

SHIRE OF NANNUP RECEIVED	
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Officer: _____	



Lions Club of Nannup Inc.
#42210 Lions Clubs International District 201WA
PO Box 105 Nannup WA 6275
Email: nannuplionsclub@gmail.com

The Development Services Coordinator,
Ms Jane Buckland,
Shire of Nannup,
15 Adam Street,
NANNUP WA 6275
Via email.

Dear Jane,

Re: Lions Shed – Development Application

Thank you for your email of the 1st May, 2025 including the two responses from residents to the Nannup Lions development application to build a 20m x 10m Class 7b storage shed at the Crown Reserve on East Nannup Road.

As this application is to be presented to the Shire Council in the near future, it is appropriate to reiterate the Nannup Lions case for this facility and its importance. A point-by-point response to the residents' letters is annexed to this letter.

The State Government's Native Forestry Transition Community Small Grants Fund provided grants to many community groups and small businesses to boost economic activity and regional infrastructure following the phase-out of native forest logging. After correspondence with the Shire regarding the availability of a site, Nannup Lions successfully applied for a grant of \$100,000 to build a storage shed to hold its two trailers, bbq's and other equipment, the Lions Train and also to keep in storage furniture donated for the annual Nannup Lions Charity Auction. Nannup Lions has not had space to store furniture since the passing of Trevor Hine and his large commercial shed ceasing to be available.

Until last year, Nannup Lions was able to use a 5m x 7m storage shed behind the St Johns Ambulance depot, however this was made unavailable due to St Johns' having other needs for that area. Since then, Nannup Lions have rented a small storage shed in the Nannup Industrial Area. The shed rental must be paid from Nannup Lions members' funds in the administrative account, not monies raised from the public, so the monthly cost is borne by the Lions members themselves. Additionally, the Lions Train and the Lions BBQ trailer must be stored in the open on the properties of Lions members.

Nannup Lions cannot afford to purchase or rent commercial land, so without a community licence from the Shire on land under its management the Lions Shed project cannot proceed and Nannup Lions will be obliged to return the grant.

This project is at the "eleventh hour" for approval. The grant authority has kindly extended its deadlines for Shire approval in the light of delays due to necessary re-zoning and a new vegetation survey, but a hard deadline is that contracts must be in place and payments made by June 30th. The grant round was based on all projects having funding expended by June 30th else the funds return to the Department for different funding projects.

We respectfully submit that the concerns raised by residents are dispelled or properly mitigated by the replies in the Annexure. In return for allowing Nannup Lions to build a low-impact storage shed, the community will have an enduring asset and Nannup Lions will better serve its charitable purposes.

Yours sincerely,



Kim Heitman,

Secretary,

Lions Club of Nannup Inc.

6th May, 2025

Enc. Annexure

Annexure – Nannup Lions response to residents' letters (edited to Q&A)

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.

We disagree with the assertion that the building site for the proposed Lions Shed has protectable historical conservation values. In any event the construction of the Lions Shed would not in any way diminish or limit any future historical interest.

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.

We disagree with the assertion that the building site for the proposed Lions Shed has protectable indigenous cultural significance and if otherwise the construction of the Lions Shed would not in any way diminish or limit any future cultural interest or studies.

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?

We are advised the site for the proposed Lions Shed would have no environmental impact on endangered species. The area is a long-time Crown Reserve with unremarkable tree and shrub regrowth.

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.

The use of the proposed Lions Shed will not permit public access so traffic will be minimal and incremental to existing road uses. Lions will use the shed for storage only and will only occasionally be moving trailers and storing furniture, estimated one vehicle once or twice a month.

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 onto 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.

Yes, all this will be done to Shire specifications in the building licence if the development application is approved. There will be no vegetation cleared outside Shire requirements.

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.

No, it is not planned to have a water tank. The proposed Lions Shed is a Class 7b storage shed. The building licence will determine proper stormwater mitigation.

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!

No, the two doors will face the road and no bush clearance for side or rear access is necessary.

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.

None of these utilities are necessary or included in the Lions Shed. It is to store trailers and furniture without conveniences associated with occupation.

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.

