

18 May 2023

Chief Executive Officer
Shire of Nannup
Adam Street, Nannup
WA 6275

Dear David and Kellie,

Development Application - 191 Dean Road, Nannup

We refer to the email of 16 May 2023 regarding our development application for 191 Dean Road Nannup. While the timeframe of 48 hours we have been provided to respond to further submissions is challenging, we thank you for the opportunity to respond.

As set out in our emails to the Shire dated 3 May and 5 May, we maintain our concerns regarding the legal basis for the second round of consultations under LPP005 (**Policy**) and Schedule 2 of the *Planning and Development (Local Planning Scheme) Regulations 2015* (**Regulations**). However we respect the Council's willingness to ensure all persons who feel they may be impacted by the development application can share their concerns. We wish to assure the Council and our fellow neighbours that all such concerns have been considered deeply.

As set out below, we believe that all matters raised in the submissions (both the first and second round) are comprehensively addressed below and in the proposed conditions for our development application (which are extensive). We note that the Shire had already recommended approval of our application based on its assessment of the applicable law and Regulations at the previous Council meeting. There are no new issues raised which should alter that assessment. We trust that the Council will consider the facts, data and evidence which support our development application, as well as the Shire's recommendation, in order to approve our development application at the upcoming Council meeting.

Summary of response

For ease of the Council's consideration of the issues contained in this response, we set out below a summary of the key points, with further detailed evidence being provided in the body of this response and the accompanying attachments:

1. The second round of submissions raise no new issues which have not already been comprehensively addressed in the proposed conditions of the development application approval. In addition, as a sign of good faith taking into consideration issues raised in the submissions, we wish to confirm that:
 - a. Holidaymakers will **not be permitted to bring pets** to the property; and
 - b. The maximum occupancy will be reduced to **6 adult persons**.
2. The development application fulfils a desperate need for short term holiday accommodation in Nannup within the publicly stated aims of the Nannup Investment Prospectus (**Investment Prospectus**), which states that "[a]s Nannup grows there is significant and growing demand for accommodation of all types. This includes [...] short stay accommodation, both large and small scale" (see page 22 of the Investment Prospectus).

3. There is clear evidence of similar accommodation being made available to holidaymakers in the nearby area which have not experienced any complaints from neighbours as to noise or other adverse outcomes requiring police or medical intervention. The baseless allegation that illicit activities, noise and excessive partying would occur at the property are not supported by fact or reality (see Section 5 below and **Attachment 3** for further details).
4. We are highly respected and responsible members of society, with Stefan being the Managing Director of an ASX listed company and Amanda being a senior human rights and climate change lawyer. We strongly object to the defamatory statements contained in some submissions regarding our ability to appropriately manage the property, that we would wish or permit illegal activities to occur at our property, or that it is our intention to put “profit before people”. Please refer to the Rules for Guests and example Management Plan below and in Attachment 5 for further details regarding how we will responsibly and safely manage the property.
1. **No new issues raised which are not comprehensively addressed in proposed conditions for approval**

The submissions raise no new issues which have not been adequately addressed in the proposed conditions for the development application approval. To reiterate:

- **Bushfire management:** A Bushfire Management Plan and Evacuation Plan has been commissioned and prepared by a Level 3 assessor (at our significant cost). This has been submitted under our development application and all recommendations will be implemented, including making all residents aware of the staged evacuation plan and actions they need to take in a fire emergency. Further, conditions have been proposed that the property shall not be let during catastrophic fire conditions.
- **Pets:** As stated at the Council meeting on 27 April, as a sign of good faith taking into account concerns of the neighbours, we will not permit pets at the property for short term rentals. We find this personally disappointing since we love our dogs and in our experience dog owners are responsible and are not ignorant of wildlife or Australian bush conditions as suggested in the submissions. It is also ironic that concerns have been raised over dogs given the extremely aggressive dogs at the property on 151 Dean Rd, which we know have previously been the subject of reports to the Ranger. We are fearful of letting our two young children walk, ride or play anywhere near the road outside 151 Dean Rd due to the dangerous nature of those two large and aggressive dogs.
- **Occupancy:** As a sign of good faith in consideration of the views of neighbours, we are willing to limit the maximum occupancy to **6 adults**. The purpose of permitting 8 persons was to accommodate children in bunk beds and the house is large enough to easily accommodate families with more children. However, we will limit the occupancy to 6 adults since the maximum occupancy appears to be of concern to some neighbours.
- **Traffic:** Based on the anticipated occupancy for the holiday let, there will be fewer people and less traffic movement along Dean Road than if the property had permanent or transient/seasonal renters. The impact of traffic and road conditions has already been assessed by the Shire in accordance with applicable laws, and this was set out in the recommendation for approval of our application. We anticipate the property will be rented for approximately 100 days per annum, or 27% increased occupancy from the present state. The property has already been listed for 3 month rental periods with Ray White targeting

mining contractors, construction workers and backpackers undertaking seasonal work. Less traffic would be generated if holidaymakers are instead permitted. Further, there is no reason to expect that other people would disobey road laws or wish to collide with native wildlife.

