



28 October 2024

Shire of Nannup
Attn: Planning Dept
Ref: A1261

Dear Planning Dept

This letter is in response to the submissions received by council from our neighbours regarding our above-mentioned planning and development application.

Executive Summary

There is a lot of noise in the letters written by our neighbours, but it seems that the general themes are that they feel we were not transparent about our plans for our property, we are inconsiderate of our neighbours and they fear that the increase in guests and cars will ruin the peace and serenity of the area in which they live. None of this is true and I'm not even sure if these are all planning considerations.

Our plans for our property have changed over the 4 years we have owned it as our lives have changed. We have designated an area of our home that will be the long-term residence for our daughter. In the short-term, that space was designated for extended family that, due to ill health, aren't able to stay with us for as long or as often as we'd hoped.

David also has a wrist injury that the surgeon has recently advised (this year) requires a permanent change of occupation for him. This has meant that we need to look at alternative income streams.

We care about being part of our community of neighbours and we also care about our long-term prospects in Nannup. We would love the opportunity to setup and responsibly run our small family accommodation business on our property to support the local economy well into the future. We want to leave our little parcel of land in better condition than we found it and hope that this appeases our neighbours.

Extended Response

We have tried to be very conscious of not impacting too much on our neighbours right from the beginning of developing our lot.

1. One of our Dean Road neighbours asked that we didn't plant the tallest trees at the back of our block to completely obscure their view. We listened and planted them at the front of our block where the land slopes down.
2. When we found out where our building envelop was and that we couldn't dig out the footings for our home due to the rock, we wanted to make sure that what we built didn't

become the “pimple on the hill”. That’s why we chose the colours we did, built a single storey dwelling and commenced planting over 200 trees before the slab even went down.

3. We ensure we have a good, cleared firebreak before every fire season, even when we weren’t living here.

We’re aware that we have built a large house and the initial reasons for this were for a multi-generational home. Our young daughter has special needs and will likely never leave home, so when she gets older and wants a bit of independence, she can move into her self-contained unit. We were also considering aging parents from the UK who have, unfortunately, aged faster than expected and won’t spend as much time with us as we’d hoped. We also haven’t had family from Perth on extended stays as much as expected. All of these lead to the 2-bedroom space we are proposing for holiday accommodation being left vacant for extended periods of time.

The above points were also why we chose to multi-purpose our theatre room into a B&B room. This proposal wasn’t opposed by any of our neighbours.

Another thing that has impacted our plans is David’s wrist injury. The surgeon has advised that he won’t be able to go back to his regular job, so needs to find a different line of work.

The above has all led to the idea of the proposed multi space “farm stay” venture.

We have attached a Google Earth image and have tried to show a few things.

1. Where our property is in relation to our neighbours. There is a scale in the bottom right corner and I have added distance markers, so hopefully you can see that our home and proposed tiny home site are over 100m from all neighbours. There are minimal direct lines of sight to our buildings from our neighbours’ due to their trees and outbuildings. What we have and will plant will continue to obscure these lines of sight over the coming years.
2. Where we have planted trees. These are both the ones captured by Google, as this image is over a year old and adding the ones that we’ve planted since. I hope you’ll agree we’ve planted a lot and they need to be given a chance to grow. Our neighbours have 10, 20 and almost 30 years head start on us. We hope they’ll be patient & give us a chance to catch up.
3. Where we have started to dig to plant windbreak hedging, as this borders where we will plant our produce garden. This hedge should also serve as a visual and sound break to appease some of our neighbours’ concerns.

