



PO Box 288
Nannup WA 6275

16 September 2024

Attn: Planning & Development Department

Shire of Nannup

PO Box 11

Nannup WA 6275

To whom it may concern

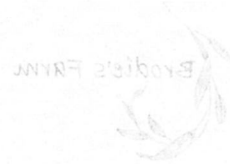
This letter is to accompany our development application to build a tiny home and change the use of part of our existing home to holiday accommodation at 30 Broadlea Rise, Nannup.

The tiny home will be built as per the provided specifications and will be 30m² internal space and 15m² external space. The tiny home will accommodate up to 4 people (no pets) and our desire is to provide affordable accommodation for families visiting Nannup. We would like to offer a unique space that will draw people to the area and provide them with a comfortable stay while here.

We have chosen the location of our tiny home to provide privacy to both us and the visiting family, while allowing for ease of access and not encroaching on our neighbours' comfort and privacy. The tiny home will have its own designated parking space and will be accessed via our existing driveway. It will be connected to our existing septic system which is big enough to accommodate it.

The proposed holiday accommodation space in our existing home is 2 bedrooms, 1 bathroom, with a combined kitchen, living and dining area. Guests will also have use of the existing laundry and front porch. They will share the designated parking area with our B&B guests. No new building work will be undertaken to accommodate this space as it is existing approved works.

