

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 – We have an Air BNB in East Victoria Park and have gone to great efforts to build a business from this of which we enjoy. We uphold all standards the property is well cared for and suits both our guests and our needs. I would be devastated to hear you removed this area for air BnB. Our guests are close to the café strip and wholeheartedly contribute to all small businesses on the strip. I cannot understand how you can remove a whole suburb from the Air BNB zoning. We have had a lot of outlays to set up this business it is our livelihood to be suddenly told it is no longer viable due to rezoning when we were aware we were in the new catchment and now to suddenly to change is grossly unfair. Gross injustice to favour two suburbs the cafe strip extends on all of Albany Highway why would you exclude East Victoria Park.	I am a Town of Victoria Park resident
2.	Neutral/Unsure - I agree with the decision to limit approvals to 10 years. However, there is still no mention of how the additional costs (higher waste for example) will be recouped by the council. There must be an additional tax on landlords who choose to rent out on the AirBnB market compared to renting out on longer term leases. They are already making a killing on longer term rentals, this additional profit must be taxed appropriately. Areas are fine. I personally think there should be no unhosted STRA in the Town of Victoria Park. This goes against the Albany Hway precinct plan to have hotels in the Albany Hway precinct. Why would hoteliers invest if we keep subsidising AirBnBs?	I am a Town of Victoria Park resident
3.	Support - I don't think that short term rental accommodation has any place in the town, but I appreciate that the cat is out of the bag and that this policy is an attempt to mitigate its impact on the town. I like that the revised policy limits the previously proposed areas to those closer to Burswood and the CBD. I'm unsure about the maximum 10 year approval though - this seems too long and could compromise the Town's ability to remain agile on this issue. Limiting the approved areas to those surrounding Burswood and the CBD seems like a good compromise. However I feel that the Albany Highway area still extends too far east. I would like to see a mechanism for identifying unregistered properties being used for unhosted	I am a Town of Victoria Park resident

	short-term rental and bringing them into compliance with this policy.	
4.	Oppose - Thank you for the opportunity to provide feedback on the revised Local Planning Policy 31. I oppose the Council's December 2025 resolution to further restrict unhosted short-term rental accommodation (STRA) within the Town of Victoria Park. While I appreciate the intent to preserve housing for long-term residents, the proposed approach is unlikely to achieve this objective and introduces unnecessary regulatory burden. The policy misdiagnoses the housing supply problem The premise that restricting STRA will meaningfully increase long-term rental availability is not supported by evidence. Short-term rentals represent a small fraction of the Town's housing stock. The primary drivers of rental affordability and availability, insufficient dwelling construction, planning constraints on density, and broader market dynamics, will not be addressed by this policy. Restricting property owners' use of their assets without demonstrable housing benefit represents poor policy design. The 90-day threshold already provides appropriate balance The State Government's 2024 reforms established a reasonable framework: unhosted STRA up to 90 days annually requires no approval, recognising that periodic short-term letting (during holidays, work travel, or temporary absences) is a reasonable use of residential property. Requiring development approval beyond 90 days already captures properties operating as de facto commercial accommodation. Further restrictions at the local level add complexity without corresponding public benefit. Limiting STRA to narrow precincts is unnecessarily restrictive Confining supported STRA areas to Burswood, Causeway, and Albany Highway corridors excludes the majority of the Town's residential areas. This approach: - Penalises property owners outside these precincts who may have legitimate reasons to operate STRA (such as subsidising mortgage costs, accommodating visiting family, or managing properties during extended travel). - Concentrates tourism accommodation in limited areas rather than distributing benefits across the	• I am a Town of Victoria Park resident

