



Response to Submissions

This response to the submissions received is to be read in conjunction with the business plan. It is clear that many of the respondents have not read the revised application as there are many items that are raised which are not relevant to the application. There are also many other items raised that are not relevant to the application and these will not be addressed. The relevant points are addressed below:

Nature Camp Definition

As per the Nature Based Parks Guidelines published by the Department of Creative Industries, Tourism and Sport and detailed in the application, Ikigai Farm Nature Camp fits into the definition of a Nature Based Park as it meets the following requirements:

1. **Is not in close proximity to an area that is built up with structures used for business, industry or dwelling-houses at intervals of less than 100 metres for a distance of 500 metres or more.** The only structure on the property is a shed, the next closest structure is over 200m away on a neighbouring property and is used for short stay accommodation. The nature camp meets this definition.
2. **Has been formed by nature i.e. it is not a built environment such as a townsite area.** This nature camp is located within a natural setting and meets this definition.
3. **Has next to zero artificial light and noise intrusion.** The nature camp is located in an area that meets this definition.

The definition of Nature in all mentioned documents should not be misunderstood to be bushland only and includes all areas that are a “naturally formed environment”, this includes within a paddock.

Traffic Concerns

East Nannup Road is sufficiently constructed and sealed and can handle the traffic in relation to the nature camp. Visitors will be asked to give courtesy when travelling the public road corridor from the Vasse Highway turnoff to the camp entrance and asked to travel at a safe speed. In researching previous Shire of Nannup Council minutes for development applications, I can see that Council has set a precedence in approving similar sized development, on similar roads, with a similar density of neighbouring properties without the need for any traffic assessments or special conditions. The driveway far exceeds standards for entry to a campground as it is a fully formed, gravel road with dual carriageway.

6 metre Set-Back

As the property borders other rural properties with no structures and not zoned residential land, the 6m set back was advised by Shire of Nannup Development Services staff. Implementing a larger setback is not going to provide any further benefits due to the absence of development in close proximity to the boundary of neighbouring properties. If a fire were to occur, every effort will be made to contain on the property. The grounds will be maintained in a manner to reduce the risk of spread with water and firefighting equipment located on the property. Signage will be installed alerting patrons to prohibited fire periods, private property and farming practices which may occur on the other side of the fence and prohibit trespassing onto neighbouring properties.



