CITY OF VINCENT
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Coded of Conduct

11 Muriel Place Leederville

This is our family home and we know you will love being here as much as we do.
With confirmation of your booking you acknowledge the following rules and conditions of your stay:

Check in and check out times
Check in 3pm
Check out 10am
Strictly no pets
No Smoking, vaping, e-cigarettes are not allowed inside or outside on the property.

Noise and antisocial behaviour
NO PARTIES Please be considerate of our neighbours.
Quite Hours are between **10pm and 7am Monday to Saturday** and **10pm-9am on Sunday and public holidays**
No additional guests may stay at the property other than the ones booked and registered with Airbnb.
Max number of guests 6 people (this includes Children & Babies)

Photography commercial and filming is not allowed without prior written approval from the host.

Bookings
2 min – max 60 nights bookings, need at least 3 nights advanced notice.

Car parking
1 car park is provided for guests use on the property, it is located on the drive at the front of the house.
Street parking is available if you require additional car parking spaces. Please note there are council restrictions for non resident parking with parking prohibited on Muriel Place between 7am & 5pm. please refer to street signage.

Waste
Bins are stored down the side of the house.
Waste collection day is early Monday morning. We kindly ask that you put the bins out on the verge or road Sunday evening.
If a car is parked in the front parking spot, please ensure the bins are pushed onto the road with enough space for the waste truck to reach them.
To avoid a waste fee, please sort your waste correctly during your stay, below is a helpful guide:
- General waste (red lid): This is for everyday rubbish that can’t be recycled and is collected every two weeks.
- Recycling (yellow lid): For clean cardboard, paper, plastics,

glass, and aluminium. Recycling is collected every two weeks, alternating with general waste.
- Green waste (lime green lid): For garden clippings, leaves, and food scraps (if available).You can also use this bin for used pizza boxes This is collected weekly.
You can check the City of Vincent website for this information.

Waste Management - If the bins are not correctly sorted, our cleaner will need to go through the waste to ensure its complies with local council regulations.
This additional task will incur a fee of $75, which will be charged to the guest. If bins are not put out and are not empty additional collect fees will apply.

Expectations
Guests are expected to follow house rules. Breach of this code of conduct will result in eviction from the property.

Contact details
If you have any questions please do not hesitate to contact me through the air bnb app or directly.

Contact details of owner/operator;

Simon Phone 0425494104
Email ardos@mac.com

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S Paul & Kristin Goodacre
Po Box 188
Mount Hawthorn 6915

07 September 2026

City of Vincent Panning Department
Main Administration Building
244 Vincent Street, Leederville, WA 6007

Attention: Duty Planner

To whom it may concern

RE: Short Term Accommodation 11 Muriel Place Leederville

We write to you with the following supporting information regarding the application for the development approval for Short Term Accommodation at 11 Muriel Place.
It is proposed 11 Muriel Place will continue to provided family groups short term accommodation options in central Leederville.
The House will host a maximum of 6 persons at one time with a sleeping configuration of two Queen Beds and two single beds accommodating children.
The Minimum length of stay at the house is two nights.
One off street car park is provided for sole use of guests while staying.
Only one guest booking will be allowed for the property at a time.

The property owners will not reside at the property while occupied by guests. However will reside and use the property when it is not being used by guests.
The entire dwelling will be used for short term accommodation with the exception of the store room which will be used to store the owners personal items.

Planning requirements response for Residential and Mixed Use Zones Planning objectives short term accommodation holiday house

11 Muriel Place is not listed in City of Vincent's Municipal Heritage Inventory or the State Heritage register.

Proposals for continued use as a Holiday house, over the last 12months there has been no impact the amenity of surrounding residential properties. It is targeted at family groups wanting to stay in the area, strict management of guests through booking vetting and restrictions on its use through the guest code of conduct rules will mean this change will likely go unnoticed by residents of the street.

a) The property is located in a residential area zoned R60 which is a Medium/High density Zone and supports the proposed change of use.

b) Proposal is within 400m of high frequency public transport services and a range of commercial, entertainment or tourist activities.
It is also 900m from Leederville train station which provides connections to the city and the Northern suburbs. The Leederville entertainment precinct is less than 800m from the house to the

south, and the Mount Hawthorn dinning precinct 1.3 kms to the north. Both are on number 15 bus route and are also within easy walking distances of the property.

