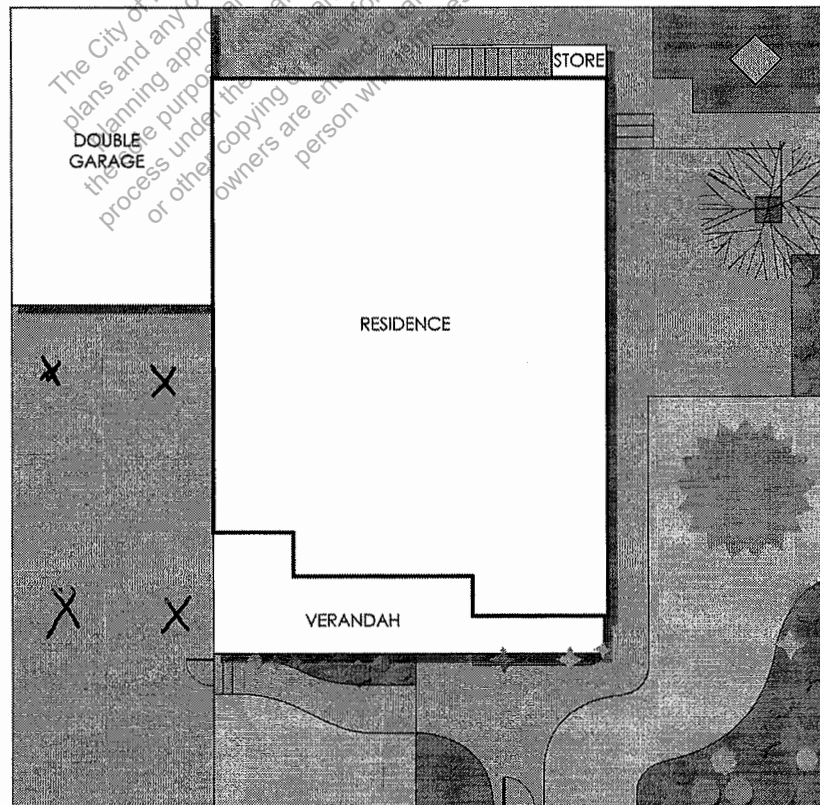




This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Cribb Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose.

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MANAGEMENT PLAN

UNHOSTED SHORT-TERM RENTAL ACCOMMODATION

1 CADD STREET, BEACONSFIELD WA 6162

Lot 1 on Survey-Strata Plan 83842 | Certificate of Title Volume 4007 Folio 694



Prepared for the City of Fremantle

In support of a development application for unhosted short-term rental accommodation

Prepared in accordance with Local Planning Policy 2.27 – Unhosted Short-term Rental Accommodation (adopted 13 August 2025, C2508-8), Local Planning Scheme No. 4, the Planning and Development (Local Planning Schemes) Regulations 2015 and the Short-Term Rental Accommodation Act 2024.

Landowner (registered proprietor)	
Applicant	
Property Manager	
Manager contact	
STRA Act 2024 registration no.	TBA
Version	V1.0 – August 2026
Review cycle	Annually, and on any change of Property Manager or letting model

This management plan is to be reviewed and updated at least annually.

Contents

1. Introduction and purpose
2. The property and the proposed use
3. Compliance with Local Planning Policy 2-27
4. Booking, check-in and access
5. Check-out
6. Property Manager and response times
7. Guest register
8. Car parking
9. On-site signage
10. Pets
11. Waste management
12. Monitoring guest behaviour
13. Complaints management
14. Nuisance behaviour – prevention and response
15. Maintenance
16. Servicing – water and sewerage
17. Emergency procedures
18. Health, safety and amenity
19. Guest Guide Portal
20. Manager's guide and responsibilities
21. Neighbour communication
22. Review and amendment of this plan

Appendix A – Code of Conduct for guests and visitors

Appendix B – Monitoring guest behaviour (technical detail)

Appendix C – Guest Guide Portal (summary of content)

Appendix D – Waste and rubbish system

Appendix E – Guest feedback on location, safety, quietness and host responsiveness

Appendix F – Enhancing the amenity of the Beaconsfield local area

1. Introduction and purpose

This Management Plan applies to the use of No. 1 Cadd Street, Beaconsfield WA 6162 as unhosted short-term rental accommodation, as that term is defined in Schedule 2 clause 1 of the Planning and Development (Local Planning Schemes) Regulations 2015.