community creates an arbitrary distinction between otherwise similar residential properties. Perpetual Local Government control is disproportionate The objective of maintaining management control "perpetually" suggests an intention to treat STRA approvals as indefinitely conditional rather than providing certainty to applicants. Property owners and investors require predictable regulatory settings. Perpetual discretionary control creates uncertainty, discourages investment, and imposes ongoing administrative costs on both Council and property owners. Recommendation I urge Council to reconsider this approach and instead: 1. Rely on the State's 90-day exemption framework as the primary regulatory mechanism. 2. Adopt a permissive approach to STRA applications across all residential zones, subject to standard amenity considerations. 3. Focus Council resources on genuine housing supply initiatives rather than restricting existing property uses. The proposed Area 3 (Albany Highway–Victoria Park) boundary does not align with the Town's stated objective of supporting STRA in areas proximate to activity centres and visitor amenities. The Albany Highway café strip, the Town's primary hospitality and tourism drawcard, extends well beyond Miller Street to at least Hampshire Street, yet the proposed boundary arbitrarily truncates coverage well short of this. This fails to capture the full extent of the precinct that visitors would reasonably wish to access and where STRA would directly support local businesses. At minimum, the boundary should cover the entire café strip through to Hampshire Street. If the policy rationale is that STRA is appropriate near activity centres where visitor accommodation provides mutual benefit to guests and local businesses, then excluding a substantial portion of that very activity centre is internally inconsistent. Furthermore, the eastern boundary at Washington Street is inexplicably restrictive. The residential area between Washington Street and Berwick Street is clearly within walking distance of the café	
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strip and associated amenities. Residents in this area have identical proximity to Albany Highway as those immediately west of Washington Street, yet would be excluded from STRA support under this proposal. Drawing the line at Washington Street creates an arbitrary distinction between properties that are functionally equivalent in their relationship to the Town's commercial core. The current boundaries appear to have been drawn without clear planning justification, undermining confidence that the policy is based on sound spatial analysis rather than arbitrary line-drawing. I request that Council extend Area 3 to cover the full café strip to Hampshire Street, and include residential properties east to at least Berwick Street, consistent with the policy's own supporting rationale. The policy will not achieve its stated housing objective Council's stated rationale for the revised policy is "maximising suitable housing availability for longer-term community members." However, there is no evidence that restricting STRA in Victoria Park will materially increase long-term rental supply. Properties used for short-term letting are not automatically converted to long-term rentals when STRA is restricted. The policy targets a symptom rather than addressing the actual drivers of housing availability: insufficient dwelling construction and planning constraints on density. The policy penalises responsible property owners Many residents have legitimate reasons for operating STRA beyond 90 days—managing mortgage costs during periods of financial pressure, accommodating extended family visits, or maintaining properties during work relocations. The policy treats all unhosted STRA as problematic regardless of how responsibly it is managed or whether any amenity impacts have occurred. A complaints-based enforcement approach for genuine nuisance issues would be more proportionate than blanket restrictions. The State registration scheme already provides oversight The 2024 State Government reforms introduced a state-wide STRA registration scheme, providing a mechanism for monitoring and compliance. Layering additional local restrictions on top of this framework creates regulatory duplication and administrative burden without corresponding	
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	community benefit. Inconsistency with promoting the Town as a destination The Town of Victoria Park actively promotes Albany Highway and Burswood as visitor destinations. Restricting accommodation options in these areas works against this objective and risks pushing visitor spending to competing localities with more permissive STRA settings.	