c) Distance and separation from outdoor living area of adjoining properties.
11 Muriel Place outdoor area is located at the rear of the property, it has limited direct connection to 9 Muriel place outdoor living space as the properties are separated by 3 m high brick boundary wall and storage room.
106 Bourke Street abuts the rear boundary of the property. A buffer between the properties is provided by a 1.6m high metal profile fence which has a 3.5m high hedge in front of it. The outdoor living spaces are approximately 8m apart which is a significant distance for properties in a R60 zones. Any potential noise from guests will be further mitigated by strict guests code of conduct rules limiting noise levels after 11pm and before 700am
The remaining boundary to the property is to Brentham reserve.
Contact details will be provided to owner/occupants of 106 Bourke street and 9 Muriel place allowing them to contact us if they have concerns about guests conduct.

d) Site has no direct interface with existing noise generating uses.

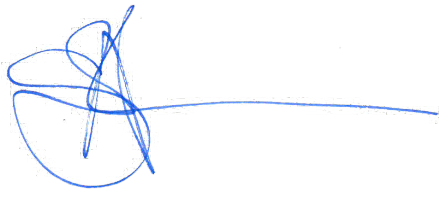
e) The proposed use as a holiday house will positively contribute to the diversity of accommodation types offered in the area. Leederville currently lacks accommodation options as there are currently no Hotels or Motels offering short term accommodation for family's wanting to stay in the area. The closest hotel to Leederville is the Holiday inn West Perth which is 1.6km from Leederville train station.
For travellers wanting to stay outside of the CBD in more family friendly areas the property will provide an alternative short stay option to staying in city Hotels.

f) The proposal does not involve any works that will alter the external appearance of the building.

Car parking
The property has one off street parking bay that will be provided for exclusive use of Guests while staying.
11 Muriel Place is considered a Location A under the R-codes. Being located approx 100m from number 15 bus route running along Oxford Street to the city centre. This bus runs every 15 min between peak periods Monday to Friday.
The Property provides the required car park numbers for a 2+ bedroom property in a location type A.

We look forward to your response.

yours sincerely



S Paul

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MANAGEMENT PLAN FOR SHORT-TERM ACCOMMODATION

11 MURIEL PLACE, LEEDERVILIE



Contents

Background & overview....3
Objectives of management plan....3
Booking requirements....4
Guest screening procedures....4
Check-in & Check-out Procedure....5
Guest Handbook....5
Control of Noise....5
Mitigation & Complaints procedure....6
Safety....7
Hygiene, comfort & waste management....7
Security....7
Car parking....8
....8

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Background & overview

This property located centrally between entertainment hubs of Leederville and mt hawthorn has been a family home for many years and a long-term Rental from 2020 It can host a maximum of 6 guests and is a 3-bedroom, 2-bathroom home with parking for 1 car off street. It has been configured for families and small groups.

With a master bedroom with queen size bed, second bedroom with queen size bed and the third bedroom with two single beds. The house is set up with a family focus with board games, toys such as Lego provided.

The property is conveniently located at the end of Muriel Place a quiet dead end street. It abuts Brenthan reserve on one side and a long-term rental property on the other, just 1min walk from its closest high frequency bus stop on oxford street route 15.

It is only 850m (12min walk) from Leederville train station.

Short-term accommodation is a unique experience, and the guiding principles of our Code of Conduct are to treat this property as your own home, respect your neighbours & leave it as you find it.

Airbnb and short-term accommodation deliver a staggering economic contribution to Western Australia and to its Local Government Authorities. In a 56-page report commissioned by Deloitte's into the economic effects of Airbnb in Western Australia, it was revealed that in just one year between 2015-2016 in Western Australia 171,500 Airbnb guests spent $155m supporting 780 jobs and $100 million in GSP. These figures have grown exponentially in recent years and are of enormous benefit to local businesses, residents, guests, and the tourism sector.

Part of our management procedures & guest handbooks provide local recommended tips for nearby shops, restaurants, cafes, restaurants, entertainment, sights, attractions & much more. This local spending allows local business in the council area to thrive and continue or expand their operations. We find from speaking with the business owners and staff they are very grateful for this contribution we provide.

Objectives of management plan

To clearly outline and demonstrate the professional management procedures implemented by the property owners to ensure the smooth operational management of the subject property whilst mitigating any perceived disruptions to the local amenity & surrounding areas.

Booking requirements

We anticipate approximately one booking per week and our average trip length is between 6-8 nights. This is based on the average past performance of the listings when it has been used for short term accommodation in the past.

