

Jane Buckland

From: Sarah Pondevie
Sent: Saturday, 6 August 2022 12:53 PM
To: Nannup Mailbox
Subject: re. Proposal: Proposed camping ground, caravan park and function room as additional uses

Hi David

I have become aware of the Proposed camping ground, caravan park and function room as additional uses at:
Lot No: 1 Street: No.345 Jalbarragup Road **Suburb:** Jalbarragup.

As a resident of Jalbarragup, I am opposed to this development.

I bought my place because of the quiet community, and specifically the remoteness to tourism. I have watched Jalbarragup grow, and already there is an increase in noise from residents, such as quad and dirt biking, and there is more rubbish along the road. To have a campsite and function area would increase this problem. I have done a lot of camping, and in my experience, most campers have no regard for noise levels or looking after the environment. Even in maintained parks, there is little control over managing people. The same attitude applies to people who attend functions such as weddings and parties. Sound travels in rural areas, so a function room, which would involve drunk people, bands and loud parties, would destroy the atmosphere of a beautiful area.

I believe inviting transient people would impact the community network; currently, excess produce is shared, people look out for children and animals. Having people driving around while in a party atmosphere could impact on road safety and the sharing spirit we currently enjoy.

A campsite has a very different impact to residents than of chalets, and will substantially increase the population of the area. Also, we have no rubbish collection, so people will dispose of their rubbish without consideration when they explore the river and bush, so I believe there will be an environmental impact.

I love this area very much, I hope you will see fit to preserve it.

Kind regards
Sarah Pondevie

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Jane Buckland

Subject: FW: Re proposal at Lot No: 1 Street: No.345 Jalbarragup Road Suburb: Jalbarragup
Proposal: Proposed camping ground, caravan park and function room as additional
uses. subdivision in Jalbarragup

From:
Sent: Monday, 8 August 2022 8:28 AM
To: Nannup Mailbox <nannup@nannup.wa.gov.au>
Cc:
Subject: Re proposal at Lot No: 1 Street: No.345 Jalbarragup Road Suburb: Jalbarragup Proposal: Proposed camping
ground, caravan park and function room as additional uses. subdivision in Jalbarragup

Lot No: 1 **Street:** No.345 Jalbarragup Road **Suburb:** Jalbarragup
Proposal: Proposed camping ground, caravan park and function room as additional uses.

To whom it may concern

Darrin and I are both residents and home owners, 60 Johnston Rd Jalbarragup.

We wish to advise that both Darrin Sebo and myself Vicki Barlow highly oppose this subdivision and
development proposal.

The proposal doesn't have zoning merit and it's not properly addressed bushfire risks, access, fresh water
and sewerage. Our property is just across the river from this site and we are concerned about issues such as
noise, crime, possible need for kiosk and fuel stores?, widening roads and road congestion.

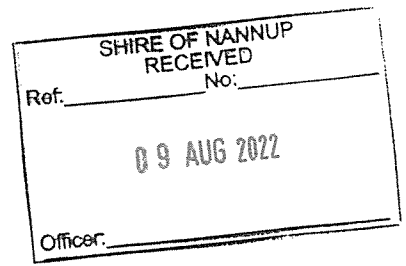
Please don't hesitate to contact us for any further information.
Vicki , Darrin

Regards

Darrin Sebo

Vicki Barlow

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Shire of Nannup
15 Adam Street
Nannup 6275

My name is Michael Piper and my wife Dianne Piper and I own and reside at 68 Johnson Road, Jalbarragup. We oppose the application for a caravan park at Lot1 (345) Jalbarragup Road, Jalbarragup.

Our objection is based on the following.

The property is not zoned for a caravan park.

The amount of general waste created by such high density accommodation is of concern.

The amount of human waste created by such high density accommodation is of concern.

The access and egress to the area would be inadequate

The amount of traffic generated would be detrimental to the peace of the area.

Security in the area would be put at risk by an increase in visiting population.

The noise generated by a caravan park would be detrimental to the peace of the area.

Yours sincerely,

Michael Piper.

Jane Buckland

From: Renee Harrold
Sent: Tuesday, 9 August 2022 12:54 PM
To: Nannup Mailbox
Subject: Development Application - Lot 1 (345) Jalbarragup Rd, Jalbarragup

Hello Shire

I would like to lodge an objection to the above development application but unsure of the process.

My objections are due to the following;

1. No waste management collection facilities in Jalbarragup area. I am concerned that ineffective waste management of the development application will affect the area due to the size of the proposal.
2. Closest communications tower at load in certain times of the day - the tower may need upgrading to support the number of visitors to the area.
3. Grid power may be affected and already at load with a number of outages monthly.
4. Security of existing residents' properties. As we are not full-time residents of the area and concerned the influx of visitors to the area puts our property at risk of theft.
5. Road upgrades may be required due to increased traffic in the area. The bridge is single lane one, way only, this may need to be upgraded at a cost to the Shire and ratepayers
6. Secure Bushfire exit roads not available for quick exit in a fire. There is only one bitumised road that exits Jalbarragup back onto the highway. The secondary access is gravel and through bushland and requires the Shire to maintain each year. This will need to be reassessed at a cost to the Shire and ratepayers of the area.
7. Degradation of peaceful enjoyment of the area. We have purchased land in this area as it is away from a town location and off the highway. So many people do not know it is there. There are ample other caravan and camping facilities in the region closer to shops and facilities.

Should there be a form to complete to lodge the objection, please confirm.

Thankyou, Renee Harrold

279 Johnston Road, Jalbarragup WA

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Jane Buckland

From: morrisstar01
Sent: Tuesday, 9 August 2022 10:51 AM
To: Nannup Mailbox
Subject: Re Application Lot 1 (345) Jalbarragup rd jalbarragup

Attention David Taylor

Our objection to this development is based on the following

- 1: When we purchased our property last year we were informed that No more development would go ahead in Jalbarragup
- 2: The property at lot 1 Jalbarragup rd is not zoned for this type of development of a function room and large caravan and camping park
- 3: The amount of general and human waste that could make its way into the environment would damage the Blackwood river system and the area for decades
- 4: The extra traffic (large caravans) on our narrow roads would be an accident waiting to happen as most of us walk around our area safely now but this would change (this I noticed on Saturday when traffic was driving through Jalbarragup at speed because of the accident in town and not realizing Jalbarragup rd went to a dirt track)
- 5: Noise from the function room and caravan park would be detrimental to the area's peace and tranquility none of us purchased in Jalbarragup thinking that this type of development would go ahead yes we have accommodation places here three cabins at Blackwood Banks and five cabins at jarrah glen this is totally enough for this area
- 6: Safety & Security in the area would be put at risk from visitors having a look around and driving onto our properties through firebrakes
- 7: Fire safety would become a major issue for locals and visitors if there happened to be a fire here Jalbarragup rd and track is basically our only way out.

Regards

Ann Morris

Please can I have a email reply to let me know that you have received my objection to this development

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Jane Buckland

From: Ann Morris
Sent: Tuesday, 9 August 2022 11:05 AM
To: Nannup Mailbox
Subject: Development application Jalbarragup

Attention David Taylor

Regarding the application for development at lot 1 345 Jalbarragup rd jalbarragup

I object to this development going forward

We purchased our property to live in a quiet area with only a few properties and people here and were informed that No more development would go ahead in Jalbarragup but if this development were to go ahead our way of life here wouldn't be the same

The environmental impact this could have is a major concern

General and human waste from a large caravan and camping park along with function room if that got into the Blackwood river system that would be a disaster !

Safety and security in the area with people driving onto our properties along fire brakes

Visitors lighting fires down at the river major fire hazard

Someone would bring down their jet ski and rip it up and down the river environmental noise.

Regards

Mark Morris

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Jane Buckland

From: Nancy Tang
Sent: Sunday, 14 August 2022 8:50 AM
To: Jane Buckland
Subject: Proposed Caravan Park 345 Jalbarragup Road, Jalbarragup

Dear Jane

It is with some concern that I have read the proposal from Mary Madden for the development of a caravan park at Jalbarragup Homestead (345 Jalbarragup Road.)

Nannup's Local Planning Strategy states that, '*The local government will... C74) introduce into LPS4, subdivision controls to the rural residential area west of the Nannup townsite... that prohibit... ii. rural residential infill due to bushfire risk and limited road access.*'

While Mary has submitted an evacuation plan, I am concerned that road access in the area may not support the timely evacuation of a number of vehicles towing caravans as proposed. Any problems in this area could be exacerbated in the event that residents and visitors find themselves having to evacuate via the unsealed section of Jalbarragup Road to the north of the bridge.

The development of a caravan park with 25 bays could be said to effectively approximate residential infill, albeit variable infill. It should be noted that tourism tends to peak during the fire season.

My other concern is that an increase in traffic of vehicles, including some towing caravans, may impact on road safety along Stacey Road, which still has narrow sections and at least one blind curve near the boundary of Blackwood Banks and the pines which is especially dangerous when the morning sun makes it impossible to see oncoming traffic.

I do not believe that Jalbarragup has the infrastructure to support additional tourism of this type on this scale at this time. I regret therefore that I must lodge my objection to the proposed development.

Sincerely

Nancy Tang
Leschenaultia Drive, Jalbarragup

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Jane Buckland

From: Alana Richards
Sent: Monday, 15 August 2022 4:41 PM
To: Nannup Mailbox
Subject: Jalbarragup Proposal

To whom it may concern,

As a Jalbarragup property owner and resident I am aware of my responsibility to notify you of my objections to the proposed Caravan Park and Function Center in our area.

I will be quite clear - under NO circumstances will I ever support this proposal.

A Caravan Park and Function Centre is far better suited to the Town of Nannup. No doubt there is already a desirable location in town, where the required infrastructure is already available.

I moved from the city to the country with a clear intention to remove myself from all, so called 'progress' and 'development' and shift my focus to sustainability.

We here in Jalbarragup are focused on protecting and maintaining the native environment.

We are committed to reducing our environmental footprint and reducing our impact on climate change.

I have zero tolerance for any attempts to increase the traffic and visitation to the place I chose to make my home.

If I wanted to live in town, we would have purchased a property there. If we wanted to move to the country with all the convenience of the city, we would have chosen Busselton or Margaret River.

Our location is NOT a playground for the wider population and this proposal will fast have a snowball effect.

Damaging the surrounding native bush land, it's flora and fauna and have a severe impact on the environment.

I strongly object to the implementation of any new infrastructure, that means NO damage to the environment, NO shops, NO petrol stations, NO parking areas, NO need for increased police.

By:

alana richards
All Rights Reserved

Sent from my iPhone

Jane Buckland

From: Chris Larke
Sent: Monday, 15 August 2022 5:08 PM
To: Nannup Mailbox
Subject: Development Application for Lot 1 Jalbarragup Road, Jalbarragup

Dear David

We are writing in regard to the development application for Lot 1 Jalbarragup Road, Jalbarragup for 25 caravan sites and a function centre.

We would like to express the following concerns:

1. Given the location of this proposal there would be a large increase in the amount of traffic to and from the site. Stacey Road is a narrow and winding road which is dangerous enough without multiple caravans travelling it being driven by people who are inexperienced in the area. There are a lot of kangaroos in the area (and emus) and the local traffic would be also put at risk by the increase in movement on such a road.
2. The risk of fire in Jalbarragup is high. The escape route in such an event is limited. There is a one lane bridge which would lead to Jalbarragup Road which is a proposed exit route. The other route is Stacey Road which is mentioned above. With the increased volume of people and vehicles, smoke, confusion and narrow and gravel roads one can only imagine a disaster waiting to happen. Locals are concerned enough about escape in such a scenario without the added stress of vehicles and caravans and people not familiar with the area.
3. There is no shop in Jalbarragup or eating venue. Thus one can imagine numbers of people travelling to and from Nannup itself at all hours and again increasing the road risk.
4. The increased effluent which would be leached into the river is of an environmental concern.
5. The location of the proposed caravan park is right at the bridge which is a popular swimming and socialising spot for locals. One can't imagine the impact that having 25 x 2 campers might have on that special area (fires, garbage, pollution) along with the potential 150 people in the function centre.
6. We question the amount of ongoing noise that such a venue would generate, presumably up to 11 or 12 at night. Jalbarragup is a very quiet, peaceful area to live and excess noise would be a huge impost on the local residents.

As a result of these concerns we would like to formally register an objection to the development application.

Kind regards,

Chris and Trevor Larke
212 Johnston Road
Jalbarragup



Jane Buckland

From: rosemary evans
Sent: Monday, 15 August 2022 6:21 PM
To: Nannup Mailbox
Subject: Jalbarragarup function centre caravan park

I would like to support the proposal of the caravan park development on the current homestead site.

The Nannup River Cottages has been a long term business that is supporting employment within Nannup hiring locals to assist with caretaking, cleaning and tradesmen. The business has had no previous negative impact on the environment or the local community.

The business owner is a responsible member of the community that manages all hygiene and rubbish disposal to a high standard.

Yours sincerely
Rosemary Evans

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Jane Buckland

Subject: FW: Jalbarragup Proposed Caravan Park

From: Pete
Sent: Wednesday, 17 August 2022 9:24 AM
To: Nannup Mailbox <nannup@nannup.wa.gov.au>
Subject: Jalbarragup Proposed Caravan Park

To whom this may concern,

As a resident of Jalbarragup, I am against the development of a Function Centre/Caravan Park at the bridge, or anywhere in Jalbarragup for that matter.

We moved here to live in peace and quite and enjoy/conservate the amazing natural Flora & Fauna.

The introduction of a caravan park will impact significantly on the wide life and flora. Additional road traffic on an already narrow road, noise pollution, rubbish left at swimming holes which is already an issue in the holiday periods are just a couple of problems that will increase if approved.

Its a big no from US.

A petition is currently being formatted and will be submitted prior to Sept 9th

Pete Lewis
61 Leschenaultia drive

Sent from ProtonMail for iOS

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This message has been scanned for malware by Forcepoint. www.forcepoint.com

Jane Buckland

From: John Cryer
Sent: Saturday, 20 August 2022 7:47 PM
To: Nannup Mailbox
Subject: Comments on 345 Jalbarragup Road Development Application

To whom it may concern

Dear Sir/ Madam,

RE: Lot No: 1, 345 Jalbarragup Road, Jalbarragup
Proposed camping ground, caravan park and function room.

Thank you for the opportunity to comment on the above referenced development application.

We purchased our property at 245 Denny Rd, Jalbarragup almost 8 years ago. Like many of our neighbours, we chose the location for its serenity, pristine environment, beauty, isolation, local flora and fauna. We are opposed to any development that might threaten the serenity we enjoy. We are also concerned over the precedent this particular application may create for similar developments near us.

We are particularly concerned with the following potential issues in relation to the development application:

1. Noise from 100+ campers/ caravan occupants
2. Increased road traffic
3. Increased recreational use of the river which abuts our property for 200m
4. Increased pollution of Blackwood River
5. Risk of campers/ caravan occupants roaming beyond the marked caravan/camping area across the wider land holding
6. Largely unquantifiable fire risk
7. Additional loading on Telstra cell tower which already cannot cope during holiday periods
8. Consideration of any issues relating to Heritage Conservation Policy No. LPP 019, Shire of Nannup Local Planning Scheme (LPS 3) Place No. 42.

We trust that you will take our comments and concerns on board in assessing the development application.

Kind regards,

John and Lai Cryer

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Jane Buckland

From: Kurt Malzer
Sent: Thursday, 25 August 2022 8:31 AM
To: Nannup Mailbox
Subject: Public Consultation

To whom it may concern

I am writing this in regard to the below development application

Lot No: 1 **Street:** No.345 Jalbarragup Road **Suburb:** Jalbarragup
Proposal: Proposed camping ground, caravan park and function room as additional uses.

My wife and I are both against this development application, as it would destroy the reason why we moved to Jalbarragup in the first place. We move to this part of our state to get away from crowds of people, noise pollution and to enjoy the nature that surrounds us. If this development was to go ahead we would loose all of this.

We live on 450 Jalbarragup and the amount of traffic that uses this road is already at a high volume. We are always dealing with dust from all the traffic that drifts over and covers our house. If this development went this would increase 10-fold. The roads are not set up to cope with the expected amount of traffic if this goes ahead. I personally feel the area of river directly next to the proposed caravan park, will be covered in all sorts of rubbish, and will destroy the ecosystem of the beautiful river. There would also be a high possibility of bush fires from people lighting fires illegally.

Please let it be know that Kurt and Shay Malzer are against this development action and do not support it at all.

Thank you

Kurt Malzer

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Jane Buckland

From: Gordon & Mia
Sent: Friday, 26 August 2022 6:27 PM
To: Nannup Mailbox
Cc:
Subject: FW: Attn: Mr David Taylor - Additional Point to Raise Re: Development Application - Lot 1 (345) Jalbarragup Rd, Jalbarragup

Dear David,

With reference to the email below, in my haste to compile and send a response, I believe I may have over looked the "Elephant in the Room" – The sale / distribution of Alcohol.

In addition to the proposal clearly identifying Campers and Caravanners, the Proposal also notes the establishment of a Function Centre having a capacity of 150 persons (correct me if I'm wrong).

Assuming the campers and caravanners will bring their own beverages and presumably behave in a responsible manner, control could be administered to contain any alcohol behavioural misdemeanours.

How does the Council / developer propose to provide a liquor source to the Function Centre servicing 150 people, who the majority, based on the site facilities (cottages, camping, caravans) would be likely travelling somewhere away from Jalbarragup after an event; should a license be granted by the authorities (Liquor and Gaming, I think).

What strategy is in place to determine the safety of those individuals, some likely to be affected by the day's events. We are all very aware of the dark winding roads, frequented by an enormous amount of Kangaroos and other Wildlife, particularly at night.

In my opinion (assuming alcohol is to be served at the proposed function centre), a thorough safety and welfare risk analysis study, that looks at the potential risk to all, must be completed. It must be expected that a large volume of people would be moving on those roads at night after attending a function. This study should be a crucial prerequisite of any application.

Thank you for including the above with previous points

Yours sincerely

Gordon Pilmoor

From: Gordon & Mia
Sent: Wednesday, 24 August 2022 6:27 PM
To: nannup@nannup.wa.gov.au
Cc:
Subject: Attn: Mr David Taylor - Re: Development Application - Lot 1 (345) Jalbarragup Rd, Jalbarragup

Dear David,

Re: Development Plan – Lot 1 (345) Jalbarragup Road, Jalbarragup

As noted in your Council Plans, submission date for comments closes on the 8th September 2022, hence the following.

As a Property Owner in the vicinity of the proposal, I wish to make several points that I think are relevant to any such proposal proceeding.

Our property is Lot 7 (#99) Denny Road, basically sitting at the southern end of Lot 1 but across the river.

My following points /comments are provided to assist with any approval / non approval outcome.

Personally as proximity owners, we do not want a Caravan Park / Camping Ground / Function Centre in the location proposed but understandably Ms Madden has every right to present this commercial venture for assessment.

Having owned our property for nearly 30 years we have seen substantial development take place in the areas of Jalbarragup Road, Johnson Road and Denny Road. Nothing has impacted on the ambience of the surroundings.

In fact the holiday cottages opposite, above and on the property speak to this.

So where to with this proposal.

Below is a list of negative aspects that we consider need to be addressed in your assessment, hopefully leaving our personal likes and dislikes aside. These are in no particular order.

