

28 March 2023

Erin Gower
Development Services Officer
Shire of Nannup
Adam Street, Nannup
WA 6275

Dear Erin,

Development Application - 191 Dean Road, Nannup

We refer to your email of 15 March 2023 regarding our development application for 191 Dean Road Nannup. We thank you for the opportunity to respond to the submissions made to the Shire of Nannup (**Shire**) about our application and to provide additional information in support of our application.

Background

Our family has a strong personal connection to Lot 801 (now 191) Dean Road, being purchased by my late brother Julian Murphy over a decade ago in 2012. While Julian was planning to build his dream house on the site, he was tragically killed in a car accident when returning to Perth from Nannup on 25 April 2013. Following this tragedy, I became administrator to his estate and over the following years my family and I worked to fulfil my brother's dreams by developing house plans that we could afford and were in keeping with my brother's plans and the country aesthetic. In March 2020 we signed a contract with Country Builders to build the house and supporting infrastructure, and in October 2021 we took possession of the house.

When we built the house, we did not intend to offer our property for short-term holiday let given the significance it has for our family. However, we found that our family is only occupying the property for approximately 40 days each year (due to work commitments and our children's schooling, sports, etc.), amounting to only 11% occupancy per annum. We also note that interest rates have increased markedly, and so the costs associated with the property have increased.

Coupled with the growth in tourism and demand for short-term rentals being in limited supply in Nannup (see below), we considered it would be mutually beneficial for ourselves and the township of Nannup, to open our property for others to stay in and enjoy Nannup as we do.

Nannup accommodation demand and investment

Before our house was completed in 2021, our family (parents Kevin and Mary, my wife Amanda and children Thomas and Sophia) regularly spent a significant amount of time in Nannup. What we noticed during our many trips to Nannup, before and while our house was being built, was a lack of family accommodation in, or near, town (even more so for those with fluffy companions!).

We understand that Nannup is growing in eco and adventure tourism, with the completion of the world class Tank 7 Mountain Bike Park and being highlighted as a national Trail Town. This point is aligned with the Shire of Nannup's investment strategy as noted in its investment promotion materials. We note that a recent investment flyer issued by the Shire of Nannup states that *"Nannup is on the cusp of becoming a nationally and internationally renowned destination. There is incredible*

opportunity to invest in Nannup to provide services, amenities and accommodation as our tourism sector enters this new phase".

As Nannup positions itself for increased tourism, the demand for accommodation will also increase. This is also highlighted in the Shire's investment flyer, which states that *"between an influx of tourism and a growing population, there is significant and growing demand for accommodation for those living in and visiting Nannup"*.

Our property will assist Nannup to meet this need by providing a newly built, quality accommodation option for families and holidaymakers.

Response to comments raised in submissions

Instead of responding to each submission separately, we set out below our response to the key points and themes raised.

(i) Guests

First and foremost, as the house is a beloved family property with emotional significance, our interest in ensuring guests are responsible and do not damage the property are fully aligned with those of our neighbours. For clarification, our intention is to rent the property for a minimum of 3 nights, as the target market is families and mature groups that want to spend an extended time exploring Nannup and the Southern Forests. The property has 3 bedrooms and is set up to accommodate a maximum of two families. The master bedroom has a king size bed and the second bedroom has a queen bed. The third bedroom is suitable and styled for children with two single beds with optional roll out beds (total of 4 beds).

Based on our research and price point, we anticipate the property will be rented for an average of 8 days per month, which is equivalent to approx. 100 days per annum, or 27% occupancy. A performance bond will be charged for all visitors as well as cleaning charges.

(ii) Traffic

We regularly go running, ride our bikes with our young children (11 and 9 years old), along Dean Rd, and also walk our dog. While the total occupancy for the premises is 8 people, this includes children. We consider it highly improbable that 8 adults would drive to a holiday property in different vehicles as suggested in one submission. Based on the anticipated occupancy outlined above, there will be fewer people and less traffic movement along Dean Road than if the property had permanent residents. Further, there is no reason to expect holidaymakers would disobey road laws or wish to collide with native wildlife.

(iii) Pets

We wish to clarify that the only pets we would accommodate are dogs, and we will not make our property available for guests with dogs until additional boundary fences are installed. Guests with dogs will be charged an additional fee per night, and therefore we hope to attract only responsible pet owners.

(iv) Impact on amenity and degradation of property value

We note that one submission sought to compare our proposed short-term holiday rental in Nannup to tourism in Scarborough, which we find perplexing. Nannup has few, if any, similarities to a densely populated beachside suburb in Perth with pubs and nightclubs that attract younger crowds. That particularly self-serving submission also suggests that in Nannup “all apparent commercial enterprises appear to be crops and/or animals” which is simplistic and not aligned with the Shire’s strategy and investment priorities which we understand includes encouragement of, and investment in, tourism.

Many other towns in the South West and Southern Forests region accommodate holidaymakers from around the world, and there is no reason why Nannup should not. The submission that allowing a small number of holidaymakers to enjoy the natural beauty which surrounds Nannup would degrade a property value is unfounded – if anything, it would increase exposure to tourists and drive demand for Nannup as a place to holiday and live.

(v) Bushfire management plan

A Bushfire Management Plan and Evacuation Plan has been commissioned and prepared by a Level 3 assessor. 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. We have no knowledge of any prior applications, however it would appear to us that a previous ruling made 5 years ago by the WA Planning Commission in the context of a subdivision application is irrelevant to our application for short-term holiday let of our premises.

(vi) Property management and contact

Until we can engage a suitable local property manager, I will personally be contactable by neighbours (and guests) to deal with any issues which may arise.

We would be happy to provide any further information to assist the Shire in the consideration of our application.

Kind regards

Stefan and Amanda Murphy