We will be on-site while guests are staying with us to assist with any questions they might have. We will have house rules in place that ensure quiet hours between 8pm and 6am. This is for the comfort of our neighbours and to ensure our young daughter, who has special needs, isn't distressed. We also advise guests that flying drones over our neighbours' properties is not permitted.



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We are very excited about the prospect of running these accommodation spaces on our property as we love it and would like to share it with others. Nannup is a beautiful town that puts a lot of effort into the events and facilities that it provides visitors, and we would like to do what we can to support that. This accommodation business is our long-term plan for the future as we plan on living out our days here.

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We hope you will consider our application favourably.

To whom it may concern

Kind regards

Shelley & David Marrison

Brodie's Farm

30 Broadlea Rise, Nannup

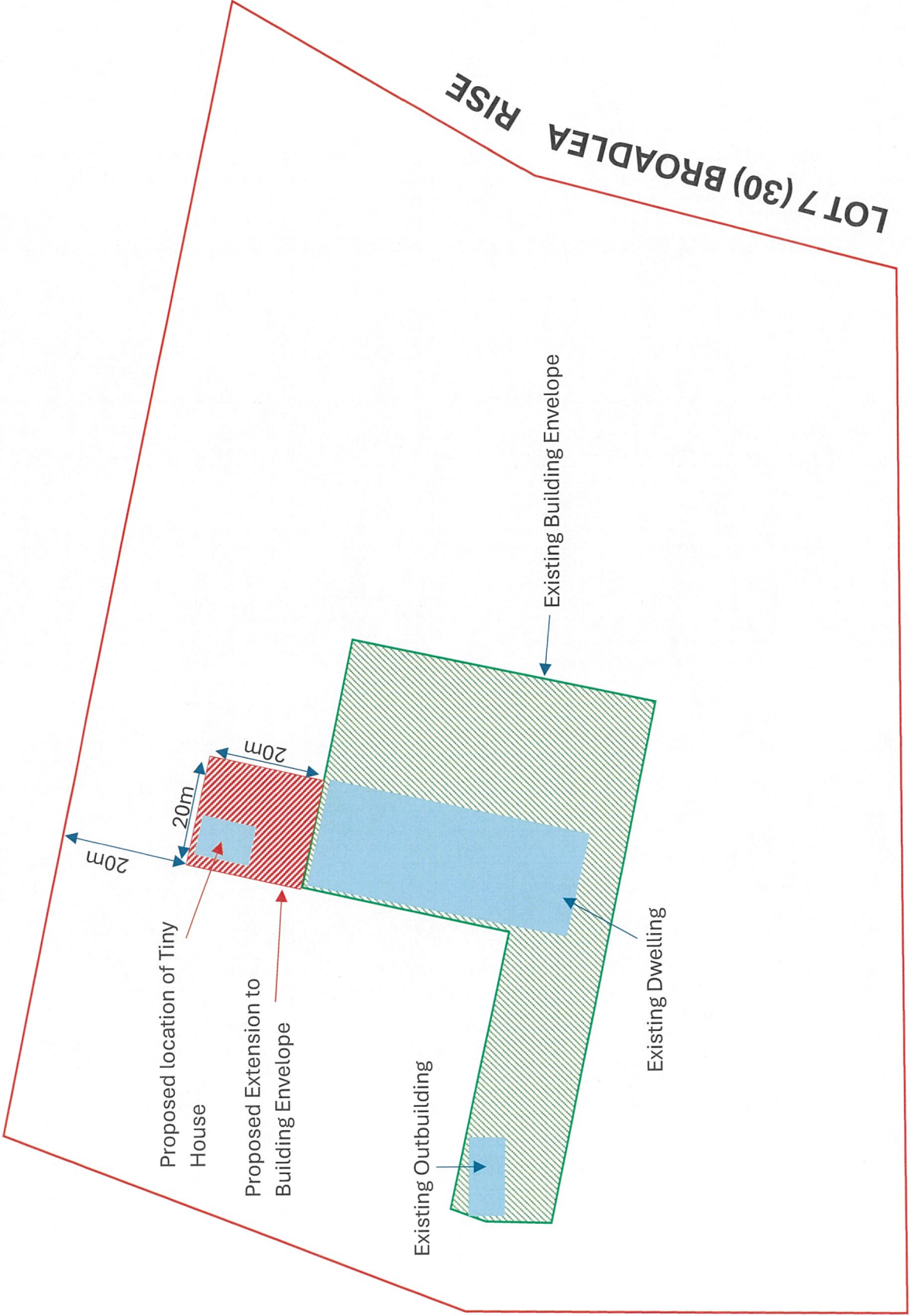
The tiny home will be built as per the provided specifications and will be 30m² internal space and 4m² external space. The tiny home will accommodate up to 4 people (no pets) and our desire is to have an attached caravan for families visiting Nannup. We would like to offer a unique space that will draw people to the area and provide them with a comfortable stay while here.