1. I believe the location of the camping / Van area is far too close to the high water mark of the river, clearly evidenced today with high water flowing. Ideally the road / car park would be better suited down that boundary line removing the risk of persons either accidentally or intentionally finding themselves in very fast flowing and dangerous waters. History speaks for that at that very location.
2. Ms Madden advises she will contain the noise – Not sure how many cottages are on the property at the moment – far less than 25 Caravan sites (assuming 2 people per van) and Camping (# of People ???) plus a function centre (150 people), but they currently produce significant noise down the river valley when the music and activities get wound up. I would expect the amplified volume of the new “population” to increase dramatically and negatively impact of all surrounding properties to a major extent. Noise pollution should be a major negative impacting on many properties.
3. Presently the surrounding area suffers no night light pollution which is, for many, the big attraction of living away from populated areas. A caravan park / camping and function centre will turn this tranquil evening experience into a carnival environment where for safety and accessibility light will be flooding the area. There goes those black, quiet, star-lit nights.
4. Without stating the obvious, the increase in concentrated people numbers on a regular basis will have a detrimental impact on the environment and fauna. We have seen the impact of the Blackwood Classic over the years on the small local swimming hole below the bridge – this only occurred once a year. I’m assuming Ms Madden will be expected to provide the necessary waste treatment facilities to accommodate large numbers of people at any one time without impacting on the surrounding ground / water conditions.
5. Fire Management – read the report (and many like it, I add) but certainly would not like to be camped up at that site should the Blue Gum plantation go up. One or the other at the very least needs to exist but not together. 25 caravans / 150 people trying to get across a single lane bridge in an emergency only to be met by a National Park forest on fire – good luck with that liability claim.
6. I’m sure the Shire takes great care to assess traffic management with these types of developments. You are very aware of Stacey Road, Johnson Road, Denny Road accesses to this development. Today I notice Stacey Road is having the verges widened but all of these roads are not Hi Flow, large vehicle capacity roads. Consideration must be made of the potential impact of pulling caravans (in peak times particularly) on these narrow winding roads – I believe they are not suitable for large volumes of that sort of traffic -say no more.

Based on the very slim application detail submitted, I'll leave further comments for future discussion (if invited), but I think there are major considerations to be made before sanctioning this development or not sanctioning it. Ms Madden may have a business Plan but I believe it lacks many aspects of major consideration.

Your sincerely

Gordon Pilmoor

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John Patman
Fire Control Officer
Darradup Volunteer Bush Fire Brigade

25 August 2022

Jane Buckland
Development Services Coordinator
Shire of Nannup

Dear Jane,

Following your letter dated 26 July 2022 (ref: A731), I am writing to provide comment on the Bushfire Management Plan and Bushfire Emergency Evacuation Plan submitted as part of the following development proposal:

Lot No: 1 **Street:** No.345 Jalbarragup Road **Suburb:** Jalbarragup
Proposal: Proposed camping ground, caravan park and function room as additional uses.

Comments are provided in Table 1 below.

Yours sincerely

John Patman
Darradup VBFB, Fire Control Officer

Table 1: Darradup VBFB Fire Control Officer comments on the Bushfire Management Plan and Bushfire Emergency Evacuation Plan submitted as part of 345 Jalbarragup Road, Jalbarragup development proposal

Section number	Section text	FCO Comment
<p>Limitations statement – other limitations</p>	<p>The measures contained in this report cannot guarantee that a structure or building will not be damaged or would survive a bushfire event on every occasion. This is due to the degree of vegetation management, the unpredictable nature of fire behaviour (knowledge in this field continues to develop) and the unpredictable nature of extreme weather conditions.</p>	<p>To note that the Darradup Volunteer Bushfire Brigade (VBFB) is not equipped or trained to respond to commercial or tourism premises, or structural building fires.</p> <p>It is recommended that the Volunteer Fire and Rescue Service (VFRS) be consulted on responding to fire emergencies at the premise.</p>
<p>1.2 Background</p>	<p>Access to the Site is from Jalbarragup Road which provides safe evacuation routes through wide, well-constructed public roads with minimum 6 m trafficable surface.</p>	<p>Jalbarragup Road (north of the development proposal to Mowen Road) is mostly gravel, and not considered by the FCO to be “wide, well-constructed public roads with minimum 6 m trafficable surface” for evacuation route purposes.</p> <p>To note alternate evacuation route to the south of the development proposal via Jalbarragup Rd and Stacey Rd (bitumen roads).</p> <p>Darradup VBFB is not suitably qualified to assess compliance of public roads referenced in the Bushfire Management Plan and Bushfire Emergency Evacuation Plan to <i>The Guidelines for Planning in Bushfire Prone Areas</i> (WAPC, v1.4 December 2021).</p> <p>As per the limitations statement “<i>Unless otherwise stated in the report, Ecosystem Solutions Pty Ltd has not independently verified such information and cannot guarantee its accuracy or completeness.</i>” No statement of independent verification of road standards for evacuation routes could be found in the provided documentation.</p> <p>It is recommended that the Shire of Nannup Roads and Depot Services be consulted.</p>

Section number	Section text	FCO Comment
1.2 Background	The landowner proposes to utilise the Site for camping grounds with an ablution block and a function room (Figure 1 & 2), with a maximum occupancy of 30 camp sites and 150 people for the Function Room	To note inconsistency between Bushfire Management Plan and the development proposal scope, which references approximately 25 caravan sites (powered and unpowered) and a function room (150-person capacity).
2.1 Native vegetation - modification and clearing	The proposal is to establish nature-based campgrounds and a function room where an existing shed is located.	To note inconsistency between Bushfire Management Plan and the development proposal scope, which references approximately 25 caravan sites (powered and unpowered) and a function room (150-person capacity).
4.2 Vulnerable Development Emergency Evacuation	<p>The following assumptions have been made:</p> <ul style="list-style-type: none"> • The Site will be hosted. • Guests can see and smell smoke/fire and can read English language. • A vehicle/s with capacity for all occupants and licenced driver will be available at all times in case evacuation is required. 	<p>To note that ongoing compliance to these assumptions is considered unlikely in practice.</p> <p>For example, the proposed car park is estimated to provide 20 car park bays.</p>
5 Responsibilities for Implementation and Management of the Required Bushfire Measures – Table 6 Landowner / Occupier Responsibilities		<p>Recommend addition of the requirement for the landowner/occupier to promote education and awareness of bushfire prevention and preparation measures to guests.</p> <p>The Guidelines for Planning in Bushfire Prone Areas (WAPC, v1.4 December 2021) outline that camping grounds are a “vulnerable land use”. This includes uses, such as short stay accommodation or visitation uses, that involve people who are unaware of their surroundings, who may require assistance or direction in the event of a bushfire, and people who may be less able to respond in a bushfire emergency.</p> <p>There are significant risks to visitors and guests staying at the property who may be unfamiliar with the area and unaware that bushfire poses a significant risk to people and properties in the area</p>

Section number	Section text	FCO Comment
5 Responsibilities for Implementation and Management of the Required Bushfire Measures – Table 7 Shire of Nannup’s Responsibilities	Maintain public roads in proximity to the Site according to the Guidelines.	<p>It is not the understanding of the Darradup VBFB that the Shire has responsibility of the maintenance of Jalbarrabup Road between Johnston Rd and Mowen Rd.</p> <p>Darradup VBFB is not suitably qualified to assess compliance of public roads referenced in the Bushfire Management Plan and Bushfire Emergency Evacuation Plan to <i>The Guidelines for Planning in Bushfire Prone Areas</i> (WAPC, v1.4 December 2021).</p> <p>As per the limitations statement “<i>Unless otherwise stated in the report, Ecosystem Solutions Pty Ltd has not independently verified such information and cannot guarantee its accuracy or completeness.</i>” No statement of independent verification of road standards for evacuation routes could be found in the provided documentation.</p> <p>It is recommended that the Shire of Nannup Roads and Depot Services be consulted regarding this requirement.</p>
Appendix F Bushfire Emergency Evacuation Plan – Facility Details	Occupants: 150 people plus 30 campsites	To note inconsistency between Bushfire Management Plan and the development proposal scope, which references approximately 25 caravan sites (powered and unpowered) and a function room (150-person capacity).
Appendix F Bushfire Emergency Evacuation Plan – Bushfire Warnings and Danger Ratings – Fire Danger Ratings		To note that New Fire Danger Ratings launching on 1 September 2022, and should be incorporated in to updated versions of this plan (DFES Media release, 12 July 2022 – New Fire Danger Ratings launching 1 September 2022 DFES)

Section number	Section text	FCO Comment
<p>Appendix F Bushfire Emergency Evacuation Plan – Evacuation Procedure – Primary evacuation location, Secondary evacuation location</p>		<p>It is recommended that the primary and secondary evacuation locations be swapped.</p> <p>In most cases (dependent upon the location of the bushfire), direction from authorities will be to evacuate to Nannup townsite, and this will be the preferred evacuation route of local residents. The currently proposed primary evacuation location is against this likely flow of local traffic, requiring passing of traffic at a one-lane bridge.</p> <p>The current primary evacuation route utilises gravel roads, which are maintained to a lower standard than those of the secondary evacuation route (via bitumen).</p>

16

SHIRE OF NANNUP RECEIVED	
Ref: <u>A731</u>	No: _____
29 AUG 2022	
Officer: <u>lmo</u>	

RE: DEVELOPMENT APPLICATION

Lot No: 1 **Street:** No.345 Jalbarragup Road **Suburb:** Jalbarragup

Proposal: Proposed camping ground, caravan park and function room as additional uses

25/08/2022

To whom it may concern.

As permanent residents of Jalbarragup for in excess of 20 years we would like to lodge our objection to this development application.

We feel that this development does not apply itself to the ethos of the area.

Most residents in this quiet and beautiful part of the Nannup Shire have been drawn to the area due to the quiet and peaceful aspects of the area.

Many have recently relocated here for a life of quiet and peacefulness – drawn to a community that is largely recognised as welcoming and caring .

The advent of commercially operated Caravan park and function centre is considered to be at loggerheads with our perception of what the area represents - and will significantly impact on our quiet enjoyment of the area.

Points to consider.

The impact on what is a sensitive river ecosystem – possible leeching of waste and over use of the natural assets.

Visual aesthetics – we drive this road every day and from the road it appears that this caravan park will be dominantly visible from all directions.

Traffic – although some recent mitigation works on Stacey Road and Jalbarragup Road have improved line of sight and visibility, there will still be a flow of large and oversized vans and campers on this section of the road.

Events – A function Centre is likely to be a source of unwelcome noise issues. Loud noise travels extensively along the river valley in all directions.


Services – Telephone services are at best marginal at present times. Extra volumes of users on the mobile service (tower) would stretch the service even further , given that it barely copes with the usage volume as it is.

Emergency Exits – Access to escape routes in the advent of a major fire incident are at best limited. In the advent of such a situation it would take very little for someone with a caravan in tow to have difficulty negotiating the nominated escape routes. Causing a bottleneck or road blockage at a critical time.

There is no benefit to the community in general – and is more likely to cause friction and discontent.

I feel that it should also be included in the application - and made public - all parties that might have an interest in the development – whether financial , advisory or by association.

Thank you


Phil Laird and Jean Petersen
117 Leschenaultia Drive
Jalbarragup

29TH AUGUST 2022

SHIRE OF NANNUP RECEIVED	
Ref: <u>A131</u>	No: _____
29 AUG 2022	
Officer: <u>Jane</u>	

David Taylor
 Chief Executive Officer
 Shire of Nannup
 15 Adam Street
 Nannup

RE: DEVELOPMENT 345 JALBARRAGUP ROAD.

Dear Mr Taylor

We write to 'Oppose' the development at the above address in Jalbarragup.

Key Points:

As some of our properties back onto the designated area, the noise and privacy issues will be heightened. Some of our properties back onto MacAtee Brook and as such cannot be fenced owing to the trees and rocks, so wandering people can in fact be walking in our property without them knowing and more importantly US knowing. We do not want this as a number of residents reside on their own and this would not gain their feeling of security.

We do not want trees to be felled unless it poses a danger to the land owner, these act as a buffer zone for noise which land owners on Denny Road can hear over the valley. Also there are quite a few roosting sites for Parrots in and around Jalbarragup if you are up with your wildlife knowledge.

The accumulation of water needed for this project is quite substantial and we cannot see the coverage area on buildings to accumulate this much for the worst case scenario. We hope that this will not be pulled from the river.

There is no mention in the submission on how waste water will be managed for 150 people or 50 + people if there is only a caravan park, being so close to the Blackwood river.

Stacey Road works will require far too many trees to be felled in order to widen for Trucks/Caravans to pass each other. In the event of a bush fire, this is also of concern to many residents of Jalbarragup. We would also like to discourage any development to Jalbarragup Road through to Mowen for the benefit of this project, at the current time it deters unwanted traffic and keeps the narrow and private roads safer.

In summary, we do not wish this development to proceed as it will bring trouble to the area in many ways, pollution, more traffic, higher risk of fires and those home owners who have in the past felt safe in their acreage of heaven will hear noises of development, trees being felled and traffic and more people. There are better areas for this kind of development.

As you will be aware from past misdeeds in Nannup, it is more often than not the outsiders of this area that bring trouble. None of us want that here.

Kimberly & Alan Hughes
111 Denny Road
Jalbarragup



Jane Buckland

From: Ian Duncan
Sent: Tuesday, 30 August 2022 10:28 AM
To: Nannup Mailbox
Subject: FW: Caravan Park Development Application - Lot 1 (345) JalbarragupRd,Jalbarragup

To Whom It May Concern

We are property owners in Jalbarragup, since approximately 2009, and have the following concerns regarding the proposed application for a caravan park and function centre at Lot 1(345) Jalbarragup Rd.

Jalbarragup Road Access: According to the Risk Analysis (pg 74) of this plan we have concerns with the statement '*Jalbarragup Road is an existing public through road. A choice of egress is available either north to Busselton township or south to Nannup township*'. Our primary concern is with accessibility to the proposed location due to the increased traffic flow to/ from the proposed location along Jalbarragup Rd from caravans and those attending the function centre, particularly in the event of a bushfire. Specific concerns:

- Whilst the route via Jalbarragup Rd South to Nannup, via the Brockman Hwy, is bitumen it is relatively narrow with a series of blind spots. Increased traffic accidents could result from those towing caravans not experienced with the road.
- The route north to Busselton is gravel (approximately 15km) and has similar issues especially at the northern section of this road. This road is frequently in a poor condition- corrugations/ blind spots, especially for those not experienced with this road. It should be noted that this is usually the route proposed by Google Maps when travelling from Bussleton.
- To reach the north section of Jalbarragup Road from the caravan park involves crossing a single lane bridge across the Blackwood River.
- Both sections of road are in areas of forest, some of which is National Park.
- An accident on either road would cause a major disruption to movement in/ out of Jalbarragup.

The situation for both sections of the road are compounded when consideration is given regarding:

- Cars towing caravans- no information is provided in the plan regarding allowed caravan size. Would mobile homes be allowed?
- Bush fire. Traffic is likely to be compounded by the departure of those living in the area.

Other Concerns: In addition, we have the following concerns

- Proximity to the Blackwood River could increase the environmental risk to the river.
- Proposed plan does not appear consistent with the current Jalbarragup establishment.

Regards

Ian and Elizabeth Duncan
(Lot 11, 53 Craigie Drive, Jalbarragup,

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Jane Buckland

From:
Sent: Tuesday, 30 August 2022 1:46 PM
To: Nannup Mailbox
Subject: Proposed caravan park and function centre at Lot 1 (345) Jalbarragup Road Jalbarragup.

418 Jalbarragup Road, Jalbarragup.

August 30th 2022

Shire of Nannup
15 Adam Street
Nannup 6275

To whom it may concern

I am writing to the Shire to oppose the proposal to develop a caravan park and 150 seat function centre at Lot 1 (345) Jalbarragup Road, Jalbarragup.

My objection is based on the following points,

- Nannup Shire Local Planning Strategy states that no further development will take place in Jalbarragup. Many people have bought their property with that in mind.
- The increase in traffic, particularly caravans on roads that are narrow, ie the hill near the corner of Stacey and Jalbarragup Roads is an accident waiting to happen.
- Given that Jalbarragup has only one bitumen road in and out this could be a significant issue in the event of a bushfire.
- Stress on the Blackwood River and the Leederville aquifer by way of septic system leaching and accumulated general waste.
- Excess noise from a 150 seat function centre.
- Clarification as to whether the site be for short term or long term vans and campers, how would that be policed ?

Yours Sincerely

Angela Logvyn.

Please acknowledge receipt of this email.

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Jane Buckland

From: Daniel Wong
Sent: Thursday, 1 September 2022 2:50 PM
To: Nannup Mailbox
Subject: Proposed Camping Ground Caravan Park Ablutions Block & Function Room at Lot 1 Jalbarragup Road Jalbarragup (DWER ref: PA 050710 , DWERT903-1~27 ; Shire ref: A731)
Attachments: Screenshot__1.JPG; Screenshot__2.JPG; Screenshot__3.JPG; Flood hazard curves.jpg; FPM Lot 1 Jalbarragup Road NANNUP.pdf

1st September 2022

Our Reference: PA 050710 , DWERT903-1~27

Your Reference: A731

To: Shire of Nannup

From: Department of Water and Environmental Regulation

Attention: Jane Buckland

RE: Proposed Camping Ground Caravan Park Ablutions Block & Function Room at Lot 1 Jalbarragup Road Jalbarragup

Dear Jane,

Thank you for providing the Caravan Park Development Application (DA) for the Department of Water and Environmental Regulation (Department) to consider.

This DA is to allow for 25 caravan sites, an ablution block and function centre (Screenshots 1-3).

The Department has identified that the proposal has the potential for impact on the environment and water resource values. Key issues and recommendations are provided below and these matters should be addressed:

- Issue 1:** Flood advice
- Advice 1:** The Shire is advised:
 - o a) DWER does not have any formal floodplain mapping for this area
 - o b) historic peak flood levels for major events at the Jalbarragup Road Crossing, about 50 meters upstream from this lot has a peak level of 46.98m AHD (~1 in 100 AEP or 1% AEP)
 - o c) a minimum habitable floor level of 47.5 m AHD is recommended to ensure adequate flood protection
 - o d) if the proponent provides additional detailed survey of the land, DWER can provide additional advice on the suitability of the proposal
- Issue 2:** Sewage disposal

- . **Advice 2:** To protect the water quality of the Blackwood River, the proposed sewage disposal should be consistent with the principles of the Government Sewerage Policy (Sept 2019), in particular:
 - a) The sewage disposal point be located 100 metres away from the Blackwood River and onsite waterbody
 - b) The separation distance between the waterway and sewage disposal point should be measured from the outer edge of the riparian or wetland vegetation
 - c) Ensuring a vertical separation distance (0.6-1.5 m depending on soil type and the type of treatment system used) between the sewage disposal area to the highest groundwater
 - d) The Shire to consult with its Environmental Health Officer as required

- . **Issue 3:** Clearing of native vegetation may be subject to the *Environmental Protection Act 1986* (EP Act)
- . **Advice 3:** The Shire is advised in the event clearing of native vegetation is proposed:
 - a) for the function room and other structures, the proponent is to obtain development approval prior to clearing to ensure the clearing is exempt under the EP Act, and clearing to be in accordance with the Shire's Firebreak and Fuel Hazard Reduction notice
 - b) for the camping and caravan sites where structures are not proposed, a clearing permit may be required, and the proponent is to refer to the following link for assistance: <https://www.wa.gov.au/government/publications/guideline-native-vegetation-clearing-referrals>
 - c) if further assistance is required, DWER's Native Vegetation Regulation section can be contacted by email (admin.nvp@dwer.wa.gov.au) or by telephone (6364 7098)

Where the Department has a statutory role, planning applications should be considered prior to the Department issuing any relevant permits, licenses and/or approvals.

More detail pertaining to the above items are provided in Table 1 below.

