For these reasons, we suggest, before approving the LDP, to verify with the competent WA authorities if the LDP respects the legislations about natural watercourses and biotopes.

5. Impact on the creek downstream of lot 500

On the plan, only a portion of the planned buildings appear to be connected to rainwater tanks. There will also be 191 sealed parking spaces for cars. In the event of heavy rain, all these impermeable surfaces will briefly add a considerable flow into the Dry Brook, causing flooding and erosion problems downstream, which will damage other properties and require protective measures at the expense of the community.

We think that there are two options to avoid erosion downstream:

- 1) Reducing the project (less impermeable surfaces)
- 2) Installing a retention system where the creek leaves the property and using the existing wetland as a buffer in case of heavy rain.

Conclusion

We believe that the project provided by the LDP is oversized and that the documents provided in support of the project are insufficient to allow the authorities to properly judge the impacts of all kinds resulting from the implementation of the LDP, nor whether it is really in compliance with Aboriginal Heritage, waterways and biotopes legislations.

We are aware of the case of a municipality in NSW which regrets having approved a development plan, because of the serious flooding problems it now causes, but which cannot go back on it, without having to pay considerable compensation to the owners of the land authorised for construction.

We hope that the Shire of Nannup will not find itself in a similar situation, having approved an oversized LDP with inadequate documentation, and then having to bear the financial consequences.

Nannup, 9 September 2024

Elizabeth Luescher and Daniel Getaz

56 Cockatoo Drive, Nannup

Jane Buckland

From: Meg Bray
Sent: Monday, 9 September 2024 12:06 PM
To: Jane Buckland
Subject: [External] Written comments for LDP 500 Brockman Highway, Nannup.

Meg & Ben Bray
3 Diggers Green, Nannup.

09/09/2024

To whom it may concern,

I am writing to express my concerns regarding the proposed development of the 'Alpine Resort Nannup', directly across the road from my home and housing estate.

Nannup has always been valued for its unique charm and close-knit community atmosphere. This is precisely why we chose to make it our home. The introduction of a motel establishment in this location would significantly alter the character of our neighbourhood. I am particularly concerned about potential issues such as increased traffic, noise, and the impact on local property values.

The proposed site is in close proximity to residential areas, and the development would disrupt the peaceful environment that residents currently enjoy. In my housing estate of 'Moonlight Ridge', over 10 properties have built their houses overlooking the proposed site. Due to this, the development would occupy a significant percentage of our view. Additionally, the increase in transient visitors might affect the overall safety and privacy of our community.

I urge the planning committee to carefully consider the potential impact of this development on our town's character and its residents. Growth is inevitable, but I believe it can be done in such a way that will preserve our town's identity, as well as benefiting the residents and visitors to our beautiful part of the world. In my opinion, the old mill site would be a perfect place to build accommodations for our town. What a great place to showcase the history of Nannup to our visitors.

I would appreciate the opportunity to discuss these concerns further alongside other members of our community.

Thank you,

Sincerely,
Meg Bray.

Erin Gower

From: Craig Harrington
Sent: Monday, 9 September 2024 1:52 PM
To: Shire of Nannup
Subject: [External] Alpine Resort Development

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Sir/Madam

I do not support this proposal.

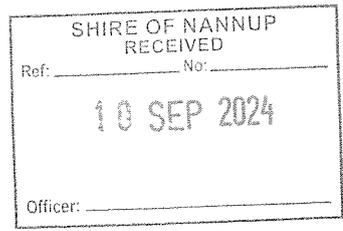
The proposed location and design is inappropriate for the town scape. The layout and structure of the proposal is more akin to a theme park.

Accommodation for recreational push bikers should be located at the bike park and separate from the town.

Regards

Craig Harrington
2 Dunnet Road
Nannup

Shire of Nannup
PO Box 11
Nannup 6275



10th September 2024

Dear Shire of Nannup,

447 022 NANNUP ALPINE RESORT LOCAL DEVELOPMENT PLAN, LOT 500
BROCKMAN HIGHWAY, NANNUP

Thank you for the correspondence dated 14th July, received by us on 14th August 2024. As direct neighbours, living adjacent to and neighbouring the proposed project site we welcome the opportunity to provide comment in response to the Nannup Alpine Resort Local Development Plan and to have our points of concern formally noted. Given the concerns that we outline here, we are respectfully objecting to the proposal.

While we are not entirely opposed to a tourist development (we appreciate this proposal has perceived benefits and that there is broad support for tourism as a considered transition away from traditional industries), we are strongly opposed to the scale of this particular project and recognise the direct link between the magnitude/scale and the increase in negative impacts on surrounding residents and the natural environment. Increased risk, disruption, potential decline in property value and a generalised reduction in wellbeing are our reality when faced with the prospect of this development, at this scale. These impacts would seem equally relevant during both construction and operation of the proposal.