5.	Support - I believe short-term rental accommodation is unethical in the current climate of homelessness and housing shortage and should be discouraged. It also does not create a cohesive community and therefore does not sit well with the ethos of the Victoria Park area.	• I am a Town of Victoria Park Resident
6.	Oppose - We chose where to live based upon many subjects , location to amenities and recreation and standard of living to name a few . But the key deciding factor for us was to NOT live in a road that had multi dwelling homes or apartments . We had experienced this type of suburb previously and the impact it had upon the home owners or long term renters was mostly negative . There was always a huge impact upon parking areas and once beautiful verges being transformed into sandpits for parking. The continual 'coming and going' of multiple occupants day and night with associated noise had a negative impact both on neighbourly relations and unsociable groups attending these dwellings . 6 separate people living in a home would often attract up to a dozen extra persons in that home . Whilst the majority of the occupants were nice enough people themselves , as a group it often became a situation of disregard towards their behaviours and 'the rest of the street'. We have and continue to work incredibly hard to live in our suburb that is for the most part safe , clean and welcoming . A group of unrelated persons living in shared facilities can impact greatly on this very basic but essential criteria for ensuring our suburb stays that way . The landlord of such establishments would be collection enormous amounts of rent , but would they be held accountable for negative impacts their tenants display ? Whilst this may not be the way every multi person house behaves , it is in our unfortunate experience what we have encountered on two occasions , causing us to move . If I had bought my home next door to a pub , I would not be complaining of the coming and goings and noise and smells associated . I knew exactly what I bought into . But when I bought in an area of , homeowner and occupier scenario I expect to get suburban life in relative peace . Everyone has a pride in home ownership or rental of a home , I have not witnessed that same pride in multi occupancy dwellings . Ever . Victoria park council have worked hard to create a certain vibe to our suburb . Now you consider	• I am a Town of Victoria Park resident, • I visit the Town of Victoria Park often

	this change you have to look at the long term and wonder if it will chip away at the very plan you had in the first place , which was to bring our community together for the good of all .	
7.	Oppose - Should be the same conditions right throughout Town of Victoria Park. Not limited to just Burswood and Victoria Park	• I am a Town of Victoria Park resident
8.	Support - Limiting unhosted short-term accommodation to appropriate locations. I'm not clear if the LPP applies and development approval is required for existing unhosted short-term accommodation in the Town? For example, I am aware of Airbnbs that have been operating in Carlisle for many years. It would be good if the LPP could clarify this.	• I am a Town of Victoria Park resident, • I reside near an existing Short Term Rental Accommodation premises
9.	Oppose - I strongly oppose the new area maps and I don't believe this was the state government intention with the initial regulation. Short term rental accommodation is often used for family visiting residents who don't have enough leave in their own home. They want to live close to the family they are visiting, not tourist attractions. The majority of visitors who want to live in this area during their stay do so because they have a connection to the area - usually visiting someone who lives in the area who doesn't have the space. Limiting it to tourist attraction proximity makes no sense.	• I am a Town of Victoria Park Resident
10.	Neutral/Unsure - I do not agree with the proposed areas. The area from Duncan street, Shepparton road, miller street should be included as this is the most one of the most practical locations. I'm not sure why the other side of Shepparton road has been chosen, that side seems much more residential. The area I've described is closer to the train station and still within walking distance to the Albany hwy strip. As mentioned above, I strongly believe that the area within the bounds of Duncan street, Shepparton road and miller street is a much more ideal location and I cannot fathom why it's excluded. I would never support any policy that did not include that area. Victoria park is becoming a hub of entertainment. Airbnb and short stay accommodation is going to becoming very popular and in demand here, as a resident I have no problem with that and actually enforce it as it brings life and investment to this area.	• I am a Town of Victoria Park resident, • I reside near an existing Short Term Rental Accommodation premises

	I agree with the overall idea of restricting to areas that make sense and are practical, but I'm very confused by the location chosen for Victoria Park as it makes little practical sense. At the very least it should be expanded to include the area that I have described, I live in this area and the home behind me currently operates as an Airbnb, I've never had any issues with the tenants.	