Below are our responses to our neighbours’ raised points:

#	Neighbour submission	Our response
1	20 guests on the property	We will accommodate a maximum of 10 guests: 2 guests in the B&B room (existing) 4 guests in the holiday accommodation

		4 guests in the tiny home
2	6 cars on the property	We will accommodate a maximum of 3 guest cars: 1 car for the B&B room (existing) 1 car for the holiday accommodation 1 car for the tiny home
3	Move parking to the front of the property	We have proposed parking at the back of the property as that's where guests will enter the property. We are currently adding screening plants so that these cars aren't a noise or visual issue to neighbours. We will use viburnum for this purpose for it's excellent screening and fast-growing properties.
4	Glare from the roof	Our existing home roof has Colorbond sheets (Surfmist colour). We chose this colour to tie in with the colour of the clouds and to not absorb too much heat. To reduce any possible glare issue for the back neighbours, we have planted a row of maple trees the length of the building which will grow to approx. 8m. We would like to use the same material for the tiny home, but if this is objectionable, we would be open to choosing a light grey Colorbond in a matt finish (Shale Grey perhaps) to reduce any reported glare. We would not want to have a dark coloured roof as we believe this would absorb too much heat.
5	Feeding and bothering neighbour's pets	We have this in our online property advertising, so guests are aware of it before they book. We will also add information inside the room so guests can read it. We will also pay to have a sign made to put on the neighbouring fence advising no feeding or harassment of the animals.
6	Guests bringing pets	No guests are allowed to bring pets. This in our online property advertising, so guests are aware of it before they book. We have had 1 guest bring a dog in the past and it was very well behaved. Other visiting dogs have been a family member's (the 1 that got off lead, mentioned in a neighbour letter) the other was a friend's dog (the 1 that may have charged near the neighbour's animals was on a lead).
7	No drones or photo's of neighbouring properties	No guests are allowed to bring drones or photograph other properties. This in our online property advertising, so guests are aware of it before they book.
8	Reduced privacy/lifestyle, noise, landscaping plan	As mentioned previously, we are currently planting a windbreak hedge around our produce garden and along our north boundary (where we share a fence with lots 5 and 6). This will assist with blocking sound carriage and unwelcome view of vehicles.
9	Will the existing camp kitchen remain?	We have an existing camp kitchen on our property that we used when we stayed in our tent while we were building the first phase of our home. This structure will be removed

		and the tiny home put in it's place using approved materials. We would like to keep the tiny home in this location as the services (power, water and septic) are already available here and this will reduce disturbance to all by not requiring additional earthworks, trenching etc.
10	Conduct of guests	<p>I appreciate that you can't control everything that your guests do, however, we live on site and will be available to assist, as well as monitor, guests to ensure that issues are minimised. We use the AirBNB platform for our bookings, which has ID verification and other checks in place on both guests and hosts.</p> <p>We advise house rules in our online advertising (including quiet hours between 8pm and 6am) so that guests are aware of them before they book, so if they don't like them, they don't have to book. We will also have information booklets in the rooms to reiterate these rules.</p> <p>Guests will only have access to the front of the property and the fenced in garden at the back. This will limit their view of neighbouring properties.</p> <p>Guests will be advised that any serious misconduct will be reported to police and they'll be evicted from the property. We're very conscious of wanting to be good neighbours, as we do quite like the people we share this area with.</p> <p>During the 6 months that our B&B room has been operating, the only incident reported to us by the neighbours (prior to these letters) has been the drone. We can only assume that no issues have been reported to the shire or police as these haven't been advised to us.</p>

I hope we have addressed the points raised, as well as meeting all obligations in our planning and development application. We would welcome a scheduled visit by the shire, councillors or our neighbours to walk through our plans.

