

13th February 2023

Hello Members of Council,

I am writing regarding my development application for short stay accommodation at address 52 Broadway Bassendean.

I came across this run-down old gem which was listed as a knockdown in December 2021 and watched it sit on the market for months on end before I purchased it in July 2022 with the sole intention of saving it, restoring it to its former glory (With a modern twist) and running it as an Airbnb. I'm almost at the end of my renovation journey which has been months of blood, sweat and tears but it is mostly complete.

Many neighbours have taken time to stop by and let me know how much joy my work has brought them and that they are so happy the home wasn't bulldozed as that is what usually happens to older homes in the area. I've even received praise from locals on social media for saving the old beauty, a Bassendean local posted an amazing thank you post 'To the owner of the property on the corner of Broadway and Iolanthe' which received hundreds of likes and countless positive comments.

I am very proud of the journey I've been on creating this home space in the lovely town of Bassendean and after seeing the state the home was in, previously a long-term rental, damaged and neglected by past tenants, my plan of leasing the property as an Airbnb, among other reasons, is so I am able to visit the property in between each booking to ensure the home is maintained and kept to my high standards and to continue making improvements, leading me to my development application for short stay accommodation for 52 Broadway.

I live around the corner from the home and plan to make this my full-time job, managing the property and ensuring it is run correctly. Previously appointed as Business Development Executive for corporate stays for Quest Group, I plan to utilize my existing contacts and industry knowledge to gradually grow the business to a point where predominately 'return corporate stays' are the majority of bookings. This is something that would take time and cannot be guaranteed but this is my ideal situation.

Here are some points I would like to make mention of to support my application:

The home being an original 1940's property is a significant part of Bassendean's history and has been restored by the owner with great care and attention to detail. Its inclusion as a short-stay accommodation offers travellers an opportunity to experience the town's history while bringing in tourist dollars to the local economy. Despite its use as a vacation rental, the owner's efforts to maintain the home's character and original features ensure that it will not compromise the residential neighbourhood's character and amenity.

Economic Benefits: Short stay accommodation provides a new source of income for homeowners who may not have previously considered renting out their properties. This can boost local economies and create job opportunities in the area.

Increased Tourism: By offering affordable and convenient accommodation options, short stay accommodation like 52 Broadway can attract more tourists to Bassendean. This increased tourism can bring in more money for local businesses and support the local economy.

Flexibility: Airbnb offers a flexible and affordable accommodation option for those who may not want to commit to a long-term rental agreement. This is particularly useful for travelers who need temporary accommodation, students, and families in transition.

Supporting Local Business:

The property owner will promote local businesses by directing guests to nearby businesses in the welcome guide. These establishments include:

Caff on Broadway: Located a 6-minute walk or 1-minute drive away, featuring a menu in the welcome guide to entice guests for coffee, breakfast, or lunch.

BWS Bottle Shop: A 6-minute walk or 1-minute drive away, with an advertisement in the guest guide featuring its address, map, and phone number.

Bassendean Hotel: A 12-minute walk or 3-minute drive away, offering a dinner menu in the guest welcome guide.

Ida Street Supermarket: A 13-minute walk or 2-minute drive away, with an advertisement in the guest guide featuring its address, map, and phone number.

Distance to Town Centre:

The last house showing on the council catchment map within the allowance of 400 meters for short stay accommodation is number 40 Broadway, Bassendean which is 123 meters from 52 Broadway which is only an additional 1 minute walk for our guests, only 5 houses away from the suggested perimeter.

In addition to this, 52 Broadway is surrounded by the following 4 bus stops:

- Broadway After Iolanthe St – 80 meters away (1 minute walk)
- Broadway After Penzance St – 150 meters away (1 minute walk)
- Penzance St Before Broadway – 240 meters away (3-minute walk)
- Scaddan St Before Ida St – 290 meters away (4-minute walk)

Upon contacting Transperth and asking their definition of the term ‘high frequency’ in terms of bus routes, they advised me a high frequency bus stop runs every 5 to 15 minutes – which matches the Town of Bassendean’s definition of high frequency at 15-minute intervals.

Transperth: <https://www.transperth.wa.gov.au/JourneyPlanner/High-Frequency-Bus-Services#:~:text=What%20Makes%20it%20a%20High,of%20our%20high%20frequency%20fleet>.

Transperth also advised me that there are zero high frequency bus stops in the Town of Bassendean, making the application criteria unachievable for most applicants.

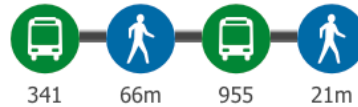
The closest to a high frequency bus in Bassendean is the 955 bus (Every 30 minutes), which runs via the Scaddan St Before Ida St bus stop mentioned above which is 290 meters away from 52 Broadway at a 4-minute walk).

If 4 minutes is too far for our guests to walk, they could take the following journey:

08:05am

08:13am

8 mins



Taking the 341 from Broadway After Iolanthe St which is 80 meters from 52 Broadway, walking 66 meters to the Scaddan St Before Ida St bus stop to catch the 955 – The closest to a high frequency bus stop in Bassendean.

As a majority of guests will prefer rideshare services such as Ola, Uber or Didi, this form of transport can be ready and waiting from 1 minute up to 8 minutes without having to leave the comfort of the property at all and without having to stand waiting at the train station or bus stop. Rideshare options can be a safer and more comfortable option for guests.

Access to a constructed road with two exit routes: Google Maps confirms that the site has direct access to a constructed road and that it has two exit routes. This means that the property is easily accessible by road and provides multiple options for exiting the area, providing convenience and flexibility for residents and visitors. The direct access to a constructed road also ensures that there are no issues with sole access from a cul-de-sac, right of way, or battle-axe access leg, providing peace of mind for those staying at the property. Overall, the site's accessibility and multiple exit routes make it an ideal location for short-term accommodation.

Property Management: Number of guests: A maximum of 6 guests – This is a three-bedroom home on a 511 sqm corner block

Parking: Taking the number of maximum guests allowed during one booking, the large corner block allows for ample parking of up to 4 cars as the driveway will be widened to accommodate however 4 cars for a 6 person stay will be unlikely. Verge and street parking will not be permitted and will be closely monitored.

Complaints: Most of my neighbours already have my contact number, but any who do not, I am happy to provide it in the case of any complaints however with noise sensors installed in the property I will be ready to attend and my aim will be to ensure my neighbours are not disturbed.

LGBTQIA+ Friendly Accommodation: 52 Broadway will be advertised and operated as an LGBTQIA+ safe space for queer travelers, run by a member of the LGBTQIA+ community. Many short stay accommodation options are not queer friendly and some can even be unsafe. 52 Broadway will be a safe accommodation option where guests of all gender identities and orientations can feel at home.

Thank you for taking the time to review my application.

Sincerely,

Tristan Rogue

52 Broadway Bassendean

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