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

Table 1 - Department of Water and Environmental Regulation detailed comments on A731

Item No.	Ref	Reviewer comment/advice						
1	N/A	<p>Issue 1: Flood advice</p> <p>Advice 1: The Shire is advised:</p> <ul style="list-style-type: none"> <input type="checkbox"/> a) DWER does not have any formal floodplain mapping for this area <input type="checkbox"/> b) historic peak flood levels for major events at the Jalbarragup Road Crossing, about 50 meters upstream from this lot has a peak level of 46.98m AHD (~1 in 100 AEP or 1% AEP) <input type="checkbox"/> c) a minimum habitable floor level of 47.5 m AHD is recommended to ensure adequate flood protection <input type="checkbox"/> d) If the proponent provides additional detailed survey of the land, DWER can provide additional advice on the suitability of the proposal <p>Discussion 1: 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.</p> <p>We do not have any formal floodplain mapping for the Jalbarragup area, but we have the following information on historic peak flood levels for major events at the Jalbarragup Road Crossing, located approximately 50 meters upstream from the Lot:</p> <table border="1" data-bbox="268 947 1066 1055"> <thead> <tr> <th><u>Event</u></th> <th><u>Peak level</u></th> </tr> </thead> <tbody> <tr> <td>3 August 1964 (~ 1 in 50 or 2% AEP)</td> <td>46.035 m AHD</td> </tr> <tr> <td>22 January 1982 (~1 in 100 AEP or 1% AEP)</td> <td>46.98 m AHD</td> </tr> </tbody> </table> <p>Based on this information, the estimated 1 in100 AEP flood level at Lot 1 #345 Jalbarragup Road is estimated to be ~ 47.0 m AHD.</p> <p>The available survey information shows the proposed development on the Lot may be subject to flooding during a 1 in 100 AEP flood event. Our floodplain management strategy for the area states:</p> <ul style="list-style-type: none"> <input type="checkbox"/> 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 47.5 m AHD is recommended to ensure adequate flood protection. <input type="checkbox"/> 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. <p>With regard to this proposal the following additional comments are provided:</p> <ul style="list-style-type: none"> <input type="checkbox"/> The locations of the proposed function room and ablutions block is approximately 100 m from the Blackwood River. The available contour shows the general natural surface of the land at the location of these developments is between 45.0 m AHD and 50.0 m AHD. We recommend the ablution block and function centre are located above the 47.0 m AHD contour and have minimum habitable floor levels of 47.5 m AHD. The available contour information is insufficient to comment on the suitability 	<u>Event</u>	<u>Peak level</u>	3 August 1964 (~ 1 in 50 or 2% AEP)	46.035 m AHD	22 January 1982 (~1 in 100 AEP or 1% AEP)	46.98 m AHD
<u>Event</u>	<u>Peak level</u>							
3 August 1964 (~ 1 in 50 or 2% AEP)	46.035 m AHD							
22 January 1982 (~1 in 100 AEP or 1% AEP)	46.98 m AHD							

		<p>of the proposed location and as no information has been provided on the proposed floor levels, we are also unable to comment on this aspect of the proposal.</p> <ul style="list-style-type: none"> <input type="checkbox"/> The proposed camping and caravan site for 25 spots is located on land below 45.0 m AHD, which suggests they will be flooded in 1 in 10 AEP events and larger. Flood depths in the 1 in 100 AEP event will exceed 2.0 metres deep which is hazardous to people, vehicles and buildings are vulnerable to failure (refer to attached flood damage curves). This area is only suitable to tent and/or visiting caravans. We would not support anything permanent/semi-permanent (eg, chalets, transportables, on-site caravans, etc) at this location <p>If the proponent provides additional detailed survey of the land, we can provide additional advice on the suitability of the proposal.</p> <p>Please note that a failure to adhere to these recommendations will result in a greater exposure to risks of flood damage.</p>
2	N/A	<p>Issue 2: Sewage disposal</p> <p>Advice 2: To protect the water quality of the Blackwood River, the proposed sewage disposal should be consistent with the principles of the Government Sewerage Policy (Sept 2019), in particular:</p> <ul style="list-style-type: none"> <input type="checkbox"/> a) The sewage disposal point be located 100 metres away from the Blackwood River and onsite waterbody. <input type="checkbox"/> b) The separation distance between the waterway and sewage disposal point should be measured outwards from the outer edge of riparian or wetland vegetation <input type="checkbox"/> c) Ensuring a vertical separation distance (0.6-1.5 m depending on soil type and the type of treatment system used) between the sewage disposal area to the highest groundwater <input type="checkbox"/> d) The Shire to consult with its Environmental Health Officer as required <p>Discussion 2: No sewage disposal details have been provided in this proposal – importantly the sewage disposal area in relation to the waterway and type of treatment system required.</p> <p>Clause 5.2.2 'Separation from water resources' of the <i>Government Sewerage Policy</i> (September 2019) (to be referred to as the GSP 2019) states that an on-site sewerage system is not to be located within 100 metres of a waterway, or in any area subject to inundation and/or flooding in a 10 per cent Annual Exceedance Probability (AEP) rainfall event.</p> <p>Although the GSP 2019 does not directly apply to this development on the basis the land is zoned 'General Agriculture' (defined as a rural use in the GSP 2019) and size of the block exceeding 4ha, the intent of this policy is to protect the receiving environment (Blackwood River) and public health.</p> <p>Nutrients and pathogens from the sewage disposal area can be mobilised into this waterway, particularly during large storm events via sheet flow, or via hydraulic transmission through the soil profile.</p>

		<p>To protect the water quality of the Blackwood River, the proposed sewage disposal should be consistent with the principles of the GSP 2019, in particular:</p> <ul style="list-style-type: none"> <input type="checkbox"/> a) The sewage disposal point be located 100 metres away from the Blackwood River and onsite waterbody. <input type="checkbox"/> b) The separation distance between the waterway and sewage disposal point should be measured from the outwards from the outer edge of the riparian or wetland vegetation <input type="checkbox"/> c) Ensuring a vertical separation distance (0.6-1.5 m depending on soil type and the type of treatment system used) between the sewage disposal are to the highest groundwater <input type="checkbox"/> d) The Shire to consult with its Environmental Health Officer as required <p>The department advises that the highest groundwater occurs between August to early October (late winter to early spring) depending upon rainfall.</p>
3	N/A	<p>Issue 3: Clearing of native vegetation may be subject to the <i>Environmental Protection Act 1986</i> (EP Act)</p> <p>Advice 3: The Shire is advised in the event clearing of native vegetation is proposed:</p> <ul style="list-style-type: none"> <input type="checkbox"/> a) for the function room and other structures, the proponent is to obtain development approval prior to clearing to ensure the clearing is exempt under the EP Act, and clearing to be in accordance with the Shire’s Firebreak and Fuel Hazard Reduction notice <input type="checkbox"/> b) for the camping and caravan sites where structures are not proposed, a clearing permit may be required, and the proponent is to refer to the following link for assistance: <input type="checkbox"/> https://www.wa.gov.au/government/publications/guideline-native-vegetation-clearing-referrals <input type="checkbox"/> c) if further assistance is required, DWER’s Native Vegetation Regulation section can be contacted by email (admin.nvp@dwer.wa.gov.au) or by telephone (6364 7098) <p>Discussion 3: Under section 51C of the <i>Environmental Protection Act 1986</i> (EP Act), clearing of native vegetation is an offence unless:</p> <ul style="list-style-type: none"> <input type="checkbox"/> it is undertaken under the authority of a clearing permit <input type="checkbox"/> it is done after the person has received notice under Section 51DA(5) that a clearing permit is not required <input type="checkbox"/> the clearing is subject to an exemption <p>Exemptions for clearing that are a requirement of written law, or authorised under certain statutory processes, are contained in Schedule 6 of the EP Act. Exemptions for low impact routine land management practices outside of environmentally sensitive areas (ESAs) are contained in the <i>Environmental Protection (Clearing of Native Vegetation) Regulations 2004</i> (the Clearing Regulations).</p> <p>In the event the clearing of native vegetation is proposed, the following is advised:</p> <p><u>Function room and other structures</u></p>

Based on the information provided, should development approval be issued, the proposal is likely to be exempt from the requirement for a clearing permit under Regulation 5, Item 1 of the Clearing Regulations.

Note that this exemption does not apply prior to development approval being issued.

If the proposed clearing for the BPZ/APZ is considered by the Shire to be appropriate, and clearing of native vegetation for this purpose is specified within the Development Approval, it is likely to be exempt under Regulation 5, Item 1.

If the proposed clearing for the BPZ/APZ is in accordance with the Shire's Firebreak and Fuel Hazard Reduction Notice, it is likely to be exempt under Schedule 6, Clause 10 (clearing in accordance with section 33 of the Bush Fires Act 1954 (BF Act), after the building/structure has been erected.

Please note that the guide to exemptions does not reflect the correct schedule location for the above BF Act exemption, given the change was made recently as part of the EP Act amendments. Please refer to Schedule 6, Clause 10 of the EP Act for the details relating to this exemption.

Camping and caravan sites

In the event clearing of native vegetation is proposed in areas where no structures are proposed, the following is advised:

Based on the information provided, it is not clear whether the proposal requires the clearing of native vegetation. If any clearing is proposed, a clearing permit is required, noting that exemptions do not apply.

Please note that a new referral system under the *Environmental Protection Amendment Act 2020* commenced on 22 October 2021.

Under the referral system, the Department will determine whether very minor clearing proposals require a clearing permit.

The decision on whether a clearing permit is required will be made against criteria specified in the EP Act and the *Guideline: Native vegetation referrals* available here:

<https://www.wa.gov.au/government/publications/guideline-native-vegetation-clearing-referrals>

It appears that the referrals process may be applicable to the clearing proposed.

Applicants are encouraged to review the guideline to determine whether the proposed clearing satisfies all of the criteria specified under section 51DA of the EP Act.

If the clearing does not satisfy all of the criteria under section 51DA of the EP Act, a clearing permit is required.

The Department has not received a clearing permit application for this proposal. Application forms are available from

<https://www.wa.gov.au/service/environment/environment-information-services/clearing-permit-forms>

Information regarding clearing permit fees can be found here: [Clearing fees – frequently asked questions | Western Australian Government \(www.wa.gov.au\)](#)

If further clarification is required, please contact DWER's Native Vegetation Regulation section by email (admin.nvp@dwer.wa.gov.au) or by telephone (6364 7098).



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Jane Buckland

Subject: FW: Proposed development at lot1 (345 jalbarragup Rd)Jalbarragup

Begin forwarded message:

From: _____

Date: 2 September 2022 at 10:36:33 AWST

Subject: Proposed development at lot1 (345 jalbarragup Rd)Jalbarragup

To whom it may concern

I Peter R Johnson of 270 Johnston Rd. Jalbarragup, am not opposed to the “Proposed Development of 345 Jalbarragup Rd Jalbarragup “

I believe this would be beneficial to the Nannup Shire also to the Residents of Jalbarragup .

Sent from my iPad

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22

Jane Buckland

From: Sue Smith
Sent: Saturday, 3 September 2022 3:14 PM
To: Nannup Mailbox
Subject: Caravan Park at Jalbarragup

Hi,

Can I offer support to the Caravan Park Development planned in Jalbarragup. As a resident I see no cause for concern. The few extra vehicles on Stacey Rd coming and going will cause minimal disruptions. I feel the area will have no more noise from the area than nearby annoying residents now eg the bongo drum player who echoes his playing along the river area.

I again state I offer support for this development.

Susan Smith
132 Johnston Rd
Jalbarragup.

Sent from my iPad

73

Jane Buckland

From: Sue Stoney
Sent: Saturday, 3 September 2022 7:38 PM
To: Nannup Mailbox
Subject: Application for caravan park in Jalbarragup

We own a property at 20 Leschenaultia Drive, Jalbarragup and are therefore invested in the amenity of the area. I note the proposal for caravan park and function space and have the following comments:

Looking at the proposed plans, it appears that the development will be visible from the road, with little or no screening proposed. Given that the area is very close to the road and the river, we feel that it will detract from the general visual appeal of the area.

It also appears that the design is such that more campsites may be requested further down the track. Approving thirty could set a precedent for many more.

There is nothing in the documentation about the impact on the traffic, given that there is potential for a large influx of cars and caravans if there is a large function, and the road at this point is quite narrow.

There is a potential for an increase in traffic along the unsealed section of Jalbarragup Road, meaning it would need to be graded more often, with increased costs to the shire.

The function space increases the chance of anti-social behaviour in a fairly remote rural area, but which could have a high impact on nearby residents.

When we bought our property, we were under the impression that developments of this type would not be supported under the local planning strategy, so are worried about the potential precedent this would set for future development proposals.

There would need to be quite a lot of earthworks to accommodate water and sewerage lines, in an area just above the river. If there were to be erosion of the riverbank, the potential for an environmental disaster increases.

A large influx of people would mean a degradation of the mobile coverage for local residents posing a potential threat in bushfire season.

There is no discussion about the impact on the Nannup Caravan Park, a well-established and well-run caravan park. A study to show the demand for a caravan park in Jalbarragup should be conducted, as well as showing the impact on the Nannup Caravan Park.

The application looks rather ill-considered with expected information missing.

Considering the above and the general feeling of the community, we are asking that the Nannup Shire Council rejects this proposal.

Sincerely

Dr Susan Stoney

Emeritus Professor Mark Stoney

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Jane Buckland

From: Belischka
Sent: Sunday, 4 September 2022 9:32 AM
To: Nannup Mailbox
Subject: Fwd:

Att David Taylor

CEO

Shire of Nannup

Good morning David

I would like to formally lodge an objection to the development proposal for Lot 1 [345 Jalbarragup Road Jalbarragup](#) for a Proposed Camping Ground, Caravan Park, Function Room & Additional Uses

My objection is on the grounds of poor planning merits by way of traffic generation, noise and disturbance and road access

Given the fact that the suburb of Jalbarragup has only one sealed entry and exit road the increased use of the area will result in substantially increased traffic generation and congestion and road access problems both into and exiting the suburb. My concern relates to the possible bushfire risk and the endanger of life as the egress from Jalbarragup is compromised with substantially increased population and the pressure this will place on the single sealed road access. The increased traffic that is generated through this proposed development (particularly at peak times within summer/public holidays etc) could have a catastrophic impact on lives

Has consideration been given to sealing the Jalbarragup Road (between Johnson Road & Mowen) to ensure there are 2 sealed entry and exits road in case of fire and emergency?

I also believe that the proposal is inconsistent with the amenity of the suburb and it will generate substantial noise and disturbance for residents and the environment. This will have a negative impact on the residents of the suburb and a substantially negative impact on the flora & fauna within the suburb.

The development proposal is premature and requires greater planning consideration given the limited road structure and amenity of the suburb. I seek Council's support to refuse the application on the grounds detailed above

Kind regards

Belischka Holland

57 Orchid Place

Jalbarragup

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Jane Buckland

From: Janelle Beveridge
Sent: Sunday, 4 September 2022 2:47 PM
To: Nannup Mailbox
Subject: re proposal for jalbarragup caravan park

I Janelle Beveridge have lived in Jalbarragup for ten years. We have a family here . I think the jalbarragup caravan park is a fantastic idea for our area. We have a low to no employment area . With the winding down of our timber industry in our local town we need all the employment accommodation and tourism opportunities that we can acquire. The caravan park and function room will provide much needed employment n the area inc cleaners waitress and kitchen staff. As the bicycle tourism is being initiated in our town as a big tourism industry we will also need alternative accommodation to support the bike race community. Combined with the flower festival music festival bicycle and bike racing events and the speed boat racing that is staged each year in jalbarragup. With the existing cabins accommodation and the original homestead at the site already the extra /alternative accommodation will provide more opportunities for our region .Events that an be combined when you have a function room and accommodation to assist the events. I have had and have teenagers whom i have driven to jobs in nannup and cundinup so they can have jobs whilst studying to instil good works ethics. It would be wonderful to have that offered in jalbarragup on some level. The opportunities this can provide our small community with so many young families coming to live here would be perfect, The proposal is detailed and clearly shows its content ,where it is situated that it wont interfere with the nature or wildlife I support the caravan park proposal regards janelle beveridge

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Jane Buckland

From: C J
Sent: Sunday, 4 September 2022 5:45 PM
To: Nannup Mailbox
Subject: Jalbarragup concerns

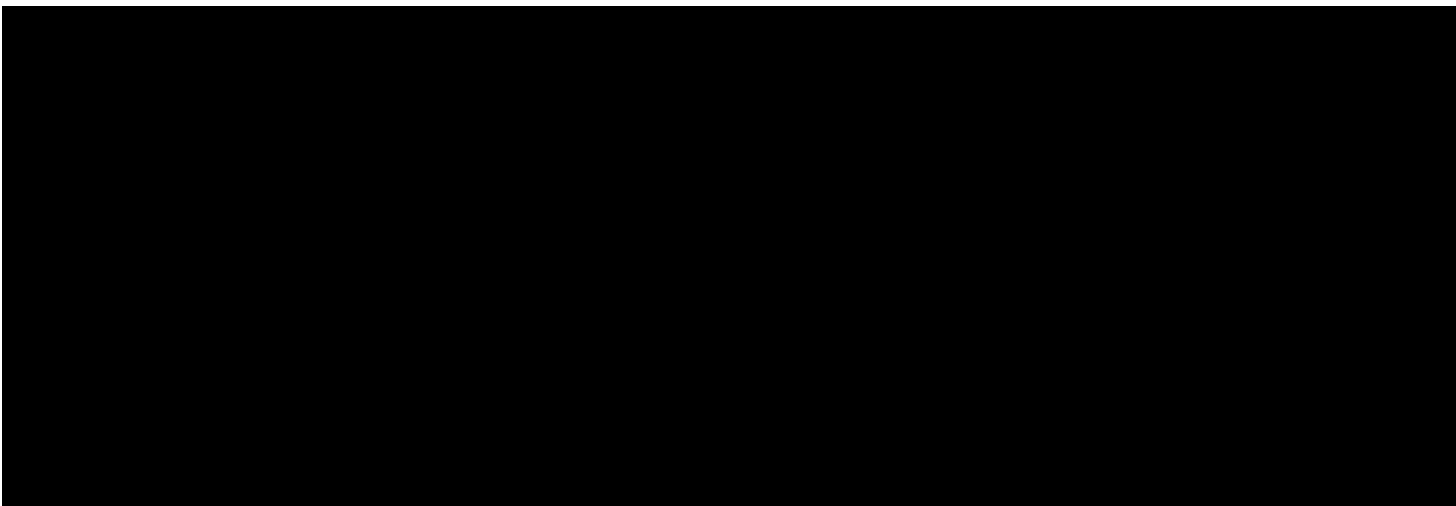
Mr Shire President and Councillors,

I am writing to address two concerns of mine in Jalbarragup.

The first of which is the proposed caravan park. I shall list them in point form to keep this as short as possible without diluting the concerns I have;

- 1) Jalbarragup has little services to support tourism. There are no established recreational activities such as clearly marked bushwalking.
- 2) Nannup has this and already has a large caravan park.
- 3) There are only 2 bitumen roads, both from the south, to access the property. I personally love the unsealed Jalbarragup road but I believe it would pose safety concerns if caravans were using it regularly. Having said that, I would not support more land clearing to upgrade that road.
- 4) There are many quiet camping sites available in the shire.
- 5) An influx of extra people into our small, quiet community. Most of the people I have spoken to did move here for this peace, quiet and to be close to nature.

I do not support the caravan park.



Kind regards,
Colin Fox
180 Johnston Road

Kind regards,
Colin

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Jane Buckland

From: Justin Ducas
Sent: Sunday, 4 September 2022 8:04 PM
To: Nannup Mailbox
Cc: claire.n.spencer@gmail.com
Subject: RE: Development Application -lot 1 Jalbarragup rd

Thankyou for the add, We being Claire Smith and I live on 42 Orchid way, Jalbarragup . We brought the property for its country life style and the fact that its AWAY from the hustle and bustle. Now we have no problem with people visiting the area as long as its kept to a minimum. Our concern is that allowing a caravan park into the area will invite unwanted rif raf. The extra noise & rubbish is concerning in addition to this we are interested to find out how the local watering hole under the Jalbarragup bridge shall be affected as this is a popular meeting/social point for locals. JD & Claire

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Jane Buckland

From: wayne harling
Sent: Sunday, 4 September 2022 8:38 PM
To: Nannup Mailbox
Cc: libbyjane713@gmail.com
Subject: RE: Development Application- Lot 1 Jalbarragup Rd.

Wayne Harling
Lot 44 (13) Leschenaultia Drive Jalbarragup.

To Whom It May Concern,

I am writing in regard to the proposed camping ground, caravan park, ablutions block and function room. As a rate payer, I oppose this development as it is the "wrong fit for the area". The roads & bridge in the immediate area of the planned development are not wide enough or suitable for large vehicles towing caravans, notably any kind of turnabout area.