We have chosen the location of the tiny home to provide guests with a beautiful view of the surrounding area. We will allow for the use of solar power and a hot water system. The tiny home will be connected to the existing sewerage system and will be accessed via an existing driveway. It will be connected to the existing water supply and will have a composting toilet.







The proposed tiny home will be situated on our existing property. It will be built on a concrete pad and will have a solar panel array. The tiny home will also have access to the existing water supply. We will ensure that the tiny home meets all relevant building codes and standards. We will also ensure that the tiny home is accessible to all guests.

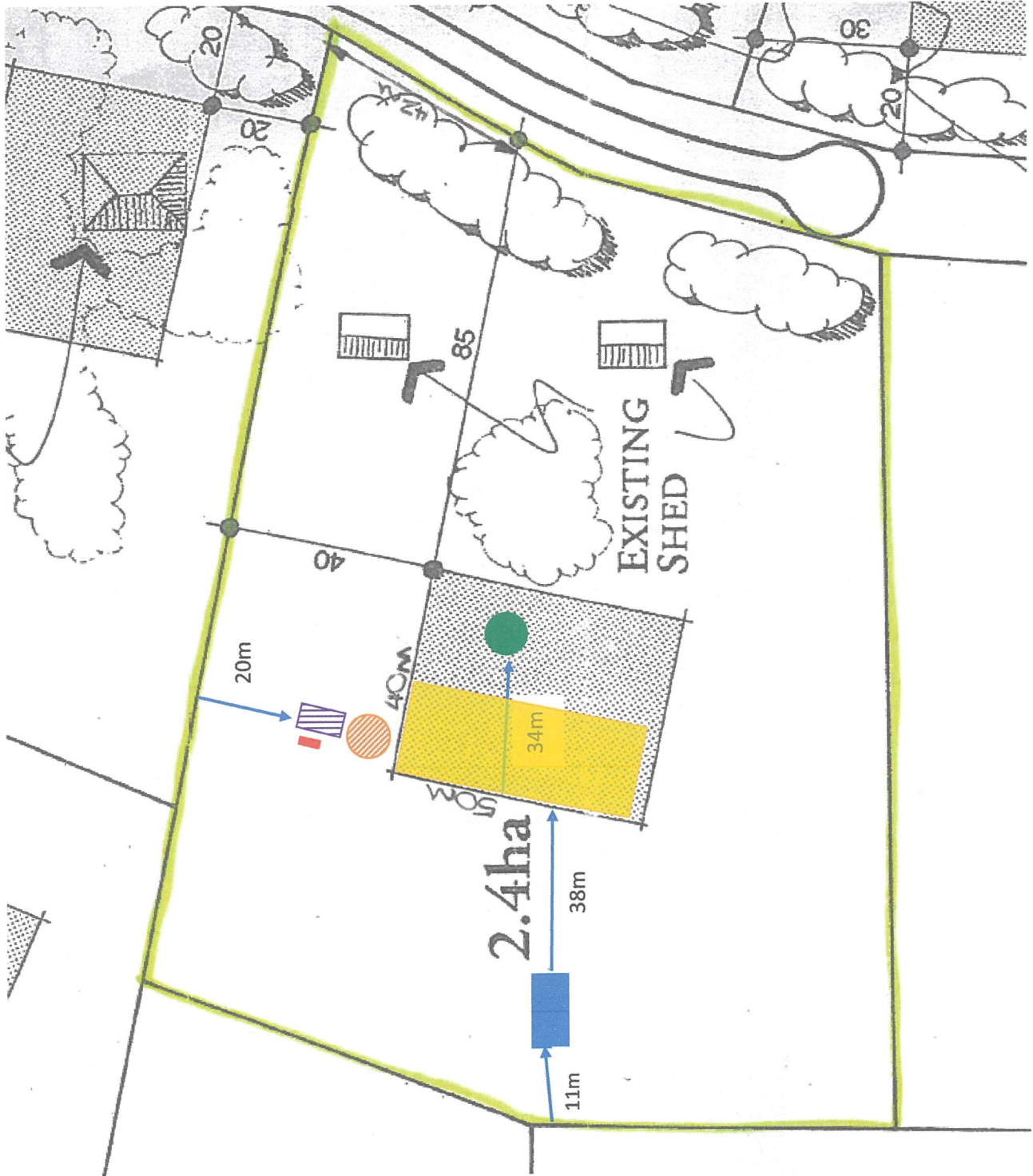
We will be happy to provide any further information or to discuss the tiny home project in more detail. We will also be happy to provide a site plan and a detailed specification for the tiny home. We will ensure that the tiny home is built to a high standard and that it meets all relevant building codes and standards. We will also ensure that the tiny home is accessible to all guests.

LOT 7 (30) BROADLEA RISE



Key

-  Existing sea container
-  Existing septic
-  Existing water tank
-  Existing house
-  Proposed tiny home – 9m wide, 5m deep (internal and external space)
-  Tiny home parking