11.	Support - Short term rentals can destroy the peace and enjoyment that Residents have paid for and deserve. Reducing the locations available is positive. The areas are around key attraction areas. This is sufficient and will not impact as much on residential areas. The condition of no more than 90 days within 12 months is still too generous. If my neighbours made their house a short term rental every weekend, it would be untenable. Houses are too close together and noise travels.	• I am a Town of Victoria Park Resident
12.	Support - There should be no short-term rentals in any residential area of Victoria Park. This is a family area, with schools, young children and people just wanting a quiet family life. Short term rentals bring in upheaval, constant coming and going of vacationers and ADD to the housing crisis of WA. Town of Victoria park should take note of other councils around Australia making the move to ban short term rentals in their shire.	• I am a Town of Victoria Park Resident, • I reside near an existing Short Term Rental Accommodation
13.	Support - No problem with short stay accommodation. Limits on occupancy good and should be enforceable on all housing. The residential areas from the Albany Highway Cafe Strip to Washington Street should have a total ban on short term rentals. This is a place for families, schools and quiet. Victoria Park has the potential to be a beautiful city side, leafy suburb. Built for families and to have a real prestigious reputation gained. Don't throw that away for entertainment, large volumes of people and short-term residents that don't hold the same affection for the area. Don't sell out to developers and investors, or it will just become a dead precinct like Mount	• I am a Town of Victoria Park resident

	Lawley...when all the families eventually move out.	
14.	Oppose - I oppose the revised draft Local Planning Policy 31. The Town has not provided clear evidence that Unhosted STRA is materially damaging housing supply or residential amenity in Victoria Park. Reducing entire eligible areas without published data on STRA numbers, complaint rates or housing impact appears disproportionate. Many ratepayers are under significant financial pressure due to federal interest rate increases. Some are considering short-term rental options simply to keep up with rising mortgage repayments. Council should be supporting existing property owners and ratepayers, not restricting their flexibility. This policy appears aimed at creating long-term rental supply for people who do not currently live in Victoria Park, while limiting the options of those who already pay rates here. Council's primary responsibility is to its current residents and ratepayers. If amenity is the concern, enforce management standards against non-compliant operators rather than imposing blanket area exclusions. Council effort would be better directed toward real, everyday issues residents are facing, including: • Bringing back weekly general waste (red bin) collection instead of fortnightly. • Addressing anti-social behaviour and public intoxication in the park near Park Centre/Coles. • Installing practical short-term parking or loading bays along Albany Highway for Uber Eats and DoorDash drivers to reduce congestion. • Enforcing verge maintenance standards consistently. • Completing resurfacing of remaining Victoria Park streets.	• I am a Town of Victoria Park resident, • I am considering renting my property as Short Term Rental Accommodation, • I reside near an existing Short Term Rental Accommodation premises

	These are the issues that directly impact residents' quality of life. Restrictions on area are wrong. Diversity over the area not grouped in small areas. Allow small numbers over the entire town. Where are our families supposed to stay when visiting? Currently they can stay nearby in short stay but you are removing that ability. There are no hotels. You are ignoring the attractions of the whole town not just a couple of shops and casino.	
15.	Oppose - Council should be supporting existing property owners and ratepayers, not restricting their flexibility. This policy appears focused on increasing long-term rental supply for people who do not currently live in VP., while limiting the options of those who already pay rates and contribute to the community. Rate payers are under significant financial pressure due to federal interest rate increase. Please allow them the flexibility to earn more to pay their bills. Don't add to their burdens. This policy appears focused on increasing long-term rental supply for people who do not currently live in Victoria Park, while limiting the options of those who already pay rates and contribute to the community. Council's primary responsibility is to its current residents and ratepayers. If residential amenity is the concern, enforcement should be directed at non-compliant operators through clear management and compliance mechanisms, rather than imposing broad geographic exclusions on responsible property owners.	• I am a Town of Victoria Park resident, • I own/operate Short Term Rental Accommodation in the Town of Victoria Park