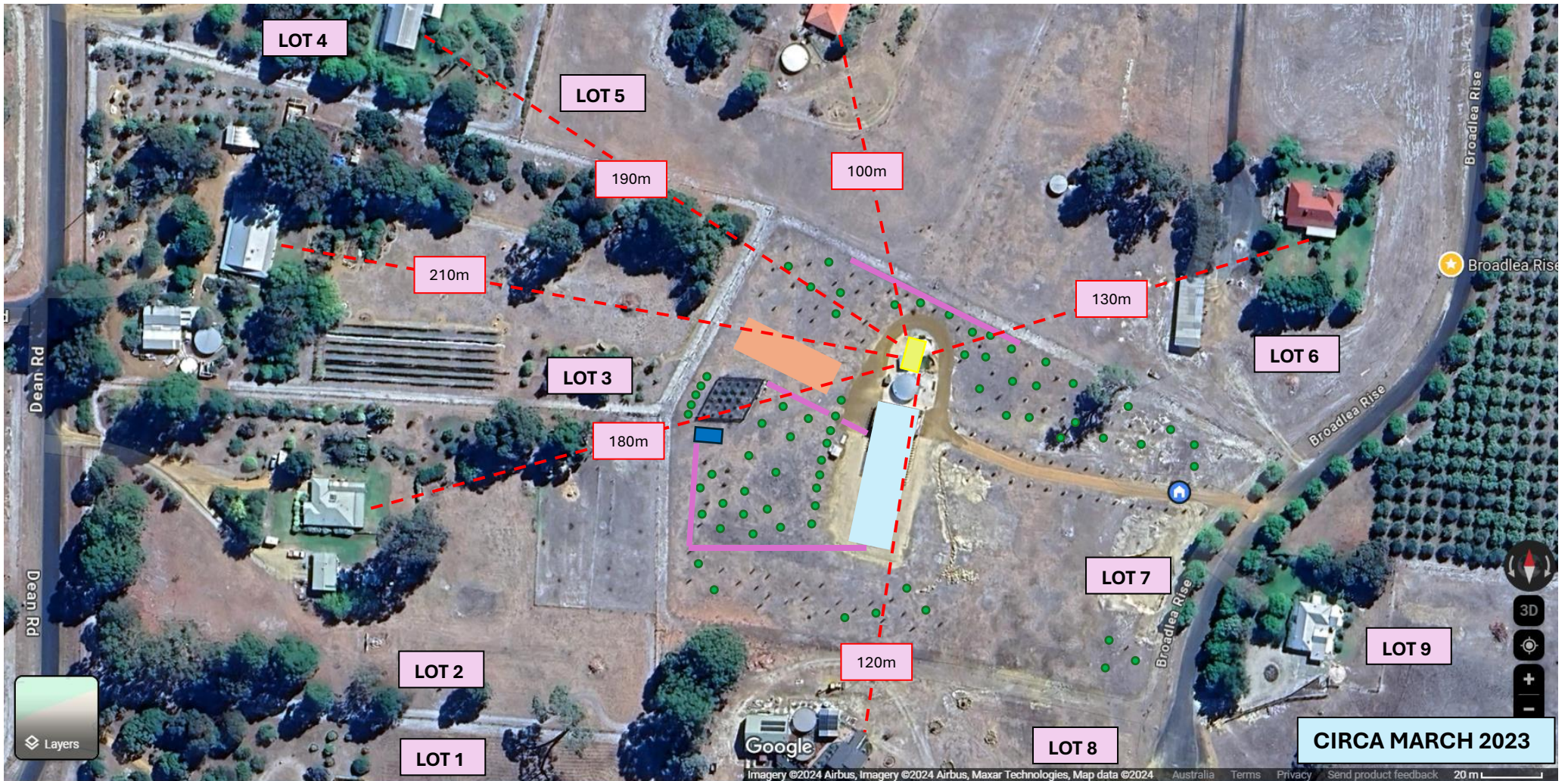
We are very keen to be part of and support the Nannup community and hope that they would like to do the same for us. We're here for the long run, we want to be good neighbours and we aren't setting up this business on a whim or to make a quick buck. We want to assist Nannup to thrive so it can be here for our daughter and future generations.

Thanks so much for your consideration.

Regards,

Shelley & David Marrison

Brodie's Farm – 30 Broadlea Rise, Nannup



KEY

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|  Home (existing) |  Hedges (in progress) |
|  Trees (existing) |  Citrus orchard (planned) |
|  Sea container (existing) |  Tiny home (proposed) |
|  Line of sight for neighbours | |