The plan has been prepared to satisfy clause 8.3 of City of Fremantle Local Planning Policy 2.27 – Unhosted Short-term Rental Accommodation (LPP 2.27) and to demonstrate that the use can operate without detriment to the amenity of neighbouring properties or to the established residential character of Beaconsfield.

The plan sets out:

- the standard of behaviour expected of guests and visitors, and the consequences of failing to meet it;
- the systems used to prevent nuisance before it occurs, including electronic monitoring and screening of guests at the time of booking;
- the identity of and means of contacting the Property Manager, and the timeframes within which the Property Manager will respond to a complaint; and
- the records that will be kept and made available for inspection by an authorised officer of the City of Fremantle.

Guests will be able to book a stay at this address through established booking platforms such as Airbnb, Booking.com, VRBO and Stayz, and through corporate travel management companies.

1.1 Relationship to the Short-Term Rental Accommodation Act 2024

The dwelling is to be registered under Part 3 of the Short-Term Rental Accommodation Act 2024. Because the dwelling is proposed to be available for unhosted short-term rental accommodation for more than 90 cumulative nights in a 12-month period, the exemption in LPP 2.27 under "Application of this Policy" does not apply and development approval is sought.

The registration number will be displayed in all advertising and on the on-site signage described in Section 9.

1.2 Acknowledgement of clauses 6.1 and 7.1 of LPP 2.27

The landowner acknowledges that:

- under clause 6.1, development approval may be limited to a period of 12 months to allow the City to properly assess the impact of the use on neighbours and amenity; and
- under clause 7.1, development approval for unhosted short-term rental accommodation is restricted to the approved landowner – [REDACTED] – and does not run with the property. A change in landowner will require a new development application to be submitted and approved, notwithstanding that the lessee and operator, [REDACTED] may be unchanged.

2. The property and the proposed use

2.1 Property details

Item	Detail
Address	1 Cadd Street, Beaconsfield WA 6162
Local government	City of Fremantle
Land description	Lot 1 on Survey-Strata Plan 83842, Certificate of Title Volume 4007 Folio 694
Registered proprietor	
Applicant	
Zoning / dwelling type	Residential zone under Local Planning Scheme No. 4, density code R20. The dwelling stands wholly on its own survey-strata lot and is a single house for the purposes of the R-Codes.
Encumbrances	Easement burden created under section 33 of the Strata Titles Act 1985 (reg 37) for utility services – transmission of electricity by underground cable – see Survey-Strata Plan 83842. The lot includes a portion of a right of way closed under section 297A of the Local Government Act.
Bedrooms	Four (4) king bedrooms, each with its own ensuite. Each bedroom is fitted with a small table, bar fridge and coffee machine.
Common areas	Internal lounge and dining area; outdoor areas comprising four separate seating areas.
Floor areas	Residence 199m ² ; store 27m ² ; double garage 59m ² ; verandah 25m ² – total 310m ² . Bedrooms: main bedroom 4.2m x 4.3m (18.1m ²); bedroom 2 4.2m x 3.7m (15.5m ²); bedroom 3 3.9m x 3.3m (12.9m ²); bedroom 4 3.7m x 4.2m (15.5m ²). Living 4.2m x 5.1m; dining 4.2m x 5.6m. Study 2.2m x 2.9m (6.4m ²).
Parking	Guest parking is in the driveway, wholly within the property boundary, with capacity for six vehicles in tandem; no more than four guest vehicles are expected, being one per bedroom. The double garage (6.3m x 9.4m, 59m ²) is retained for the owner's and Property Manager's use and is not available to guests. No guest parking on the verge or street. See Section 8 and the site plan accompanying the application.
Strata	Survey-strata scheme SP83842, comprising two lots and NO COMMON PROPERTY. Lot 2 is 1 Milky Way, Beaconsfield (Certificate of Title Volume 4007 Folio 695) The City of Fremantle has advised that a letter under LPP 2.27 cl 8.1 is not required, as the scheme has no common property.
Minimum stay	Individual room bookings – one (1) night. Whole-house bookings – two (2) nights.
Maximum stay	Eighty-five (85) nights
Availability	365 days per year
Commencement	Estimated commencement is early September 2026, subject to development approval.

