

12.1 Adoption of revised Local Planning Policy 31 – ‘Unhosted Short Term Rental Accommodation and Residential Buildings’
– Public submission summary

No.	Submission received	Submitter information
1.	Oppose - Short term stay accommodation has a negative effect on housing affordability by removing rentals from the long-term market and putting a premium price on them. Vic Park should be striving to keep diversity in our town by making it possible for people from different walks of life to afford to live here. Every Airbnb we approve is a roof that's not over a community member's head, and they should be opposed by council on principle. I don't believe this kind of accommodation is appropriate in any area of the Town.	<ul style="list-style-type: none"> • I am a Town of Victoria Park resident
2.	Support - Diversity is good	<ul style="list-style-type: none"> • I am a Town of Victoria Park resident
3.	Neutral/Unsure - Support in principle, however it doesn't do anything to disincentivise people from offering properties for short term stay when they should be rentals. What will happen to existing short term stays outside of the zoning? Will short term stays be time-limited for how long they can be on market for?	<ul style="list-style-type: none"> • I am a Town of Victoria Park resident • I reside near existing Short Term Rental Accommodation premises
4.	Support – Will address the housing crisis by providing control over unhosted short term rental accommodation. The Town should look into reducing mobile hairdressing too.	<ul style="list-style-type: none"> • I am a Town of Victoria Park resident • I reside near existing Short Term Rental Accommodation premises
5.	Support - To keep tourists coming to our area so to support local businesses and keep the accommodation rate competitive.	<ul style="list-style-type: none"> • I am a Town of Victoria Park resident • I own/operate Short Term Rental Accommodation

		outside the Town of Victoria Park
6.	Support – I own a couple of Airbnb's in [information redacted] and seen the demand East Vic Park and Vic Park have no hotels in the actual area so will bring more tourists into the area. Will bring more tourists to the cafe strip, shops & restaurants. Home owners should be able to choose what way they rent their properties.	<ul style="list-style-type: none"> • I am a Town of Victoria Park resident • I own/operate Short Term Rental Accommodation outside the Town of Victoria Park • I am considering renting my property as Short Term Rental Accommodation • I visit the Town of Victoria Park often • I reside near existing Short Term Rental Accommodation premises
7.	Oppose - Given the current housing crisis, I do not believe that we should be allowing residential properties in this area to be used as short term accommodation, particularly on platforms such as AirBnB. We have ample evidence to show the negative impact this has for those struggling to find rental accommodation, and to invest in housing. Towns, such as Hobart, are actively trying to combat the set up of such accommodation due to the limitations it puts on long term housing. I do not believe we should be encouraging unhosted short term rentals in any way. I am vehemently against anything that supposed, or looks to support, unhosted short term rentals.	<ul style="list-style-type: none"> • I am a Town of Victoria Park resident
8.	Neutral/Unsure - It's a great way for those travelling through to find some short stay accommodation in a bustling activity centre. It can help them feel socially included. I would ensure that there are communal living, dining, rooms as a requirement of the policy, to get the social interaction instead of separate apartments. there needs to be safety embedded	<ul style="list-style-type: none"> • I am a Town of Victoria Park resident

	in the resident's culture if it is to be unhosted. There should also be some apartment blocks for long term stay/residences in a hub like location. Maybe revisit the Macmillan Precinct Masterplan?	
9.	Oppose - You should not be encouraging short term accommodation during a rental crisis. There are plenty of hotels visitors can stay in.	Not selected
10.	Oppose - Air BNB has a tremendous input into businesses in the area .. the area is increasingly becoming popular with tourists. With this money is put into the area which allows for growth. By limiting this we decrease the community opportunities for small businesses. The cafe strip is a draw card to limit it from Albany Hwy to Berwick St seems tight. Tourists are flocking to East Victoria Park and by reducing the areas you are limiting income to small businesses and those that have businesses in air bnb. The potential for Victoria Park to profit from tourists is vast. Houses that are air Bnb's are looked after exceptionally well to attract guests well organised and maintained they do not detract from the neighborhood if not they are quieter and more orderly than any residential house. Expand the preferred area from Albany Highway to Jarrah Rd - close to University, cafe strip.	<ul style="list-style-type: none"> • I am a Town of Victoria Park resident • I own/operate Short Term Rental Accommodation in the Town of Victoria Park • I am considering renting my property as Short Term Rental Accommodation • I reside near existing Short Term Rental Accommodation premises
11.	Neutral/Unsure - Happy to have the policy updated, but disagree with the limitations put on location as it's inequitable to landowners and similarly puts unnecessary pressure/density on the preferred zones listed in the draft policy. Specifically, I do not support the notion to "limit" the locations to only near tourism and entertainment attractions and/or activity centres. This would not be fair/equitable in opportunity or disadvantage. Policy should be applicable to the whole of the Town. Inequitable in application — opportunity or disadvantage. If the other elements of the policy are robust, compliance in any area of the town should not be an issue. ALL of our Town is a great location to visit — wonderful streets, businesses —don't limit where visitors can have their "Vic Park Experiences" —the third-party endorsements in person and on various social media platforms will be invaluable PR beyond what the Town could create on its own.	<ul style="list-style-type: none"> • I am a Town of Victoria Park resident • I reside near existing Short Term Rental Accommodation premises