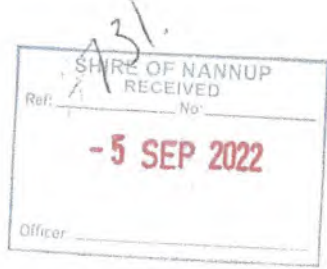
Secondly and my biggest concern is the river and the fragile river bank area, as there are only 3 points of public access to the river and with no other attractions in the immediate area and within Jalbarragup they are going to be heavily impacted and again, roads not suitable, access, turnabouts and parking, and no public ablution's which will have "Safety issues" as much as being environmentally destructive, as tourist forge their way through our immediate area in larger concentrated numbers when wanting to escape the confines of their caravan park.

Yours Faithfully

Wayne Harling.

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Kurt & Avis Wiegele
Blackwood Banks Chalets
308 Jalbarragup Road
Jalbarragup WA 6275



Shire of Nannup
Adam Street
Nannup WA 6275

Attn: Ms Jane Buckland
Development Services Coordinator

REF: Development Application – Lot 1 (345) Jalbarragup Road, Jalbarragup – Proposed Camping Ground, Caravan Park, Ablutions Block & Function Room.

With reference to the above development application we thank you for the opportunity to provide comments to the Shire about this proposal at Lot 1 (345) which lie directly across the road from our property at Lot 3 (308).

We wish to formally put forward our rejection of the proposal for the following reasons.

- The proposal in its current location on Lot 1 will be an eyesore, firstly from passing local traffic both walkers and vehicles, and personally from our property as it can be seen from both chalet 1 and chalet 2 (not seen from chalet 3). We have received comments from guests expressing their dismay with the location of the caravan park, incidentally they heard about it in Nannup and not from us.
- A potential for our property to lose value.
- Sewage disposal – As all caravan parks of this size would have a sewerage dump point, our concern is the leeching into Leederville Aquifer from where we draw our water to service both ourselves and the chalets (refer bore location on attached map). Also leeching into the Blackwood River with the very close proximity of the development proposal.
- Blind crest on Stacey Road, about 250 metres up from the Jalbarragup/Stacey Roads T-junction. Even with the road widening that has commenced it would still be “an accident waiting to happen” made worse by caravans that are wide and difficult to manoeuvre quickly.
- Long term stayers – Looking at the present climate of housing rental shortage and caravan parks inundated with long term stayers which is not likely to improve even in the long term, is this proposal permitted to accept long term tenants, and if not who and how would this be policed.
- The Nannup Shire Local Planning Strategy I believe states that there would be no further development in Jalbarragup, as was in our case a number of years ago when we approached the Shire with the possibility of splitting the residence and the chalets to make 2 lots.
- Concerns regarding fire exits - if in the instance of access being denied to Brockman Highway via Stacey and Longbottom Roads then the potential for caravans using the unsealed Jalbarragup Road to Mowan Road could cause a bottleneck and/or severely restrict traffic movements.

Yours Sincerely

Kurt and Avis Wiegele
4 September 2022



Proposed
Function
Centre.

Proposed
25 sites
camping +
caravans.

← = CARAVAN + FUNCTION
CENTRE IN VIEW
OF BOTH CHALET
1 + 2.

To Nannup Shire Council
15 Adam St
Nannup 6275
Western Australia

SHIRE OF NANNUP	
RECEIVED	
- 5 SEP 2022	
Officer: _____	

ECM
SCANNED
05/09/22

Robert Roy Taylor

Nannup 6275
W.A.
179 Johnston Rd Jalbarragup

5th September 2022

Re Development application Lot 1 (345) Jalbarragup Rd

Dear Councillors,

I wish to register my strong objection for above proposal for development.

I like many others moved to Jalbarragup to have a peaceful quiet lifestyle away from the commercialism of today.

Whilst there are existing accommodation challets, they don't impact the area in a way that I fear the above application would.

The thought that upon arriving at Jalbarragup Bridge that I would be confronted! By the sight of up to 30 caravans and campers as well as a conference centre for up to 150 people horrifies me. This would be the end of everything we hold dear about the area.

There are numerous other concerns re this application which have been well described by others.



Yours sincerely

Jane Buckland

From: Rose Marie Bianchi
Sent: Monday, 5 September 2022 11:08 AM
To: Nannup Mailbox
Subject: Re: function centre and caravan park in Jalbarragup

I am looking forward to having a function centre and caravan park in Jalbarragup as it would bring in more local work for the community.

When Nannup holds functions like the garden festival, music festival, etc we would have more accommodation here rather than people coming here for the day and spending less money here. I put up friends from Albany, Manjimup and Perth as they find it hard to find accommodation.

I also accommodation friends that have dietary requirements as they can't find food for their needs, eg gluten and dairy free in the Shire of Nannup. With the function centre it could also have someone doing this type of food for those people with special requirements.

We are so looking forward to the building of the function centre and caravan park in our special community, and giving the opportunity for locals to find local jobs.

We look forward to hearing from yourselves when this project will start and when it will open up. I would be happy to apply for a position when it eventually begins.

Thank you and regards
Rose and Pete Williams

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Jane Buckland

From: Anita and Ilmars Rudaks
Sent: Monday, 5 September 2022 3:19 PM
To: Nannup Mailbox
Subject: Opposition to Caravan Park at Jalbarragup - A & I RUDAKS 237 Denny Road

Manager
Nannup Shire Planning Unit

Re: Development Application for Lot 1 (345) Jalbarragup Road, Jalbarragup

As the owners of 237 Denny Road, Jalbarragup, please note our opposition to the granting of the development application submitted in respect the proposed camping ground, caravan park, ablutions block and function room at 345 (Lot1) Jalbarragup Road, Jalbarrugup.

We purchased our property over 22 years ago as a weekender but since retirement we spend about half of our time in Jalbarrugup. What really attracted us to the area was the Special Rural zoning for the larger majority of properties in the subdivision meaning that commercial development was not permitted and perimeter fencing not a prescribed requirement. It was nice when the surrounding state forest was gazetted as national park. The result is a very peaceful environment shared by a small community, the majority of noise coming from the abundant bird population or kangaroos bounding around at night. Occasionally we hear our neighbours maintaining or developing their properties during working hours but everybody respects each others right for quiet during evenings and night time. Our property, although not directly across the river from Lot 1 Jalbarragup Road, is close enough for the issues of concern to impact on us.

The Nannup Shire has probably already been advised by other Jalbarragup residents of the numerous issues that concern us should permission be granted for the aforesaid development.

1. *Negative environmental impact* - noise (motor bikes, night partying, disruption of wildlife), pollution (rubbish dropped along the river, potential for water contamination accident or otherwise, management of rubbish from the caravan park) increased risk of bushfires by negligent campers;
2. *Increased security risks* – trespass intentional or otherwise on private property (not all properties have fencing) increased theft, increased burglary on vacant weekender buildings, off-road vehicles and motorbikes on private property, motor bikes and off-road vehicles casing damage to tracks; and
3. *Increase demand for emergency response* – more traffic leads to traffic crashes, more injury due to water activity along the river, more injury to hikers, trail bike accidents, accidental bushfires started through negligence.

Although these matters can be risk managed to a degree but the reality is that imposed standards, requirements, best practice do not always work. We have stayed in numerous caravan parks over the years with the respective managers doing their best to comply with and enforce standards but they cannot effectively control some clients who do not behave responsibly

(Not all caravan holiday makers are conservative retirees.) During holiday periods rubbish bins overflow, wind blows rubbish around, sewage pipes become blocked and affluent overflows, holiday makers party into the late hours and so on.

Some of the larger properties nearby do have a small number of chalets for short time rental but such accommodation is in small numbers and does not impact on our community. A caravan park would.

There has been some mention of a shortage of accommodation in Nannup for workers and/or holiday makers. Should this be the case and the Shire Council view that caravan park type accommodation is part of the solution, it is our contention that a site much closer to Nannup town site be considered for such development so that existing town infrastructure can be used and the businesses within the town site have the benefit of more customers. Again, when staying in caravan parks close to a town we have regularly walked to a local pub or café/restaurant/roadhouse

for a meal and/or drink but would never consider driving more than a few kilometres to avail ourselves of such convenience.

These comments are forwarded from us due to genuine concern about the negative environmental impact a caravan park would have on the surrounds of the Blackwood River on the Jalbarragup/Darradup area and as we do not see any benefit whatsoever for the Jalbarragup community from a caravan park in the area.

Yours sincerely

Anita and Ilmars RUDAKS
237 Denny Road Jalbarragup

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Jane Buckland

From: peter sim <
Sent: Monday, 5 September 2022 2:15 PM
To: Nannup Mailbox; Deputy President; Cr Cheryle Brown
Subject: Proposed Caravan Park and Function Centre at Lot 1 (345) Jalbarragup Road
Jalbarragup.
Attachments: Shire of Nannup-Jalbarragup Caravan Park Proposal.pdf

Good Afternoon Nannup Council and North Ward members,

Please find attached my objection to the proposed caravan park development site in Jalbarragup.

As a local resident of Jalbarragup I do have concerns that the proposal will change the characteristics and appeal that Jalbarragup offers and do not believe it would benefit the Jalbarragup area.

Local residents have moved to Jalbarragup for its unique characteristics and charm.

Please acknowledge receipt of this email.

Best Regards,

Peter Sim,

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Jane Buckland

From: Melinda Moyle <
Sent: Monday, 5 September 2022 4:08 PM
To: Nannup Mailbox
Subject: Lot 1 345 Jalbarragup Road Jalbarragup caravan park proposal.

Dear Sir,
David Taylor
CEO Nannup Shire

I am formally writing my objection to the proposed development of Caravan Park at the above address. My reasons for my objection are as follows.
It's contrary to the peace and tranquility to our purchase of our property.
Threat to lifestyle of existing residents and ratepayers.
Loss of amenity and lifestyle values.
Quiet serenity, peaceful life of canoeing, camping, swimming.
Threat of motorised dingy's
Threat of people partying and noise travelling for many kilometres causing noise and disturbance.
Threat to habitat of birds and wildlife.
Threat to vulnerable species such as illegal marooning and fishing.
Threat to wildlife from influx of unrestrained pets, influx of people on short term holidays are often lacking respectful behaviours as rubbish disposal, adherence to fire bans, noise levels, public space sharing, verbal abuse, trespassing onto private properties. Property theft. As Jalbarragup is isolated the lack of Police presence and the timely wait for ambulance, fire fighting personal puts residents and rate payers properties at higher risk from suffering all of the above. I specifically bought our property to be removed from all of the above. We as a family of three oppose strongly to this development proposal. We say No No No.

Kind regards
Melinda, Jamie and Levi Moyle

Jane Buckland

From: Donna Bird
Sent: Monday, 5 September 2022 7:46 PM
To: Nannup Mailbox
Subject: FW: Jalbarragup Development concerns

To whom it may concern,

We are writing in regard to the proposal for the development on Jalbarragup road.

It is a great venture that is worth considering as it would highlight the area and promote tourism in the region but it does have issues. Is the location of the caravan park/function building, the right place!

The greatest concern is the infrastructure that surrounds the location. As mentioned on the proposal, there are two access ways, Stacey road and Jalbarragup road. Each has its issues. The proposed location does not support a development of this size.

Stacey road, although it might have a 6m clearance, as mentioned in the document, it is only a single lane of bitumen. Ongoing cars already have to pull on to the gravel to pass each other. If one of the vehicles has a caravan, these vehicles are less inclined to pull onto the gravel due to the camber of the road, the possible loss of control in the gravel and the height of some of the branches. Any oncoming traffic will have to pull entirely off the road to ensure a safe passage. Although the amount of traffic is small, the possibility of an accident is still high.

The Jalbarragup road also has issues with caravans and the amount of traffic to cater for a 150 person function centre. The bridge is a single lane bridge where oncoming traffic has to be aware of the far side before entering the lane. This is fine for local residents as they are aware of this but if towing a caravan and being unfamiliar with the area, problems could appear. The actual Jalbarragup road, being gravel, is challenging in bad weather, narrow in some places, namely the south end and may be difficult for drivers that are unfamiliar with the area. It has many places where two oncoming vehicles can not pass each other safely. There are a number of large trees that are very close to the road not supporting a safe passage, particularly where a higher volume is concerned or while towing a caravan.

Considering the above mentioned conditions of the road, if an evacuation is necessary, how would the increased number of vehicles, the unfamiliarity of the road and the increased stress of the occupants, cope with the process! It was mentioned in the proposal that any evacuation would be called well before the function centre was occupied but this cannot be guaranteed. The rush of some visitors may cause panic and result in a caravan blocking Stacey road, the Jalbarragup bridge or further along Jalbarragup road. Also note the frequency that both roads are currently blocked by fallen trees and the situation could be exacerbated.

Again, can we iterate, we like the idea of further developing the area but we believe it needs further work with regard to the infrastructure.

Kind regards
Donna and Gavin Bird
256 Johnston rd Jalbarragup



64 Gradient Way,
BELDON WA 6027

4 September 2022

Shire of Nannup
PO Box 11
NANNUP WA 6275

To Whom It May Concern

RE: Development Application, Lot 1 (345) Jalbarragup Road,
Proposed caravan park, ablution block and function room

We wish to put forward our objections to the above proposal, as regular visitors to Nannup and in particular to Blackwood Banks Chalets which are in close proximity to the proposed development.

1. The fact that this proposal is for a development within a high fire risk area is of great concern. Having read the Bushfire Management Plan and Bushfire Evacuation Plan attached to the proposal, it is still of great concern that the proximity of the development to vast areas of native and also plantation forests is a recipe for disaster in the event of a bushfire; multiple vehicles trying to escape via narrow, windy roads (particularly Jalbarragup Rd if going to Busselton).
2. The amount of traffic that will use Stacey Road to enter and exit the property (mostly large vehicles towing caravans) will dramatically increase. This will be hazardous on such a narrow and windy road, even moreso when these vehicles are travelling in the opposite direction to each other and need to pass . There will be increased noise and congestion associated with this.
3. 25 caravan sites is an extensive number especially when the park is full during holiday or festival times, which will create quite an amount of noise considering there will be multiple persons on each site. When all sites are full, will the ablution block (with 2 male toilets and showers, 2 female toilets and showers and 1 disabled facility) be able to cope?
4. A function room for up to 150 people. What sort of functions for this many people will NOT be able to be heard around the whole district? Also, the abovementioned ablution block is supposed to cater for the function room attendees as well? The carpark associated with this (stated as for approx 20 cars) will hardly be adequate and will create congestion within the area itself and, we're sure, out onto the roadway (especially with vehicles for catering also required to be in attendance).

5. Runoff of wastewater leaching into the nearby river is also of concern and the resulting pollution of the river water. Rubbish left behind by visiting site users which is inadvertently not picked up and ends up being blown onto neighbouring properties or into the river is a problem as well.

Our overall opinion of this development proposal is that it will ruin the ambience of the area. As we regularly stay at the Blackwood Banks Chalets which are directly opposite to the proposed development site, we believe it will spoil an otherwise pleasant, invigorating and relaxing area which we have been enjoying for our holidays since 2005.

Yours sincerely

SIGNED

Ray & Janet Galbraith

Jane Buckland

From: Judy Washington
Sent: Tuesday, 6 September 2022 10:23 AM
To: Nannup Mailbox
Subject: Caravan park & Function centre

Good morning David and Councillors

I would like to agree with the planning of a caravan park and function centre in Jalbarragup. Nannup and surrounding areas are continually growing with new families, businesses and more importantly Trails, 2 major Festivals a year, 2 x major Bike events, Forest Car Rally and lots of very talented artists show casing their arts and including workshops.

We run Jarrah Glen Cabins and have done so for the last 6 years. Our occupancy rate is full year round and we are virtually booked to next May 2023. We are constantly turning people away because we are fully booked which is not great for our lovely friendly town of Nannup.

Having a small caravan park and function centre will help this situation immensely. Peak holiday periods which we are booked a year in advanced can accommodate this overflow. There is so much to see and do in this area examples flora, fauna and Blackwood river swimming, kayaking etc that I can't see this being a problem with the locals in Jalbarragup.

Nannup is a beautiful friendly growing community which badly needs more accommodation. This is a no brainer!

Can you please keep us informed.

Could you please send an acknowledgement you have received this email

Kindest regards
Judy & Ian
Jarrah Glen Cabins

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Jane Buckland

From: Philippa Hamill <
Sent: Tuesday, 6 September 2022 1:35 PM
To: Nannup Mailbox
Cc:
Subject: Development Application Lot 1, Jalbarragup Road, Jalbarragup.

Philippa Hamill,
Lot 44,
13 Leschenaultia Drive,
Jalbarragup.

To Whom It May Concern,

I am writing in relation to the proposed development of a caravan park, ablution block and function room at 45 Jalbarragup rd, Nannup.

I strongly oppose this proposal.

My main concerns are that we have a beautiful peaceful place that will be hugely impacted if this goes ahead.

The impact of cars, caravans, traffic would be huge to our community and our environment.

We have a space where children live a simple life that is not imposed by holiday makers and we wish this to remain.

Noise, pollution, rubbish, increased traffic are just a few of my concerns.

We have 2 parks in Nannup, is that not enough?

Thanks and Regards,

Philippa Hamill.

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Jane Buckland

From: Gayle Tindal
Sent: Wednesday, 7 September 2022 9:31 AM
To: Nannup Mailbox
Subject: Proposed Caravan Park/Function Centre

To Whom it May Concern

I would like to register my objection to the proposed caravan park and function centre on the site of the old homestead at Jalbarragup River Crossing.

I object on the following grounds:

- Increased noise pollution.
- Increased traffic.
- Where will the water come from for such a large development?
- Risk to native endangered bird and wildlife such as the ring tail possum and the black cockatoos.
- Pollution risk due to sewerage, litter, grey water and other chemicals being disposed of so close to the river.
- Increased bushfire risk due to city people potentially being careless with cigarettes, tools, cooking etc.
- Increased wear and tear on our roads, such as the unsealed Jalbarragup Road. Particularly in summer when it's dry and corrugated.
- Impact on our peace and quiet and way of life here in Jalbarragup. The area by the crossing is regularly used by locals to walk their dogs, swim and bbq in summer and our enjoyment will be ruined if it is swamped by city dwellers.

The people who live in Jalbarragup chose to do so for the peace and serenity here. The last thing we want is city dwellers descending upon us en masse and threatening our peaceful and serene way of life here. No thanks!

It's my understanding that the lady in question is seeking this approval to increase the value of her property as she intends to sell. This is all fine and well for her, as she won't have to live with the consequences of this development. We will and the locals overwhelmingly do not want this here.

Thank you for taking time to read my thoughts on this and please register me as an objection to this development.

Kind regards,

Gayle Tindal

Sent from my iPhone

Jane Buckland

From: Jean Grant
Sent: Wednesday, 7 September 2022 11:19 AM
To: Nannup Mailbox
Subject: Caravan Park Proposal

To whom it may concern

We are writing to advise that as residents of Jalbarragup 245 Johnston rd. Lot number 42
We are Opposed to the proposal for the Caravan Park.

Reasons being:

We believe it will disturb the peace and tranquility of the area.
There is also limited evacuation from area if there is a fire.
Environmental concerns and impact on river and surroundings due to the development and over use.
It is a pristine area that needs to be preserved.

Thank you for your consideration

Kind Regards

Jean and Rulize Grant

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Ref: <u>ATSI</u>	No: _____
07 SEP 2022	
Officer: _____	

Shire of Nannup
 15 Adam Street
 Nannup WA 6275

To Whom It May Concern

We oppose the proposal to develop a Caravan Park and 150 seat Function Centre at Lot 1(345) Jalbarragup Road, Jalbarragup.

We bought our property in Jalbarragup after looking at many others in and around Nannup. We believed that no further development was to happen in this area. We chose Jalbarragup because of the bush, the seclusion and the certainty of no possibility of sub division and commercial activity, apart from a few existing cottages near the river. We are saddened and surprised that this application for a Caravan Park and Function Centre with 150 seat capacity has been presented to Nannup Council and strongly oppose it on the basis of the following reasons:

Risk.

- Access to Jalbarragup is limited to two narrow sealed roads and the unsealed Jalbarragup Road. These exit and entry points could become further untenable in a bushfire and/or emergency situation with the introduction of caravans and increased recreational traffic to and from the Caravan Park. The roads are already hazardous and in some cases, dangerous.
- We are already at great risk of bushfire in this area. Caravan Park guests unfamiliar with this situation could pose greater risk. Evacuation escape routes in the event of a bushfire are already a serious issue for residents and home owners without additional traffic unfamiliar with the area.
- The key attraction here is the Jalbarragup Bridge on the Blackwood River which is single lane, has very limited parking and no separate pedestrian access.

