

RECEIVED
Ref: RES 21220
23 APR 2025
Officer: DS
Rita Stallard, East Nannup Rd

Erin Gower, Development Services Officer. Refs21220

I appreciate your fourteenth April letter (received on seventeenth April), for the first time personally advising me that; 'prior to the application being assessed by the Shire, I have the opportunity to provide my views in writing by thirtieth April'. This date does of course leave me very little time (Easter in the middle) to address the very important issues at stake. Therefore I ask for a sensible extension of time to adequately assess the significant impacts of this proposal. I would assume the Shire had extensive knowledge of the proposed plan long before the fourteenth April.

In the interim: The Railway Reserve on which the trains ran to deliver logs to the Nannup Mill, is where I believe the proposal is to be placed. The Railway Reserve is still intact from the corner East Nannup Rd (Old Majenup Rd) along the verge opposite the houses which are inside the Town boundary. It is an even more important Historical site than the sign posted Heritage Stock Route alongside.

The Reserve at the place where the proposal is placed on the map is also the historical camping grounds of the previous Aboriginal owners of the land. Positioned extremely close to the junction of where the Nannup Brook and Carlotta Brook meet, you can understand why that spot and the importance to livelihood.

The proposed building area is a known location of the indigenous Hypocalymma Augustifolium and Hypocalymma Robustum; (of which I informed the Shire some years previous when I tagged the area and hoped that would save it from bulldozing); and as far as I know is the only place where it is growing, in or this close to town. Has a serious study been undertaken to map and preserve the habitat of these plants; and any other possibly endangered species?

East Nannup Rd (a designated Tourist Rd), at the point where the map indicates entrance to the proposal, is in fact a SWEEPING CORNER. A corner where tourists, trucks, tractors and all types of farm machinery etc. inadvertently stray across the middle of the road as they make the turn. (Many tourists speed.) (Locals are aware of the hazards!) The addition of cars and trailers turning into and exiting the site at this point may well invite accidents.

East Nannup Rd is also a part of the Munda Bidi trail upon which many bicyclists (local and tourist, young and old) are encouraged to travel and do so constantly. Safety may well be a further issue that no amount of signage would address.

I wonder is there a more important area in town.

The construction of and the actual building process itself will necessitate removal of a great deal of vegetation; an area considerably much larger than the little rectangle indicated on the coloured map supplied, (which I understand is not to scale). Unfortunately the supplied map and scanty information is all there is to go on. With such advanced planning awaiting approval, one wonders why it is not to scale and indeed how decisions about it can be made by the relevant authorities.

The proposed building will need to have an extremely large fire mitigation surround and therefore much destruction of shrubs and trees. Hazard reduction in order to lessen fire predation would include removal of trees and scrub on the actual site; and also around the site in order to dissipate natural adjacent debris accumulation, danger of falling limbs as well as possible collapse of trees on

to the building and also build up of leaves in gutters and windblown vegetative litter accumulating alongside walls etc. Thus the actual shed outline of ten metres by twenty metres would in fact comprise only a very small part of the overall necessary cleared area.

Channels for runoff water from roof, gutters, pads and driveways needs to be taken into account. Is a water tank planned? If so, the tank, size and colour and necessary cement pad and the cleared location need to be identified.

Lions have stated that the 'storage shed' is to house 'BBQ trailer, Lions Train and trailers'. Therefore the TWO VEHICLE OPENINGS will warrant further cemented areas extending from the openings in order to allow access. Turning areas for trailers etc? None of this appears to have been considered but will nevertheless necessitate a larger area of cleared bush. The 'Lions footprint' continues to grow!

There is also no indication of where the utilities will be placed, either in or outside the building. If toilet, water and power facilities will not be incorporated in the project that raises very serious health and safety issues that need to be addressed. The inclusion of mains water, sewerage and overhead electricity would of course necessitate further clearing. I believe a further omission is no mention of bins or rubbish disposal.

I can not see on the map where any of these issues have been seriously taken in to account and as the area required is considerably larger than that indicated on the map, the presentation is unintentionally deceptive.

Between the fringe of vegetation along the beginning of East Nannup Rd and the trees and bush of the Rail Reserve, runs the Stock Route and power line. This wide tract of land has been maintained by the Shire by clearing and poisoning. And subsequently, lacking the native vegetation and roots to hold the soil, the land has degenerated and in Winter becomes very slippery; a quagmire on which one can not safely walk. Also, two years ago, right where the map indicates the proposed construction entrance road, a Shire machine was severely bogged for some days. It proved difficult to release and the land bears the scars.

Therefore Winter access by vehicles and its occupants is seriously problematic and unsafe. If a long, wide, raised, bitumen, gravel or similar driveway is envisaged, why has it not been officially mentioned or shown on the plan? And who would be responsible for maintenance?