In writing this submission, we have referred to the relevant LDP, Constraints Plan, Master Plan and Bushfire Management Plan (BMP). We have viewed these documents from a variety of perspectives, including our own, the surrounding neighbours, the natural environment and the wider Nannup community.

With regard to the later, we have referred to the Nannup Community Strategic Plan and the key strategic themes highlighted within. In our reference to this document, we do not recognise an alignment with the proposed development and are concerned that at a community level, this project, at this scale, is at odds with the reasons that people live and visit Nannup.

In consideration of the information available to us, please note the following points of concern that inform our objection to the Nannup Alpine Resort Local Development Plan:

2.6 Vehicle Access

Dunnet Road Access/Entry

For reasons of privacy, we object to the positioning of the driveway/access point directly facing our property and being less than 10 metres from our boundary. The proximity of this proposed driveway is troubling and will dramatically impact on our sense of place, our sense of privacy and safety. Specifically, we are concerned about onlookers (pedestrians and cyclists included) looking directly at our everyday life, headlights shining directly into the South East side of our home and a general increase in activity around the intersection.

Given that water regularly inundates our property due to the Dunnet Road drain overflow, the over-run of the culvert further up and generalised flooding of Dry Brook (referred to as the

creek in the LDP), mitigating our privacy concerns by way of a fence/screening is both impractical and at odds with our way of life - this being enjoying the surrounding natural habitat, open space and visual view point. We are also positioned at a lower level than LOT 500 Brockman and are separated by an open culvert so use of a fence to create any sense of privacy would be redundant.

We raise concern for reasons of noise generated by pedestrian and vehicle traffic using that intersection/access point. This is in addition to the noise generated more broadly by the daily activity of the proposed establishment.

This proposed access road will effectively create a fourth intersection that surrounds our property – an unreasonable proposition and additional imposition.

Given that the intersection of Grange Rd, Dunnet Rd (both the sealed section to the South and unsealed to the North East) and Brockman Hwy is an irregular and hazardous intersection, consisting of several blind spots, we are concerned that the addition of another intersection at the proposed Dunnet Rd access point, together with a general increase in everyday traffic, will increase the likelihood of an accident.

If, in an emergency situation, as stated in the BMP, the intention is for traffic to exit from the proposed Dunnet Rd access point, onto Brockman Rd, it is difficult to imagine how such a high number of vehicles might navigate this intersection safely and efficiently in an emergency, under extreme conditions. For example, the unsealed section of Dunnet Road, metres from the proposed driveway/access point, is prone to flooding on an annual basis requiring that the road be either closed, unsafe or unusable for periods of time while water recedes and repeated maintenance is carried out (most recently evidenced in the Nannup Shire newsletter). Again, this does not appear to be a safe or sensible position for an emergency exit or everyday access road.

We have general concerns about the safety (accident or loss of life) of any potential increase in pedestrian, cyclist or vehicle traffic on Dunnet Rd resulting from the project proposal. The unsealed section of Dunnet Rd is hazardous in its current state due to its narrow width - it is unfit as a two-way road. At the steepest point there is no visibility, meaning that there is no clear sight of pedestrians, cyclists or oncoming traffic using this road. In the case of oncoming cars, this currently requires one car to reverse into a bush/rock lined verge space (or anywhere that substitutes as a pull over), to allow traffic to pass. Again, in the event that the proposed Dunnet Rd access point is used in an emergency, in its current condition, this has the potential to create additional risk and confusion.

The LDP states “realistically the tourist development would typically be at 60% capacity rate, which results in 8 cars typically using this entry point”. This supports our concerns around the scale of the project and its feasibility but equally concerning is the assumption that 8 cars would typically use this access point – the evidence for this is not made clear or supported, and with the overall rationale appearing to be illogical. In reality, we are unable to accept there is a valid way to limit the number of vehicles/pedestrians/cyclists using this proposed Dunnet Rd entrance/exit.

The proximity to the town centre is cited in the LDP as a feature of the proposal. Safe pedestrian access to the town centre has not been addressed in the LDP. Given the current infrastructure does not cater to safe and logical pedestrian access around Dunnet Rd, Grange Rd and Brockman Hwy intersections, we are opposed to the Dunnet Rd access point on this basis also. This is likely to encourage walkers to navigate around a culvert, across a weedy and rocky verge, along the side of a major main road, across the front of our property and onto a paved pathway that appears to stop and start at random intervals along Grange Rd.

General Vehicle Access Points

This section of the LDP states “a general upgrade of these crossovers (and roads to some extent) shall be completed in accordance with local policies, and as agreed by IDG Resorts PTY LTD and the Shire of Nannup”. We would like it to be noted that the lack of detail and concise explanation here raises serious concerns. We would welcome any information around decision making processes with regard to how the Shire prioritise road upgrades, and to what extent does/can a private business inform such decisions.