16.	Oppose - I want residents to live here, not people who don't care about our town, these people aren't invested in our community. Prices of rent goes up. If we have to have accommodation, why not have a specific area for this. I'm just opposed to driving up rent in our area to accommodate short term accommodation. When people are charging \$2000 per week for short term rentals, that takes away stock from the locals. I've lived overseas and seen how communities change and priced out.	• I am a Town of Victoria Park resident, • I visit the Town of Victoria Park often
17.	Oppose - I believe the proposed policy is too restrictive in limiting unhosted short-term rentals to areas near major attractions or activity centres. In Perth, visitors commonly travel by car or rideshare, so accommodation does not need to be located immediately adjacent to specific tourism nodes to be appropriate or viable. Restricting STRA to small, defined areas reduces flexibility for hosts and limits accommodation options for visitors. A better approach would be to allow broader distribution across Victoria Park, supported by clear management requirements to address amenity concerns such as noise,	• I am a Town of Victoria Park resident, • I am considering renting my property as Short Term Rental Accommodation, • I visit the Town of

	parking, and guest behaviour. The maps exclude many suitable residential areas without strong justification. Short-term rentals can operate responsibly outside activity centres, particularly in a city where driving is common. Spreading STRA across the Town may also reduce the concentration of impacts in any one precinct. The policy should focus on effective management and compliance rather than narrow geographic restrictions. Allowing STRA across more of Victoria Park would support tourism, provide visitor choice, and enable local residents to participate fairly in the short-term rental market while still protecting neighbourhood amenity.	Victoria Park often
18.	Oppose - Short term accommodation should be in professional commercial environments like Hotels and motels in a traditional sense. Short stay accommodation doesn't ensure a high quality service and only needs minimal investment which does to add character or meaningful employment to a suburb. We need more professional accommodation facilities, not DiY air bnb style junk	• I am a Town of Victoria Park resident, • I visit the Town of Victoria Park often
19.	Oppose - We live in the front house, and our Airbnb operates in the adjoining house at the back, which is where my father stays when he comes from New Zealand. This property is our main livelihood and retirement plan. Long-term rental is not practical due to this family arrangement. We have made careful, meticulous investments in branded and clearly labelled materials, guest manuals, stocked linen, cots, baby baths, toiletries, and pantry items to ensure a professional and welcoming experience for guests. Our guests, particularly from Singapore and overseas, support local cafés, small businesses, and retailers, helping promote Victoria Park. We also employ a cleaner, providing work to a local resident. The sudden proposed removal of the entire East Victoria Park area from the zoning has been astounding and deeply distressing, creating undue anxiety and significantly affecting our lives and future planning. Before this change, we operated confidently under the original planning and invested heavily, trusting we were compliant. The new rezoning proposal at first council meeting was still in our zoning. The suggestion to remove all of East Victoria Park was a huge shock. I also wish to clarify that at the previous Council vote, my selection was recorded as an oppose, but this was because I supported further expansion of zoning precincts, not because I opposed Airbnb in Victoria Park. I have always supported responsible short-term accommodation in the	• I am a Town of Victoria Park resident, • I visit the Town of Victoria Park often

	area. No it is very limited. East Victoria park strip is growing. We bring in so many tourists to the area who heavily spend at local cafes. We attract tourists whom now see East Victoria Park as a go to destination rezoning completely removes this from our area and small businesses. Allow those currently operating their air Bnb's in previous approved zoning areas to continue for 10 years the effort to set up an air bnb is substantial and unfair to remove it from those currently operating their.	