Infrastructure

- The roads are narrow and vision is limited for single cars already. Increased passing traffic and the addition of caravans, motor homes and camper trailers will degrade already struggling road verges and road surfaces.
- Communications from our phone tower are already under stress and do not cope. Long weekend and holiday use depletes this even further. A Caravan Park and Function Center would pose a serious and potentially dangerous additional demand on the signal in the event of a bushfire or emergency.

Environment

- We are extremely concerned about the effect that sewerage and grey water from the Caravan Park, Camping Ground and Function Centre will have on the health of the Blackwood River. There is also the issue of fresh water requirements for drinking water, ablutions and washing facilities. In the case of fire, what capacity will the development have, independent of the Leederville Acquifer, the river and the local volunteer Fire Brigade.
- There is no rubbish collection service in Jalbarragup. Waste Management is a very important issue in regard to the protection of the environment, wildlife safety and health, vermin control and keeping the area pristine.

Zoning.

- Jalbarragup is quiet and peaceful and its tranquillity is valued by all who live here. As well as the Caravan Park and Camping Area, the 150 seat Function Centre will, by its nature, have the noise of traffic and functions that will travel along the river to existing residents. In the event of unsociable behavior there are limited resources for control available.

As reflected in our opening remarks, this proposed development goes against everything that we understood about Jalbarragup and its future and we oppose it in the strongest terms.

Yours sincerely
Diana and Richard Linden

251 Leschenaultia Drive
Jalbarragup WA 6275

SHIRE OF NANNUP RECEIVED	
Ref. A731	No: _____
07 SEP 2022	
Officer: _____	

Aliup
270 Leschenaultia Drive
Jalbarragup
WA 6275

David Taylor
Chief Executive Officer
Shire of Nannup

Dear Mr Taylor,

*Development Application – Lot 1 (345) Jalbarragup Road
Proposed camping ground, caravan park and function room
Jalbarragup CaravanPark Info-for-Councillors.pdf*

Here are my thoughts and comments on this proposal.

1. Have providers of accommodation in the area been asked how many people they host each year? When? What about the Nannup Tourist Bureau? What is the demand in the area? That is, what if any, is the background information regarding supply and demand of accommodation?

2. What is the proposed purpose of a function room for 150 people? Who is expected to use it? I am guessing that the maximum group in the area is that for the cricket match on New Year's Day. How many people attend that? Is there not already an appropriate function room in Nannup?

3. The proposed car park is only for 20 bays. However, a car must be provided at all times for transport of people away from the area during bushfire risk time. 5 people per car still only allows for transport of 100. So 150 people is not feasible.

4. At say 4 people per camping or caravan site, that is still a maximum of 100 people. Why only a car park for 20 cars if 25 camping/caravan sites are planned? I assume all vehicles, cars and motor bikes, must stay in the car park. If they are to be allowed on to the sites, then this needs to be stated explicitly, within the text and on the maps.

4. The proposed emergency route north on Jalbarragup Road to Busselton is not feasible. It is dirt, and runs through the bush, that is, it runs through the area most likely to be on fire.

5. The proposed emergency route east and north to Nannup will anyway be used by Jalbarragup inhabitants. A group of fire neophytes at the crucial narrow crossing of Jalbarragup Bridge can only endanger everyone's lives. I do not know how anyone can consider keeping a constantly changing

collection of people, in 2's and 3's I imagine for caravanning and camping, fully cognisant of the dangers of bushfires and the carrying out of evacuation plans at the time of an emergency.

6. What are the guidelines for noise and behaviour? How will they be managed? What standards are required of someone with a Manager licence AHA?

7. The 25 sites border the river. This area has always been quiet and tranquil, with an occasional flurry during marron fishing time. It floods during the rains. What is the present maximum flood level compared to the height of the proposed sites? What will it be in say 10 years? What are the present climate change-related predictions?

8. Why is the shape of the function room on page 4 not identical to the shape of the function room on page 5? Mark north also, for comparison between figures. This is needed also for the ablution block.


9. What are the visitors going to do every day? My land is exposed to the end of Johnston Road, and I have no interest in fencing it. I enjoy the kangaroos resting, feeding and jumping through. I enjoy the flocks of cockatoos, and all the other birds. Has there been any effort into exploring visitors' activities? Again, do the Nannup Tourist Board and the other accommodation providers have any helpful information on this?

10. Did *ecosystem solutions* visit the site during the preparation of their report or was it prepared through use of google? I do not know what 'generally accepted practice' means. I would prefer a group who work above and beyond standard requirements. I see they write *Other parties should not rely on the report or the accuracy or completeness of any conclusions and should make their own enquiries and obtain independent advice in relation to such matters.* Indeed.

11. What about water and waste disposal? There are no water tanks marked on the images, nor any sewage disposal. If septic tanks are to be used, what are the chances of contamination of the river, particularly during flood times? Will there be a special arrangement made for disposal of general visitors' rubbish? Jalbarragup is remarkably uncluttered, and it would be good if it would stay like that.

I think there is a fair amount of research required before such a proposal could be seen as adding value to Jalbarragup.

Yours sincerely,



Alison Ord

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Jane Buckland

From: Tony Pasquale
Sent: Wednesday, 7 September 2022 5:33 PM
To: Nannup Mailbox
Subject: RE: Development Application - Lot 1 (345) Jalbarragup Road, JALBARRAGUP - Proposed Camping Ground, Caravan Park, Ablutions Block & Function Room

Your reference: A731

Good afternoon,
We are property owners of 105 Johnston Road JALBARRAGUP.

In relation to the above proposal, we would like the opportunity to hereby express our views & some of our concerns prior to the Shire's consideration of this development.

Although we are aware of some of the changes to the existing property (Lot 1, 345 Jalbarragup Rd) relating to the development - there is no mention as to how this proposal will be able to co-exist in our suburb without disruption & additional infrastructure & changes to the surrounds outside of the property, which we have summarised as follows:-

- The existing roads are not accommodating to the arrival of caravans & traffic & are too narrow which will make more congestion & driving hazardous & dangerous including additional vehicles & trucks on Stacey Road being the 1 road in & out of the Jalbarragup suburb. This not only applies to the residents of Jalbarragup - it also affects the tourists.
- There is no street lighting which is inadequate, the condition of the roads from the Brockman Highway are in places - not in good repair, they are narrow in some sections & will be further damaged & will need ongoing maintenance based on the additional traffic/vehicles/trucks & the like that will need to utilise the road/s.
- Jalbarragup is not a suburb that needs to cater for additional tourists & frankly has no specific attractions such as those that are available in the Nannup Town Centre to accommodate caravans & tourists.
- The residence of Jalbarragup have purchased our small rural properties based on the tranquillity & privacy of their surrounds, the minimal traffic & reduced population & knowing that the existing holiday accommodation business already operating have not been intrusive to the suburb & there is no caravan park/function centre existing close to the denser part of Jalbarragup properties. The development affects this lifestyle & could impact the resale value of our properties.
- A caravan park & function centre will no doubt create additional noise, itinerant travellers wandering the suburb, pollution on the streets, possible damage to the existing infrastructure & disturbance to fauna, bird & animal life surrounding the location together with excessive use of off-road vehicles, trail motor bikes & the like.
- Knowing that there will always be additional people walking the limited streets, this will greatly reduce the resident's privacy & could allow uninvited guests to wander on to private properties more so those properties that are partially or unfenced & other properties with dams that will create a legal liability issue to the owners who could be liable for such people wandering onto their properties.

Thank you in advance, we welcome any feedback on the above,

Yours sincerely

Tony & Sharron Pasquale

Jane Buckland

From: Kym Sandilands
Sent: Wednesday, 7 September 2022 6:51 PM
To: Nannup Mailbox
Subject: Development Application - Lot 1 (345) Jalbarragup Rd, Jalbarragup

David Taylor
CEO Nannup Shire

RE: Development Application - Lot 1 (345) Jalbarragup Rd, Jalbarragup

I am writing to you regarding the above proposal. As a member of the Nannup community and as the Clinical Nurse Manager of Nannup Hospital I support the above proposal for the following reasons:

1. Increased suitable accommodation for tourists, especially during our increasing number of events
2. Accommodation for the crew and participants of various events held in and around Nannup
3. Accommodation for short term employees of the hospital, school, wineries and other businesses in need of temporary staff
4. Less destruction to bushland and environment by having visitors in a designated area

Each year the organisers call out for assistance from local landowners to allow camping/caravans on their properties as overflow for large events. Although this has decreased over the last couple of years due to the COVID pandemic, it will inevitably increase again and be of need. With increased number of events, and current events increasing in popularity, the need for suitable accommodation will only grow.

Affordable short term accommodation for staff of local business is also of value, especially given the lack of rental housing available in the area. I know there is a shortage of staff at the hospital, with most short term staff not living near the area, many from Perth or further. Offering places like this will increase the likelihood that short term staff can be employed in the area as they will have plenty of options for affordable accommodation.

Accommodation such as this will reduce the number of people camping in our bushland, and in turn, reduce the damage to such areas as well as the rubbish that often gets left behind when people leave. This in turn maintains our local environment and reduces the toll on native wildlife, preserving them for future generations. People choose to camp in the bushland for many reasons including cost, closer to nature, away from main town/people and quieter. This proposal suits these types of visitors purely due to its local away from town, with vast bushland surrounding the property.

Farm stay accommodation will likely increase family tourists and those with children. These visitors will then in turn visit local attractions and spend their money in local shops and cafes, profiting the local economy. By providing a function centre, this may also attract larger groups, such as wedding parties, to the area, again, bringing further trade/customers to other local businesses, especially food outlets and cafes who may provide catering for such events.

The owner of this property is a contributing member of our community with her employment as a nurse at the local hospital, as a hobby farmer and provider of accommodation for short term employees of the local business, as well as emergency accommodation for people isolating under public health direction. She has run a successful business

before in the north of WA, so understands the responsibilities she proposes to undertake as a business manager of a small business.

Some of the objections from local landowners are noise levels, increased vagrants and increased services such as cafes and shops. Given that the owner of this property is a shift worker, she will not tolerate increased noise levels, nor vagrants or disruptive behaviour. There is no plans to build cafes or shops, and if, in the long term this does eventuate, is this not a good thing for the local economy anyway? So these arguments are baseless.

Your sincerely,

Kym Sandilands
Clinical Nurse Manager
Nannup Hospital

Jane Buckland

From: Clinton Conner ·
Sent: Wednesday, 7 September 2022 9:13 PM
To: Nannup Mailbox
Subject: Development Application - Lot 1 (345) Jalbarragup Road, Jalbarragup

Dear Nannup Shire Councillor,

I am writing to formally lodge my objection and express my concerns over the development application at Lot 1 (345) Jalbarragup Road, Jalbarragup, as listed on the Nannup Shire Website.

I have reviewed the plans and documents provided and have put together the following summary of my concerns regarding the proposed development:

- The proposed development does not fit within the established character of the area and is considered out of context for the locality.
- The application does not sufficiently address waste and effluent management.
- The application does not sufficiently address storm water management.
- The proposed development will increase load on the already stressed power grid servicing Jalbarragup.
- The development application does not include an adequate assessment of environmental impacts to both the proposed site, the adjacent waterway, or the wider surrounding environment.

Some potential environmental impacts resulting from the proposed development are:

- Increased risk of human caused bushfire.
- Increased pollution of the waterway as a result of increased activity and disturbance (rubbish, affluent leaching, chemical compounds - *sunscreen, makeup, moisturiser, hair product etc*, sediment and river bank disturbance).
- Increased pollution and human disturbance to the surrounding forest ecosystems.
- Spread of disease/dieback throughout surrounding forest ecosystems as a result of increased human activity and disturbance.
- Increase in feral pest activity and abundance in the Jalbarragup area.

Some unique attributes and values that Jalbarragup currently offers, that could be negatively impacted by the proposed development:

- Very little fox activity and no Pink and Grey Galahs.

Both of these feral pests are rampant within the Nannup town site and pose significant risk to a number of endangered species persisting in the Jalbarragup area, including the Quokka, Quenda, Ringtail Possum, and 3 species of Black Cockatoo's who's nesting hollows Pink and Grey Galahs will readily colonise. Activity and persistence of these feral pests within Jalbarragup is expected to increase due to the increased human activity and waste as a result of the proposed development.

- Healthy freshwater ecosystem.

Much of the Blackwood River is already heavily polluted/saline and/or suffocated by exotic weed species. The section of river at Jalbarragup with it's minimal weed load and limited human disturbance, still supports a healthy freshwater ecosystem, providing important habitat to a range of our unique, often endemic freshwater species. Freshwater recharge from underground aquifers into the river within the area, currently sustain this important refuge, but could be negatively impacted through increased extraction of groundwater and increased surface water pollution and habitat destruction as a result of the increase in human activity and proposed development.

Jalbarragup is an out of the way, quite, rural area where the vast majority of residents have settled specifically for the quiet, undisturbed, nature-wise lifestyle. Many residents are retirees or young families looking to escape ever expanding development, crowded rivers, traffic, noise, and the constant coming and going of strangers with little attachment to, or respect for the values that Jalbarragup is built on. Jalbarragup currently offers a small and sustainable range of accomodation options, and it is my view that the proposed development is unwarranted, and that any small amount of value added to the community by the development is far outweighed by the negative impact to the current value that Jalbarragup offers residents, and the surrounding environment.

Sincerely,

Clinton Conner
 Owner occupier
 49 Johnston Road, Jalbarragup

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Jane Buckland

From: Laura Achterberg -
Sent: Wednesday, 7 September 2022 9:22 PM
To: Nannup Mailbox; Shire President; Cr Vicki Hansen; Cr Cheryle Brown; Cr Chris Buckland; Cr Patricia Fraser; Cr Ian Gibb; Cr Charles Gilbert; Cr Robert Longmore
Subject: Development Application - Lot 1 (345) Jalbarragup Road, Jalbarragup

Dear Nannup Shire Councillor,

I am writing to formally lodge my objection and express my concerns over the development application at Lot 1 (345) Jalbarragup Road, Jalbarragup, as listed on the Nannup Shire Website.

I have reviewed the plans and documents provided and have put together the following summary of my concerns regarding the proposed development:

- The proposed development does not fit within the established character of the area and is considered out of context for the locality.
- The application does not sufficiently address waste and effluent management.
- The application does not sufficiently address storm water management.
- The proposed development will increase load on the already stressed power grid servicing Jalbarragup.
- The development application does not include an adequate assessment of environmental impacts to both the proposed site, the adjacent waterway, or the wider surrounding environment.

Some potential environmental impacts resulting from the proposed development are:

- Increased risk of human caused bushfire.
- Increased pollution of the waterway as a result of increased activity and disturbance (rubbish, affluent leaching, chemical compounds - *sunscreen, makeup, moisturiser, hair product etc*, sediment and river bank disturbance).
- Increased pollution and human disturbance to the surrounding forest ecosystems.
- Spread of disease/dieback throughout surrounding forest ecosystems as a result of increased human activity and disturbance.
- Increase in feral pest activity and abundance in the Jalbarragup area.

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Much of the Blackwood River is already heavily polluted/saline and/or suffocated by exotic weed species. The section of river at Jalbarragup with it's minimal weed load and limited human disturbance, still supports a healthy freshwater ecosystem, providing important habitat to a range of our unique, often endemic freshwater species. Freshwater recharge from underground aquifers into the river within the area, currently sustain this important refuge, but could be negatively impacted through increased extraction of groundwater and increased surface water pollution and habitat destruction as a result of the increase in human activity and proposed development.

Jalbarragup is an out of the way, quite, rural area where the vast majority of residents have settled specifically for the quiet, undisturbed, nature-wise lifestyle. Many residents are retirees or young families looking to escape ever expanding development, crowded rivers, traffic, noise, and the constant coming and going of strangers with little attachment to, or respect for the values that Jalbarragup is built on. Jalbarragup currently offers a small and sustainable range of accomodation options, and it is my view that the proposed development is unwarranted, and that any small amount of value added to the community by the development is far outweighed by the negative impact to the current value that Jalbarragup offers residents, and the surrounding environment.

Sincerely,

Laura Achterberg
Owner occupier
49 Johnston Road, Jalbarragup

Click [here](#) to report this email as spam.

Jane Buckland

From: Tristan Hartridge
Sent: Thursday, 8 September 2022 3:42 AM
To: Nannup Mailbox
Subject: Development application of Lot 1 (345) Jalbarragup Rd, Jalbarragup

To whom it may concern,

I, Tristan Hartridge, own Lot 37, #28 Johnston rd, Jalbarragup. My property is approximately 500m from the proposed Caravan park and function centre.

I oppose the the development application of Lot 1 (345) Jalbarragup Rd, Jalbarragup. My concerns are that it goes against the local planning strategy, the community values and my personal Values.

When I was in the decision making process of purchasing my property in 2018, I consulted the "Shire of Nannup Local Planning Strategy". After reading this document I felt it was very clear that no further development of Jalbarragup would take place.

As noted in Shire of Nannup Local Planning Strategy;

7.1 Settlement Strategy - Proposed Approach

S95) adopt the following settlement hierarchy:

- i. Principal Centre – Nannup;
- ii. existing and proposed rural residential and rural smallholding areas adjacent to the Nannup townsite;
- iii. rural residential areas at Jalbarragup and Darradup where no further subdivision will be supported;"

7.4 Rural Residential (Whilst LOT 1, Jalbarragup is not zoned rural residential, it does adjoin it, and it does form part of the Jalbarragup locality)

The local government’s strategy is to:

S117) not support additional expansion of the development footprint and not support the re-subdivision of lots at Jalbarragup and Darradup;"

9.1 Development and Use - Rural and Priority Agriculture

The local government’s strategy is to:

S143) acknowledge that the primary function of cleared land is agriculture and this should be managed to ensure its long term use for sustainable agricultural activities;

S144) protect the rural character and environmental and visual qualities of the area;

S145) promote a range of rural uses compatible with the capability of the land;

S146) provide for the development of land for alternative and complementary non agricultural uses including tourism, where the applicant can demonstrate:

- i. suitable land or buildings are not available elsewhere or the proponent suitably demonstrates there are exceptional circumstances to the satisfaction of the local government;
- ii. the use will not detrimentally affect on-going agricultural operations and that it will not result in the removal of productive agricultural land;
- iii. adequate separation distance between potential conflicting land uses;

I would argue that development of a 25 bay caravan park and 150 persons function room goes against each and every "Shire of Nannup Local Planning Strategy" point listed above.

It also goes against my personal values that made Jalbarragup locality so desirable at my time of purchase.

My personal and community concerns are as follows;

- The degradation of the community values of Jalbarragup
- noise impacts on amenity/lifestyle including a loss of tranquillity;
- traffic impacts and safety of road users;
- detrimental impact on property values.
- bushfire and environment risks associated with high density camping and caravans in a FZ rated firezone.

Kind regards,
Tristan Hartridge

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Jane Buckland

From: Joel Gower < >
Sent: Thursday, 8 September 2022 8:19 AM
To: Nannup Mailbox
Subject: Save Our Serenity

To whom it may concern,

I would like to put forward my concern & sadness about the proposed function centre & caravan park in Jalbarragup. I recently purchased here to raise my kids & grow old with my wife as Jalbarragup looked like a beautiful & peaceful quiet escape to do this. This new development will change this.

There are many sights that are not near residents, so I beg you to consider a caravan park which is all alone & by itself not near residents. This can be done without disturbing the peace & serenity of any residents & at the same time have a caravan park that is all by itself with holiday makers having there own space & perhaps there own section of the black wood to enjoy.

A win win for all.

Regards,

Joel & Erin Gower

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49

Jane Buckland

From: Peter Daly
Sent: Thursday, 8 September 2022 8:24 AM
To: Nannup Mailbox
Subject: PROPOSED CARAVAN PARK/FUNCTION CENTRE IN JALBARRAGUP

Good morning

I would like to submit my opinion on the proposed placement of a Caravan Park and Function Centre in Jalbarragup. At risk of labelling myself a NIMBY, I do agree that it would affect the lifestyle that we currently enjoy in Jalbarragup. Whereas currently there is very little traffic, mostly confined to residents, a caravan park and function centre would attract an array of people who would quite rightly explore the area on foot, 4WD, motorbikes – all impacting the tranquillity we covet. This would be exacerbated on “Event” weekends.