- Amenity: It seems to us that some of the landowners who made submissions simply want to maintain the current status quo, which is that our property is uninhabited for 90% of the year. That certainly is tranquil! It is also plainly unreasonable to expect that the house will remain in that state forever, particularly given its magnificent position perched atop the valley with views of the natural surrounding beauty. In the alternative, if we are unable to rent our property to short term holidaymakers, the property will be rented to transient and seasonal workers (such as mining contractors and backpackers) for 3-month periods and overall tenancy will be far greater than if short-term holidaymakers are permitted to stay. See the listing at Ray White Nannup in this regard: [191 Dean Road, Nannup, WA 6275 - House for Rent - Ray White South West Central](#).
- Management plan: As required by the proposed conditions of approval, a management plan will be developed for submission and approval to the Shire. We propose to adopt a similar management plan to that previously approved by the Shire for the short-term let at 98 Blackwood Road (Nannup Forest View), but tailored to address the additional conditions to our approval. See **Attachment 5** for an example of this management plan. The management plan will contain similar Rules for Guests including:
 - *Noise*: Guests will be given clear directions to restrict all noise from 7pm to 7am in order to respect the surrounding environment, wildlife and neighbouring properties;
 - *Waste*: A map and details of where guests are to dispose of their rubbish at the end of their stay will be provided. This will be at the Waste Management Facility located off Mowen Road, in close proximity).
 - *Cleaning*: Guests will be advised to clean up all mess and leave the property in the same state as when they arrived. A performance bond will be charged if guests do not comply with this direction. The property will be thoroughly cleaned by a local cleaner after each stay, and any rubbish which remains will be taken by the cleaner to the Waste Management Facility.
 - *Bushfire*: In addition to providing all signs and information to guests as required by the Bushfire Management Plan, no persons may stay at the accommodation during Catastrophic Fire conditions and guests will be made aware prior to booking that if the rating is changed during their stay they must evacuate the premises immediately and they will be refunded any amount for nights they are unable to stay.
 - *Water*: Guests will be advised to conserve their water usage as rainwater is used at the property.
 - *Bushwalking*: Guests will be cautioned regarding the terrain of the property and to respect the natural environment surrounding the property.
 - *Riding and walking paths*: Guests will be given information on how to access the "Experience Nannup" App to get the most out of their stay safely.
 - *Dogs*: Pets will not be permitted. Guests will be advised to take particular caution in respect of the dangerous dogs residing at 151 Dean Rd and not to let their children play nearby unattended.

- *Contact person:* Two points of contact will be provided to guests, ourselves as owners, and the property manager. The property manager will be a local resident or Ray White Nannup (with whom we have discussed already).
- Trial period: We have already undertaken considerable time and expense in preparing our application and supporting materials, and therefore we respectfully request that a trial period of least 3 years be imposed, if any at all. We note that no such restriction was placed on the approval of Nannup Forest View short term rental. We do not wish to repeat the distress and upset it has caused us being on the receiving end of unfounded hostility in another 12 months' time and we assume the Shire does not also wish to spend more resources on reviewing this again until a proper trial period has been undertaken.

2. Allegations of overlooking

A number of submissions appear to suggest that the location of our property at the top of the valley has overlooking issues into other properties. No evidence is provided to support those allegations. The position we chose to build our house was carefully considered and placed so that it faces *away* from other houses and focuses on the spectacular view over the valley and Blackwood River - we also want privacy from neighbouring properties. The actual view is shown in the following photograph:



The property at 151 Dean Rd (which make unfair and somewhat baffling allegations that photographs could be taken of their children from our rear deck) is shown in the above photo in red as being over 300m away to the far left-hand side of our property. The house at 151 Dean Rd itself is obscured by trees and there is no visibility into that dwelling whatsoever. The location of the property is so far away that in the ten years we have been at Dean Rd we have never seen the landowners at 151 Dean Rd and had no idea what they even looked like until their appearance at the last Council meeting.

The following photos also show the view from our property from an aerial view and also from our living room. These photos demonstrate that the expanse of space is significant, and that the position of our house in no way impinges on others. It must be remembered that we are not located in an urban environment or the township, where properties are much closer within only a few metres of each other, and which would have far more potential to impact neighbours. We also reiterate that neither of our immediate neighbours who are in closest proximity have filed any submissions against the development application.