The Lions Club shed plan is 20 metres by 10 metres. I understand this means the shed footprint is a big 200 square metres! Added to that will be the large cement pad envelope and the extended clearing for fire and turning vehicles, etc. etc. (At the very least, doubling the area.) Then there is the 4 metre plus extra height, because the shed will have to be on a raised pad (even without considering possible boggy Winter ground).

There is also no mention of building colour. But be it glaring galvanise or colour it will dwarf any (still standing at a distance) vegetation. The whole concept and initial and subsequent consequences would appear not to have been thoroughly considered and nor has visual pollution been taken into account.

3

However there are alternative sites in and close by town over which the Shire has jurisdiction, that could accommodate a large shed, parking, socialising areas, easy access etc. and are already cleared; that could be utilised without compromising safety, heritage, environment or creating the proverbial dunny in the desert eyesore.

I was first made aware of possible industrial development in my immediate neighbourhood via rumours around town; (and to some extent have since had to rely on same). It is a disappointing situation where a lack of official and accurate information can lead to consternations within our small community.

It is very important for me to know the facts and try to assess how this industrial development will not only impact on me personally, my amenity, lifestyle etc; but also affect or completely alter my neighbourhood in general.

Rumour has it that the Lions Club Shed will be used for meetings and incorporate a barbecue area. Is this accurate? If so this incorporates a further fire risk to residents as well as the bush and would therefore require a larger cement pad thus increasing the ever enlarging envelope.

I understand that if the information I have supplied has not already been taken into consideration; then it may take some time for you to reply to me. Alternatively, you may already have all the answers to my queries. I however am in possession of insufficient and accurate detail and consequently am unable to efficiently evaluate the proposal at this stage.

I thank you for the opportunity to participate in a matter of great importance to my immediate community.

I remain,

R. Stallard.
23-4-25.

2

SHIRE OF NANNUP RECEIVED	
Ref: _____	No: _____
29 APR 2025	
Officer: _____	

29th April 2025

Erin Gower

Development Services Officer

Nannup Shire Council

PO Box 11

Nannup WA 6275

Cc:

Shire President Cr Tony Dean CEO, David Taylor

Cr Cheryle Brown

Cr Patricia Fraser

Cr Ian Gibb

Cr Timothy Sly

Cr Lynette Curtis

Cr Vicki Hansen

East Nannup Road Residents as detailed on the attached signature page.

DEVELOPMENT APPLICATION – RES21220 (28) EAST NANNUP ROAD, NANNUP

PROPOSED COMMUNITY PURPOSE SHED ON A RESERVE

We the undersigned, being residents on East Nannup Road within the townsite boundary, respectfully respond and oppose the development application as presented in your letter dated 8th April 2025, REF: RES21220, for the following reasoning.

- 1.. The crossover or entry/exit to the proposed shed has been marked as from East Nannup Road. We consider this entry / exit to be far too dangerous. Vehicles coming onto East Nannup Road from Vasse Hwy. cannot clearly see vehicles either entering or exiting the cross over because of the long bend/curve when entering East Nannup Road. Any vehicle, entering/exiting would have to traverse to the wrong side of the road to get to/from the proposed shed site. East Nannup Road is already a narrow stretch of road for two vehicles. The number of vehicles, stock trucks and daily milk tankers would make this very dangerous indeed.
- 2.. East Nannup Road is an identified Bicycle route. The proposal would increase traffic and therefore the associated hazard.
- 3.. The development proposal is within a residential area and within the townsite boundary. Changing the 'purpose' of this Reserve does not change the fact we have made our homes in a quiet residential area and do not wish for it to be turned into an Industrial area.
- 4.. The proposed development application is for a storage shed. Why has the existing dedicated Industrial Area not been considered? Why have alternatives that we have previously put forward not been considered as they have less impact on residents, neighbours and environment? We have previously offered options like;

next to Shire Storage Depot Vasse Hwy entrance where no clearing would be required,
below the current shire depot Adam Street, again no or minimal scrub clearing,
sharing of the area prior to the Shire Waste Management Station and



the area known as "Gussy's Mill" site, again no/minimal clearing, road access & a huge area to choose a suitable position.