We specify a mandatory minimum stay length of two (2) nights as we find this significantly deters any unwanted targeting for parties or gatherings. We don't accept last minute bookings, all bookings need to be made a min of 3 days before occupation. This reduces opportunistic and likely undesirable guests. We do not offer demand based pricing for the property

Property currently has a 5 star rating on air bnb, we have a 100% response rate, average stay for guests is currently siting at 7.6 nights with a 0% Cancellation rate.

Guest screening procedures

required verification steps:

- Contact details including full name(s), phone number & e-mail address.
- Acceptance of our stipulated house rules
- Confirmed payment.
- Profile photo (if set)
- Government Id (such as drivers licence or passport)
- Written reviews/recommendations from other hosts
- Their overall star rating which can be categorised for items such as observance of house rules, cleanliness & communication
- Total number of guests & location based.
- Their reason for visiting Perth & booking the property.

We can then further screen the potential guest by cross referencing linked social media accounts, obtaining names of all guests, requiring government issued ID that all guests are required to submit upon successful booking confirmation.

Once we have carried out a thorough check of the prospective guest, we then have a right to refuse, accept or cancel the reservation. Prior to acceptance of the booking, we also reiterate the property's No Party, Functions or Gathering policy.

Our set of house rules are displayed both on the online listing and in our comprehensive guest handbook which is located inside the property in the kitchen, additional code of conduct is also fixed to the fridge door.

The Airbnb platform is currently the only platform we intend listing on and most of our communication is done through the application itself we are backed by Airbnb's platform, "professional host" support and $1m USD host guarantee & $1m USD host protection insurance. Underwritten by Lloyd's of London.

Once guests are confirmed our direct phone numbers are automatically exchanged for any further required communication. We privately message our guests before, during and after their stays and all the correspondence is saved for our own records.

Check-in & Check-out Procedure

Check-in is from 3:00pm until late, Allowing guests to arrive off long haul flights late at night or arrive after work if they have travelled by car from the country. Security cameras located at the entry to the house record the number of guests entering the property and cars parking, This camera will also provide alerts of High-levels of Noise. These will be investigated further if it is suspected occupants are breaching terms of use.

The property includes detailed visual and written check-in instructions and guests find them extremely easy to follow and do not cause any disruption in checking in or out of our properties.

Check-out is 10am .

Entry is controlled via electronic lock on the entry door. Codes are provided to Guests prior to arrival allowing guests to check-in and check-out with ease. If guests require special assistance, we are available to meet the guest to welcome them to the property and run though the particulars of the home if required.

Our check-in instructions are issued to guests three (3) days prior to their arrival and are issued through Airbnb for safety & security. These instructions include a detailed check-in instructions to guide them through the whole process, they will receive a photo of the property they are staying at, how to use the entry lock at the front door, the parking location along with a copy of the guests code of conduct.

Guest Handbook

When a guest checks in, they are encouraged to read the properties ‘Guest handbook’ which provides them with all the important information they need to know to have an enjoyable, safe & respectful stay. This lists the property managers contact details, emergency contact details, emergency plan, house rules, parking rules, bin collection days the fact that rubbish is required to be sorted correctly and the red general waste bin is not picked up every week is highlighted to them, plus public transport, nearby amenities, sights, and attractions in the area and more.

Guests will also always have access to the Airbnb platform during their stay and are required to communicate with their property managers on this platform so all details pertaining to their booking are documented. The Airbnb platform also provides guests with the hosts contact details.

The guest handbook which we have created is very comprehensive which significantly mitigates any risk and issues regarding the stays.

Control of Noise

Code of conduct expressly states the house quiet times Guests and visitors must not create noise which is offensive and excessive to occupiers of neighbouring properties especially between 11pm and 7am Monday to Saturday and 10pm – 9am on Sunday and public holidays, during arrival, and during departure, and at any time throughout the occupancy. ▪ Offensive and excessive noise is prohibited and may result in termination of permission to occupy the property, eviction, and extra charges for damage, security, and other expenses, which may be deducted under the terms and conditions.

▪ Guests and visitors must not engage in any anti- social behaviour and must minimise their impact upon the residential amenity of neighbours and local community. Professionals and/or police may be engaged to attend during & after normal business hours to minimise disruptions to neighbours.

Any complainant will be kept informed throughout the process and will be encouraged to provide evidence to support the cause of us taking swift action.

