



**RE: APPLICATION FOR SHORT-STAY ACCOMMODATION – 54 MACKIE ST, VICTORIA PARK**

Dear Sir/Madam,

This cover letter, as required for an Application for Development Approval (DA) – Short Stay Accommodation as per the Town of Victoria Park's guidance for DA Checklist, provides the relevant information accompanying the Application for Development Approval, and MRS Form 1 Application for Planning Approval, together with all required documentation (e.g. AIRBNB MANAGEMENT PLAN, Certificate of Title, dwelling floor plan, etc.).

This letter commences with the rational for this application, which is the committed intent on the part of the owners to continue running an existing AIRBNB ACCOMMODATION, but noting that the intention is for a limited period only, and preferably no longer than 2025. The intention is that this property will revert to being a permanently owner-occupied single dwelling in the near future (explanation as follows).

**Intent and Purpose of DA for Short-Stay Accommodation**

We, the owners of 54 Mackie St, acquired the property with the sole objective to live in our own home, and not be tenants in the rental market. Our intent is therefore to occupy the home, permanently, as soon as possible.

Prior to purchasing this property during March 2024, we became aware that the owner prior to us was operating the property as a successful short stay accommodation business via Airbnb for around two years. As already stated, we purchased the property to ultimately live there. However, as we are professional artists/creatives who work from home, we must undertake a renovation to equip the property to meet our work/lifestyle needs. In order to raise the finance to do this, as self employed professionals who do not have the safety of secure/regular incomes, we decided to continue operating the property as an Airbnb for an interim timeframe. As we had never operated an Airbnb before, we were naively unaware that an approval was required by the local council to do so, and I reiterate, the previous owner's use of the property as an Airbnb business for two years only further reinforced this view. Hence, we are now seeking approval from the Vitoria Park Council, having had this requirement drawn to our attention.

We note that to become permanent owner-occupiers, and move out of any rental or borrowed accommodation, is part of the intent of the State Government's Short-Term Rental Accommodation related policy. We are in support of the policy.

**Suitability of 54 Mackie Street**

The property as is, has been operating successfully as a short-term accommodation premises for the last three years (i.e. including prior ownership and our timeframe as owners). It is appropriately furnished and fully maintained by us, and has gained only

positive feedback from all occupiers. It is fit for purpose. The floor plan (attached) establishes the appropriate accommodation and facilities of the dwelling for this purpose. To our knowledge, over the approximate combined 3 year timeframe of running the property as an airbnb, there have been no complaints from surrounding neighbours made to the Victoria Park council.

The location meets Council's criteria of being within 400m of:

- high frequency bus route stop;
- major tourist and entertainment attractions/services; and
- commercial zone and everyday goods and services.

### **Compatibility of Proposal to Adjoining Area**

54 Mackie Street is part of a three dwelling 'strata' development, being the street-front property. Street, verge-crossover and front-garden driveway parking is available, and pedestrian entry is via the front door. Hence, activities on the property do not interfere with any adjacent properties. Mackie Street features a range of housing types and densities, and 54 Mackie Street is compatible with the predominant mix, including a range of permanent residence/property owners and rental accommodation (short and long-term).

### **Management Plan and Supporting Advice**

Please see the Management Plan, **as attached**. Please note that all requirements for an AIRBNB Management Plan are covered, and are implemented. These include details relevant to an un-hosted short stay accommodation rental noted in the Town of Victoria Park's website, including:

- Name and contact details of owners/managers
- Measures to control noise and disturbances
- Complaints management procedures
- Car parking information, which is visually indicated in a floor plan included in the Management Plan
- House rules/conduct expected of occupiers

As per the attached Management Plan, the maximum number of guests permitted during a reservation is 4 people, which is proportionate to the two bedrooms available to guests. Additionally, the minimum number of nights that a guest can book is 4 nights.

The property is subject to a 'deep clean', which we personally undertake as owners, following the departures of all guests/occupiers, and all requests for minor assistance/repairs/fitment replacements are immediately responded to. The external upkeep of the property (i.e. front garden and rear courtyard) is constantly maintained by us as owners, with plant/grass watering by remotely controlled reticulation devices.

### **Long Term Intentions – Heritage Precinct and Heritage Property**

As owners and intending permanent occupiers of the property, we are very familiar with the planning intent of the immediate area, particularly the documented 'heritage values' of the precinct, and the 'heritage rating' of the 54 Mackie Street property.

We point out that our former accommodation was in South Fremantle, and as artists with national/international recognition (*website links available on request*) we place a very high value on heritage and the associated urban heritage landscape qualities and aesthetic. It is our interest to live in a 'heritage precinct' that drew us to the area, and why we purchased the property. This is where we wish to live. We have every intention of supporting and reinforcing the heritage values of the area over the short and long term, in any way we can.

Please do not hesitate to call on the following number(s) if you have any queries.

Yours Faithfully