Opinion noted, however there will be no necessity for wholesale clearing of bush. The site has been chosen in consultation with the Shire to minimise impact.

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?

This is a matter for the building licence for earthworks. It is intended to have an improved access from the East Nannup Road crossover to the shed location, including a gravel access road. Maintenance will be a matter for the Shire and Nannup Lions licence in due course.

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).

No, it will not be necessary to clear double the shed area for side or rear access (none) or for fire precautions.

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.

This is a matter for the building licence. Lions propose a neutral colour, likely the same as the fire station adjacent. The site has been chosen partly because it is obscured from the road by a line of mature trees.

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.

This is an important point. There are no other site options. The Crown Reserve is eminently suitable as it already has active Shire and Fire Brigade use. Lions are asking to put a storage shed next to a fire shed on a road where most properties have a shed.

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.

Nannup Lions announced the grant from the State Government for the shed on repeated occasions and lodged a development application as soon as possible. Residents have been consulted in the normal way.

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.

Yes, this is understood. Nannup Lions will respect the quiet neighbourhood and both the shed and the use of it will have a minimal impact.

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.

No, this is inaccurate and should be put to rest. Lions require nothing more than a shed to store trailers and furniture. A Lions Clubhouse in town for meetings and functions has been an aspiration for many years, but this is not the subject of this development application. If the opportunity arose to build a clubhouse and second-hand shop in the town, this would be wonderful but East Nannup Road is not the place.

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.

We disagree. The crossover planned after consultation with the Shire is in the best place – ~100m from the corner, ~100m from the fire station, passing between trees rather than requiring one or more trees to be removed. Traffic to and from the shed would be minimal as there is no public access.

- 2.. East Nannup Road is an identified Bicycle route. The proposal would increase traffic and therefore the associated hazard.

One vehicle once or twice a month is the expected Lions traffic.

- 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.

A storage shed will not change the area's quiet residential nature, nor of itself make the area industrial.

- 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.

Nannup Lions don't have a choice. We asked the Shire where we might build and were told the Crown Reserve was available. We obtained a \$100,000 grant to build and have spent time and money on this project. If denied, the grant must be returned to the State Government and no Lions Shed will be built.

- 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.

Nannup Lions and the Shire have worked together to minimise vegetation clearing and the shed is placed to be obscured from the road by mature trees.

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.

We consider the community benefit, recognised by the State Government and the Shire, outweighs the incremental development impact.

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.

These four assertions are contradicted by the unremarkable regrowth in the area under consideration, and indeed the presence of the fire station and Shire depot.

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.

The proposed layout for the shed is for the long side facing the road. There will be earthworks and a concrete pad in accordance with normal requirements.

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.

There will be no additional parking area necessary. Access to the shed will be from the front.

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).

No, this will not be allowed. Only Lions members will have access to the shed.

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.

One vehicle, once or twice a month is expected. A storage shed is not going to impact on the lifestyle of residents.

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?

Nannup Lions only has funding for a storage shed. While it has been an aspiration for many years to have a Lions Clubhouse for meetings and functions, and perhaps a second-hand shop, this was only going to be pursued if a site in town with good foot-traffic became available, and we had ten times the funding. Realistically, with a declining membership and the price of land and building in Nannup, it is unlikely Nannup Lions will make the Clubhouse a reality.

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?

The Development Application was on hold pending State Government consultations and a survey, which meant the particular building site was only determined this year. There was a reasonable argument that it was premature to advertise the planned shed until the State Government allowed the change of use.

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?

Yes, the sequence of events was that Nannup Lions asked the Shire for a site, the Shire nominated the Crown Reserve, Nannup Lions won the grant from the State Government, then Nannup Lions and the Shire worked through the ramifications including change of use, environmental issues and budgeting.

- 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?

The Shire CEO has said that some of the fees the Shire charges for all of the steps in this project may be waived in accordance with the Shire policies for community groups. We assume the Councillors are being briefed on this project as matters progress.

- 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.

Nannup Lions submits that the community benefits of this planned Lions Shed outweigh the incremental clearing of vegetation, and both Lions and the Shire have worked to reduce the environmental impact.