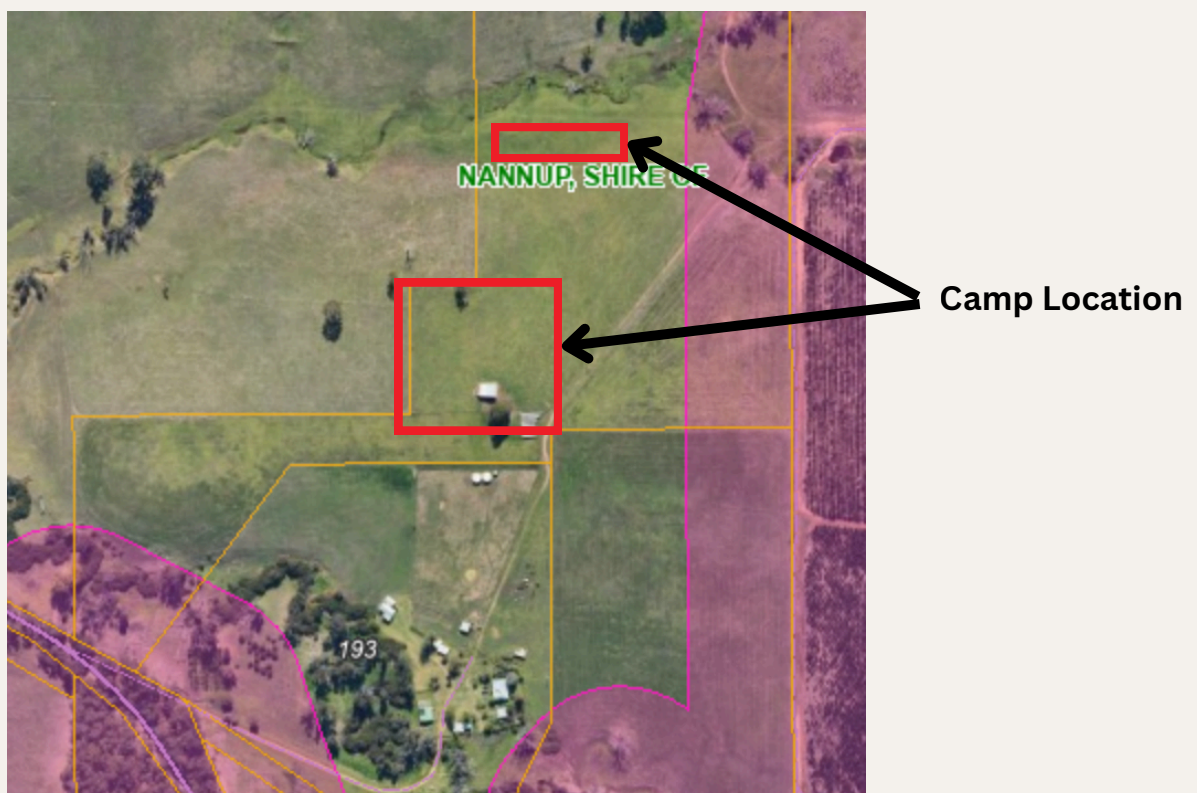
Bushfire Risk

As per the image below, the nature camp is not located in a Bushfire Prone Area therefore a BAL Assessment and Bushfire Risk Management Plan is not required.

As a duty of care to and included within the Operational Management Plan, a Bushfire Evacuation Plan will be prepared by the Manager and submitted for Local Government approval prior to the opening. This plan will take the approach of 'leaving early', it will include things such as, but not limited too:

- The manager monitoring bushfire risk in the area and as soon as a Bushfire Advice is declared over the property and camp area, the policy will be to evacuate all visitors. The manager will be the designated Fire Warden and will attend site during these times coordinating visitors safely off the property for them to leave the area or to the evacuation centre.
- Any fire risks in the region will be monitored closely by the camp manager as is already done with the current property use.
- Any impending potential risk deemed by the manager even prior to a Bushfire Advice Level being declared, may result in early evacuation of the camp.
- Multiple direction escape routes - Towards Vasse Hwy (1st) and towards Gold Gully (2nd)
- Signage advising of emergency escape routes and the process.
- Emergency Muster Points.
- Local Government fire restriction requirements.
- Maintained camp grounds.
- Firefighting equipment and frequent inspection.
- Water supply on site with emergency services connection points.
- Starlink connection for patrons as a secondary source of communications (both in and out).

State Planning Policy 3.7 Bushfire is not triggered due to any of the development not being located in a bushfire prone area. The location of the nature camp is highly defensible as it is surrounded by open areas as seen on the maps within this application.





Offsite Management

As per the Shire of Nannup's LPP 9, offsite managers are permitted on the basis they are within a 45 minute drive from the property and the manager for Ikigai Farm will be within 5 minutes drive. The camp will be managed closely to ensure a pleasant experience not only for guests but neighbouring properties as well. These will be addressed in the Operational Management Plan and will include things such as Starlink connectivity for communication and safety, remote camera monitoring, guest booking and checkin/checkout processes, signage with camp rules of conduct, fire restrictions, communications, evacuation processes and maps, contact information to ensure effective and safe offsite management.

Local Planning Scheme 4

Under the Shire of Nannup Local Planning Scheme No.4 the aims are to:

A45) encourage the development of a wide range of tourist and recreation facilities, tourist accommodation and activities for visitors in appropriate locations within and near the Nannup townsite and in the rural areas of the Shire that appropriately address bushfire planning, environmental assets, landscape qualities and compatibility with adjoining land uses; and

A46) encourage the establishment of businesses, which attract and promote the Nannup townsite and the Shire as a tourist destination.