We also note that this section of the LDP raises more questions and concerns than it does answers, for example, what and where are road upgrades proposed and necessary; what type (and duration) of disruption are residents likely to expect?

2.7 Landscaping and Open Space

This section defers information to another section 1.3 which does not exist within the current LDP. Again, our point of concern here is the lack of relevant information and detail. We would welcome any information around potential habitat loss/removal, and planned changes to the natural environment and existing habitat in and around the watercourse. This appears especially relevant given the existing bird habitat that feed, roost and breed within this lot, including each of the three species of South West WA Black Cockatoos, all of which are vulnerable.

2.8 Watercourse

Hydrology, Risk & Safety

With the information available to us, we are concerned by the omission of any meaningful or adequate risk management or engineering related to working with the hydrology of the landscape. Given that the proposal sits within a flood zone, this being evidenced this and previous winters (flood events and their impacts on Nannup being well documented) we are both surprised and concerned that there has not been more significance given to this within the LDP.

We are particularly confused and concerned by the proposed construction of a ‘head wall’. It is generally accepted that a headwall is a wall around a culvert that allows the entry and exit of water to the culvert without eroding the substrate, however, the LDP demonstrates an intention to construct a head wall “to provide a larger water course area within the subject site” rather than its regular function of ensuring that a water course is diverted and/or channelled effectively. We are concerned about the rationale and integrity of the LDP here - the intention is clearly to dam the Dry Brook for the purpose of manufacturing a ‘lake’ with no evidence of engineering or risk assessment to residents, river system, landscape or wildlife.

Additionally, the LDP states that “any works on the creek-line will not impede the natural flow of the watercourse” at the same time maintaining and contradicting that “the low (unsubstantiated) headwall is designed to assist the increase of water”. In this event such engineering (a larger body of water being held in a constructed ‘lake’) would certainly increase the risk of severe flooding to our property and those downstream. To clarify, when the brook is flowing and the proposed lake is full, any flooding would certainly have greater consequences to our property and lives.

In our observations, over roughly a decade, the Dry Brook is an empty tributary 80-90% of the year. We have no evidence or rationale within the LDP to explain how, if the water course is dammed by way of constructing a head wall, the proposed lake will hold water year-round. This consequently raises concerns around water resource use for the purpose of maintaining a fabricated lake.

Ecology

Fundamentally, this water course is a significant, dynamic and often powerful part of a major river system that does not exist in isolation to the surrounding environment or the natural ebb and flow either up or down stream. It is concerning that the significance of the Dry Brook as a meaningful and substantial tributary for the Blackwood River has been reduced to being represented as a 'creek' within the LDP, providing no consideration to its wider ecological significance. There is also a distinct lack of reference to any existing vulnerabilities and risk of this watercourse, in particular when viewed through the lense of climate change.

The LDP states that the rationale for the head wall is "to create a larger watercourse area within the subject site to create a natural sanctuary and habitat" and to "encourage the reestablishment of natural wildlife that once inhabited this area". These statements are at odds with our experience of this wetland and the water course that sustains it. The inference is that there is no valuable, existing ecological system and that through the construction of a tourist board walk, a head wall, and presumably the company of 469 guests, wildlife and habitat will return - we are led to believe this is a place currently void of any ecological relevance.

We would also welcome a discussion with the Shire in regards to how any planning in and around a watercourse that feeds the Blackwood River is assessed from a wider ecological/ environmental view point, with particular regard to climate change but also in relationship to the key strategic theme of Our Natural Environment within the Nannup Strategic Plan. What tangible action is taken to ensure that the Nannup Community Strategic Plan maintains its integrity as a document designed to guide and inform the preservation and care of our natural environment and the value it holds for residents?

General Comments/Concerns

Adjacent Planning

Regarding the intention for LOT 9005 Brockman Highway, for the purpose of an over 55's development, the Shire of Nannup Council Meeting Minutes dated 25th July 2024 minutes (Agenda Item No. 11.7) state that, in support for the suitability of the site for housing, "There are amenity and land use conflicts which will arise from a tourist attracting development being built in this location, particularly in regards to traffic and noise". While we are supportive of the proposal to provide over 55's housing (at the proposed site or otherwise) and appreciate the time and thought invested by the local community, we feel there is a valid point to be made here in consideration of the Alpine Resort proposal.

For example, if this location (LOT 9005) is not assessed as suitable for tourism (the rationale being a negative impact through increased noise and traffic), what consideration will be given to a far bigger tourist project, only several metres away and directly across the road from this one? It is apparent that the same neighbours bordering LOT 9005 Brockman are also in close proximity to and likely to be impacted by the much larger tourist project proposed for LOT 500.