Item	Detail
Servicing	Reticulated potable water and reticulated sewerage – see Section 16

2.2 Letting model – individual rooms and whole-house bookings

The property is let in two ways:

- **Whole-house bookings.** A single booking party takes exclusive occupation of the entire dwelling, including all four bedrooms and all common areas.
- **Individual room bookings.** A booking party takes exclusive occupation of one bedroom and its ensuite, and shares the lounge, dining area and outdoor areas with the occupants of the other bedrooms. Each bedroom is fitted with its own smart lock.

The following controls apply to the letting model in both cases:

- The dwelling is managed as a single premises by a single Property Manager.
- A maximum of one booking party occupies any one bedroom at any time. There are therefore never more than four concurrent booking parties in the dwelling.
- The occupancy limits in Section 2.3 apply to the dwelling as a whole and are not multiplied by the number of bookings. The Property Manager's booking system blocks any booking that would cause the whole-of-dwelling cap to be exceeded.
- All occupants, regardless of which booking they arrived under, are bound by the same Code of Conduct at Appendix A and are recorded as described in Section 7.
- Where individual rooms are let concurrently, every booking party is advised at the time of booking that common areas are shared, that quiet hours apply from 10.00pm to 7.00am Monday to Saturday and from 10.00pm to 9.00am on Sundays and public holidays, and that the no-visitors rule in the Code of Conduct applies to all occupants.
- The Property Manager will not accept concurrent individual-room bookings where the composition of the bookings is likely to give rise to conflict – for example, a group booking of three rooms alongside a single unrelated guest. Whole-house bookings are prioritised for larger groups.
- No bookings are accepted from schoolies or leavers groups, or for bucks, hens or similar celebratory events, in either letting model.
- Persons under 16 are accommodated only on whole-house bookings, where the whole dwelling is taken by a single family or group. Individual rooms are not let to a booking party that includes a person under 16 while other rooms are let to unrelated parties, so that children are never sharing common areas with unrelated adult guests.

2.3 Occupancy

At no time will more than eight (8) persons be accommodated at the property, counting every occupant of any age including children and infants:

Control	Limit at this property
Maximum persons per bedroom	Two (2)
Maximum persons sleeping at the property	Eight (8)
Absolute maximum persons at the property at any time, counting every occupant of any age	Eight (8)
Maximum concurrent booking parties	Four (4) – one booking party per bedroom, each of up to two persons, being eight (8) persons in total

Rooms not originally designed as bedrooms – including the lounge, dining area and the study – are not used for sleeping and are not counted in the occupancy calculation, in accordance with clause 3.3 of LPP 2.27. The study is shown on the floor plan as a study, measures 2.2m by 2.9m (6.4m²), and is furnished and used as a study only. Portable beds, sofa beds, mattresses and similar are not provided and guests are prohibited from bringing them onto the property under the Code of Conduct.

The number of guests staying at the property is declared to the Property Manager at the time of booking, and the Property Manager is to be notified of any change to that number. Occupancy is independently verified by the electronic monitoring described in Section 12 and Appendix B.

3. Compliance with Local Planning Policy 2.27

The table below identifies each requirement of LPP 2.27 and where it is addressed in this plan or in the accompanying application documents.