Mitigation & Complaints procedure

We are contactable 24/7 and our phone numbers and email addresses are provided to our guests upon confirmation of booking and are also in the property for easy access.

We are more than happy to provide these contact details to adjacent neighbours for us to be even more effective in managing 11 Muriel Place.

In our online Airbnb listing, which the guest(s) must agree to before booking with us and also included in the guest handbook, we have extensively listed our house rules in respect to the property and other nearby residents of the surrounding area & amenity. Priority is given to adherence of our noise and parking policy.

Guests and visitors must not create noise which is offensive and excessive to occupiers of neighbouring properties especially between 10pm and 7am Monday to Saturday and 10pm-9am on Sunday and public holidays, during arrival, and during departure, and at any time throughout the occupancy.

Offensive and excessive noise may result in termination of permission to occupy the property, eviction, and extra charges for damage, security, and other expenses, which may be deducted under the terms and conditions.

Guests and visitors must not engage in any anti- social behaviour and must minimise their impact upon the residential amenity of neighbours and local community.

If guests fail to adhere to our house rules, they will be at risk of having their booking cancelled immediately. With, police, security, rangers, or other engaged professionals may attend in person to have the guest/s removed, door entry door lock code may also be changed depending on the circumstances.

Complaints If we receive any complaints about guests, they will be dealt with immediately upon receipt of said complaint. We will contact the guests informing them of the situation and any breach of house rules and based on severity of the breach then the reservation may be terminated.

Any complainant will be kept informed throughout the process and will be encouraged to provide evidence to support the cause of us taking swift action. From receipt of a complaint, it is extremely rare for an issue to extend beyond just a few minutes, and we aim to resolve all issues within 30 minutes - 1 hour total.

Professionals and/or police may be engaged to attend during & after normal business hours to minimise disruptions to neighbours.Use & maintenance.

The owners of the property have real-time access of the bookings calendar and may regularly schedule maintenance works in between guests stays to ensure the property is kept up to our property and guest expectations. Property maintenance is regularly reported

and resolved swiftly either during or after guest's stays depending on the severity so that the appearance of the property meets or exceeds the standard of neighbouring properties. The property has been extensively renovated and is well looked after by the owners. The properties lawns are mowed every 2 weeks and the hedges trimmed every 2-3 months.

Safety

The property includes compliant RCDs and hard-wired Smoke Alarm. We also offer first aid kit. And a fire blanket is provided in the Kitchen.

If required by the city of Vincent we can consider fire extinguishers and implementing an emergency safety plan in case of a fire. In our detailed guest handbook, guests are also provided with the contact details for the local police station, hospitals & fire station and other emergency phone numbers.

Hygiene, comfort & waste management

Rubbish and recycling items are to be disposed in accordance with the local council policies, procedures and in the correct allocated bins for weekly collection on Mondays.

Any excess rubbish must not be left in sight of a public area and is removed by housekeeping cleaners. Guests are notified & reminded to place all rubbish & recycling in the allocated bins at the house. The cleaning & housekeeping team are also asked to attend and assist with rubbish disposal at checkout and if the property is vacant.

Bin location & contents are monitored by housekeeping at each check-out and we may gather photo/evidence of this so we can effectively & efficiently maintain the bins both inside and outside the property to mitigate risk of problems.

The property includes a fully functional kitchen with fridge and pantry for food storage and there has never been problems with vermin or pests – if this changes then we can send professional pest control companies to rectify this swiftly and implement measures to prevent occurrence in future.

The linen and towels are removed off-site following each check out clean and provided to a professional commercial laundering service to wash, dry and return to cleaners upon completion.

Exhaust fans & air conditioning/heating appliances are regularly checked by the housekeeping teams and repaired or replaced if required, guests are also encouraged to report maintenance to us immediately upon discovery so that swift resolution can be made.

A washing machine is provided for guest convenience to use during their stay to wash their clothes as required.

Security

A security camera is installed at the entry of the property that monitors the entry and car parking area this is used to ensure compliance of guest numbers and observance of house rules while maintaining guest privacy.

Car parking

The property comes with one (1) Onsite car park located in front of the property and two on Street parking council permits.