We would welcome any information with regards to the mechanisms/process/relevant policies guiding the Shire and ensuring that a transparent and rigorous assessment of the suitability of each proposal, and in relationship to one another, is made – this supposing that a high density over 55's development will evidently increase regular traffic and noise, in addition to the noise and traffic also generated from the proposed Alpine Resort development which, according to the BMP, has the potential to hold 547 people (including staff) on any given day.

General Noise & Traffic

While the issue of noise and traffic to neighbours along Brockman Hwy has been addressed to some extent in the LDP, there is no inclusion of any consideration given to our or neighbouring properties along Dunnet Rd. Rather, we face the prospect of a completely re-imagined lifestyle – one that would require we adapt to the noise and intensity generated by a motel accommodating literally hundreds of people and their vehicles, only metres from our boundary, and a direct driveway and tourist board walk with full view of our back yard and home.

We thank you in advance for your considered response to our concerns and overall objection to the Alpine Resort LDP. Please feel welcome to contact us in order to clarify or discuss any aspect of our letter in more detail.

Kind regards,

Todd & Ellen

Erin Gower

From: Daniel Wong <daniel.wong@dwer.wa.gov.au>
Sent: Tuesday, 10 September 2024 3:05 PM
To: Shire of Nannup
Cc: Jane Buckland
Subject: Land Use Activity Local Development Plan for Tourist Development at Lot 500 on Plan 54957 (DWER ref: PA 066194 , DWERT903~37 ; Shire ref: TPL4-03)
Attachments: FPM Blackwood Lot 500 Brockman Hwy NANNUP.pdf; 2024 September Planning Advice Letter Lot 500 Brockman Hwy Nannup DMO 5529.pdf

OFFICIAL

OFFICIAL

10th September 2024

Our Reference: PA 066194 , DWERT903~37

Your Reference: TPL4-03

To: Shire of Nannup

From: Department of Water and Environmental Regulation

Dear Jane,

RE: Land Use Activity Local Development Plan for Tourist Development at Lot 500 on Plan 54957

Thank you for providing the above proposal for the Department of Water and Environmental Regulation (DWER) to consider.

This Local Development Plan (LDP) is for a new tourist development at the above lot (see Screenshots 1 & 2) below.

DWER notes the proposal will connect to reticulated sewerage, and a reticulated water supply.

We provide the following comments below:

Flood advice (without future new Head Wall along Dunnet Road)

The Department of Water and Environmental Regulation provides advice and recommends guidelines for development on floodplains with the object of minimising flood risk and damage.

The Blackwood River Flood Study through Nannup shows that a portion of the lot is affected by flooding during major river flows with the following flood levels expected (refer to attached plan):

- 1 in 25 AEP 66.63 m AHD
- 1 in 100 AEP 68.18 m AHD.

Observed flood levels for a major event in January 1982 (~ 1 in 100 AEP) were recorded ~500 metres upstream (68.547 m AHD) of the lot.

Our floodplain management strategy for the area states:

- Proposed development (ie, filling, building, etc) that is located outside of the floodplain is considered acceptable with respect to major flooding. However, a minimum habitable floor level of 68.7m AHD is recommended to ensure adequate flood protection.
- When development is proposed within the floodplain our department assesses each proposal based on its merits and the factors examined include depth of flooding, velocity of flow, its obstructive effects on flow, possible structural and potential flood damage, difficulty in evacuation during major floods and its regional benefit.

For this particular proposal, the following comments are provided:

- The majority of the proposed development area is located on relatively higher ground located outside the 1 in 100 AEP floodplain and consequently will not be obstructive to major flows.
- Should the proposal be considered acceptable, we recommend a minimum habitable floor level of 68.7 m AHD to ensure adequate flood protection against 1 in 100 AEP flooding. Non-habitable developments (eg, garages, sheds, workshops, etc) may not require such a high level of flood protection.

Future New Head Wall along Dunnet Road

The floodplain of the waterway is to be increased for aesthetic purposes by installing a new head wall, as per the LDP statements below:

- “A new Head Wall along Dunnet Road is proposed in order to provide a larger watercourse area within the subject site to create a natural sanctuary and habitat. A 20m setback from Dunnet Road to the base of the head wall is anticipated.”
- “Any works on the creek-line will not impede the natural flow of the watercourse. The low headwall is designed to assist the increase of water to encourage the re-establishment of natural wildlife that once inhabited this area, The water body will be a sanctuary and a visual only.”

The subject property is located within a ‘non-proclaimed’ area for surface water under the *Rights in Water and Irrigation Act 1914*, where the taking of surface water for purposes other than domestic and non-intensive stock watering purposes cannot, in the department’s determination, sensibly diminish stream flows or impact on the riparian rights of downstream users.

Operational Policy 5.12 ‘*Managing breaches of the RIWI Act on watercourses in WA*’ defines sensibly diminished as “*A reduction in flow that is visual to the eye as a consequence of the take of water upstream*”. However, the reduction in flow is a discretionary determination made by the licensing and/or compliance officer.