Aerial view:



View from living area and rear deck:



3. Alignment with Shire of Nannup investment objectives

Our development application aligns with the publicly stated aims of the Shire, including as set out in the Investment Prospectus. In this regard, we highlight the following statements made by Tony Dean, Shire President:

“Known as the ‘stopping place’ in the Noongar language, Nannup has a long history of community and connection... The next stage of our evolution has begun. Nannup has long been a must-see destination of local WA bucket lists. Now, it’s time to let the rest of the world in on the secret. As President, I’m delighted to introduce you to our vision for the future of the Shire. These are exciting times with the region on the cusp of achieving significant growth, and we are here to welcome investors to be part of that journey. (emphasis added)

As noted by the Shire President, the name “Nannup” itself reflects a place where the traditional owners would come from wide around and meet. Today the people of WA are also being welcomed by the Shire to visit, connect with nature and engage with the local community. Sadly, the tone of most submissions received in response to our development application reflect the very opposite – they are exclusionary, protectionist and unwelcoming.

We hope to share the beauty of Nannup with other WA locals as well as interstate and international visitors as is the Shire’s stated desire for the future. It would be a true shame if other WA locals and guests are unable to experience one of the most magnificent views over Nannup from our property (as shown in the above photographs).

4. Evidence of lack of accommodation around Nannup

A number of submissions assert that there is already enough accommodation in Nannup and that there is no need for this property to be made available as short-term holiday rental. However, no actual data, statistics or other form of evidence is provided to substantiate such claims.

In fact, the accommodation options in and around Nannup are extremely limited (as we know from experience while building our property), particularly for families. To demonstrate, we conducted searches of three popular accommodation booking sites for upcoming dates on the weekend from Friday 26th – Monday 29th May for a family of two adults and two children. The results were as follows (see evidence of search results in **Attachment 2**):

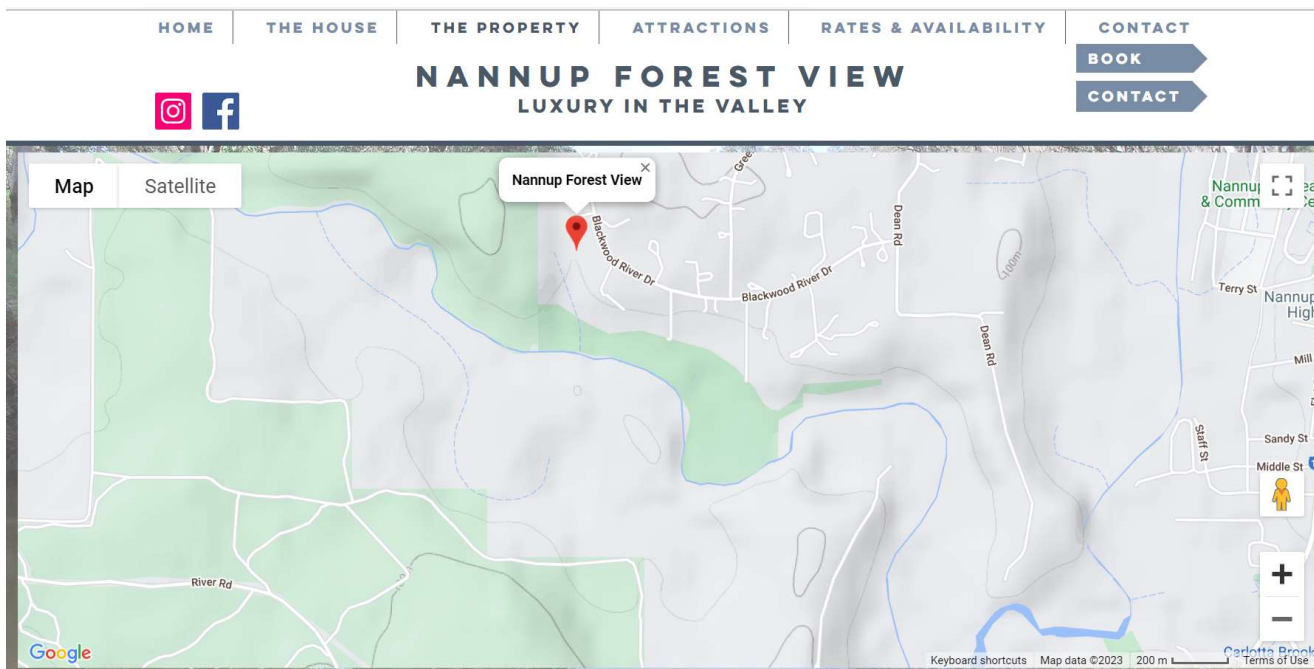
- Booking.com: No matching properties found.
- Airbnb: 2 properties available.
- Stayz: 3 properties available.

It should be noted that this search range is not even in a high peak period during school holidays or other public holiday periods. Our newly built and spacious property is a perfect short-stay accommodation option for families and other holidaymakers wishing to visit Nannup during those times of the year that we ourselves will not be there.

