

Cover letter for the application of holiday accommodation 293 Toodyay Road Middle Swan

I am writing to express our interest in pursuing a construction project for a small cabin within the Swan Valley Rural Zone, aiming to align with and satisfy the fundamental objectives outlined by the zoning regulations. It is my firm belief that this venture will meet all the objectives set forth, particularly in protecting the rural land, promoting compatible land use for tourism and hospitality, and honoring the natural environment of the Swan Valley. The plan is to construct a small cabin at the rear of our property to diversify the income that can be created at our property. This cabin will have a minimal footprint and be built to blend in with the surrounding landscape while complementing the existing home.

Objective 1: Seek to protect rural land in the Swan Valley from incompatible land use

The proposed activity is a discretionary activity under the zoning regulations, this small cabin. Our proposed design and construction plan adhere to zoning regulations and environmental guidelines, ensuring a harmonious integration into the existing landscape. By focusing on a compact and eco-friendly structure, we aim to minimize disruption to the land while maximizing utilisation efficiency.

Objective 2: To provide lots not smaller than four hectares to support of range of rural land uses including hobby farms and equestrian activities. The property is currently being used as a small avocado orchard, there has been significant landscaping and enhancement of the property since we purchased the addition of a small cabin wont affect the lot size requirement but does support the continued operation of the hobby farm.

Objective 3: Facilitate hospitality and tourism land use where it complements rural land uses and does not detract from rural character and amenity Our project is designed to align seamlessly with this objective, promoting hospitality and tourism land use that enhances the rural character and amenity of the Swan Valley. The small cabin will serve as an eco-friendly retreat, attracting visitors seeking a genuine rural experience. It will complement the surrounding landscape, contributing positively to the tourist appeal of the area while preserving the natural charm of the Swan Valley.

Objective 4: Ensure land use and development respect the Swan Valley cultural heritage and natural environment Respect for the Swan Valley's cultural heritage and natural environment is of utmost importance to us. We are committed to incorporating design elements that reflect the local culture and history, respecting the unique identity of the Swan Valley. Our construction plan will involve significant planting of native plants and timber cladding, the use of sustainable materials and practices that harmonize with the natural surroundings, showcasing our dedication to preserving the Valley's rich natural heritage. We aim to go off grid with this development a small septic system and a solar and battery installation,

In conclusion, the proposed construction of a small cabin is driven by a strong commitment to fulfilling the objectives of the Swan Valley Rural Zone. We firmly believe that our project aligns with the principles of protecting rural land, enhancing tourism compatibility, and respecting the cultural and natural heritage of this remarkable area.

Thank you for considering our proposal. I look forward to discussing this project further and exploring how we can collectively achieve the desired objectives for the Swan Valley Rural Zone.

Kind regards

Daniel Ward