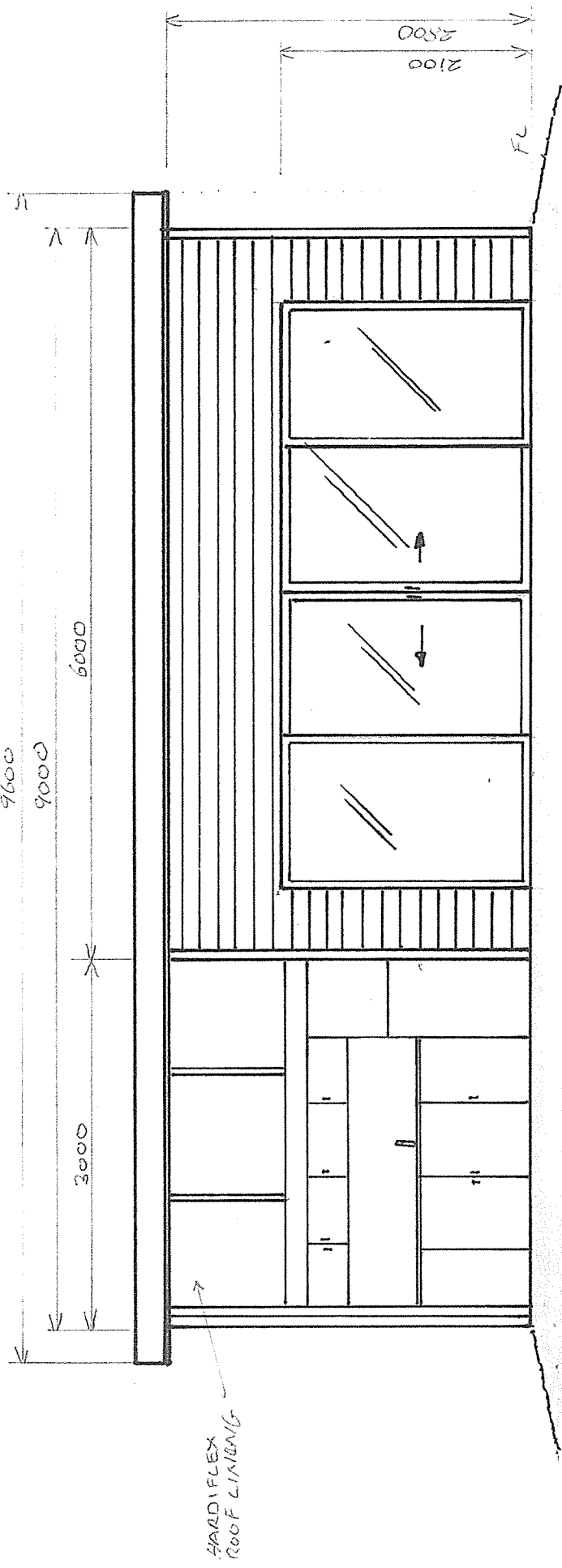
Green space = sole use of bed and breakfast guests (existing)

Purple space = sole use of holiday accommodation guests (proposed)

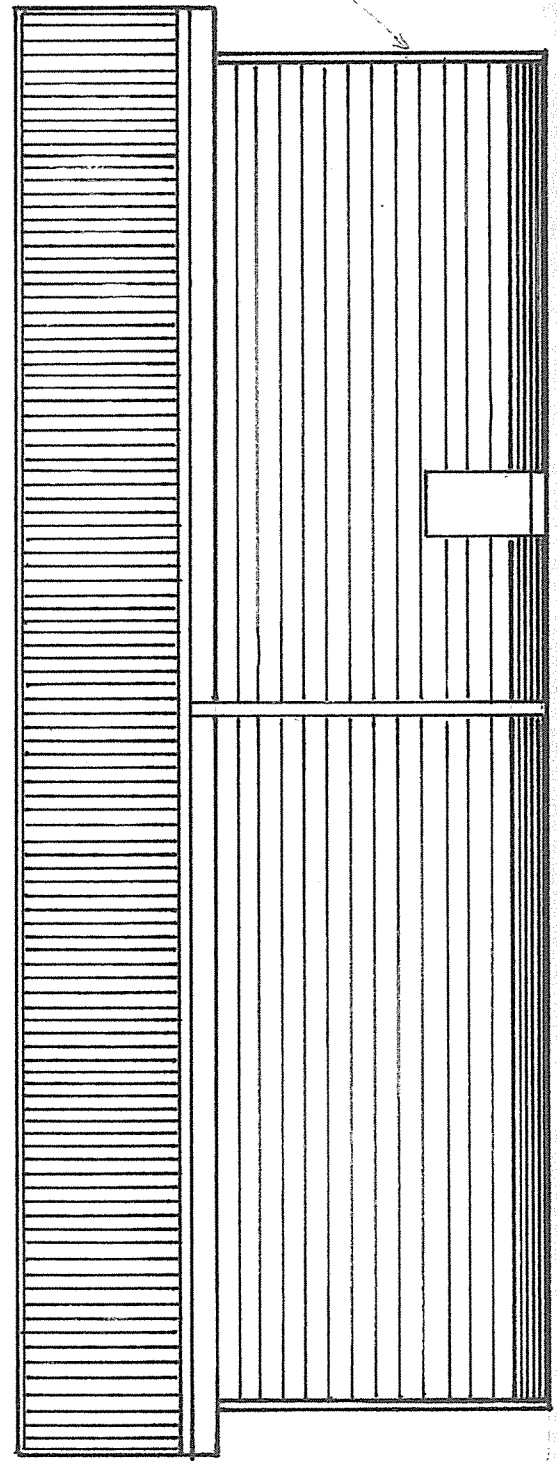
Orange space = shared space for guests & us (being the owners)