5. Evidence of short-term properties nearby

A number of submissions assert that a short-term holiday let would attract illicit drug use, partying, noise and result in the need for neighbours to seek the assistance of police or ambulance personnel. Aside from being extremely far-fetched, no actual data or evidence is provided to support these assertions other than an online UK newspaper article from 2016 referring to problems with Airbnb properties in densely populated locations such as London, New York and Barcelona. Those situations are simply not comparable to our property which is not a flat or townhouse in some of the largest cities in the world, rather it is a rural property sitting on 5 acres of land with significant distances between neighbouring properties and targeting a very different, high value demographic.

On the other hand, we do have real data and evidence to present to the Council of a short-term holiday let being run successfully in the same area since 2018 ***without a single complaint ever*** being made. The map below shows the location of this property on 98 Blackwood River Drive which is very close to Dean Rd: see [The Property | Nannup Forest View](#):



That property has been managed as a short-term holiday let since 2018 **without incident**. Please see **Attachment 3** for some reviews of this property by guests. Set out below are comments made by the property owner regarding the experience of their property:

For the record, in terms of our experience:

1. *We have made our property available for sort term accommodation since 2018. Our property is a labour of love and the guests who use it share a similar appreciation for it and the environment it sits in.*
2. *Over this 5 year period we have had no issues whatsoever. Any suggestion that Airbnb, Stays or similar booking platforms attract bad guests or tourists is nonsense. These simply are the modern ways that society books holiday accommodation.*
3. *We have a number of regular, repeat guests who love the Nannup town and the area. The feedback we receive is that there are fewer quality accommodation places in Nannup, in comparison to other adjacent regions in the south west. Our guests are grateful to have our property available to them and bring high economic value to the town through their frequent use of the cafés, galleries, various eateries, and the many Nannup-run festivals.*
4. *We have also had a large number of international guests – England, France, Korea, Japan, Singapore to name a few. In fact we have a family from Singapore staying for a number of days next month in May. This type of tourists seeks comfortable, high quality accommodation which unfortunately is not always easy to find in the area. They come to Nannup on holiday and bring a lot of income to the area.*
5. *Our guests come to relax, unwind and enjoy the picturesque, pristine Nannup environment. Our friends and professional colleagues also use our property. The WA Police and Water Corporation are further examples of the guests we have, which again shows the community value properties like ours does (and yours will) offer.*

6. *Anastasia and I support your application and we hope to see it approved shortly. Nannup desperately needs more quality accommodation if it is to develop and grow as a location for visitors to the region.*

Our property will be seeking to engage with the same demographic as nearby Nannup Forest View, and the evidence shows that concerns of undesirable guests is simply **not supported by any evidence**. The reality is that a number of the submissions reflect unfounded fears about guests who will be staying at our property which are indicative of an attitude which is unwelcoming, hostile and demonstrative of their desire to assert control over what they believe to be their patch of the world. They do not own the valley and other property owners on Dean Road, people in WA, interstate and around the world are entitled to experience the Blackwood River region as they do.

6. **Our ability to manage our property**

Some of the submissions seem to suggest that by comparison to the residents on Dean Rd we are somehow not “Humans” (see Submission 3, page 1) or “Real People” (see Submission 1, page 2) – we are in fact also Humans and Real People. We are people whose family has suffered immense tragedy that will never be repaired. Our one solace amidst the profound grief has been our retreat to Nannup and we have made it clear in our previous response that this property will remain first and foremost **our special holiday home**. We have no interest in any undesirable persons renting our property and we will manage it accordingly. In this regard, please see **Attachment 1** for the written submission of Mary Murphy, mother of Julian Murphy who purchased the land before being killed in a car accident after leaving Nannup on 23 April 2013.

We wish to make it clear that we, as the applicants, are highly responsible and respected members of society with a deep understanding of the Australian conditions and human impacts on our natural environment:

- Stefan is currently the Managing Director of an ASX listed company, is highly educated (holding a Bachelor of Science and Masters of Business Administration) and has years of experience managing operations in various remote Australian conditions including the Pilbara and the Northern Territory.
- Amanda is a senior lawyer specialising in international human rights and climate change law. She is also highly educated, holding a Masters in Law (First class) from the University of Cambridge and an LLB (First Class Honours) from the University of Western Australia. Amanda is also a volunteer for the Australian Red Cross in the International Humanitarian Law branch.

We will be vetting the people who wish to make a booking and will refuse to let it to anyone we reasonably consider may damage our property or surrounding environment. We are extremely supportive of local industries and artisans in Nannup, and our guests will be encouraged to do so also. By way of example, we recently commissioned Leanne White to paint a beautiful painting for Amanda’s 40th birthday which sits proudly in the entrance way to our house in Perth. The floorboards of our house are Marri sourced from Dean Rd and the Nannup-Balingup Rd, milled by David Lewis of Barrabup Rd Nannup. See **Attachment 4** for photographic evidence of the painting and Nannup timber floorboards.