How would brilliant initiatives such as the free produce shed at the fire shed be impacted? Would it be exploited? These small things are important. I have spoken to people who are concerned about the increased possibility of poaching firewood and marron from dams, which remain largely unsecured.

While I acknowledge the right of the owners to develop their block for its commercial potential, the commercial potential of the community as a whole lies in its seclusion and tranquillity, which I believe would be impacted.

I also have some misgivings surrounding the bushfire evacuation plan inasmuch as the primary evacuation route via Jalbarragup Road is inappropriate. I recognise that that is a preferred route and not intended for caravans to be towed along in the event of a bushfire, however, this is unrealistic in my opinion and experience. Most people will choose to hook up their asset and attempt to tow it out. This would create a possible bottleneck at the Jalbarragup Bridge if there is panic in smoke and impact from flames, and may restrict incoming and outgoing firefighting appliances. I have never seen conventional caravans on the dirt section of Jalbarragup Road towards Mowen, which is often corrugated depending on the weather and time since grading schedule.

The blacktop towards Nannup is quite narrow and would in itself be hazardous in smoke with people driving at speed.

The increase in people also brings with it an inherent increase in risk of fire, from arson, negligence (ie unattended campfires) and accidental (eg Lithium ion batteries in devices).

It is difficult to see a benefit for the broader community of Jalbarragup in my opinion and I must admit to feeling a little dismayed at the prospect.

Thank you for accepting and considering this submission
Regards

Pete Daly
Lot 45 Johnston Road, Jalbarragup
Sent from [Mail](#) for Windows

Click [here](#) to report this email as spam.

AGETT PTY LTD

32 Agett Road
Claremont
W A 6010

1September2022



Ms Jane Buckland
Development Services Coordinator
Shire of Nannup
PO Box 11
Nannup WA 6275

Dear Jane

**DEVELOPMENT APPLICATION – LOT 1(345) JALBARRAGUP Rd, JALBARRAGUP-
PROPOSED CAMPING GROUND, CARAVAN PARK, ABLITIONS BLOCK & FUNCTION
ROOM**

We have owned our property at Lot 8 (61) King Road Jalbarragup for the past 17 years. We purchased the property because we valued the peace and tranquillity of the area, the absence of any significant through traffic and the lack of any commercial operations in the vicinity.

If the above proposal should be approved, due to the location of our property, there is no doubt that it will have a negative impact on all these features that we appreciate so greatly.

The population of the district, particularly during holiday periods will be greatly increased by non-residents and party goers intent on exploiting the area and having a good time regardless of the impact they are having on the surrounding bush and wild life. The through traffic along Stacey Road (which runs quite close to our rear boundary) will be significantly increased.

We would strongly advocate that the Shire of Nannup not approve this development proposal

Yours sincerely

Graeme Chester

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SHIRE OF NANNUP RECEIVED	
Ref: <u>AT31</u>	No: _____
08 SEP 2022	
Officer: _____	

To whom it may concern,

Thank you for your letter advising me of the proposed development application at Lot 1 (345) Jalbarragup Road. I believe I was one of very few neighbours in close proximity who received a formal notification.

I very strongly object to this development.

I would like to acknowledge one of the vision statements in the Shire of Nannup Planning Strategy:

2.1 Vision

That our leaders provide for and listen to all of us.

I would like to hope that members of the shire and council will not see our submissions as purely a formality in the approval process but indeed listen to not only my view, but all who have submitted a response to this development application.

I personally object on the basis of noise pollution, increased risk for trespassing, invasion of privacy, increase security risk and environmental implications. The acoustics in this area means that noise travels very easily and will amplify across a valley and waterway directly into my property and surrounding residential area.

- Vehicle Traffic – There would be a marked increase in traffic and noise pollution. I can hear every vehicle that travels on Jalbarragup road near the bridge, from my property.
- Fire Break increase use - The fire break/driveway bordering one side of my property is marked as a gazetted road on google maps. Already, people drive down there mistaking it for a road, it gives direct access to the river. With an increase in traffic, especially those who are unfamiliar with the area, the occurrence of vehicles on my property taking this “road” which leads straight to the river, be it intentional or not will also increase. This will increase security risk, invasion of privacy and trespassing.
- Foot Traffic – with direct access to any point on the river via watercraft being in close proximity to the caravan park, foot traffic will increase on every bank nearby. There is a sandy bank meters away from my property which no doubt will be a favourable stop off bank for those travelling on the river from the caravan park. Again, increase security risk, invasion of privacy and increase risk of trespassing.
- I have no boundary fence between my property and the riverbank or the road which I enjoy. It allows the wildlife to move freely on and off my property and gives a sense of open spaces in nature and the natural bushland and ecosystems to flourish and be naturally maintained This is one of the reasons why I bought my property. The increase vehicle and foot traffic will now pose an increase security and trespassing risk, and I will be very reluctant and devastated if I need to put up a fence to keep vehicles and people from trespassing on my property from either the river or from the google maps “road” which is my driveway/firebreak.
- Increased activity and noise from the river use by people and potentially dogs and watercraft use during the day and also during the night. Sounds will be amplified being in a valley on a waterway where favourable acoustic conditions exist for sound to travel and amplify over large distances.

- Noise pollution from tent pegs and stakes being hammered into the ground at the campground. This is daytime noise pollution which cannot be managed out if a business is providing a campground.
- Day-time and/or possibly night-time generator use from those using unpowered sites. Again, acoustics over a valley and waterway means it will be a constant occurrence, inflicting more noise pollution.
- Function room noise from crowds, PA's, bands/entertainment regularly going into the night.
- **Nannup Police Station is unmanned on Friday and Saturday nights so if attendance is required for noise complaints or anything else security related, Bussleton based police will attend ONLY IF there is nothing else taking priority in Bussleton. I have confirmed this with both the Nannup and Bussleton police. Their inability to attend promptly means that if the management or hired entertainment will not or cannot turn the volume down, residents will have to endure the disturbance for at least 40 minutes, more likely hours or possibly indefinitely. This is also a security risk. Also, Nannup Police even if called out on the weekend for an emergency, would still be at least half an hour away.**

In addition is the environmental factors:

- The Blackwood River in Jalbarragup is one of the few areas that is still reasonably healthy and able to sustain native freshwater species due largely to freshwater recharge from a handful of tributaries by underground aquifers such as the Yarragadee. Increasing pollution directly into the river and disturbance to increase human activity such as sunscreens, lotions, moisturizers, makeup, rubbish, affluent habitat disturbance and increased draw on groundwater has the potential to negatively impact the freshwater ecosystem and increasing the strain on our endemic freshwater species. This information from qualified environmentalist in the area.
- Potential for increased feral pest activity, we currently have very little fox activity here unlike Nannup townsite. The increased human activity, ie waste, food, disturbance will see an increase in feral pests in the area. Eg foxes, cats, rats, and mice and pink and grey galahs which compete for food and nesting hollows with the endangered black cockatoo. These currently are not a problem in Jalbarragup.

I purchased my property for the quiet peaceful setting, the seclusion, isolation and being close to both natural flora and fauna and watching natural ecosystems unfold on my property where I still feel secure. The very close proximity of a campground, caravan park and function room directly across the river will remove ALL of these reasons why I chose to hopefully retire here in just a few years to come. If there is a decision to put a caravan park, function room and campground in the area, it needs to be at a much greater distance from the proposed location away from Rural Residential area to reduce conflict between the two differently zoned areas.

In addition to my personal reasons for objecting the development, the development I believe the application is contradictive to the Shire of Nannup current planning strategy, I have highlighted the following points from the plan

2.2 c) Objectives – *Ensure future subdivisions and development within and near Nannup townsite provide a Broad range of housing and lifestyle choices that enhance the environment and character of the townsite*

Jalbarragup is a unique lifestyle choice. I purchased my property for the isolation and distance from commerce, industry, tourism, traffic noise and people. By placing a caravan park and function centre on our doorstep you will be subtracting form the wide range of housing and lifestyle choices that exist in the shire.

2.3 Aims of Strategy

Deliver Sustainable Development

b) *Set out the density, scale and form of townsite growth and other development that delivers a more integrated, sustainable and liveable urban environment, that maximises community benefits, is appropriately serviced and addresses land use compatibility.*

c) *Provide for the growth of the Nannup townsite in a land use pattern which reduces pressure to convert productive agricultural land to non-agricultural uses.*

d) *guide the location of urban, residential, rural residential and rural smallholding development to maximise community benefits, seek appropriate levels of servicing and minimise future land use conflicts including on agricultural land,*

The position on the proposed development is positioned in very close proximity to different zoning areas. This is not addressing land use compatibility. Nor does it maximise community benefits but is retracting from them and all the reasons why we chose to live here. It is not minimising conflicting land uses, conversely, it is creating conflict. It is also concerning that this development could lead to further developments in the area such as shops, cafes, gift shops and fuel stations.

2.3 Aims of Strategy

Protect and Enhance Environmental Assets

a) *appropriately manage and conserve key natural resources*

b) *assist in conserving and enhancing the area's environmental assets and natural resources and to promote ecologically sustainable land use and development;*

c) *protect the ecological and landscape values from the impact of inappropriate development;*

d) *protect rivers, watercourses and wetlands from encroachment or indirect detrimental impacts from adjacent uses; and*

e) *assist to restore and enhance water quality and not contribute to adverse change in salinity.*

By increasing human activity on the river there is very little protection, conservation or assistance to restore any detrimental impact to the fragile river ecosystem which is already under threat. Sunscreen, moisturisers, habitat disturbance will impact heavily on the area.

2.4 Strategy Plans

There is no mention or indication that low-key tourist use or any tourism for that matter is indicated for the Jalbarragup area in the Strategy plan. It simply states no further Rural Residential or Smallholding subdivision will be supported. See Fig 1

This is in comparison to other areas that have been specifically indicated be considered for future tourism in the plan. Fig 2 and 3

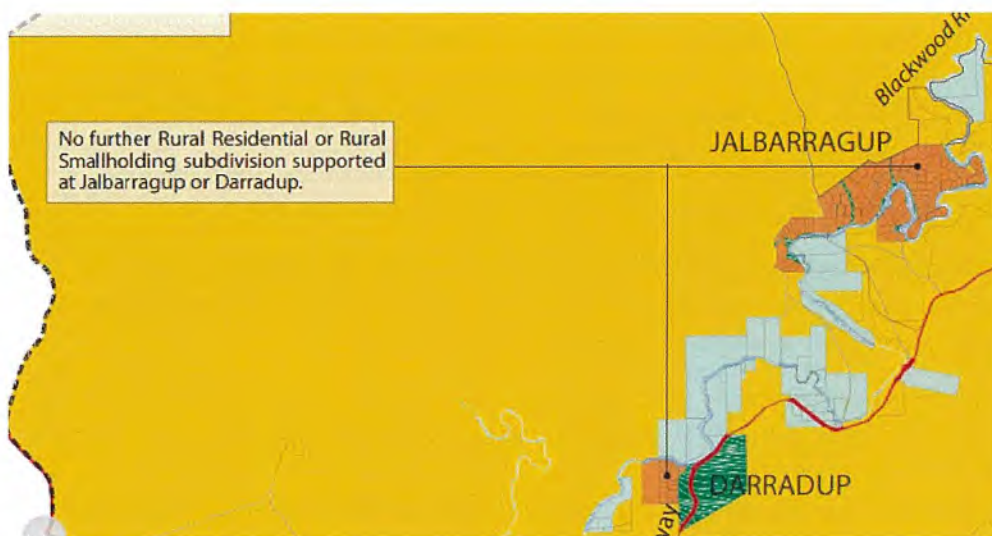


Fig 1, Extract from the plan showing no mention of future tourism uses.

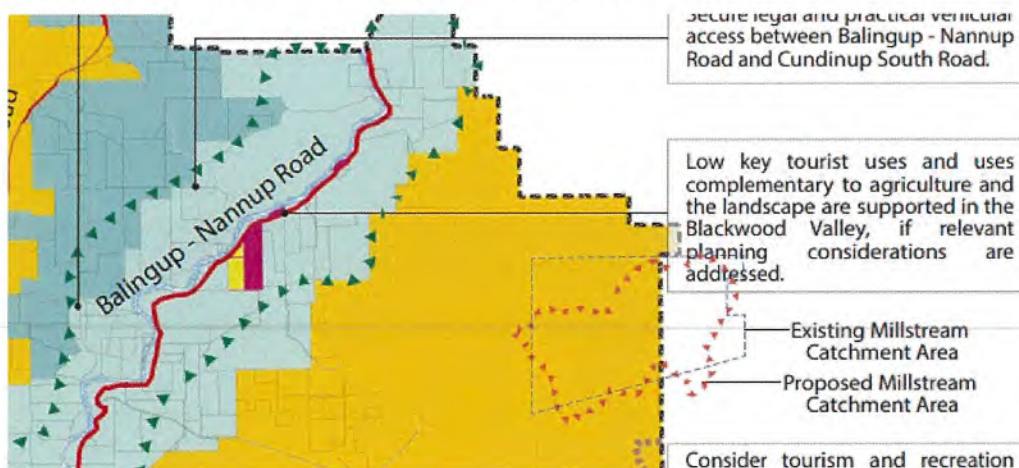


Fig 2

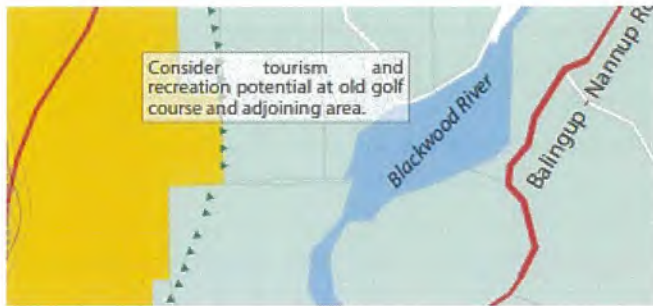


Fig 3. Both Fig 2 and 3 indicate areas in the Nannup Shire where tourism could be considered. Jalbarragup is NOT one of these areas.

3.0 Sustainability

3.2 Land use Management/Avoiding Land Use Conflicts

Aim

A5) To minimise future land use impact and subsequent conflicts.

Strategy:

The local government's strategy is to:

S4) generally not support the introduction of land uses that may adversely impact upon existing land uses;

This is self explanatory. It is in direct contradiction of the proposed development. The lifestyle that neighbouring residents have chosen will be impacted adversely.

4.0 Natural Resources and Environment

4.4 Rivers, Watercourses and Wetlands

Aims The aims are to:

A14) conserve ecological values and the associated water quality of the rivers, watercourse and wetlands in the Shire;

A15) protect rivers, watercourses and wetlands from incompatible development; and A16) encourage restoration and repair of rivers, watercourses and wetlands and associated riparian areas.

Strategy

The local government's strategy is to:

S21) assess scheme amendment, subdivision, development and other proposals against their compatibility with the conservation of rivers, watercourses and wetlands;

By allowing the application to proceed, the river will not be protected from incompatible development, nor will a caravan park encourage restoration or repair. Increasing human impact will adversely affect both the conservation and restoration due to reasons mentioned above. The potential for even more development in the future will compound this even further.

5.0 Economic Development

5.4 Tourism

Aims

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.

Strategy The local government's strategy is to:

S72) require major tourist accommodation proposals in rural areas (in excess of six chalets or occupancy of 24 or more people) other than for camping, to be subject to an amendment to the scheme

The adjoining land uses are not compatible when all of the above factors are considered and if the views of nearby residents are taken into consideration. The scheme will be subject to an amendment as a requirement.

7.0 Settlement Planning

7.4 Rural Residential

Aims The aims are to:

A79) limit low density rural residential development to those areas already zoned for this purpose compatible with adjacent land use, and the capability, landscape and environmental attributes of the land;

A81) identify sufficient land to enable a variety of lot sizes and lifestyle opportunities.

By purchasing property in Jalbarragup, I, and others, have chosen and embraced the lifestyle opportunity of tranquillity and seclusion. By changing that and allowing the development to go ahead, you will be removing that opportunity for that lifestyle from this area.

I please ask that the development application be rejected for all of the reasons above.

Regards

Libby (Elizabeth) Wyatt

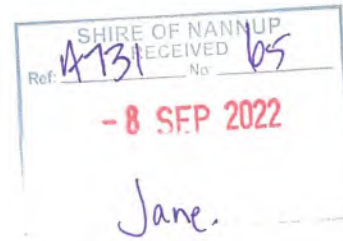
Property Owner

35 Denny Rd Jalbarragup

CEO

COUNCILLORS

SHIRE OF NANNUP



Re - Proposed caravan Park/Camping – Jalbarragup

With future increases in tourism and events in Nannup, it certainly makes a lot of sense to have such a facility in our Shire.

The loss of revenue to our local shop and accommodation providers, when event participants and team supporters have to stay in nearby towns, is surely not ideal when planning to come to Nannup for such competitions/events.

A small scale events centre, to me, would be most welcome, as there is nowhere in this local area to hold a small gathering and not have to travel to town. This facility, no doubt could be used for other uses, such as workshops/art/craft. At present ladies in Jalbarragup hold workshops/craft in their homes which is not always convenient, so I would be hopeful the provider would agree to the use of the centre.

Whilst the proposal does not directly affect me, I would like my thoughts and support for this proposal put forward.

J. Berryman
 Joyce Berryman

90 King Road, Jalbarragup

5th September 2022

53

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08 SEP 2022	
Officer: _____	

SUBMISSION

Advertised Development Application Proposed Caravan Park, Ablution Block, Camping Ground and Function Centre

345 Jalbarragup Road, Shire of Nannup



Harley Dykstra®

PLANNING & SURVEY SOLUTIONS



DOCUMENT CONTROL

Control Version	Date	Status	Distribution	Comment
A	31/08/2022	DRAFT	HD	QA
B	01/09/2022	DRAFT	Client	For review
C	07/09/2022	DRAFT	Client	For review
D	07/09/2022	FINAL	Shire of Nannup	For Consideration

Prepared for: Waratah Gallotti
Prepared by: KS
Reviewed by: LB
Date: 7 September 2022
Job No & Name: 23417
Version: D

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1 INTRODUCTION

1.1 Purpose

Harley Dykstra Pty Ltd as a long-established town planning consultancy within the South West has been engaged by, Waratah Gallotti, as a representative of concerned neighbours, to prepare the following review and submission on the advertised Development Application at Lot 1 (#345) Jalbarragup Road (proposed caravan park).

Concern in relation to the proposed development has been expressed by many local residents. A petition of residents with objection to the proposal has been tabled and can be found at **Appendix A** of this submission.

This submission is focused on the implications of the proposed development in terms of compliance with the Shire of Nannup's Local Planning Scheme No.3 as well as environmental considerations, traffic, bushfire management and the operation of the facilities in the locality.

1.2 Site Context

The locality of Jalbarragup is situated south west of Nannup townsite and is surrounded primarily by State Forest and Conservation Reserves. A number of rural lifestyle lots are nestled on the banks of the Blackwood River, which range in size from 4ha to 40ha. A community has a population of approximately 125 people.

The Development Application relates to the property at 345 Jalbarragup Road, being Lot 1 on Plan 15023 (the subject site). The western and northern boundaries of the lot adjoin the Blackwood River, Jalbarragup Road fronts the eastern boundary and the southern boundary neighbours a lot in private ownership.

The property is partially vegetated, has a large water body, grassed areas and a number of existing cabins.

1.3 Development Application

The Development Application proposes the development of a caravan park, ablution block, camping ground and function centre on the subject land. Limited details in relation to the proposed additional facilities were provided in the advertised application.

The application was submitted to the Shire of Nannup by the landowner of the subject site, Mary Madden.

2 PLANNING FRAMEWORK

2.1 Shire of Nannup Local Planning Scheme No. 3

The subject site is zoned 'Agriculture' under the Shire of Nannup's Local Planning Scheme No. 3 (LPS 3). Surrounding zones and reserves include 'Water Course' to the north and west of the site, a parcel of 'Parks and Recreation' on the northern boundary and 'Agriculture' on the southern and western boundaries.