Please note that although the ponded water is only for aesthetic purposes, this is considered a take (due to evaporative losses).

As a formal submission of a development application will be proposed after the LDP, the following details such be provided to the Shire, such as, but not limited to:

- a contour survey
- the proposed height of the head wall in mAHD
- the estimated footprint of the waterbody

This information is requested to ensure there are no issues with the take of water or potential for an increased flooding footprint.

Watercourse protection

It is noted that construction works are proposed in the vicinity of the watercourse.

As such, there is a risk of mobilisation of sediment into the watercourse, particularly during construction works.

Details to be provided in the DA should therefore include erosion and construction protection measures to ensure no sediment is mobilised into the watercourse, and any other water quality protection measures, consistent with the *Decision process for stormwater management in WA (DWER 2017)* and the *Stormwater Management Manual for Western Australia (DoW 2004–2007)*.

Water supply

It is not known from the LDP whether alternative fit-for-purpose sources of water are proposed (i.e. rainwater, groundwater).

This is for the proponent's due diligence and Shire's consideration – which is expected to be specified in the subsequent DA to the satisfaction of the Shire.

Groundwater management

Lot 41, located to the north and northeast of subject Lot 500 slopes towards the LDP area as noted from our topographical contours – and groundwater may discharge to this area from the uphill environment.

Our GIS imagery shows darkened areas and exposed groundwater which is indicative of a high watertable.

Appropriate groundwater management should therefore be considered in view of maximum groundwater levels, which is expected to be provided in the subsequent DA to the satisfaction of the Shire.

The department advises that the highest groundwater occurs between August to early October (late winter to early spring) depending upon rainfall.

Contaminated Sites

Please refer to our attached advice in the file '2024 September Planning Advice Letter Lot 500 Brockman Hwy Nannup DMO 5529.pdf'.

General

In the event there are modifications to the proposal that may have implications on aspects of environment and/or water management, the Department should be notified to enable the implications to be assessed.

Should you require any further information on the comments please contact the undersigned.

Thank you.

Yours sincerely,

Daniel Wong

Environmental Officer
Department of Water and Environmental Regulation
Planning Advice South West Region

Email: daniel.wong@dwer.wa.gov.au
Phone: 08 9726 4113
Fax: 08 9726 4100
Postal: PO Box 261, Bunbury, WA 6231
Location: 35-39 McCombe Road, Bunbury, WA 6230

W- water corporation

Details

OBJECTID
336227

owner
W- water corporation

status
A- actual

size
225

material
PVC-U- unplasticised polyvinyl chloride

length
28.2

ds_invert
67.35

us_invert
67.53

infrastructure_type
Sewer Gravity Pipe

SHAPE
N/A



W- water corporation

Layers

World_To...

GDA 2020 Zone 50 X 386180.81552 Y 6239130.87918

0 30 60m

SLIP / Landgate | Landgate | You are provided access to

Erin Gower

From: Clare McLean <clare@planwa.au>
Sent: Wednesday, 11 September 2024 3:31 PM
To: Shire of Nannup; David Taylor; Jane Buckland
Cc: Pamela Hine; Todd Williams
Subject: Submission on Advertised Local Development Plan for Lot 500 Brockman Highway, Nannup (Alpine Resort Development)
Attachments: 0032-03_AlpineSubmission.pdf

Dear Sir/Madam

Please find attached our submission lodged on behalf of *Askino Pty Ltd* as part of the formal advertising process of the proposed Local Development Plan for the Alpine resort development at Lot 500 Brockman Highway, Nannup.

Should staff have any queries regarding the issues raised in the attached submission, please contact me on 0414 384 972.

Kind regards

Clare McLean
Director

clare@planwa.au



Clare McLean
 Director
 0414 384 972
 MPlA, BA (Urban and Regional Studies), GradDip (Applied Heritage Studies)
 SCHEME AMENDMENTS | STRUCTURE PLANS | SUBDIVISION | DEVELOPMENT

11 September 2024

File ref: 32-2024

Development Services
Shire of Nannup

email: nannup@nannup.wa.gov.au

Dear Sir/Madam

**RE: SUBMISSION ON LOCAL DEVELOPMENT PLAN
LOT 500 BROCKMAN HIGHWAY, NANNUP**

This is to advise that *PLAN. (Town Planning & Urban Design)* continues to act for *Askino Pty Ltd (Askino)*, the developers of Moonlight Ridge, which residential development is located at Lot 9005 Brockman Highway, Nannup.

This submission is lodged on behalf of Askino in regard to the *Local Development Plan (LDP)* proposal for the Alpine resort tourist development at Lot 500 Brockman Highway, Nannup, which is being advertised for public comment by the Shire until close of business on 11 September 2024.