Blue space = guest parking (B&B and holiday accommodation)

The rest of the non-highlighted space is for sole use of us (the owners)



EAST ELEVATION
1:50



WEST ELEVATION
1:50

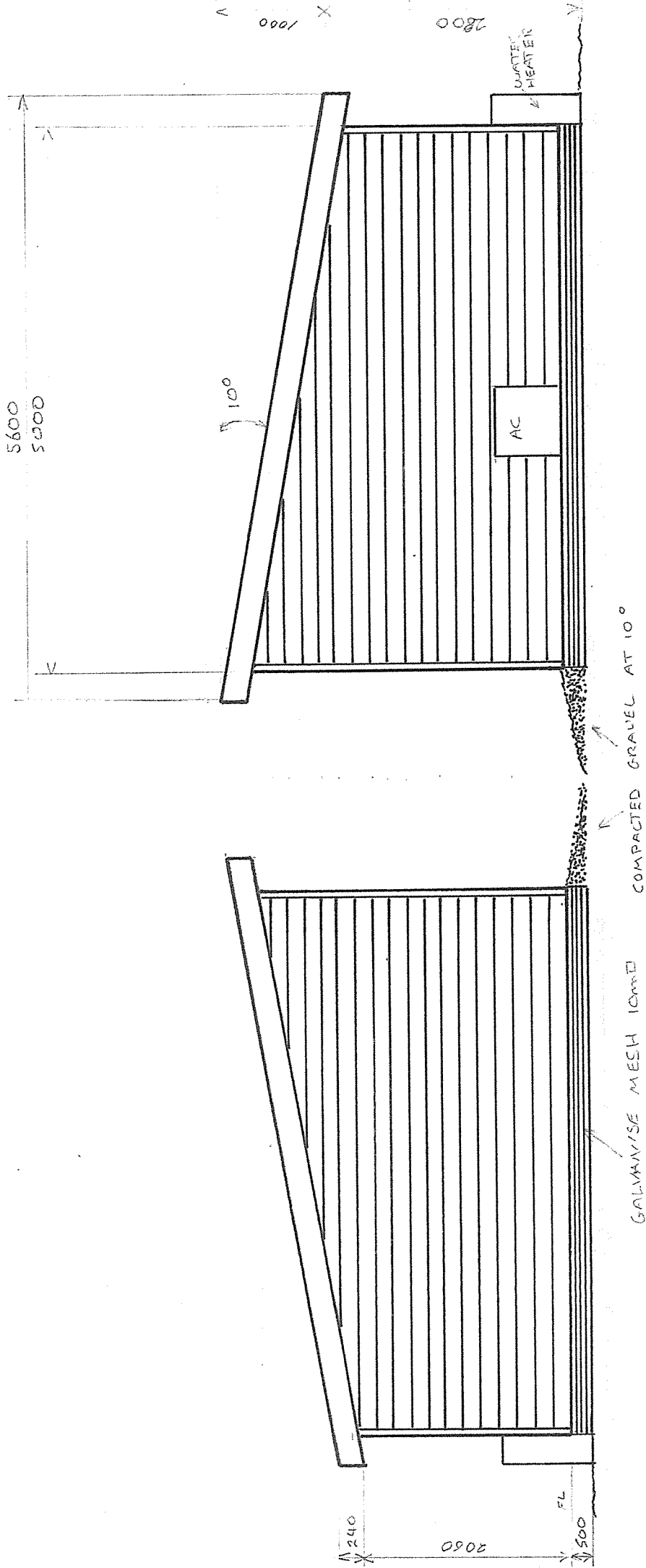
ZINCALUME CAPPING
ON ALL FOUR CORNERS

Proposed tiny home for David and Shelley
Marrison
At 30 Broadlea Rise, Nannup WA 6275

Scales 1:50 (except where otherwise
Indicated)