- 5.. We totally oppose any removal of vegetation within the area marked for the storage shed. This vegetation has very much been a buffer to noise & light pollution from high & noisy traffic volumes from Vasse Highway. Removal of any vegetation would directly affect the lifestyle of the residents within this residential area. We have already experienced the impact of the clearing that was carried out below the power lines. The noise has increased remarkably & we now have headlights from Vasse Highway lighting up our properties. We have been informed by DPLH that the proponent should seek advice from Department of Water and Environmental Regulation (DWER) in relation to clearing permit requirements. Site-specific advice from the Department of Biodiversity, Conservation and Attractions may then be provided to DWER through this process. We acknowledge this is not un-touched bushland but provides the much-needed buffer to minimise environmental impact as previously stated.
- 6.. Any removal or clearing of vegetation has a direct effect on the aesthetics of the area and quite possibly the valuation of our properties. East Nannup Road should not be turned into another Industrial area.
- 7.. The area identified forms part of the recognised historical 'Warren Blackwood Stock Route'.
- 8.. The area identified also forms part of the recognised historical 'Timber Mill Railway Line'. Our history should not be compromised for a storage shed.
- 9.. We have received advice that this clearing or Reserve 21220 is a recognised Aboriginal Camping Site and therefore no development of a storage shed should not be considered on any land with cultural significance.
- 10.. The area identified for the storage shed development is a known resting area for our natural wildlife, especially since the shire cleared the 'Gussy's Mill' site. We have all walked with kangaroos, emus and the odd blue tongue & racehorse goanna and wondered up at the Black Cockatoo that are also prevalent within this treed area.
- 11.. We cannot identify within the information that was provided with the letter dated 8th April 2025, REF: RES21220, the actual layout of the proposed storage shed. The map or diagram provided was not to scale that we can see. The area adjacent used to be an old septic tank area when it was used as a MRWA Campsite. There is still a sign detailing 'No Trespassing', for good reason I might add. I have assumed stability under foot when walking around this area and I can assure you, stable it is not.
- 12.. The correspondence from the Lion's Club, dated 22nd October 2024, and included with the Shire letter of advice, has detailed application for a Class 7b shed at the Shire depot on East Nannup Road. The position of the shed on the plan included with your letter is not at the Shire depot.
- 13.. Where is the parking area? Can only assume there is no parking onsite. There is only 1 rectangle on a map to identify proposed position of shed. Any development application should have ALL details so to enable residents & direct neighbours to make an informed comment. If in fact the development application for a storage shed requires more area than what has been identified, the application should state that.
- 14.. We do not want an area that is going to become a dumping point for any well-meaning person donating their goods. Dumped items be it furniture or whatever is an eyesore and encourages possibly more people coming out and scrounging dumped items, increased criminal activity & vermin (rats).



- 15.. How often and what sort of hours is intended use for this storage shed? This is not detailed within the development application. There are residents located directly opposite the area identified and more residents within a 100m zone. Our lifestyle and quality of life is very important to us all and we would hope that also as ratepayers that Council would support this.
- 16.. We have spoken with Lions Club President and members. They have expressed they would like any development to be used as a function area for their members plus the ability to be able to open to the public as a Lions Shed which would allow them to then on sell items on a regular basis. While we encourage and support the Lions Club in their work within the community and pursuits, we would totally oppose this sort of activity within this residential area of East Nannup Road. We cannot understand if this is a pursuit the Lions Club wish to undertake then why isn't an area suitable for these uses made available? Why are you settling for something less than the big picture you seek?
- 17.. We, as a group started asking questions of the CEO, Councillors and Lions Club as to any content to the 'whispers' we were hearing in November 2024. Why did the CEO advise that in fact we should WAIT until a development application was received from the Lions Club. The letter of development application from the Lions Club which is included in your letter dated 8th April inviting our views is dated 22nd October 2024?
- 18.. Why has the Lions Club correspondence stated that 'the Shire has kindly offered this location for community purposes under a lease'? and if so is the area that the Shire has kindly offered 'at the Shire depot on East Nannup Road' As stated in their letter dated 22nd October 2024?
- 19.. Why has the Lions Club letter 'thanked' the Shire in offering to waive certain fees? What fees and what value of fees? I can only assume this would be ratepayer funded? Again, the Lions letter is dated 22nd October 2024. Our first correspondence to the Shire was dated 4th November 2024. We had made contact with some Councillors at the time. Why did they know nothing about this proposal?
- 20.. We believe there are alternatives and options for a proposed storage facility. In this day and age, environmentally, the clearing of any bushland, whether it is natural or re-generated, should not be an easy option and quite possible the last option.

Regards

Jenny Styles

43 East Nannup Road

Nannup WA 6275

And on behalf of.....



As detailed on the attached East Nannup Road Residents signature page;

Kris Carr 51 East Nannup Road

Shane Matthews 11 East Nannup Road

Ian & Cricket Bilson 15 East Nannup Road

Rita Stallard East Nannup Road

Val Gazzola East Nannup Road

Kerry Firth 27 East Nannup Road

Toby & Donna Bindon YeYe Natural Farm 99 East Nannup Road



~~WLA~~
~~WLA~~

KRIS CARR 31 E. NANNUP RD

Shane Matthews 11 East Nannup Rd

^{& CHICKEN}
Ian Bilson 15 East Nannup Road

~~John~~

RITA STALLARD R. Stallard.

Val Gazzola vgy.

KEARNEY FIRTH 21 EAST NANNUP RD

TORRY & DONNA BINDON Y&Y NATURAL FARM Lot 901 East Nannup Rd