The Alpine development site is located directly opposite Moonlight Ridge on Brockman Highway and is therefore directly impacted by the development proposed.

We submit the following advice to highlight some critical issues of concern with the LDP which need to be more comprehensively considered (in our view) at this stage of the planning approval process.

1. Local Water Management Strategy

The overall layout of the development on this site to ensure adequate control and management of stormwater flows is vitally important in this location. Detailed technical investigations and reporting should be submitted with the LDP to confirm that the arrangement of the built forms, waterways, landscaping and carparking areas is appropriate and will make a positive contribution to water management in the context of this site and the wider area.

In relation to some of the more specific elements of the LDP layout which raise concern, we note that the advertised documentation does not include the existing detention basin located centrally on the property and identified on DP 54957. This basin captures stormwater from Moonlight Ridge via a DN 600mm concrete pipe. It will need to be retained and presumably it will have implications on the overall layout of the LDP as proposed.

We also query the suitability of bunding along Brockman Highway as identified in the proposed LDP and its implications on overland stormwater flow paths.

PLAN.

Town Planning + Urban Design
Trading for *PLAN (WA) Pty Ltd*

0414 384 972
ACN: 664 544 816

clare@planwa.au
Perth WA 6000

We strongly recommend to the Shire that the Applicant be required to undertake a stormwater modelling assessment and water management strategy to ensure that the development in this layout form is capable of capturing and accommodating stormwater flows during rainfall events and to detail the proposed treatment methods for stormwater (i.e., water filtration areas) before it enters the waterway defined on the LDP.

2. Traffic Impact Assessment

The layout of the development site as proposed is not supported by a Traffic Impact Assessment.

It is difficult to reach a position on the design layout without the detailed modelling and traffic engineering assessment being provided to support it.

In particular, we raise concern over the limited information provided to inform the chosen location for the main entrance to the development site. This is a concern as the main crossover to the resort will create a four (4) way intersection on Brockman Highway with the access currently being positioned to connect to the Highway directly opposite Hitchcock Drive – being the main entrance road to Moonlight Ridge.

We urge the Shire to seek further information through technical reporting prepared by suitably qualified Traffic Engineers to assess the traffic and road design for the development proposal. This traffic impact assessment is considered necessary to confirm that the intersection to Brockman Highway is appropriately located as shown on the LDP; to detail any intersection treatment upgrades required to support a four way intersection at Brockman Highway; and ultimately to confirm that the additional traffic movements created by the tourism development will not result in a traffic hazard for residents entering and exiting Moonlight Ridge to Brockman Highway via Hitchcock Drive.

CONCLUSION

As there is limited technical documentation included with the advertised copy of the LDP, it is not possible to fully consider the development layout and establish whether it is a design that appropriately responds to the site and local context.

We therefore strongly recommend that detailed technical investigations be undertaken to support the Local Development Plan and that further opportunity be provided to Askino for its consultants to review those reports and provide a more detailed response.

We trust that the information provided is sufficient for staff's assessment needs. However, should staff have any further queries, the writer is available (mobile: 0414 384 972, email: clare@planwa.au), at the Shire's convenience.

Yours sincerely


Clare McLean
Director

Jane Buckland

From: Miriam Crandell <Miriam.Crandell@dplh.wa.gov.au>
Sent: Wednesday, 11 September 2024 5:00 PM
To: David Taylor
Cc: Jane Buckland
Subject: Aboriginal Heritage - Comment on TPL4-03 Application for LDP, Lot 500 Brockman Hwy, Nannup - ADV-10005841
Attachments: 20240911 Advice Letter - Local Development Plan, Lot 500 Brockman Hwy Nannup - ADV-10005841.pdf

OFFICIAL

Good afternoon,

Thank you for the invitation to Aboriginal Heritage Conservation to comment on the proposed Local Development Plan, Lot 500 Brockman Hwy, Nannup. Please find comment attached.

I also wanted to note that the letter requesting comment was mailed to a Bunbury address, and was received by the Department of Planning, Lands and Heritage last week. Please note that the postal address for the Department of Planning, Lands and Heritage, Aboriginal Heritage Conservation is Locked Bag 2506 Perth WA 6001. Correspondence to our team may also be directed to AboriginalHeritage@dplh.wa.gov.au.

Kind regards,
Miriam

Miriam Crandell
 Senior Heritage Officer | Heritage and Property Services
 Department of Planning, Lands and Heritage
 140 William Street, Perth WA 6000
wa.gov.au/dplh | 6552 4064



**Department of Planning,
 Lands and Heritage**



Now it's easier to leave feedback on projects that may affect you. Visit haveyoursay.dplh.wa.gov.au today.