Clause	Requirement	How addressed	Where
1.1	Proposal to align with the R-Codes, Local Planning Scheme, Local Development Plans and location-specific local planning policies.	No physical development or external alteration is proposed. The dwelling is an existing residence and continues to comply with the applicable standards. The application relates to a change of use only.	Section 2.1
1.2	On-site signage: plaque or plate on the main frontage, not exceeding 0.5m ² per dwelling, consolidated where multiple units, including owner or manager contact information.	A single consolidated plaque of 0.06m ² will be fixed on the main frontage showing the Property Manager name, 24-hour phone number, email address and STRA registration number.	Section 9
2.1	Car parking in accordance with the R-Codes, plus one additional bay for every two bedrooms exceeding four bedrooms.	The dwelling has four bedrooms, so no additional bays are triggered by cl 2.1. The double garage satisfies the R-Codes requirement for a single house and is retained for the owner's use. Guests park in the driveway, which has capacity for six vehicles in tandem, over and above the required provision. Bookings are limited to one vehicle per bedroom, so no more than four guest vehicles are expected. Guests are prohibited from parking on the verge or street.	Section 8
2.2	City Centre Zone parking exemption.	Not applicable. The property is in Beaconsfield, not the City Centre Zone.	–
3.1	Single dwelling: maximum two persons per bedroom excluding persons under 16, to a maximum of 12 persons per dwelling.	The applicant proposes a maximum of eight (8) persons in total at any time, counting every occupant of any age including children and infants. This is more restrictive than the policy maximum of 12 persons, which excludes persons under 16.	Section 2.3
3.2	Grouped and multiple dwellings: maximum two persons per bedroom, to a maximum of six persons.	Not applicable. The dwelling stands wholly on its own survey-strata lot and is a single house for the purposes of the R-Codes. Clause 3.1 applies.	Section 2.3

Clause	Requirement	How addressed	Where
3.3	Rooms not originally designed as bedrooms cannot be converted for occupancy calculations.	The lounge, dining area and study are not used for sleeping. The study is shown as a study on the floor plan, measures 6.4m ² , and is furnished and used as a study only. Portable beds and sofa beds are not provided and guests may not bring them onto the property.	Section 2.3
4.1	City Centre Zone location requirements.	Not applicable. The property is not in the City Centre Zone.	–
5.1	Connection to a reticulated potable water supply.	The dwelling is connected to the Water Corporation reticulated potable water supply.	Section 16
5.2	Connection to reticulated sewerage, or an approved on-site effluent disposal system with adequate capacity.	The dwelling is connected to reticulated sewerage.	Section 16
6.1	Approval may be limited to 12 months.	Acknowledged by the landowner. This plan is reviewed annually and will be resubmitted with any renewal application.	Sections 1.2, 22
7.1	Approval restricted to the approved landowner and does not run with the property.	Acknowledged by the landowner. A new development application will be lodged on any change of landowner.	Section 1.2
8.1	Letter of support from the Strata Manager or Strata Management Company where the property is on a strata title.	The lot is on survey-strata scheme SP83842, a two-lot scheme with no common property and no strata manager. The City of Fremantle has advised that a letter under this clause is not required in these circumstances. Each dwelling stands wholly on its own lot with separate vehicle access, and there is no common property in respect of which a strata company decision could be made.	Section 2.1
8.2	Site plan indicating the location of on-site parking.	A site plan showing the driveway parking layout accompanies the development application.	Section 8
8.3(a)	Contact details of the Property Manager; response to nuisance behaviour within 12 hours of a complaint.	Property Manager named with 24-hour phone and email. Response commitments are substantially shorter than 12 hours: within 30 minutes for a major disturbance and within 60 minutes for a minor complaint.	Section 6
8.3(b)	Method of booking and checking in.	Online booking with ID verification, security deposit, signed rental agreement and acceptance of the Code of Conduct before check-in details are released. Smart lock entry within set check-in hours.	Section 4
8.3(c)	Confirmation of location of designated on-site parking	Guest parking is within the driveway and is allocated to guests at the time of booking. Confirmed on the site plan.	Section 8

Clause	Requirement	How addressed	Where
8.3(d)	Whether pets will be permitted, and if so whether they may be left unattended.	Pets are not permitted, other than assistance animals as required by law. Assistance animals must not be left unattended at the property.	Section 10
8.3(e)	Complaint management procedures addressing nuisance behaviour, including violence or threats, loud aggressive behaviour, excessively loud noise, overlooking, light spill, barking dogs, and smoke or odours.	A two-level complaints procedure with defined response times, plus a specific prevention and response measure for each of the seven nuisance categories listed in the policy.	Sections 13, 14
8.3(f)	Waste management strategies to ensure appropriate disposal.	Three-bin FOGO system, guest education provided on guest guide portal, automated reminders, managed bin presentation and retrieval between guests, and removal of excess rubbish at the guest's expense.	Section 11, Appendix D
8.3(g)	Bushfire emergency response procedures in designated bushfire prone areas.	Not applicable. The lot is not within a designated bush fire prone area under section 18P of the Fire and Emergency Services Act 1998. General emergency procedures are nonetheless provided to guests at Section 17 and in the Code of Conduct.	Section 17
8.4	A detailed Code of Conduct addressing items (a) to (i), made available to all occupants and submitted with the application.	A full Code of Conduct is provided at Appendix A, addressing each of items (a) to (i). It is issued on booking confirmation, contained in the Guest Guide Portal.	Appendix A

4. Booking, check-in and access

This section addresses clause 8.3(b) of LPP 2.27.