12.	<p>Oppose - The proposed areas cover almost all of Vic Park and East Vic Park south of Albany Hwy. This is not at all restricting the use of short term rentals. The only way this should be allowed, that is encouraging the conversion of good housing into rental businesses would be to insist on an AirBnB tax, a 400% increase on what that person would have paid if that house on the rental market. As above. Almost no restriction south west of Albany Hwy. This does not help the housing shortage. AirBNBs remove desperately needed housing from the market. It also goes against the Albany Hwy precinct plan to encourage the construction of hotels near the strip and the River.</p>	<ul style="list-style-type: none"> • I am a Town of Victoria Park resident
13.	<p>Support - To bring a greater level of use to some of the residential space. Is there any chance we can also have a focus on the crime across the area, it would seem quite odd to support an increase in tourism traffic but not deal with one of the issues that would be a deterrent.</p>	<ul style="list-style-type: none"> • I am a Town of Victoria Park resident
14.	<p>Neutral/Unsure - I live in the community, this can either drive up rental prices (low stock) and ruin community spirit (because nobody actually lives here) I have lived in Vancouver BC where rentals as astronomical due to airbnbs flooding the market. Please have a trial period. Please ensure our community is put first. It's imperative we put community needs first.</p>	<ul style="list-style-type: none"> • I am a Town of Victoria Park resident • I am considering renting my property as Short Term Rental Accommodation
15.	<p>Oppose - Property owners should not have arbitrary restrictions applied by local councils. The boundaries do not appear to be well thought out. For example, Washington Street in area four, the properties between Washington and Berwick are of very close proximity to the cafe/retail strip. I live there and walk to the cafe strip all the time. So their exclusion from the policy seems arbitrary. The more appropriate boundary would be Berwick street, which is an arterial road and not a more internal local road (i.e. Washington St).</p>	<ul style="list-style-type: none"> • I am a Town of Victoria Park resident
16.	<p>Oppose - The proposed changes doesn't go far enough. Each house rented out as an AirBnB is a house not being used by a family. The rental market in WA is so profitable, there really is no need for landlords to use it in this counter productive way. Additionally, the areas proposed covers thousands of current residential houses. How does this fit with the Albany Hwy precinct plan? The ideas for hotels were great. Makes good jobs, boosts the businesses on the strip. Makes a meaningful boost to tourism as well. AirBnB are a</p>	<ul style="list-style-type: none"> • I am a Town of Victoria Park resident • I reside near an existing Short Term Rental Accommodation

	greedy cash grab and not good for the community. Too wide an area. Areas with good walkable housing which will be lost to AirBnBs. Rates have to punitive for AirBnBs. I would propose a 400% rates on AirBnBs compared to houses being rented out.	<ul style="list-style-type: none"> • premises
17.	Neutral/Unsure - Do feel housing should be made available for long term rental in a housing crisis. How to encourage this? Could the amount of weeks you can short term rent your place be limited to say, three months a year? Or no more than a certain number of consecutive weeks? To avoid houses being long term empty and used only as short term rentals in an ongoing way while people genuinely need housing. It could drive prices up. Social impact of too much short-term housing could also be a problem. Can the number be limited so the community is comprised in the large majority of longer term residents that are active and contributing in the community. More limitation to how many weeks per year and on how many consecutive weeks per year would be helpful and an overall limit to the number of approved short term rentals in the area	<ul style="list-style-type: none"> • I am a Town of Victoria Park resident
18.	Support - There needs to be rules governing the management of short stay accommodation in the area. Fees should apply to hosts cover the management and enforcement by ToVP. All suburbs in the town of Victoria Park are accessible. I don't think we there should be limits on locations. This will only cause hosts to do this outside of the policy.... may as well manage it all.	<ul style="list-style-type: none"> • I am a Town of Victoria Park resident • I visit the Town of Victoria Park often • I reside near existing Short Term Rental Accommodation premises
19.	Oppose - Airbnb is critical to almost everyone. We all use it but now with all conditions imposed it is getting too expensive. Not that many issues occur with Airbnb rentals actually. Maybe conditions are required in apartment complexes but not houses. Airbnb needs to stay as does Stayz etc. hotels are not suitable for families and are too expensive. You try paying \$600 a night with children. Madness.	<ul style="list-style-type: none"> • I am a Town of Victoria Park resident