The Department of Planning, Lands and Heritage acknowledges Aboriginal people as the traditional custodians of Western Australia. We pay our respects to the Ancestors and Elders, both past and present, and the ongoing connection between people, land, water and community. We acknowledge those who continue to share knowledge, their traditions and culture to support our journey for reconciliation. In particular, we recognise land and cultural heritage as places that hold great significance for Aboriginal people. Learn more about our [Reconciliation Action Plan](#).

Disclaimer: this email and any attachments are confidential and may be legally privileged. If you are not the intended recipient, any use, disclosure, distribution or copying of this material is strictly prohibited. If you have received this email in error, please notify the sender immediately by replying to this email, then delete both emails from your system.

*This email and any attachments to it are also subject to copyright and any unauthorised reproduction, adaptation or transmission is prohibited.
 There is no warranty that this email is error or virus free.*

This notice should not be removed.



Department of **Planning,
Lands and Heritage**

Your ref: TPL4-03
Our ref: ADV-10005841 / A00014-24
Enquiries: Miriam Crandell / 6552 4064

David Taylor
Chief Executive Officer
Shire of Nannup

Via Email: david.taylor@nannup.wa.gov.au
Cc: jane.buckland@nannup.wa.gov.au

Dear Mr Taylor

**ABORIGINAL HERITAGE – COMMENT ON APPLICATION FOR LOCAL
DEVELOPMENT PLAN, LOT 500 BROCKMAN HIGHWAY, NANNUP**

Thank you for your correspondence dated 14 July 2024 seeking comment from the Department of Planning, Lands and Heritage (DPLH), Aboriginal Heritage Conservation team, regarding the application submitted to the Shire of Nannup by Paul Meschaiati & Associates Pty Ltd on behalf of GPF TTESMSF Pty Ltd, for a Local Development Plan at Lot 500 Brockman Highway, Nannup.

A review of the Register of Places and Objects, as well as the DPLH Aboriginal Heritage Database, concludes that the subject area described as Lot 500 Brockman Highway, Nannup, being Lot 500 on Deposited Plan 54957, intersects with the actual boundary of Aboriginal Site Blackwood River (ID 20434).

Therefore, based on the current information held by DPLH, if any ground disturbing works related to the proposal occur within the boundary of Blackwood River (ID 20434), approval under the *Aboriginal Heritage Act 1972* (AHA) will be required.

Should you have any queries regarding this advice please contact Miriam Crandell, Senior Heritage Officer, at Miriam.Crandell@dplh.wa.gov.au or on 6552 4064.

Yours sincerely

Miriam Crandell
SENIOR HERITAGE OFFICER
11 September 2024



SHIRE OF NANNUP RECEIVED	
Ref: <u>TPL4-03</u>	No: _____
20 SEP 2024	
Officer: <u>Jane</u>	

Our Ref: D36121
Your Ref: TPL4-03

Jane Buckland
Shire of Nannup
Jane.buckland@nannup.wa.gov.au

Dear Ms Buckland

RE: VULNERABLE TOURISM LAND USE – LOT 500 BROCKMAN HIGHWAY, NANNUP – LOCAL DEVELOPMENT PLAN

I refer to your email dated 14 August 2024 regarding the submission of a Bushfire Management Plan (BMP) (Version 2), prepared by Envision and dated 15 July 2024, for the above local development plan. The BMP is accompanied by a Local Development Plan from the proponent dated 2 July 2024.

This advice relates only to *State Planning Policy 3.7: Planning in Bushfire Prone Areas* (SPP 3.7) and the *Guidelines for Planning in Bushfire Prone Areas* (Guidelines). It is the responsibility of the proponent to ensure the proposal complies with relevant planning and building requirements. This advice does not exempt the applicant/proponent from obtaining approvals that apply to the proposal including planning, building, health or any other approvals required by a relevant authority under written laws.

Assessment

- The decision maker has confirmed this to be vulnerable land use and the application of SPP 3.7 is triggered.
- Vulnerable land uses located in designated bushfire prone areas require special consideration, especially as visitors may be unfamiliar with their surroundings and bushfire impacts.
- DFES notes that a Method 2 calculation was provided in Appendix 6 of the BMP to support proposed shielding for buildings adjacent to Asplin Road.
- Further clarification is required within the BMP of the requirements of SPP 3.7, and the supporting Guidelines as outlined in our assessment below.

1. Policy Measure 6.5 a) BAL Contour Map

Issue	Assessment	Action
Vegetation Classification	Vegetation plot 2 cannot be substantiated in its entirety as Class G Grassland, including the area south/adjacent to Asplin Road. The potential for revegetation has not been considered. The BMP should detail specifically how the Class G Grassland classification was derived as opposed to Class B Woodland.	Modification to the BMP is required.