We strongly refute any suggestion that we would permit illegal or nefarious activities at our property and any further defamatory statements of that nature will be strongly met with legal action. Further

to this point, we will be taking written notes of any further slander made against us by any complainants during the next Council meeting as evidence for such action.

7. **Comments on nature of opposition of Dean Rd residents**

Finally, the factual record must also be set straight regarding the apparent level of opposition to the development application. The facts are as follows:

- In the first round of submissions, 8 properties were contacted by the Shire and a minority of 3 submissions were received.
- In the second round of submissions, 19 properties were contacted and again a minority of 8 submissions were received, some of which we understand were from properties who already provided an initial submission.
- As far as we are aware, neither of our immediate neighbours has provided a submission opposing the development application.
- In both rounds, the North Nannup Volunteer Bush Fire Brigade was notified as part of the consultations for our development application, and no submission was filed by the North Nannup Bush Fire Brigade on either occasion.

Based on these facts, the assertion that the development application is opposed by almost everyone on Dean Rd is erroneous and misleading.

It is our submission that fearmongering and unnecessary hysteria has been festering among a small group of people. Such negativity and distrust of fellow human beings should not be encouraged, rather Nannup should welcome holiday makers with open arms. The saddest impact for us upon receipt of these submissions is that we no longer feel welcome on the street which reflects Julian's dreams. We truly hope one day this small group of dissenters come to realise that we are good people who love and support Nannup, and we will always demand respect by guests of our property and the environment in which it sits.

Kind regards

Stefan and Amanda Murphy

ATTACHMENT 1

STATEMENT OF MARY MURPHY

16 May 2023

To Whom it may concern,

I have been very confused by some of the objections received for our proposal to let our house as a Short Stay Holiday Rental. Please note this is not an Air B&B, never has it been our intention to rent the property as that.

I am a Travel Agent of 49 years, over these years I have booked hundreds of clients in short stay accommodation all over the world and never in all these years have any of my clients conducted themselves in the way you have portrayed the short stay uses.

For many years we would holiday in the Yallingup and Dunsborough area, myself, husband Kevin and sons Stefan & Julian. We have had many wonderful stays, holidays that have given my boys a great love of the Southwest. Never at any time did we trash the houses we stayed in, had out of control parties, consuming copious amounts of alcohol and drugs (!!). Our bonds were always fully refunded. Why would we allow these activities to take place in our own home.

It is from these holidays, our son Julian wanted his own place, he tried for several years to purchase the land at 191 Dean Road, Nannup. When he was at last able to do so, he was killed in a car accident five months later an errant driver crossed Kwinana Freeway landed on the other side of the road and killed my son, Julian was coming back from another one of his many short stays in Dunsborough, the last photo he ever took was of Yallingup Beach.

Kevin worked tirelessly to get the Main Road to put safety barriers along the Forrest Highway and Kwinana Freeway, which have now been installed in many places, saving many lives.

Stefan and Amanda wanted to fulfill Julian's dream of building a house for his family in the beautiful, serene landscape of the Blackwood Valley in Nannup. This has been an extremely costly exercise, they have tried to fund it all but with the cost of fencing, landscaping, water, increase in interest on bank loans and many other expenses it has been necessary for them to consider Short Stay Rental to pay for all these improvements. They would love nothing more than to have more vegetation around the house but limited water means it will take just a bit longer than anyone of us would like. The property owners in Dean Road have been very fortunate that for the last ten years there has been no extra traffic and when we visit, we do take walks or ride our bikes down along the road. I have never seen anyone else doing this, they may, but I haven't seen it. Everyone along Dean Road seem to have two cars, so why the worry with the extra traffic from one house with one or perhaps two cars?

We are a responsible family, very involved in our local community, coaching the school Netball team, assisting the Junior Football Team, even volunteering as a driver for Fiona Stanley Hospital, running art groups for the elderly etc.

When we have stayed in Nannup, we have been to social nights at the Bowling Club and gone to the movies. Played golf at the local golf course. We do almost all our food shopping in town and always frequent all the other shops, chemist, bakery, cafes, brewery and hotel.

Our family love using the mountain bike trails, walking trails, local wineries and other places of interest and activity. These are the things that would be promoted by our Short Stay, not wild

parties, or hooning down Dean Road hoping to kill wildlife and destroying anything that gets in their way. This is a ridiculous assumption that we would want those type of people.
I will be overseeing the rental, you can be assured that at no time would anyone of the nature you have portrayed would be allowed to rent the property, quite a ridiculous assumption.

We love Nannup and often when I speak to the locals I hear myself say, our son Julian gifted us Nannup, he saw the beauty and wanted to share it with us, sadly he didn't make it, we just want to continue his vision.