4.1 Booking

Bookings are made online, either directly or through a booking platform. At the time of booking, the guest must review and accept the house rules and the Code of Conduct at Appendix A. The house rules state, in these terms:

- No parties or events. Guests will be evicted immediately without refund and, where warranted, the matter will be referred to the police.
- The adult booking the property must provide valid photographic identification, pay a refundable security deposit, and complete a rental agreement through the secure online management portal. Check-in details are not released until all of these steps are complete.
- The person making the booking must be at least 21 years of age, must be one of the occupants, and is responsible for the conduct of every occupant and visitor. This minimum age applies to the person making the booking; it does not restrict the ages of the other occupants.
- Quiet hours apply from 10.00pm to 7.00am Monday to Saturday, and from 10.00pm to 9.00am on Sundays and public holidays.
- The number of occupants must not exceed the number recorded on the booking, and must not exceed the limits in Section 2.3.

- No schoolies, leavers, bucks, hens or similar event bookings are accepted.

4.2 Screening

Before check-in details are released, the Property Manager reviews the booking against the following criteria and may decline or cancel any booking that does not satisfy them:

- identification has been provided and matches the name on the booking and the payment method;
- the stated purpose of the stay is consistent with residential accommodation;
- the group composition and the number of occupants are within the limits in Section 2.3; and
- where individual rooms are booked concurrently, the bookings are compatible in the terms described in Section 2.2.

4.3 Check-in

- Check-in is from 2.00pm daily. Guests are to check in by 8.00pm.
- Check-in is not permitted between 8.00pm and 2.00pm, unless separately agreed in advance with the Property Manager.
- Guests receive check-in instructions and a code for the smart locks giving entry to the property and, for individual room bookings, to their bedroom. Codes are unique to each stay and expire at check-out.
- Guests are directed to arrive quietly, to park within the property as directed in Section 8, and to avoid noise on arrival that may disturb neighbours.

4.4 Access

All pre-check-in requirements must be completed before check-in details are sent: a copy of photographic identification, and a signed rental agreement incorporating agreement to abide by the Code of Conduct at Appendix A.

Guests are provided with a digital Guest Guide (see Section 19 and Appendix C) containing check-in instructions, property information and local area information.

5. Check-out

Check-out is no later than 11.00am on the day of departure, unless other arrangements have been made in advance with the Property Manager. Smart lock codes expire at check-out. Guests are reminded of check-out arrangements, bin obligations and noise expectations by automated message on the evening before departure.

6. Property Manager and response times

This section addresses clause 8.3(a) of LPP 2.27.

Property Manager	Contact details

The Property Manager is contactable 24 hours a day, seven days a week, on the number above. The backup contact, [REDACTED] is Perth based. The same number is displayed on the on-site signage described in Section 9, is provided to neighbours, and is provided to guests in the Guest Guide Portal and

the Code of Conduct. Where attendance at the property is required, this is undertaken by the Property Manager, by the backup contact, or by a security contractor engaged for that purpose. Clause 8.3(a) of LPP 2.27 requires the Property Manager to respond to nuisance behaviour within 12 hours of a complaint. The commitments in this plan are substantially shorter:

Complaint type	Acknowledgement	Attendance or resolution
Level 2 – major noise disturbance, party, violence or threats, aggressive behaviour	Immediately, on receipt of the call	Property Manager, backup contact or security firm attends the premises within 30 minutes
Level 1 – minor noise disturbance or other amenity complaint	Within 60 minutes	Guest contacted and issue addressed within 60 minutes; attendance on site if a further complaint is received
Non-urgent property matters (lighting, vegetation, maintenance)	Within 12 hours	Actioned within 5 business days, or sooner where amenity is affected

The Property Manager holds the authority of the landowner to direct guests, to require the cessation of conduct that breaches the Code of Conduct, and to terminate a booking and evict occupants.