	<p>If unsubstantiated, the vegetation classification should be revised to consider the vegetation at maturity as per AS3959, or the resultant BAL ratings may be inaccurate.</p>	
Vegetation Classification	<p>Vegetation plot 3 cannot be substantiated in its entirety as Class B Woodland. Plot 3 has been assigned to two distinct and separated areas.</p> <p>The BMP should detail specifically how the Class B Woodland classification for plot 3 to the west was derived as opposed to Class A Forest.</p> <p>If unsubstantiated, the vegetation classification should be revised to consider the vegetation at maturity as per AS3959, or the resultant BAL ratings may be inaccurate.</p>	Modification to the BMP is required.
Vegetation Classification	<p>As per Appendix 3 of the Guidelines, a vegetation classification table is required, but has not been provided in the BMP.</p> <p>While DFES notes that <i>Table 2 – Recorded distances for the BAL at each habitable building</i> provides the vegetation adjacent to each building, the inputs for classified vegetation and defined slope for each plot should be recorded in a table format.</p>	Modification to the BMP is required.
Evacuation Assumptions	<p>There are numerous assumptions throughout section 5 of the BMP, including those relating to evacuation actions, which should be removed. These assumptions are not valid in the context of tourism land uses. Comments relating to evacuation should be contained within the Bushfire Emergency Evacuation Plan and not within the BMP.</p>	Modification to the BMP is required.
Method 2	<p>DFES notes that there is some lack of clarity around definitions for inputs to Method 2 calculations. Of particular relevance to this application are those regarding BAL determination methodology.</p> <p>The applied Method 2 methodology is outside the standard, and therefore must be supported by significant evidence to meet the performance requirements of the National Construction Code (NCC).</p> <p>DFES recommend the applicant provides an assessment under the NCC Bushfire Verification Method https://www.abcb.gov.au/sites/default/files/resources/2022/Handbook-bushfire-verification-method.pdf to support the proposed methodology.</p>	Modification to the BMP is required.

	Accordingly, DFES advises that the Method 2 outputs cannot be validated.	
Administrative	<p>There are a number of administrative errors, that for accuracy should be updated.</p> <p>Page 33 of BMP</p> <ul style="list-style-type: none"> Text "... the Nannup township and sit is located has not a low level..." is not clear as to its message. <p>Page 38 of BMP</p> <ul style="list-style-type: none"> Text "...The managers residence and workshop (BAL 40), this will provide a separation for all habitable buildings to be sited within BAL 29 or less..." appears to have missing words and 'managers residence' should be replaced with 'staff accommodation units'. <p>Page 39 of BMP</p> <ul style="list-style-type: none"> Text "BAL 29 can be achieved at the managers residence and workshop through..." – 'managers residence' should be replaced with 'staff accommodation units'. <p>Figure 3b contains duplicated photographic points as follows:</p> <ul style="list-style-type: none"> 2.4 shown twice, in different locations 4.3 shown twice, in different locations <p>Table 2 lists 21-30 for Forest in the column – Distance (m) for BAL 29. According to AS3959:2018 Table 2.5, this should be 21-31.</p>	Modification to the BMP is required.

2. Policy Measure 6.5 c) Compliance with the Bushfire Protection Criteria

Element	Assessment	Action
Vulnerable Tourism Land Uses - Siting and Design	A5.1 - not demonstrated The BAL ratings cannot be validated for the reason(s) outlined in the above table.	Modification to the BMP is required.

3. Policy Measure 6.6.1 Vulnerable land uses

Issue	Assessment	Action
Bushfire Emergency Evacuation Plan (BEEP)	The referral has included a 'Bushfire Emergency Evacuation Plan' for the purposes of addressing the policy requirements. Consideration should be given to the Guidelines Section 5.5.4 'Developing a Bushfire	Comment only.

	Emergency Evacuation Plan'. This contains detail regarding what should be included in a BEEP and will ensure the appropriate content is detailed when finalising the BEEP to the satisfaction of the Shire.	
--	---	--

DFES's Built Environment Branch Advice

As this project proposes a number of Class 2-9 structures which appear to be in excess of 500m² total floor area, plans will need to be provided to DFES Built Environment Branch for assessment as required by Regulation 18B of the *Building Regulations 2012*. Furthermore, any proposed buildings that exceed 500m² in total floor area will require coverage from a fire hydrant system which will need to be designed in accordance with the FES Commissioner's Operational Requirements and as per BCA E1.3 and AS2419."

Recommendation – compliance with acceptable solutions not demonstrated – modifications required.

It is critical the bushfire management measures within the BMP are refined to ensure they are accurate and can be implemented to reduce the vulnerability of the development to bushfire. The proposed development has not demonstrated compliance to the following:

1. Element 5: Vulnerable Tourism Land Uses.

If you require further information, please contact Senior Land Use Planning Officer – Emma Gough on telephone number (08) 9359 9819.

Yours sincerely



Desmond Abel
DIRECTOR LAND USE PLANNING

20 September 2024