The nature camp fits within the Scheme objectives and local planning policies and does not take away from the landscape. There is an existing short stay accommodation provider next door and other AirBnB's nearby. There are no permanent structures on the site other than the modest ablution facilities planned for directly next to the existing shed. The integrity of the landscape will not be compromised as campsites are located on the existing grassed areas. Local Governments don't accept development applications that don't meet the requirements of the its Local Planning Scheme and its Local Planning Policies.

Site Density

The guidelines for Nature-Based Parks state that there must be no more than one site per 50sqm of area and Ikigai Farm Nature Camp has sites sized at 9m x 12m (108sqm each) plus 3m spacing between which far exceeds the density requirements of a Nature Based Park within the guidelines.

Noise Management

Environmental noise is controlled under the Environmental Protection (Noise) Regulations 1997 and regulated by an Environmental Health Officer. The nature camp will operate within these regulations. It is not unreasonable nor uncommon for a campground of any size to implement a curfew in respect to other guests and neighbouring properties. The proposed 10:00pm is quite a common curfew across the nation for this type of establishment and comes with the requirement that no music or loud chatter is permitted after this time. Noted from my extensive experience staying at campgrounds across the world for many years, it is almost certain that visitors comply with this requirement without needing to be told. To put the noise concerns into context, a normal conversation is approximately 60dB @1m distance, at the distance of 100m this talking noise reduces to 20-30dB which is equivalent to a whisper or a quiet rural area. The closest building to the nature camp area is 200m away (double the distance) and that building is used for short stay accommodation. The closest residence is 300m away (triple the distance) for the nature camp, both of these therefore reducing noise an extremely low and insignificant level that in no way will take away the rural ambience of the area. Nonetheless visitors will be told to have etiquette and consideration for surrounding properties as the concept of the nature camp is to stop and rest.



Waste Management

- Patrons allowed onto the self contained sites will need to comply with the containment requirements to ensure waste water is captured appropriately with checks conducted by management.
- CCTV is a very common way to manage business operations.
- The planned ablution numbers meet the requirements as per the Nature-Based Park Guidelines which state that only 2 toilets are required per 20 serviced sites. Based on there being 10 serviced sites, Ikigai far exceeds those ratios. It is important to note that 20 sites are self-contained and will not have access to these ablutions and will need to comply with the containment requirements.
- The location of the sites are well away from the waterways and brook however preservation of the natural beauty and cleanliness of the property are a priority for the operator and this will be kept a close eye on.
- All grey water, sewage, leach drains from the ablutions will meet Department of Health and Shire of Nannup requirements.
- Campers are encouraged to take their rubbish with them. That being said, waste disposal bins will be present onsite and emptied regularly by management.

Dump Point

For self-contained visitors there is a public dump point located 3kms from the campground at Lions Park, sufficient signage and guidance will be provided to direct people to this point to empty both their black and grey water. As per the Nature-Based Park guidelines a dump point is not a requirement and due to the close proximity to the town public dump point it is believed this should not be a requirement for Ikigai Farm Nature Camp.

Management Plan

When researching previous development approvals in the Shire of Nannup it is clear that majority come with a development condition that the operator is to provide a Management Plan to the satisfaction of the Local Government and has not been required to be submitted with the original application prior to development approval being granted.

Conflict of Interest

I, Emmi Taylor as the applicant have every right to own and operate a business in the Shire of Nannup. I contribute significantly to many areas of this community. Most respondents are focused on attacking the CEO (and his family) in their submissions rather than having legitimate planning concerns.

It is completely disgraceful that accusations of potential misconduct by the CEO due to conflict of interest have been made explicitly and repeatedly throughout these submissions. The declarations of interest have been and will continue to be made as required by legislation. Approvals and compliance of this development are managed by the Development Services Team, which includes the Environmental Health Officer and that team falls under the supervision of the Executive Manager of Corporate Services and not under the CEO, this provides adequate segregation in dealing with matters pertaining to the development.