7. Guest register

A single guest register is kept by the Property Manager for the dwelling as a whole, including where individual rooms are let to separate booking parties. The register is maintained digitally within the property management system, and can be produced or printed for inspection by an authorised officer of the City of Fremantle on request. It contains:

- the full name of the person who made the booking, verified against photographic identification;
- the number of occupants recorded on the booking;
- the bedroom or bedrooms occupied under each booking;
- the date of arrival and the date of departure; and
- the booking platform through which the booking was made.

Register entries are retained for a minimum of three years. Only the information listed above is collected; occupants' residential addresses and vehicle registration details are not collected.

8. Car parking

This section addresses clauses 2.1 and 8.3(c) of LPP 2.27.

The property is not within the City Centre Zone, so clause 2.1 applies. The dwelling contains four bedrooms. Because clause 2.1 requires additional bays only at the rate of one bay for every two bedrooms exceeding four bedrooms, no additional bays beyond the R-Codes requirement are triggered by this proposal.

Parking for guests is provided wholly within the property boundary, in the driveway running from Cadd Street to the garage. The driveway accommodates up to six vehicles in tandem. In practice no more than four guest vehicles are expected, because bookings are limited to one vehicle for each of the four bedrooms.

The dwelling also has a double garage of 6.3m by 9.4m (59m²). The garage is retained for the owner's and Property Manager's use and is not available to guests. It satisfies the car parking required for a single house under the R-Codes, which means the driveway bays used by guests are additional to the required provision.

A site plan showing the location and dimensions of the on-site bays accompanies the development application in accordance with clause 8.2.

The following management controls apply:

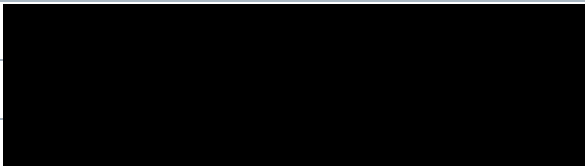
- For individual room bookings, each booking party is allocated a specific position in the tandem arrangement.
- Guests are advised of the tandem arrangement at the time of booking so that vehicle movements can be coordinated between occupants without disturbing neighbours. Bookings are limited to one vehicle per bedroom, so a maximum of four guest vehicles is expected against a driveway capacity of six.
- Guests and visitors must not park on the verge, on the street, across the crossover, or in a manner that obstructs a neighbouring property.
- Guests are advised at the time of booking that only one vehicle per bedroom booked may be parked on the property.
- Where a guest arrives with more vehicles than allocated bays, the Property Manager will direct the guest to lawful alternative parking and will record the matter. Repeat non-compliance is treated as a breach of the Code of Conduct.
- Guests are encouraged in the Guest Guide Portal to travel without a car, using Transperth bus and rail services, walking, cycling and rideshare, given the property's proximity to Fremantle.

9. On-site signage

This section addresses clause 1.2 of LPP 2.27.

A single consolidated sign plaque will be affixed to the main frontage of the dwelling prior to commencement of the approved use. The plaque:

- measures approximately 300mm x 200mm, an area of 0.06m², well within the 0.5m² per dwelling limit in clause 1.2(b);
- is a single plaque serving the whole dwelling, consistent with the consolidation requirement in clause 1.2(c); and
- will display the following information, satisfying clause 1.2(d).

Field	Text on the plaque
Heading	Short-Term Rental Accommodation
Property Manager	
Phone (24 hours)	
Email	
STRA registration	TBA
Footer	In an emergency call 000. For police attendance call 131 444.

10. Pets

This section addresses clauses 8.3(d) and 8.4(g) of LPP 2.27.

- Pets are not permitted at the property. This is stated in the listing, the house rules, the rental agreement and the Code of Conduct.

- Assistance animals are permitted as required by law. A guest travelling with an assistance animal must advise the Property Manager at the time of booking.
- An assistance animal must not be left unattended at the property at any time. This addresses the barking dog nuisance category in clause 8.3(e).
- Guests must clean up after an assistance animal immediately and dispose of waste in the general waste bin.
- Bringing a non-assistance animal onto the property is a breach of the Code of Conduct and grounds for immediate termination of the booking without refund.

