

To: Urban Planning Unit,
Town of Victoria Park

20 Apr 2021

JUSTIFICATION LETTER: CHANGE OF USE, ANCILLARY BUILDING AT 119A BASINGHALL ST, EAST VIC PARK

We are aiming to utilise the ancillary building at the rear of 119A Basinghall St, East Victoria Park WA 6101 for short-term accommodation targeting guests traveling from outside metropolitan Perth, interstate and overseas, promoted primarily through online services such as AirBnB. We have lived in the Town of Victoria Park for over 7 years. We love our Town, its amenities, its proximity to Perth city and wonderful restaurant strip and wish to share our experience of living here with travellers.

Our main residence, ancillary and site is designed by award-winning Chindarsi Architects, whose environmentally-sustainable designs feature regularly during Open House Perth each year. 119A Basinghall St is Chindarsi Architects first home south of river and will be a classy addition to the Town of Victoria Park. The garden and verge will be professional landscaped by Acanthus Green. While it is scheduled for completion in May 2021, it has already attracted the attention of many in the neighbourhood.

The main residence is a 4 bed, 4 bath home where we, the owners and operators of the short-term accommodation will be living with our children, so we are on hand to ensure our guests are well looked after and any issues are addressed quickly. The ancillary short-term accommodation is a 2bed, 1 bath self-contained building constructed with every modern convenience and privacy in mind. Sensor lighting, security alarms and video cameras will be installed to ensure safety and security.

We do not believe that we require any variations to the Town of Victoria Park Planning Scheme No. 1. However, we may require an exemption with regards to parking requirements under LPP-23, should the Town deem its guest car spaces in the driveway unsuitable. We will be promoting the use of public transport (4 bus routes on nearby Etwell and Kent St, and more on Berwick St and Albany Hwy), but guests who prefer to travel by car would be asked to use only 1 car. Basinghall St is not a main street so disturbance to traffic on the Street should be minimal.


Also, it should be noted that while the ancillary was not designed with disabled access in mind, we will ensure that all marketing material makes it clear that disabled access is not available in this short-term accommodation.

We are mindful of news reports of short-term accommodation creating issues for neighbourhoods and have only decided to venture down this path on condition that we live on the premises too. This will ensure that issues are dealt with promptly, and surrounding neighbours are not disturbed.

Our aim remains to give traveling guests an opportunity to experience the Vic Park Life and West Australian hospitality in the tranquil settings of Basinghall St. Our host's mandarin language skills will also be especially handy for guests visiting from Asia, and the accommodation's proximity to Curtin University and the Albany Highway restaurant strip might make it especially attractive to families visiting International Students from Curtin. Interstate and international visitors will spend the money in our Town and add to the economy and vibrancy of Victoria Park.

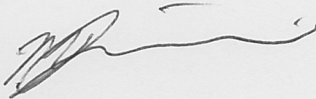
We respectfully request that the Town approve our request to change the use of our ancillary building to allow for short-term accommodation. We would be happy to answer any questions or facilitate an inspection on-site. Feel free to contact Choon Tan on 0407968988.

Yours sincerely,



Choon Tan

Owner



Milton Goodchild

Owner