Yours Sincerely,

Mary Murphy

MARY MURPHY

Mobile Travel Advisor

BICTON W.A. 6157

m: 0402 468 757 p: 07 5593 3322 e: mmurphy@mtatravel.com.au

w: [mtatravel.com.au/Mary Murphy](http://mtatravel.com.au/Mary%20Murphy)



Head Office: 107/232 Robina Town Centre Drive, Robina, QLD 4226, Australia |
ABN: 65 603 064 044 / IATA: 0235190-4

ATTACHMENT 2

EVIDENCE: ACCOMODATION AVAILABILITY IN NANNUP


1. Booking.com – 0 properties available

The screenshot shows the Booking.com website interface. At the top, there's a navigation bar with the Booking.com logo, currency (AUD), and links for 'List your property', 'Register', and 'Sign in'. Below this is a menu with icons for 'Stays', 'Flights', 'Flight + Hotel', 'Car rentals', 'Attractions', and 'Airport taxis'. The main search area is highlighted in orange. It includes a search bar with 'Nannup' entered, check-in and check-out dates (Friday 26 May 2023 and Monday 29 May 2023), a 3-night stay, and 2 adults, 2 children, and 1 room. A blue 'Search' button is at the bottom of the search bar. To the right of the search bar, a magnifying glass icon is visible. Below the search bar, the text 'No properties found in Nannup' is displayed, followed by a message: 'There are no matching properties for your search criteria. Try updating your search.' A blue 'Update search' button is located below the message. The breadcrumb trail at the top of the search area reads: 'Home > Australia > Western Australia > Nannup > Search results'.

2. Airbnb – 2 properties available

The screenshot shows the Airbnb website interface. At the top, there's a navigation bar with the Airbnb logo, a search bar with 'Nannup' entered, and links for 'Airbnb your home', 'Filters', and a user profile icon. Below this is a menu with icons for 'Your search', 'Rooms', 'Historical homes', 'Tiny homes', 'Cabins', 'Design', 'Amazing pools', 'Countryside', 'Amazing views', 'Farms', and 'Trends'. The main search area is highlighted in white. It includes a message: 'There aren't many places left in Nannup, so now's a good time to book.' Below this, the text '2 places in Nannup' is displayed. Two property listings are shown: 'Chalet in Cundinup' (4.85 (86) reviews, 2 beds, 2 bedrooms) and 'Cottage in Nannup' (4.55 (29) reviews, 3 beds, 2 bedrooms). To the right of the listings is a map showing the location of Nannup and surrounding areas. The map includes a price tag for '\$1,401 AUD' and a zoom control. The map is labeled with 'Barrabup', 'Nannup', 'East Nannup', and 'Carlotta'. The map is credited to Google.

3. Stayz – 3 properties available



Get the app

Trip Boards

Log in

Sign up

Help

Give Feedback

AUD (AU\$)

List your Property

Where
Nannup, Western Australia, Austr...

Check-in
26/05/23

Check-out
29/05/23

Guests
4 Guests

Filters


Popular

Price


Rooms and spaces

Map area

3 properties Sort

 This location is popular! Only 19% of properties are left for your dates.

Premier Host



House

Picturesque Rose Cottage Nannup

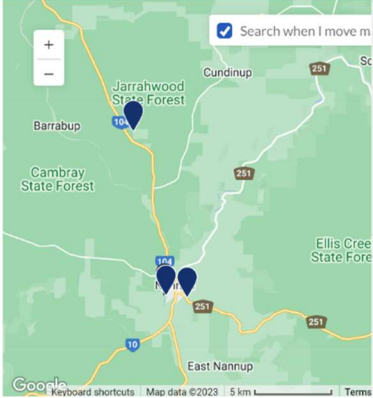
Sleeps 7 · 3 bedrooms

Excellent! 4.5/5

19 reviews

AU\$325 /night

AU\$974 total



14

ATTACHMENT 3

EVIDENCE OF REVIEWS FROM NANNUP FOREST VIEW SHORT-STAY

Nannup Forest View - Luxury Accommodation

98 Blackwood River Dr, Nannup WA

[Write a review](#)

4.7 ★★★★★ Excellent ▾
18 reviews on Google



Kara Davies

10 months ago on Google

5/5

We have just returned from a five night stay at Nannup Forest View. The house was wonderful, fully equipped kitchen made it easy to prepare meals and the design meant we could sit and enjoy the bush views. The kids enjoyed the ample outdoor space, play equipment and especially the daily visits from kangaroos.

Located close to town meant we were able to get our morning coffee and were pleased at the number of options. There's lots of great places on the main street to get a bite to eat and a highlight was dinner at Nannup Brewing Co with a mulled wine, perfect for a cold winter evening.

Bushwalk trails a plenty, lots of fun exploring along the Blackwood River and some nice country drives. Nannup was a great country getaway, made better by having a great holiday house with very comfy beds to sleep in after busy days of exploring.

Nannup Forest View - Luxury Accommodation

98 Blackwood River Dr, Nannup WA

[Write a review](#)

4.7 ★★★★★ Excellent ▾
18 reviews on Google



Jennifer Smith

2 years ago on Google

5/5

Family

We had a fabulous weekend in stylish comfort. Waking to watch kangaroos visiting, a trip to the charming Nannup town just minutes away and energetic forest walks along the river at the back followed by a relaxing evening by the fire. Highly recommended.