20.	Oppose - Short term rentals are fantastic for East Victoria Park. It brings in thousands for visitors each year pouring money into the local community!!!! Please don't do this!!! East Victoria Park is a vibrant and exciting place please don't stop short term rentals. I have visitors all the time that use Air B&Bs it's so handy and close to where I live. PLEASE DON'T stop East Victoria Park from having Air B&Bs	• I am a Town of Victoria Park resident, • I reside near an existing Short Term Rental Accommodation premises
21.	Oppose - The decision is unfair to residents and businesses within the East Victoria Park area. EVP is the entertainment hub of the Town of Vic Park and this decision will have a detrimental effect on the business owners. EVP is close to the city, curtin university and other entertainment venues as much as Victoria park is and should be offered the same opportunities. East Victoria Park is a vibrant, exciting community and entertainment hub and should not be excluded from the unhosted short term rental accomodation	• I am a Town of Victoria Park resident, • I reside near an existing Short Term Rental Accommodation
22.	Support - I genuinely believe short-term rentals have an important place in our community when they're managed responsibly. From my experience, guests don't just stay in the home, they spend time in the neighbourhood. They have breakfast at the local café, grab dinner along the strip, shop at nearby supermarkets, and explore local businesses. In areas like Victoria Park, that makes a real difference to small operators who rely on steady foot traffic, not just weekend peaks. I am sure many of the local business would agree with this. Short-stay properties are usually very well maintained because presentation and guest experience matter. Short-term accommodation plays an important role in our local area. Here's a snapshot of some of my guests who have stayed at my Airbnb in the past:	• I am a Town of Victoria Park Resident, • I own/operate Short Term Rental Accommodation in the Town of Victoria Park

*WA country guests attending vital medical appointments at RPH *Parents settling kids into boarding schools in the local area (Kent Street, Penrhos, Wesley) *Young adults from the country attending compulsory training as part of an apprenticeship at Carlisle Tafe (1 month compulsory attendance annually) * Local and international families settling students into Curtin Uni and attending graduations *International guests visiting family living in the local area (who are unable to accommodate them at their own home due to the size of their home) *Interstate / International guests attending a local wedding *Interstate guests attending hockey tournaments at Curtin *Rural/International families visiting Perth for school holidays *People attending concerts and sports events at Optus Stadium Many of these people chose to stay in the TOVP, as their reason for visiting is in the immediate area of the TOVP. Of course, there needs to be sensible rules, with clear registration, safety standards, and a straightforward way to address complaints, which are all reasonable. Responsible hosts want that, to have a good, balanced framework that supports tourism and local business while protecting residents. Small short-term rentals aren't about large-scale commercialisation, they're about welcoming family, friends, country people and international visitors, supporting local businesses and practically contributing to our community. Guests depart my Airbnb with wonderful memories of staying in an 'Australian Cottage' in Victoria Park. Stating in their reviews what a wonderful place TOVP is, with a vibrant community, a great commercial/food strip, and an entertainment area where they enjoy spending their time and money. The area maps exclude the majority of the residential area of the TOVP. This map is biased towards areas where there are fewer residential properties and more public space/apartments (i.e., Burswood/Optus area). Why are area maps biased against properties due to their physical street address? There should be a consistent approach across the Town, not just small pockets that are 'approved for Airbnb.' All residential areas should be treated equally, as all properties are rate payers. Why exclude homes located close to Vic Park / Carlisle Train Station, a major transport hub?	
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	Why exclude the Lathlain area, Lathlain commercial hub? Has the town done an audit on the short-stay accommodation within TOVP operating without council approval? Then approached them, warning that they need register with TOVP to operate.	
23.	Oppose - I do not support the proposed restrictions that confine unhosted short-term rental accommodation primarily to areas close to major attractions or activity centres. Victoria Park is part of a car-oriented metropolitan area where most visitors either drive their own vehicles or hire one during their stay. As a result, proximity to specific tourism nodes should not be the primary determining factor for where short-term accommodation is allowed. A broader, town-wide approach would better reflect how people actually travel and stay in Perth, while still allowing Council to manage impacts through clear operational and compliance requirements. The proposed maps appear unnecessarily narrow and may limit accommodation diversity across the Town. Allowing short-term rentals in a wider range of residential areas would provide more choice for visitors and prevent over-concentration in a small number of precincts. Appropriate controls around parking, noise, and guest management can address potential amenity concerns without relying on strict geographic boundaries. Short-term rental accommodation contributes to local economic activity and provides flexible housing options for visitors, families, and business travellers. The policy should aim to balance neighbourhood amenity with reasonable opportunity for residents to participate in the short-term rental market. Expanding the permissible areas, while maintaining strong management standards, would achieve a fairer and more practical outcome for Victoria Park.	• I am a Town of Victoria Park Resident, • I am considering renting my property as Short Term Rental Accommodation, • I visit the Town of Victoria Park often.