Dear Sir/Madam,

**PLANNING APPLICATION – “USE NOT LISTED” – RESTORATION HOUSE AT LOT 41 (NO. 11) NELSON STREET, BEDFORDALE**

I refer to the above and confirm that I have been approached by the prospective purchasers of the above property to assist them in obtaining a Planning Approval, to occupy the existing second dwelling as a restoration house. The purpose of this letter is to outline the intended use and occupancy of the second dwelling on the property, and provide Council and the community with assurance that this activity is appropriate and consistent with the Rural Living use of the land and surrounds.

Lot 41 Nelson Street is currently a 2.0ha Rural Living zoned property that has a main dwelling located central and towards the front of the lot, and a second dwelling that was approved and constructed around 1999. The proposed purchasers intend to occupy the main dwelling on the lot and use this in a normal manner as a family home. It is the occupancy of the second dwelling that is the subject of this application.

Pindari Ministries Incorporated, a Christian based organisation, intend for the second dwelling to be occupied by no more than six (6) adult men who will be in the process of healing from past hurt, depression and other life struggles. A responsible adult will be the head of the household, and this, together with a programme of normal family living practices and activities, will be used to nurture the residents so that after a 12 month period they are ready to leave the home and live more independently in a new setting elsewhere. The activities on the property will simply be focussed on normal family style living, with some home based hobbies and gardening activity. No professional counselling or training services will be occurring on the property.

It needs to be clear that this home is not a refuge home or drop-in centre and that the men who will qualify for living here for a 12 month period will not include people who have done dangerous crimes or who require mental help and care that is offered by institutions. A comprehensive referral and interview process will take place off site. Further, the residents will not have their own vehicle, but will be transported around by the head of the household, or make use of the family vehicle, in the same way as would occur in a normal family situation.

From a land use planning perspective, there is a strong case to view the use of this second dwelling on the property as a normal residential dwelling use, similar to occupancy by an extended family, a foster family, or a small number of likeminded people renting a home together (eg. 6 or 7 university students residing together). This is further underlined by the fact that the purpose of this home is for nurturing in a normal, active, family living setting.

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The use of the second dwelling will in effect be no different than its current domestic living utility. Pindari Ministries Incorporated have held discussions with the City Building/Health Officers, and have been able to ascertain that the existing dwelling would not require any modification in terms of building specifications and effluent disposal specifications, given its type and category of usage proposed. Notwithstanding this, there would be no objection to having a standard condition or advice note on a planning approval requiring complete compliance with relevant building and health regulations.

In conclusion, this planning application seeks approval for a "Use Not Listed" (Restoration House) in relation to the second dwelling that is located at Lot 41 (No. 121) Nelson Street, Bedfordale. The activity is considered to be a very low key, domestic - residential natured use that is entirely consistent with the purpose and intent of the Rural Living zone of the lot and its surrounds. Although the land use activity could almost be described as a residential dwelling, in this case it is deemed appropriate to refer to the use as a Use Not Listed category. Accordingly, the Council is requested to follow the Use Not Listed advertising procedures under the Local Town Planning Scheme.

Finally, it is respectfully requested that as the Applicants we be advised of any advertising procedures and details prior to actual advertising taking place. Pindari Ministries wishes to liaise further with the surrounding landowners prior to the formal public advertising occurring. I trust that the above information and attached plan is sufficient for progressing this application. Should further details be required please do not hesitate to contact the undersigned.

Yours faithfully

Henry Dykstra
Manager of Planning and Projects
Harley Dykstra

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