Rooms: 5/5 | Service: 5/5 | Location: 5/5

Like

24 Reviews

★ 4.8 · Wonderful!

Holiday in Nannup

5/5 ★★★★★ Stayed Mar 2023

Leanne S.

Great place to enjoy a break away. Very peaceful, close to walking trails and location perfect for day trips. Second time back, highly recommend.

Published 24 Apr 2023

Luxury in Nannup

5/5 ★★★★★ Stayed Nov 2021

Mardi H.

We really enjoyed our stay, perfect spot to relax and unwind. Beautiful views over the state forest, nature at the door & amazing starry nights. It was a very hot weekend so air conditioners & fans were very welcome. House was lovely, well appointed & perfect size for 6 adults. Will definitely stay again.

Published 14 Dec 2021

Nannup Jewel

5/5 ★★★★★ Stayed Nov 2021

Jannes W.

Absolutely loved the house and definitely planning to return soon.

Published 4 Dec 2021

ATTACHMENT 4

PHOTOGRAPH OF LEANNE WHITE PAINTING AND MARRI FLOORBOARDS SOURCED FROM NANNUP



ATTACHMENT 5

EXAMPLE MANAGEMENT PLAN (PREVIOUSLY ACCEPTED BY SHIRE FOR NANNUP FOREST VIEW)

Holiday Home Management Plan for 98 Blackwood River Drive, Nannup WA

The conditional approval of our Development Application for a 'change of land use' for our property at 98 Blackwood River Drive, Nannup WA from 'Single Dwelling' to 'Residential Building (Holiday Home)' requires that a Management Plan be prepared and submitted to the Shire of Nannup that addresses the following important matters:

1. Outline management of the behaviour of guests and the management measures to be implemented to minimise adverse impacts on the amenity of the locality.
2. Outline approach to maximise the safety and security of clients and visitors.
3. Seek the operation to be a good neighbour and be considerate including noise, litter and the approach to reducing fire risks.
4. Preparation of an Emergency Management & Evacuation Plan.

This Management Plan sets out the management measures implemented by my wife and I to ensure that our Nannup Holiday Home is responsibly managed for the benefit of the local neighbourhood and community, surrounding environment and to protect the significant investment that my wife and I have made in developing our holiday home for guests to use.

Requirements 1 & 2:

- 1. Management measures implemented to minimise adverse impacts on the amenity of the locality; and**
- 2. Approach to maximise the safety and security of holidaying guests and visitors.**

These requirements are jointly addressed below.

Forest Retreat Getaway

We intend to make our Nannup Holiday Home available to families and couples who are seeking to visit the Nannup region to take advantage of its amazing natural beauty and friendly town community. Our Nannup Holiday Home's purpose is marketed as:

a 'forest retreat getaway' for adults and families who are seeking to relax and enjoy forest and valley-based accommodation, and who will respect the natural environment and forest wildlife.

To achieve this we will make our Nannup Holiday Home available for use as short-stay accommodation to:

- our family, friends and colleagues; and
- families and couples seeking to visit and explore the Nannup region.

Family, Friends and Colleagues

We anticipate a significant level of demand from our family, friends and colleagues who have expressed a strong interest in visiting and staying in our Nannup Holiday Home for short stays to experience Nannup, as we have spoken highly of the town and its surrounding attractions. Our family, friends and colleagues are responsible and trustworthy and are the type of visitors that will be welcomed by the local Nannup community. Typically, they hold responsible positions of employment in society, their behaviours are respectful and courteous and we believe that they will make a positive contribution to the local community.

Use of Home&Away (previously Stayz) and AirBnB Platforms.

The ability to vet guests who are unknown to us is very important to us. Our Nannup Holiday Home represents a considerable investment for us and we strongly seek to safeguard it against any mistreatment or anti-social behaviour, as this type of behaviour would be fundamentally against the 'forest, wildlife and relaxation retreat' purpose and ethos for which we have built our Nannup Holiday Home.

Platforms such as Home&Away and AirBnB have substantially and materially evolved in recent times and now provide an ability to accurately and carefully review and assess the profile (and past performance) of the prospective family or couple that are seeking to rent our Nannup Holiday Home. Past reviews can be read, ratings can be assessed and questions can be asked such that potential guests can be vetted to gain comfort that the purpose of their stay aligns with the ethos of the Property. This is possible because guests who rent properties via these platforms are rated and reviewed by the property owners and the rating and reviews attach to the guest's profile, therefore any negative (or positive) ratings or reviews are visible to property owners which allows the vetting of guests to take place. Guests are therefore incentivised to act properly and treat our Nannup Holiday Home, its neighbours and the local surrounds with respect.

