

## **Proposed Change of Use to Unhosted Short-Term Rental Accommodation - 6A Bishopsgate Street, Lathlain**

Hi [REDACTED],

Here is my application letter providing justification for the use of my property as part time Airbnb;

The property is equipped with all the essentials for a comfortable and safe stay for guests. The property is a 2-bedroom home offering a perfect blend of comfort and convenience. It features a tranquil outdoor space with a BBQ and dining area, ideal for relaxation. Inside, a cozy living space with all modern amenities, including fast Wi-Fi, air conditioning, a fully equipped kitchen, laundry facilities, and a comfy living room with a TV and sound system. It features two bedrooms with queen beds, complete with soft bedding all styled with new linens and quality furnishings, to ensure a restful night.

The property is in close proximity to many attractions giving guests plenty of things to see and do during their stay.

Victoria Park train station and bus stop is situated 100m away allowing easy and convenient transportation for guests.

Crown casino is a 5-minute drive/1 stop on the train and is also walkable.

Optus stadium is located in the same vicinity as crown if anyone wishes to travel to watch sporting events held there.

Mineral Resources Park is a short 5-minute walk where many local sporting games are hosted as well as being the west coast eagles training ground if guests wish to attend events here.

Whisked the right Wei is a French patisserie and cafe serving some incredible deserts, also a great spot for breakfast and lunch only 3 minutes' walk.

Laika coffee is a great breakfast spot serving about the best coffee in Perth. Only 5 minutes' walk.

Grain bakery, located next to Laika serving great takeaway options for breakfast and lunch as well as beautiful deserts.

Blastas brewery and fox Fridays are huge breweries in Burswood only one train stop away.

Victoria Park strip is a 2-minute drive with endless food options and is always lively every night of the week.

Perth CBD is easily accessible via train or a short drive utilising ride share services or if guests have their own vehicle.

The objectives and provisions of Local Planning Policy No. 31 have been reviewed extensively and the property is consistent and aligns with all the relevant clauses for short-term rental accommodation.

This property will be suitable for a short-term rental as the house is often left vacant as I work away and travel often on my time off. Instead of the property being left vacant it can be utilised by guests looking for short term accommodation in the area. This also helps to maintain good security of the property as the house being vacant for long periods of time makes it an easy target for theft. The Airbnb is only available for booking when I have vacated the property, so this will not be a full time operating Airbnb.

The property is also pet friendly which is in demand as there is a lack of pet friendly properties in the area making the accommodation popular with guests travelling with their pets. There are multiple dog parks and dog exercise areas in close proximity to the property as well as a gated front and back yard with grass areas to allow for a comfortable stay for pets.

I hope this finds you well, and please let me know if you require any further information.

Kind regards,