Lots on the opposite side of the Blackwood River are zoned 'Special Rural' and 'Public Purposes'.

An excerpt of the Shire of Nannup's Local Planning Scheme map is provided as **Figure 1** below.

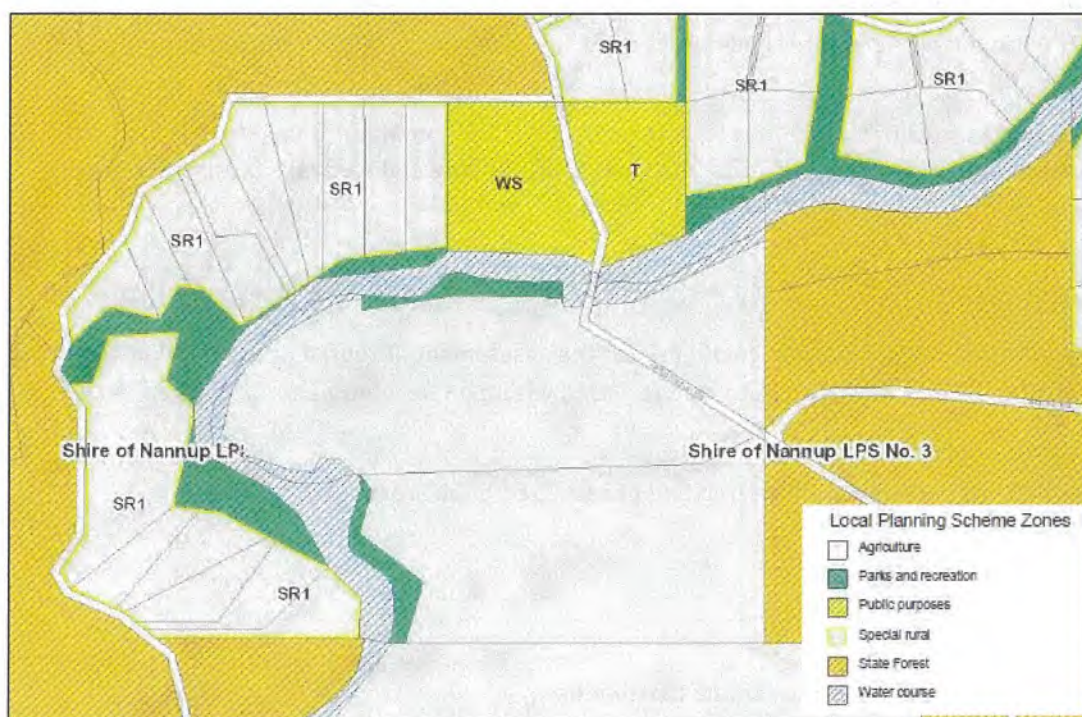


Figure 1 – Local Planning Scheme

The specific objectives of the Agricultural zone in the scheme are as follows:

- To preserve the rural character and setting of the zone, particularly along transport corridors;*
- To promote a range of rural pursuits which are compatible with the capability of the land to sustain those pursuits;*
- To conserve the productive potential of agricultural land and support the continued development of extensive farming; and*
- To encourage environmental sustainable development that takes into account the land's natural attributes, including topography, geomorphology, remnant vegetation, watercourses and groundwater.*

The proposed development of the site does not satisfy the objectives of the Agriculture zone for the following reasons:

- The proposed Function Centre is a 'Use Not Listed' in the Agriculture zone;
- The rural character of the locality will be compromised by the proposed landuses. A caravan park, camping ground and function centre are not an agricultural use and are not compatible with surrounding land uses;
- The proposal does not satisfy Clause 67(2)(n) and (t) of the of the Planning and Development (Local Planning Schemes) Regulations 2015, as the proposal will increase the existing level of noise and traffic activity in the locality, and result in a loss of amenity to adjoining residences. The traffic generated from the proposed facilities, and in particular if events are held regularly at the Function Centre, is a significantly higher level of traffic generated in comparison to a typical Agriculture land use; and
- The productive agricultural use of the land will be compromised by the additional tourist development.

Building setbacks specified in LPS 3 is 20 metres from the lot boundary. The area designated on the plans provided with the application for 25 sites for camping and caravans is immediately adjacent to the northern lot boundary.

2.2 Local Planning Policy 012 - Tourist Accommodation in Rural Areas

Local Planning Policy 012, specifies guidelines for the assessment of tourist accommodation in rural zones. Site dependant, key matters to be addressed within an Development Application include:

- traffic safety and impact;
- access from a suitably dedicated and constructed public road;
- servicing;
- environmental impacts;
- fire management and impacts;
- visual impacts;
- appropriate setbacks and buffers to other uses;
- capability of the land for agriculture and rural pursuits;
- capability of the land to accept the use, by reason of soil type and stability; and
- density and scale of the proposed development.

Although, a Bushfire Management Plan was submitted with the application, other matters listed above have not been investigated. It is considered necessary for the application to address these matters particularly as the environmental, traffic and others matters are of significant consequence.

2.3 Local Planning Policy 021 – Bush Fire Management

The key objective of the Local Planning Policy 021 is to minimise the risk from bushfire to life, property and community assets for new proposals.

Although a Bushfire Management Plan (BMP) has been prepared and submitted as part of the application, the wider locality should be given due consideration. As stated previously the surrounding land consists of heavily vegetated State Forest and Conservation Reserves. These areas

have an extreme fire risk and with access roads of limited construction standard, pose a severe risk to visitors to the area especially those unfamiliar with the region. Figure 2 below is an aerial photograph of the locality showing the subject site outlined in red. This demonstrates the dense vegetation in the area.



Figure 2 – Aerial Photograph of the locality

The BMP identifies most of the site as BAL- Flame Zone, with a small portion of the property, where the Function Centre is to be located rated as BAL – 29. The BAL – 29 rating requires establishment and maintenance of an asset protection zone. It should be noted the access driveway is also within the flame zone rating.

The BMP states: *'The proposed camping sites are situated in areas of BAL-FZ and BAL-40. A tent or caravan does not provide any protection from a bushfire and placing a tent or caravan in BAL-29 offers no protection for the occupants. Therefore, the tents and caravans are considered a tolerable loss in the event of a bushfire.'*

Considering the typical users of camping grounds are young families, the risk associated with evacuation in the event of a fire should be considered unacceptable.

Jalbarragup Road fronts the property on the eastern boundary. Just north of the site the Blackwood River is crossed by Jalbarragup Bridge, which is a single lane construction which does not allow traffic to pass, limiting emergency evacuation routes.

3 ENVIRONMENTAL AND SITE SERVICING

Environmental constraints and servicing matters have not been addressed in the Development Application including the following.

3.1 Effluent Disposal

The Government Sewerage Policy applies to planning proposals throughout Western Australia including development applications other than for a rural use or development of a single house on a single lot. As the Development Application proposes other uses and on-site effluent disposal, the policy will apply to this application.

On-site sewage disposal may be considered where the responsible authority is satisfied that development is capable of accommodating on-site sewage disposal without endangering public health or the environment. As the subject site's northern and western boundaries neighbours the Blackwood River and riparian vegetation associated with the river extends into the boundary of the lot, effluent disposal would be required to be setback 100m setback from this vegetation as per the policy.

A technical investigation in the form of a Site and Soil Evaluation should be included with the Development Application to address such matters as:

- Site and soil conditions;
- Separation to groundwater;
- Location of effluent disposal system;
- Slope and instability; and
- Proposed Effluent disposal system.

3.2 Threatened Ecological Communities

A site adjacent to the north west corner of the site is identified as 'Habitats of threatened and priority ecological communities and specially protected water-dependant fauna point'. The mapping of this site is shown in **Figure 3**.

The Blackwood River and associated vegetation has been identified as Carnabys Cockatoo Areas requiring investigation as feeding habitat in the Jarrah Forest IBRA Region (DBCA-056). The vegetation is part of the Southern Jarrah Forest sub-region. **Figure 4** shows the area in green that has been identified as requiring investigation. This area includes the portion of the site proposed for the caravan and camping areas and assessment of this portion of the site should be undertaken as part of the Development Application.

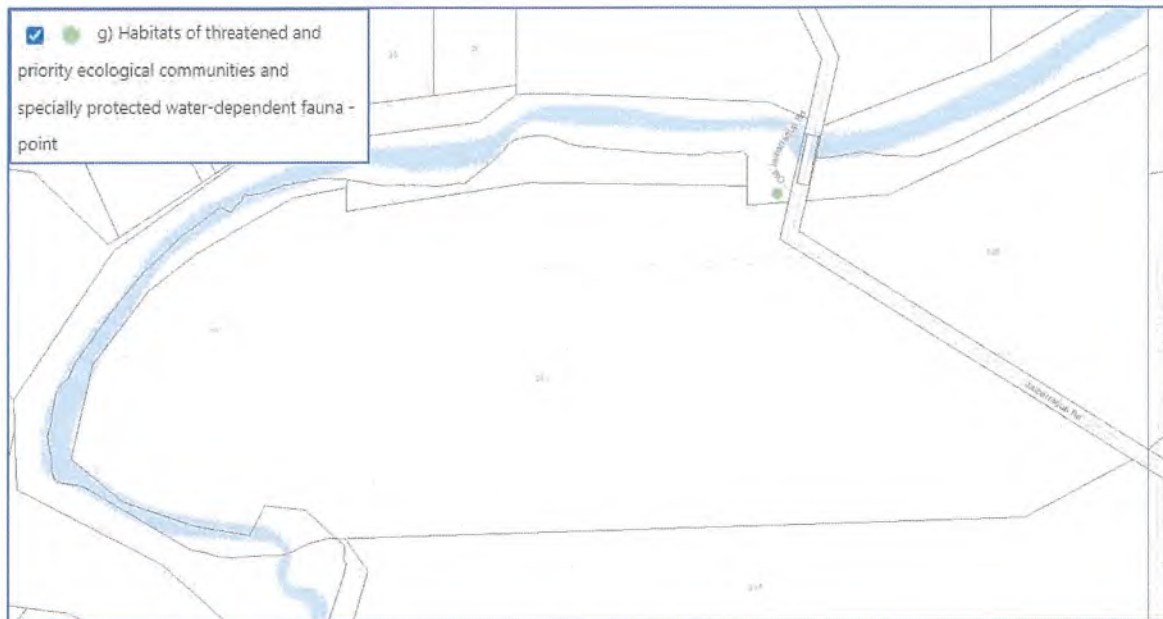


Figure 3 – Habitats of threatened and priority ecological communities



Figure 4 – Carnaby's Cockatoo Investigation Area

3.3 Clearing

It is difficult to determine from the submitted plans if clearing of vegetation is proposed as part of the application. It does however appear that some clearing may be required in the area proposed for camping and caravans. Considering the environmental values, especially in terms of threatened fauna species in the locality, clearing of native vegetation should be avoided.

3.4 Heritage

The Department of Planning, Lands and Heritage (DPLH) register of heritage sites shows the portion of the Blackwood River and adjacent vegetation as Registered Aboriginal Site 20434. The site is identified as a 'Mythological' site and relates to most of the Blackwood River, associated banks and vegetation. Further investigation should be undertaken in regard to the proposed works on the site.

A portion of the property is also identified as having a 'Historic Heritage Place'. Prior to development further investigation of the heritage value of any buildings identified would need to be investigated.

An extract of the Aboriginal Heritage Inquiry System is shown at **Figure 5**.



Figure 5 – Extract of the Aboriginal Heritage Inquiry System

3.5 Other Servicing Matters

Details of other services and infrastructure **not** included in the Development Application are:

- Potable water treatment;
- Vehicle movements;
- Access onto Jalbarragup Road;
- Car parking; and
- Stormwater management.

3.6 Operational Management

Details of the operation and management of the facility are not included in the Development Application. Information in relation the following matters needs to be addressed to properly assess the proposed development as well as inform other neighbouring residents of factors that may affect the enjoyment of their rural lifestyle:

- Noise Management – Live music, PA system, monitoring of noise emissions, notification of neighbours prior to an event, complaints register;
- Details of the management and operation of the Function Centre – Number of functions permitted, guest limits, serving of alcohol and liquor licencing, operating times, lighting, rubbish disposal, security, staffing, catering and deliveries; and
- Carparking – number of carparking bays proposed does not appear to be adequate for the venue size.

Of particular concern to neighbours is the noise generated from events held at the function centre. Due to the remoteness of the site, if attendance of the Shire's Ranger or Police services should be required, these are some distance from the location and difficult to access after business hours.

It should be noted that no acoustic assessment, recommended maximum noise levels or times limit for events have been included in the application.

4 CONCLUSION

The Development Application advertised by the Shire of Nannup has been thoroughly reviewed as part of the preparation of this submission. It must be acknowledged that the application does not include the details required of a Development Application for facilities of this nature. The objection and concerns of many of the neighbours in terms of the proposed landuse not being appropriate in the Agricultural zone is warranted.

Harley Dykstra has prepared this submission on behalf of Waratah Gallotti, as a representative of concerned neighbours. We respectfully request the refusal of the application and that this submission is appropriately considered by Council.

APPENDIX A
PETITION OF OBJECTORS

Petition to Reject the Proposed Function Centre and Caravan Park

Petition summary and background	Residents of Jalbarragup and surrounds Reject and Refuse the proposal of a Function Centre and Caravan Park in Jalbarragup
Action petitioned for	We, the undersigned, are concerned residents/citizens who urge the Council of Nannup to Reject this Proposal

Printed Name	Signature	Address	Comment	Date
VICKI KE PAZIN	<i>[Signature]</i>	65 JOHNSTON RD JALBARRAGUP	DONT WANT ONE	17/8/22
DARRIN SEBO	<i>[Signature]</i>	60 JOHNSTON RD JALBARRAGUP	NO CARAVAN PARK REQUIRED	17/8/22
ANNE MOERIS	<i>[Signature]</i>	47 LESCHENAULTIA DR	NO CARAVAN PARK REQUIRED	18/8/22
MAX WHITE	<i>[Signature]</i>	50 LESCHENAULTIA DR	" " "	18/8/22
MIKE PIPER	<i>[Signature]</i>	68 JOHNSTON RD JAL	I REJECT THE CV PARK	18/8/22
D. PIPER	<i>[Signature]</i>	68 JOHNSTON RD JAL	I reject the caravan park	18/8/22
DEBBIE GREGG	<i>[Signature]</i>	94 JOHNSTON RD	" " "	18/8/22
W. WHITE P	<i>[Signature]</i>	50 LESCHENAULTIA DR	" " "	18/5/22
C SIM	<i>[Signature]</i>	214 LESCHENAULTIA DR	NO CARAVAN PARK	18/8/22
K DALOOCK	<i>[Signature]</i>	112 JOHNSTON RD	" " "	18/8/22
S. WHALLEY	<i>[Signature]</i>	112 JOHNSTON RD	NO CARAVAN PARK	18/8/22

Printed Name	Signature	Address	Comment	Date
AVIS KURT WHELAN	<i>[Signature]</i>	308 JALBARRAGUP RD	NO CARAVAN PARK	28/8/22
ANNE MOERIS	<i>[Signature]</i>	47 LESCHENAULTIA DR	NO CARAVAN PARK	29/8/22
CLIVE CONNER	<i>[Signature]</i>	49 JOHNSTON ROAD	NO CARAVAN PARK	4/9/22
LIBBY WHATT	<i>[Signature]</i>	35 DENNY ROAD JALBARRAGUP	SHOULD BE FREE WITH OTHER TRIPPLE PARK, FUNCTION CENTRE & COMPOUND	7/9/22
ROD ARCHER	<i>[Signature]</i>	NANNUP	NOT THE RIGHT PLACE	7/9/22
STEWART SARGENT	<i>[Signature]</i>	NANNUP RD JALBARRAGUP	ARE THERE	7/9/22
ELISABETH BLUNDELL	<i>[Signature]</i>	Blackwood Ave Dr	Consider fire hazard + environmental impact	7/9/22
Tony Lott	<i>[Signature]</i>	Blackwood Ave Dr	No Caravan Park/Develop ment	7.9.22

Printed Name	Signature	Address	Comment	Date
ROBERT TAYLOR	<i>[Signature]</i>	179 JOHNSTON RD JALBARRAGUP	NO CARAVAN OR CAMPING DEVELOPMENT	18/8/2022
Brian Hesley	<i>[Signature]</i>	35 LESCHENAULTIA DR JALBARRAGUP	NO CARAVAN	18/8/22
GIAN VIALI	<i>[Signature]</i>	32 GRAIGIE VIC	NO CARAVAN S	18/8/22
ANNE LOGYUN	<i>[Signature]</i>	418 JALBARRAGUP RD	DO NOT AGREE WITH PROPOSED CARAVAN PARK	18/8/2022
PETE SIM	<i>[Signature]</i>	214 LESCHENAULTIA DR JALBARRAGUP	DO NOT AGREE WITH PROPOSED CARAVAN PARK	18/8/22
STEVE GOATCHEL	<i>[Signature]</i>	23 ROSKELLA CLOSE	NO VAN PARK.	18/8/22
WENDIE HARRISON	<i>[Signature]</i>	POISON SWAMP RD BIOUS	NO AIRSTRIPS OR C/PARK	18/8/22
PAUL COLLINS	<i>[Signature]</i>	35 DENNY RD	DONT WANT A C/PARK	19/8/22
Richard White	<i>[Signature]</i>	17 ORCHID PL	NO C/PARK	19/8/22
LINDA LINDEN	<i>[Signature]</i>	251 LESCHENAULTIA DR	WE DONT WANT THE C/PARK	21/8/22
Richard Walker	<i>[Signature]</i>	25 LESCHENAULTIA DR	NO CV. PARK	24/8/22
Russell Truman	<i>[Signature]</i>	269 LESCHENAULTIA DR	NO CARAVAN PK	26-8-22
Barinda Truman	<i>[Signature]</i>	269 LESCHENAULTIA DR	No caravan Park	26-8-22
Sarah Bondell	<i>[Signature]</i>	206 LESCHENAULTIA DR	No caravan park	26/8/22
Louise Bondell	<i>[Signature]</i>	206 LESCHENAULTIA DR	No caravan park	26/8/22

Waratah Gallotti-Brown
237 Johnston Road
Jalbarragup WA 6275

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08 SEP 2022	
Officer:	

1 September 2022

To whom it may concern,

I am writing to you regarding the proposed development at Lot 1 (345) Jalbarragup Road, Jalbarragup 6275

In January 2022 we purchased the property at 237 Johnston Road, Jalbarragup with the view to retire in the next couple of years. The reason we chose the area was for its remoteness and peaceful location. The proximity to a nearby town was at least 25 minutes away. We purchased the property with the intention that we would one day be self-sufficient on our property and not rely on convenient store or large shopping centres close by.

As a ratepayer of Nannup Shire, I strongly **object** to the development of the caravan park, ablution block and 150-person function Centre proposed for Lot 1 (345) Jalbarragup Road, Jalbarragup.

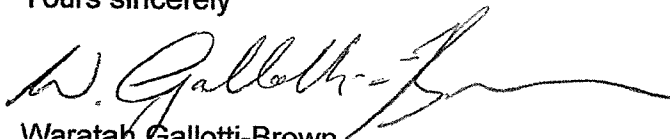
I have reviewed the plans and documents provided and have put together the following summary of my concerns:

- The proposed development of a Caravan Park, 150 Person Function Centre and Ablution Block is not in keeping with Nannup vision of Sustainability and Historic nature.
- There is potential for significant environmental damage in sensitive areas with heavy machinery being used to develop the land for the construction of the caravan park, 150-person function centre and ablution block.
- The proposed development does not fit within the established character of the area and is considered out of context for the locality.
- The proposed development results in a substantial impact on the privacy and peaceful lifestyle conducive to the residential area.
- The proposed development results in substantial concerns with regards to crowd control, noise levels, drivers tired and intoxicated late at night leaving the venue after a function and disorderly conduct
- The proposed development results in substantial view impact because of the 27-caravan park site choice for the development it is considered that the view impacts are detrimental.
- The development of caravan park and function centre is going to make this area considerably less pleasant to live in.