It is our strong intent to ensure that only the booking requests of respectful guests, whose purpose of stay is aligned to our Nannup Holiday Home's purpose and ethos, are accepted.

House Rules

We have prepared House Rules (that are contained in our Welcome and Information Pack) which we provide to all guests at the time of their booking, again immediately prior to the time of their stay and a printed copy will exist and be available in our Nannup Holiday Home. Our House Rules reinforce the other measures that we have implemented to deter and avoid any adverse impacts on the amenity of the locality and to ensure that the safety and security of our holidaying guests and visitors are maintained and protected.

Our House Rules strictly prohibit parties or large social gatherings of any kind, require a responsible adult guest to be present at all times, prohibit visiting pets and state that *'guests must respect the natural environment, forest wildlife & our neighbours by keeping noise to reasonable levels and to a minimum after hours. This property is designed for those who have an appreciation for nature & respect the natural environment, so that guests can relax & unwind in the valley & forest surrounds.'*

Our House Rules will ensure that our Nannup Holiday Home only attracts responsible and respectful guests. Specifically, they require our guests to observe the following:

- Noise & activities – please respect the natural environment, forest wildlife & our neighbours by keeping noise to reasonable levels and to a minimum after hours. Nannup Forest View is designed for those who have an appreciation for nature & respect the natural environment, so that guests can relax & unwind in the valley & forest surrounds.
- Parties & large social gatherings – parties & large social gatherings are not allowed. The property's use as a Holiday Home by the Shire of Nannup restricts such activities and limits the number of guests on the property to a maximum of eight (8) persons.
- Fire Ban – the lighting of fire is strictly prohibited on the property. With respect to the use of the inside wood burner, a strict fire ban is to be observed and its prohibition is enforced throughout the Shire of Nannup during the warmer months between (and including) December and April.
- No pets allowed – the fencing on our block cannot secure dogs or other animals & our Nannup neighbours have a Wildlife Rescue Enclosure located near the eastern

boundary of our property, so out of respect we have agreed not to allow visiting pets. Further, the Department of Parks & Wildlife drop poison baits throughout the forest to protect the native wildlife from foxes & feral cats. These baits are lethal to dogs & cats.

- Drinking water – rainwater is collected & safely stored to provide a clean & fresh potable drinking water source for the house. Please use our scarce water resource wisely.
- Drinking water during a power outage – in the unlikely event of a power outage, the water pump will not operate and water will not flow from the taps. A large fresh potable water container is stored on the top ledge of the Master Bedroom's built-in robe for use in such events.
- Clean & tidy – Guests are asked to leave the house in a clean and tidy manner. A professional cleaner is hired to undertake 3 hours of house cleaning, which includes the replacement of towels & bed linen. Should further, additional cleaning be required, a cleaning charge of \$35/hour will be charged to the Guest.
- Food & perishables – On departure guests are required to remove & take with them all perishables & food from the fridge & pantry.
- Locking up – Guests are required to lock all windows & doors on departure.
- Rubbish removal – Guests are required to dispose of their rubbish at the Nannup Waste Management Facility (rubbish tip). It is located on Beggars Road (off Mowen Road) – see MAP on page 4.

Requirement 3:

3. Seek the operation to be a good neighbour and be considerate including noise, litter and the approach to reducing fire risks.

This requirement is addressed below.

Good Neighbour and Consideration of Noise, Litter and Fire Risk Reduction

Requirement 3 requires that this Management Plan set out how those using the property will act as a good neighbour and be considerate of noise, litter and reduce the fire risks. The response provided to Requirements 1 and 2 (above) addresses the good neighbour, litter and noise elements and so they are not repeated here.

Fire is a serious threat and the reduction of fire risk is a high priority and, as owners, is taken seriously by us. Upon building our holiday home, we have spent a considerable number of days clearing and removing fallen branches and debris from our property. We have also burnt off all leaves and flammable green waste during the allocated months for burning off.

We regularly visit and inspect our Nannup Holiday Home to ensure that it is maintained and well kept. This includes the ongoing removal of fallen branches and debris during warmer months between December and April. This ensures that our property, Nannup Holiday Home and the safety of our guests and neighbours is protected to the best of our ability.

Our property has limited trees or flammable debris, which therefore sees it act as a very large firebreak. Further, there is a large gravel expanse which borders the perimeter of our Nannup Holiday Home. These arrangements provide a high level of fire protection, however our Nannup Holiday Home has also been built to a BAL 19 rating, which means that it can withstand burning ember attacks should a nearby forest fire occur.

The design of our property and Nannup Holiday Home, along with our continual and ongoing inspection and maintenance, provides significant fire risk reduction which, as stated, is maintained as a high priority for us.

Requirement 4:

4. Provision of an Emergency Management & Evacuation Plan.

This requirement is addressed below.

An Emergency Management & Evacuation Plan (and Evacuation Map) is attached.