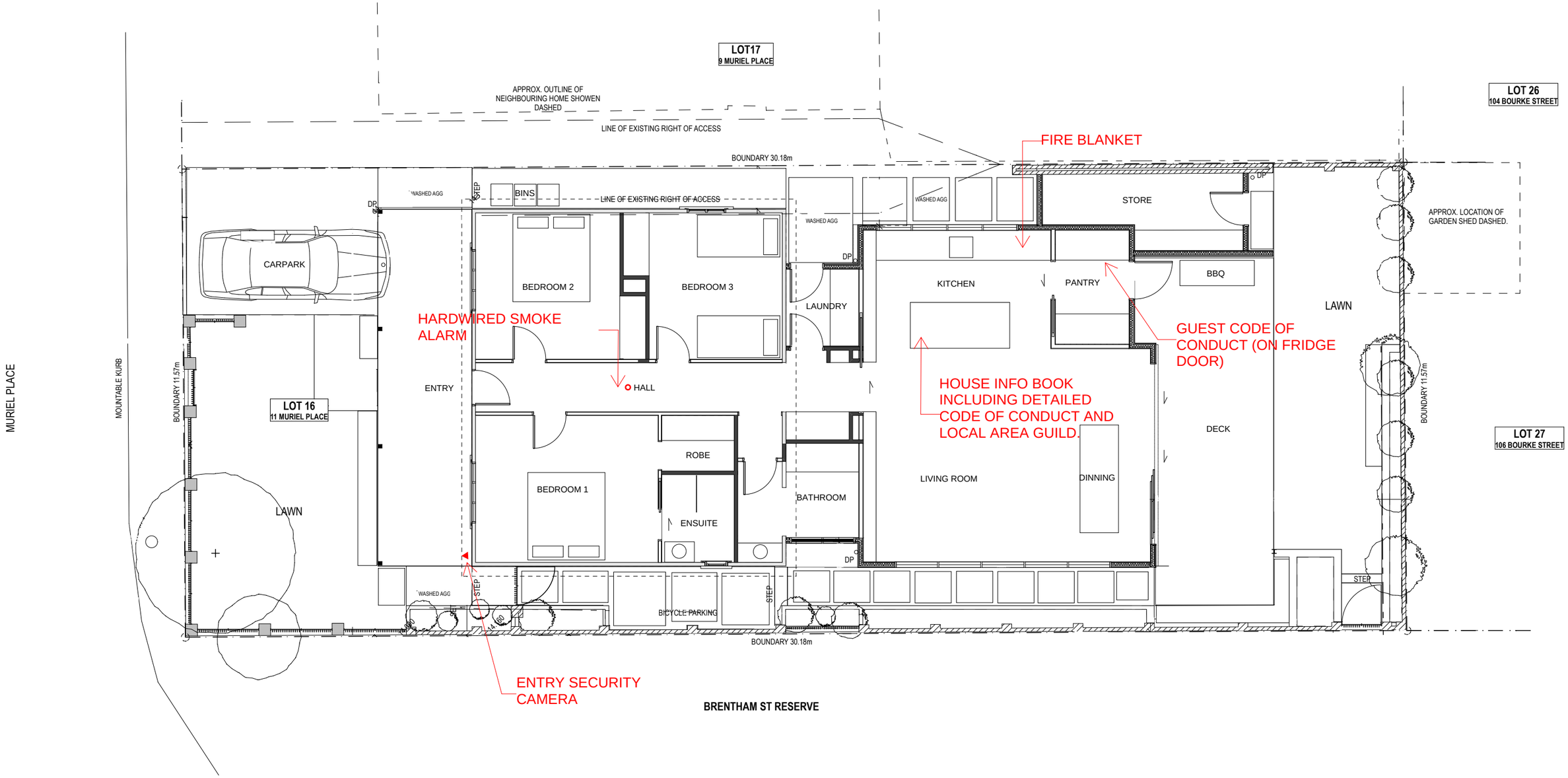
Short-term tourist guests will usually have just one hire car between them.

However for bookings from guests, that may require addition parking we can provide appropriate permits for street parking. we do not advertise these as being available for guests and do not expect any parking issues from our experience as short-term guests typically have less cars than long term residents.

Further, we provide details for ride share companies such as Uber and Ola. We also promote our local taxi companies the number 15 bus service and Trains.

As the property will be used for residential purposes, we do not expect an excessive number of trips to and from the property.

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SITE PLAN
1:100

Goodacre Paul Residence

LOT NO 8 | STREET 11 MURIEL STREET | SHEET A3 | DWG NO WD101
JOB NO 1001 | SUBURB LEEDERVILLE | FILE 13089-Muriel place Con2.pln

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