

Erin Gower

From: Davina Gibb
Sent: Sunday, 18 August 2024 9:30 AM
To: Erin Gower
Subject: Re: [External] Development Application - 30 Warren Road, Nannup

Good Morning Erin
I trust you have had a relaxing and interesting weekend.

The NCCI acknowledge the changes made in this amended application giving extra retail space to the front of the development.
We believe this style of dedicated visitor accommodation will be advantageous not only to our members but the community also.

We therefore support the development.

Kind Regards

Secretary

Davina Gibb



Jane Buckland

From: Shire of Nannup
Sent: Wednesday, 21 August 2024 5:01 PM
To: Jane Buckland
Subject: FW: 30 Warren Road Nannup - Application for Commercial Building

Kind Regards,

Chris Buckland
Customer Service and Administration Coordinator



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From: Leigh Guthridge
Sent: Wednesday, August 21, 2024 4:57 PM
To: Shire of Nannup <nannup@nannup.wa.gov.au>
Subject: [External] 30 Warren Road Nannup - Application for Commercial Building

Hello David,

Please accept this late submission in relation to the DA lodged for the above that the Shire recently advertised.

My interest is ensuring that the design and architecture for the proposed commercial building that will front Warren Road is compatible with the objectives of LPP 7 - Nannup Mainstreet Heritage Precinct. I make the following observations with the plans as advertised:

General

- The design hierarchy with the retail area at the front, accommodation in the middle, and parking at the back is nicely considered.
- While the existing shop front does not appear to be included on the Shire of Nannup- Local Heritage Survey, as a c1940s building, its built form and materiality contribute to the Nannup Main Street Heritage Precinct. This building fabric should therefore be respected and any new development needs to remain sympathetic and reflective of the Nannup Main Street Heritage Precinct Policy LPP 7.
- The scale of the new proposal is considered sympathetic.
- The design of the verandah, roof pitch and large shopfront windows balances the proportions of the existing c1940s shopfront and other commercial buildings within the streetscape.

The issues that I see that don't meet the objectives of LPP 7 are discussed below:

Separation

- The proposal includes a covered verandah to link the accommodation at the back of the site to the main street. This walkway provides separation between the old and new development which helps to respect the c1940s building. The walkway will provide positive engagement with the streetscape; however, the method of connecting the new development to the existing building with an elongated gable roof is considered to be unsympathetic. This approach of elongating the roof appears to visually swallow and dominate the existing building. A preferred approach would be to create clear separation between the old and new. A covered walkway would still be possible in this location with a lowered flat roof. Covered trellises are present in the streetscape and could likewise be incorporated to enhance the separation here.

Vertical and Compact

- LPP-7 outlines that the built form should be more vertical and compact over wide. Again, the proposal's elongated roof form appears stretched and the shopfront is too wide in comparison with the other shop fronts in the streetscape. The new retail space could be articulated into smaller sections, with similar widths to the existing shopfront and then this would be more compatible with the streetscape. This articulation could be achieved through materiality, more recessed shop front sections and potentially changing the roof form, using gable ends to celebrate these smaller proportions.

In conclusion, the building fabric of the Nannup Main Street is very important to the Shire and Community. In recent times the Shire has realised this as a major asset both in the cultural, historical and economic context. Examples of this is the festivals that are successfully delivered each year and whilst it may not be obvious, it's the setting and the built form that create the culture and ambience for the festivals. A further example of the pay back that protection of this asset is for the community is when the movie 'drift' filmed in the main street of nannup. This gave Nannup regional and high level exposure and local pride.

This would not of been contemplated if the built form of the main street of Nannup had not been kept intact through protection of incompatible development. I hope the Shire can work with the Applicant to modify the design to resolve these issues as stated.