- We have serious concerns with the impact of traffic in the area, the roads are narrow and winding, the nearby Bridge gives limited access in the case of an emergency. and of serious concern for truck and vehicle movement both during the day and evening
- The proposed caravan park, Ablution Block and function centre is not in keeping with development for our area. They are not suitable for this site.
- The Impact to the surrounding animals in the area would be significant.
- The development of a caravan Park and function Centre would require a minimum of convenience store and or Petrol Station, this would require heavy trucks on the local roads to bring in supplies further impacting on local traffic on narrow roads.
- Approximately 15 kilometres of Jalbarragup Road, is of a major concern, it is unsealed and hazardous (local traffic currently use and travel at approximately high speeds) the additional traffic such as tourists, supply truck, ect that this development would bring would make this section of road extremely dangerous.
- The distance to any emergency aid or Police is a minimum of 25 -45 minutes away from the proposed site.
- Certain pockets of Jalbarragup have little to no internet connection, even with Telstra we have no connection, making calls in an emergency impossible.

For the reasons above I trust the Shire and Council of Nannup will listen to my and others concerns to reject the proposed Caravan Park, 150 person Function Centre and Ablution Block

Yours sincerely



Waratah Gallotti-Brown
237 Johnston Rd
Jalbarragup WA 6275

Ewan Brown
237 Johnston Road
Jalbarragup WA 6275

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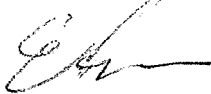
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For the reasons above I trust the Shire and Council of Nannup will listen to my and others concerns to reject the proposed Caravan Park, 150-person Function Centre and Ablution Block

Yours sincerely



Ewan Brown
237 Johnston Rd
Jalbarragup WA 6275

Jane Buckland

From: Smith, Damon
Sent: Thursday, 8 September 2022 12:05 PM
To: Nannup Mailbox
Subject: Caravan Park and Function Centre Proposal Lot 1 (345) Jalbarragup Rd Jalbarragup

Hi Jane,

My wife Kelly and I own Lot 8 (135) Leschenaultia Drive Jalbarragup which is located on the Blackwood River within 10km upstream of Lot 1 (345) Jalbarragup Rd Jalbarragup. We appose the development of a caravan park and function centre at Lot 1 (345) Jalbarragup Rd Jalbarragup.

To the best of our knowledge this development does not fit within the Council of Nannup’s Development Strategy Plan for Jalbarragup.

Additionally to this we are concerned this development will affect:

- Noise issues
- Pollution from waste and rubbish
- Security issues at private properties including unauthorises use of fire brigade access roads adjacent properties
- Internet availability due to heavy use by visitors (the internet is questionable as it is let alone additional use by visitors)
- Fire risk which tends to concern people less when it’s not their property at risk
- Traffic increase and road conditions
- Increase of police and emergency service requirements to the area due to riff raff and hooligans

We purchased this property in 2019 because of the quiet peace and tranquillity. Please do not allow the owner’s of Lot 1 Jalbarragup Rd Jalbarragup take this away from us.

Regards,

Damon Smith

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Laura & Jesse Francis-Kingshott
69 Hovea Place
Jalbarragup
WA 6275

Jane Buckland
Development Services Coordinator
Shire of Nannup

Dear Jane,

We are writing to object to the following development proposal:

Lot No: 1 Street: No.345 Jalbarragup Road **Suburb:** Jalbarragup
Proposal: Proposed camping ground, caravan park and function room as additional uses.

We are landholders and permanent residents of Jalbarragup, having moved to the area over a year ago.

Our objections are due to the following summarised points, with context provided in the supporting table. We do not consider Jalbarragup in general, and this development proposal specifically as "an appropriate location" for a "major tourist accommodation" such as a ~25 site caravan park and ~150-person function room.

- Jalbarragup is indicated on Shire of Nannup Local Planning Scheme 3 (LPS3) and draft LPS4 as not for further development / subdivision. Whilst the documents do not specifically preclude any lot from being zoned "tourism" it is not unreasonable for residents to assume that such developments would not be granted in this area. A significant amenity value of the area, certainly what appealed to us as recent purchasers, is in the seclusion and peaceful enjoyment that Jalbarragup provides.
- The closest Telstra tower is frequently at load capacity, particularly on weekends and during school holidays. The addition of a "major tourist accommodation" and function centre would make the mobile data available to local residents almost unusable. This will be a source of great frustration day-to-day, and present a safety risk during bushfire season.
- The proposal contains no estimation of the increased number of vehicle movements on Jalbarragup and/or Stacey Road. Road upgrades, and/or an upgrade to the single-lane bridge may be required. As local residents, something we value is that Jalbarragup is not 'enroute' to anywhere – so the current road traffic is low. Increased traffic, certainly with the roads in their current condition, will increase the risk of single and multi-vehicle accidents, and also increased risk of wildlife strikes. The proposal includes no reference to how drink-driving risk will be managed following functions at the venue.
- Further context the above points is that the latest census (2021) put Jalbarragup's population at 163 – at times this proposal would more than the number of people in the locality.
- Adding a "major tourist accommodation" will put Jalbarragup 'on the map'. This is likely to result in increased illegal camping in the adjacent national parks. Illegal camping already occurs occasionally on the opposite side of the river to our property – which impacts on our privacy, and even the noise of a few campers impacts on our amenity (our current background noise is wildlife and the flowing river). Increased utilisation of the national parks (which currently have no facilities) will likely result in littering, invasive species (including dieback) spread and increased pressure on remaining marron population amongst other environmental impacts.
- The proposed site is adjacent to the Jalbarragup bridge. This location is frequented by local residents (and occasional non-residents) for recreational activity, including community gatherings. Due to the proximity of the caravan park / function centre to the location, it is likely it

- will become a pseudo-extension of the accommodation site. This will reduce recreational amenity of the area to local residents and will likely result in littering adjacent to the river.
- The proposal does not include any screening from the eastern side of the development to Jalbarragup Road. There is no description of the function centre, and how this will be kept in keeping with the local amenity. In my opinion a caravan park is not in keeping with the “rural and natural amenity of the locality”.
 - I am concerned about potential impacts to the health of Blackwood River following a flood event, particularly from caravan dump point(s), and the proposed development’s septic system. The information provided in the proposal does not outline any consideration of flood risk as it pertains to environmental receptors or guest safety. It does not provide any information on sewage management, or stormwater management. This environmental risk was highlighted in the Environmental Protection Authority’s response to draft LPS4.
 - From information available from the Department of Water and Environmental Regulation (DWER), based on the Jalbarragup Road Crossing (~50m upstream from the development proposal area), the 1 in 100 Annual Exceedance Probability (AEP) flood level is estimated to be ~47.0m Australian Height Datum (AHD).
 - Based on Nannup Shire LPS3 Section 5.2.1 and Draft Nannup Shire LPS4 SCA3 – the floor of any dwelling house or other habitable building must be a minimum of 500 millimetres (mm) above the 1 in 100-year flood level identified for the land; and the base of the septic tank/leach drain system is to be a minimum 300mm above the 1 in 100-year flood level.
 - Publicly available contour data shows the proposed function room and ablution block to be on a general surface between 45.0m AHD and 50.0m AHD.
 - The proposed camping and caravan site is located below the 45.0m AHD, which suggests they will be flooded in 1 in 10-year AEP events and larger. This would present a significant hazard to people and vehicles (and therefore the receiving river environment).
 - Of particular concern is that the proposal is ~15km upstream of Milyeannup Brook, which is a crucial refuge to Balston’s Pygmy Perch in the Blackwood River catchment. Balston’s Pygmy Perch is listed as vulnerable under the Biodiversity Conservation Act 2016 (state, Western Australia) and the Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth). It is also listed as endangered under the ICUN Redlist of Threatened Species 2019 (International) [Beatty et al, (2006)]. Written correspondence with the DWER River Science Section (email 01/09/2022) confirms that the wider sub-catchment also includes the Western Mud Minnow, which is listed as vulnerable under the Biodiversity Conservation Act 2016 (WA) and as endangered under the ICUN Redlist of Threatened Species 2019 (International).
 - The proposal does not outline any management actions that the proponent will take so that the proposal will not cause nuisance or annoyance to the owners and/or occupiers of adjoining or nearby properties; or potential impacts on natural amenity or environmental values; including, but not limited to:

<ul style="list-style-type: none"> ○ Noise management; ○ Light management; ○ Littering / waste management (including sewage); ○ Illegal firewood collection; ○ Stormwater management; ○ Risk of trespass on to residential properties; 	<ul style="list-style-type: none"> ○ Mobile data use; ○ Carparking and traffic management ○ Purpose and proposed management/operation of the Function Centre
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Kind regards,

Laura and Jesse Francis-Kingshott

Shire of Nannup Planning requirements that have informed the basis of our objections

Shire of Nannup Local Planning Strategy November 2018

The Strategy describes the proposed development location as on "Rural" land, surrounded to the northern and western extents by "Rural Residential" zoned land.

5.4 Tourism

Aims

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;

Actions

The local government will:

C44) have regard to the definitions and recommendations of the Tourism Planning Taskforce Report 2006 and Planning Bulletin No. 83/2011 Planning for Tourism in preparing LPS4

Strategy

The local government's strategy is to:

S72) require major tourist accommodation proposals in rural areas (in excess of six chalets or occupancy of 24 or more people) other than for camping, to be subject to an amendment to the scheme;

S66) support a range of tourism development (accommodation, facilities and activities) in appropriate locations which respect to bushfire and flood risk, land use compatibility and servicing considerations;

S67) ensure that tourism/recreation use and development are managed, located, designed and sited which conserves and enhances environmental assets and landscape qualities;

7.4 Rural Residential

Strategy

The local government's strategy is to

S117) not support additional expansion of the development footprint and not support the re-subdivision of lots at Jalbarragup and Darradup

Shire of Nannup Planning requirements that have informed the basis of our objections

Shire of Nannup Land Use Planning Scheme 3

The Scheme describes the proposed development location as on "Agricultural" land, surrounded to the northern and western extents by "Special Rural" zoned land.

3.13.1 Agriculture Zone

3.13.1.1 Specific Objectives of the Zone

- (a) To preserve the rural character and setting of the zone, particularly along transport corridors;
- (b) To promote a range of rural pursuits which are compatible with the capability of the land to sustain those pursuits;
- (c) To conserve the productive potential of agricultural land and support the continued development of extensive farming; and
- (d) To encourage environmental sustainable development that takes into account the land's natural attributes, including topography, geomorphology, remnant vegetation, watercourses and groundwater

Draft Shire of Nannup Land Use Planning Scheme 4 (as sourced [december-2021-ocm-combined-attachments.pdf \(nannup.wa.gov.au\)](#))

The Scheme describes the proposed development location as on "Rural" land, surrounded to the northern and western extents by "Rural Residential" zoned land.

(2) An application for development approval for short-term accommodation in all zones, will be required to demonstrate via the submission of a management plan, to the satisfaction of the local government, that the short-term accommodation will be managed to ensure that –

- (a) it will not cause nuisance or annoyance to the owners and/or occupiers of adjoining or nearby properties; and**
- (b) adequate fire management will be demonstrated via the preparation of an emergency evacuation plan**

16. Zones – Tourism

- To provide for a variety of holiday accommodation styles and associated uses, including retail and service facilities where those facilities are provided in support of the tourist accommodation and are of an appropriate scale where they **will not impact detrimentally on the surrounding or wider area.**

52. Development of tourist uses

(1) The following provisions apply to Holiday Accommodation and Holiday House land uses on land zoned Priority Agriculture, Rural, Rural Residential, Rural Smallholdings and Environmental Conservation –

- (a) A maximum of 6 dwellings used to provide short-term accommodation, **or a total occupancy of 24 people**, whichever is the greater.
- (b) Notwithstanding Clause 52 (1)(a), on land zoned Rural Residential, a maximum of 3 dwellings used to provide short-term accommodation, or a total occupancy of 12 people, whichever is the greater.

Shire of Nannup Planning requirements that have informed the basis of our objections

(c) The local government will not support any further dwelling entitlements used for short-term accommodation than specified in Clause 52 (1) (a) and (b), until such time as the land is **rezoned to Tourism zone**.

(d) Prior to any development approval being granted for the development referred to in sub clause (1)(a) or (b), the applicant will be required to demonstrate that the proposed development:

(i) will not have any adverse effect on rural production activities on the subject land or nearby land; and

(ii) will result in the retention and enhancement of existing vegetation on the land and that the **visual and rural character of the property will not be adversely affected**

64. Rural Residential and Rural Smallholding Zone requirements

(5) The local government will recommend to the WA Planning Commission to not support the re-subdivision of Rural Residential zoned lots at Jalbarragup, Darradup and Carlotta.

65. Tourism Zone requirements

(1) Development of a site shall be generally in accordance with an approved Structure Plan and/or an approved Local Development Plan.

(2) The use and development of land **shall not detract from the rural and natural amenity of the locality**.

In considering an application for development approval, the local government shall have regard to the following criteria –

(a) the development being located to avoid ridge lines, escarpments or **visually exposed sites** and situated where screening vegetation or land form can be utilised;

(b) the development being of a scale and nature to be self-sustaining on the lot, or demonstrating the ability to provide servicing without significant modifications to existing infrastructure; and

(c) the development, by the nature of its scale, design, colours, materials, landscaping and use, **have minimal impact on its site and surrounding areas**.

Shire of Nannup Local Planning Strategy November 2018

5.4 Tourism

Strategy

The local government's strategy is to:

S66) support a range of tourism development (accommodation, facilities and activities) in appropriate locations which respect to bushfire and flood risk, land use compatibility and servicing considerations;

Actions

The local government will:

C44) have regard to the definitions and recommendations of the Tourism Planning Taskforce Report 2006 and Planning Bulletin No. 83/2011 Planning for Tourism in preparing LPS4

Planning Bulletin No. 83/2011 Planning for Tourism states that "The WAPC policy position on caravan parks is detailed in Planning Bulletin 49 Caravan Parks."

Planning Bulletin 49/2014 Caravan Parks states that "Caravan parks should not generally be permitted in areas of potential risk from flooding or waterlogging. However, if mitigation measures are outlined, sites may be considered in constrained areas. Watercourses (such as streams and creeks) and local sensitive environmental features should not be disturbed or altered by the development" and that "All caravan parks are required to have a chemical toilet dump point".

Shire of Nannup Land Use Planning Scheme 3

5.2.1 Flood Risk Land

LPP 011 Development in Flood Risk Areas

OBJECTIVES

To limit more intensive development within flood risk areas.

DEFINITIONS

Flood Risk Areas: Relates to that land as identified by the Department of Water as being within the '1 in 25 Average Recurrence Interval (ARI) Floodplain' and the '1 in 100 ARI Floodplain' as set out in the Blackwood River Flood Study or other flood risk land as advised by the Department of Water.

POLICY

The local government will take a precautionary approach to flood risk.

The local government requires that applicants suitably demonstrate a site's suitability and capability for subdivision and associated development which includes addressing flood risk. This includes addressing matters set out in clause 6.2.1 of the Scheme

Shire of Nannup Planning requirements that have informed the basis of our objections

Draft Shire of Nannup Land Use Planning Scheme 4 (as sourced [december-2021-ocm-combined-attachments.pdf \(nannup.wa.gov.au\)](#))

SCA3 – Flood Prone Land

53. Sewerage disposal

(1) Sewage is to be disposed via a reticulated sewerage scheme, or where deemed appropriate by the relevant decision-maker, via an on-site sewage disposal system which meets the requirements of the relevant Government Sewerage Policy.

EPA advice on LPS4 ([CMS17908 - Advice - 301120.pdf \(epa.wa.gov.au\)](#))

Inland Waters

The EPA advises some areas near the Blackwood River are subject to flooding. Further development of several sites proposed to be zoned to Tourism and adjacent to the Blackwood River has the potential to impact groundwater and surface water quality, and pre-development hydrology, including through increased sediment and nutrient loads. **Potential impacts can be managed through implementation of water management planning for the site including set back to the river, as required by structure planning.**

It is recommended that Department of Water and Environmental Regulation (DWER) is consulted. The EPA advises water management planning should maintain or improve groundwater and surface quality, and pre-development hydrology, **to ensure that EPA objectives are met.** Where on-site effluent disposal is proposed, the EPA recommends development should be consistent with the Government Sewerage Policy **(2019 Department of Health, Department of Planning, Lands and Heritage, Department of Water and Environmental Regulation).**

Jane Buckland

From: sandy gertau <s.gertau@hotmail.com>
Sent: Thursday, 8 September 2022 4:50 PM
To: Nannup Mailbox
Subject: OPPOSED - Development Application Lot 1, Jalbarragup Rd, Jalbarragup

Dear sir/madam

I am writing to you because I am opposed to the development of a caravan park/ function centre etc.

I have lived here for 13 years. I believe putting it there would impact the peacefulness of the area and I am on the understanding that camping would not be permitted anymore with a caravan park in the area? Stacey Rd is definitely not wide enough to cater for the amount of cars/caravans coming and going (and on a daily basis) not to mention Brockman Highway which can be a nightmare with slow-moving vehicles already.

Thank you.

Kind regards

Sandra Gertau
30 Orchid Place
Jalbarragup WA 6275

Sandy 

Click [here](#) to report this email as spam.

Jane Buckland

From: Davina Gibb <
Sent: Thursday, 8 September 2022 4:35 PM
To: Jane Buckland
Subject: Caravan park in Jalbarragup

HivJane

I am in favour of the proposed caravan park in Jalbarragup.

As a past social events coordinator for the darradup VBFB. I frequently had to advise campers we had events planned at the river edge. They had the option of joining us or moving on.

The proposed caravan park would allow campers close proximity but with controls.

Kind Regards Davina Gibb
40 Rivergum way Darradup

Sent from my Galaxy

Click [here](#) to report this email as spam.

Jane Buckland

From: Darren Mackenzie <D_Mackenzie76@outlook.com>
Sent: Thursday, 8 September 2022 7:24 PM
To: Nannup Mailbox
Subject: Lot1 (345) Jalbarragup Rd development application

To whom it concerns,
Expressing my objection of the caravan park reasons of we appreciate the tranquility of Jalbarragup and do not wish this to be taken from the residents of the area. Increasing traffic flow and increased noise to the area will ruin our reasons for purchasing in the area.

Darren Mackenzie
35 Denny Rd
Jalbarragup
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Click [here](#) to report this email as spam.



Shire of Nannup
15 Adam Street
NANNUP WA 6275

Dear Sir/Madam

**PROPOSED CARAVAN PARK, ABLUTION BLOCK AND FUNCTION ROOM 345
JALBARRAGUP ROAD JALBARRAGUP**

As the owner, resident and ratepayer of **Lot 2 Stacey Road Jalbarragup**, I am opposing the proposed intention for a Caravan Park, Ablution Block and Function Room on the basis of:

- The application and the proposed uses, is inconsistent with surrounding land uses including farming zones, hobby farms and small acreage.
- Jalbarragup and Stacey Roads present safety issues to motorists, cyclists and walkers, and a caravan park would cause amenity impacts to the area by virtue of traffic and noise.
- I believe the application has no net community benefit and will have a negative impact on volunteer community groups including the volunteer bush fire brigade.

Yours faithfully

JR Honey

John HONEY

8 September 2022

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Jane Buckland

From: Lisa Reilly <lisajillreilly@gmail.com>
Sent: Thursday, 8 September 2022 4:55 PM
To: Nannup Mailbox
Subject: Submission for caravan park in Jalbarragup

Hello,

I would like to state my support for the caravan park in Jalbarragup. I think that this is a beautiful part of the world that should be shared with others, and it would be good for visitors to have accommodation options that aren't provided for in the area. If done well, this sort of proposal and land use could support sustainable economic growth in the Shire of Nannup, as would other ecotourism opportunities. My opinion is that having a caravan park in town is not the same. It's a 20 minute drive away and a completely different setting.

It goes without saying and likely has already been taken into account in the proposal, but it will be important to ensure that the amenity of the area is retained, with appropriate noise, fire and waste management in place, should this proposal go ahead.

Thank you,

Lisa Reilly

5345 Brockman Highway
Darradup, WA, 6275