Wind Load: N2

Measurements take precedence over
scale. Check measurements on-site. All
construction work to be in accordance
with the NCC and the specific Australian
Standards and Local Council requirements



1 SOUTH ELEVATION
1:50

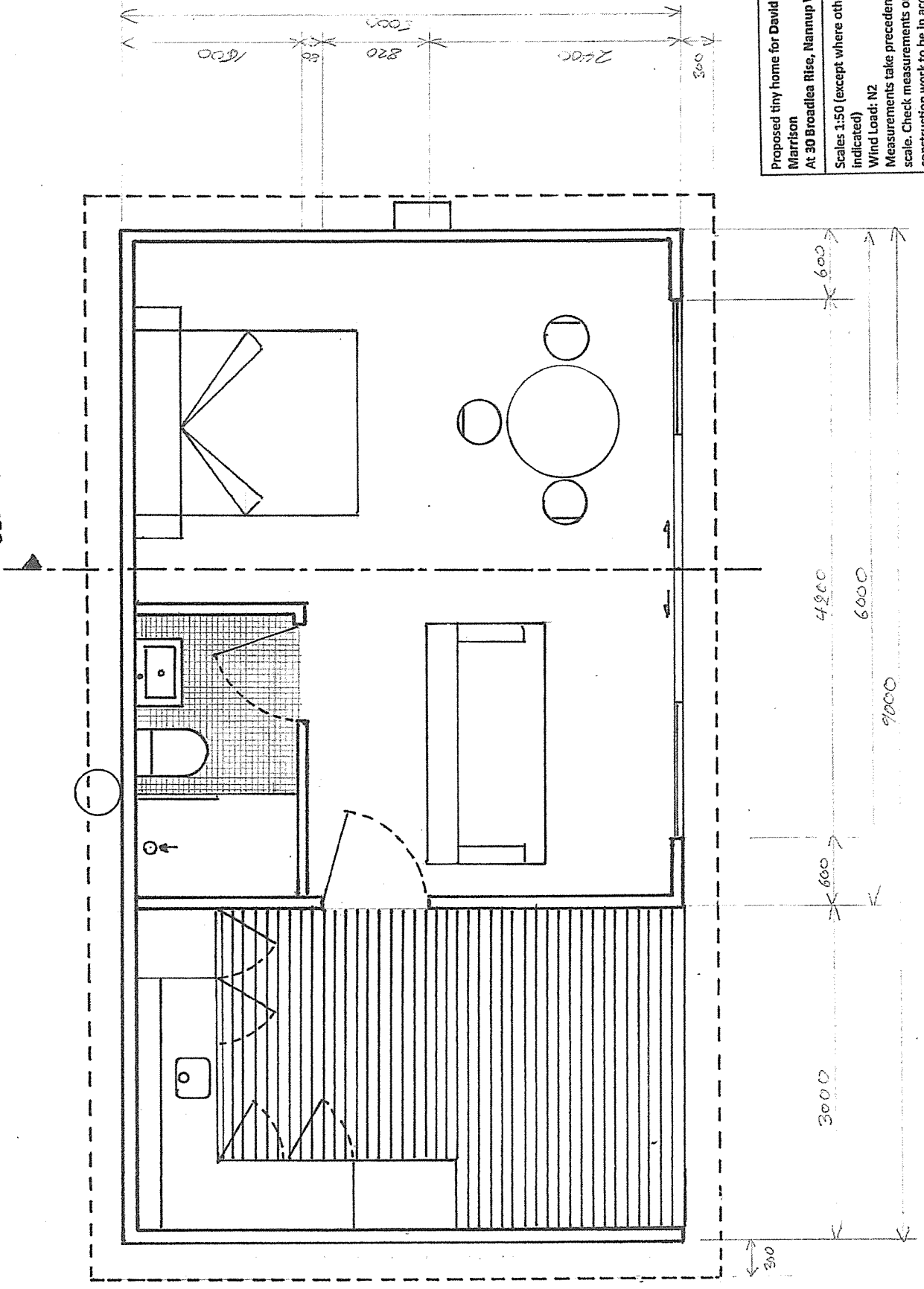
2 NORTH ELEVATION
1:50

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PLAN VIEW

SECTION AA



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