11. Waste management

This section addresses clause 8.3(f) of LPP 2.27. Further detail is at Appendix D.

Waste is managed through the City of Fremantle three-bin FOGO (Food Organics Garden Organics) kerbside system, using the bins allocated to the property. The FOGO bin is collected weekly. The recycling and general waste bins are collected fortnightly on alternating weeks. See Figures 7 and 8 at Appendix D.

- Bins are located at the far left of the driveway in front of the garage, set back from the road.
- Collection day is Wednesday. Bins are not placed on the verge before 12.00pm on the day before collection, and are returned to the property on the day of collection. The Property Manager tracks the fortnightly cycle against the City's collection calendar so that guests are told which bins to present each week.
- The Property Manager sends an automated reminder by 5.00pm on the evening before collection day, and a second message on collection day to bring the bins back in. Where individual rooms are let concurrently, both messages are sent to every booking party staying at the property.
- Bins are presented and returned by the occupants. If bins have not been presented by the required time, or have not been returned by 5.00pm on collection day, the Property Manager arranges for a local contractor or a neighbour engaged for that purpose to attend and do so.
- Between bookings, and during any period of no occupancy, a local contractor or a neighbour engaged for that purpose presents and retrieves the bins, so that bins are never left on the verge.
- Educational information is displayed at the property, and the same information appears in the Guest Guide Portal.
- Excess rubbish must not be left at the property, on the verge or in any public place. Any excess rubbish left by guests is removed from the premises at the guest's expense, deducted from the security deposit.
- For whole-house bookings and for stays generating volumes beyond the standard bin capacity, the Property Manager arranges an additional private collection rather than allowing overflow.

12. Monitoring guest behaviour

The property is monitored continuously by electronic devices which alert the Property Manager to non-compliance, allowing intervention before a neighbour is disturbed. Full technical detail and the escalation process are at Appendix B.

12.1 Noise and occupancy monitoring devices

A noise and occupancy monitoring device is installed in the internal open-plan lounge and dining area, immediately adjacent to the patio area. This position was selected so that the device captures noise from both the internal common area and the adjoining outdoor area, being the locations where a group is most likely to gather and where noise is most likely to affect neighbours. The device monitors:

- noise level in decibels, with an alert to the Property Manager by text message if noise exceeds the set threshold for a continuous period of ten minutes;

- occupancy, by detecting the number of mobile devices present at the property. Because most guests carry more than one device, the device count is an indicative rather than an exact measure of occupancy. The alert threshold is set with reference to the eight (8) person limit in Section 2.3, and a sustained reading above the expected level prompts the Property Manager to contact the guest;
- motion, indicating whether there is a high or low level of activity at the property;
- device tampering, notifying the Property Manager immediately if a device is removed from its mounting;
- breaking glass;
- activation of an alarm within the property; and
- temperature and humidity.

Privacy: the monitoring device measures sound level only. It does not record audio, does not record conversation, and is not installed in a bedroom, ensuite or any other private area. This is disclosed to guests at the time of booking, in the Code of Conduct and in the Guest Guide Portal.

12.2 Closed circuit television

CCTV monitors the front entrance of the property, including the driveway and the pathway immediately at the front of the property. Cameras are:

- directed at the property's own frontage, entry and driveway, and are positioned and angled so that they do not survey neighbouring properties, private open space or habitable room windows, addressing the overlooking nuisance category in clause 8.3(e);
- not installed in any bedroom, ensuite, internal common area or outdoor entertaining area;
- disclosed to guests at the time of booking, in the Code of Conduct and in the Guest Guide Portal; and
- recorded to the manufacturer's cloud storage and retained for the life of the subscription. Footage is not routinely deleted and is not actively monitored; it is reviewed only in response to an incident or complaint, and is released only to the Property Manager, the landowner, the police or an authorised officer of the City of Fremantle.

13. Complaints management

This section addresses clause 8.3(e) of LPP 2.27.

Complaints are managed by the Property Manager. If a neighbour believes that occupants are not complying with the Code of Conduct, or has any issue with the operation of the property – including the location or orientation of lighting, vegetation on site, or any other matter – they are encouraged to contact the Property Manager on the details in Section 6. Neighbours are not expected to approach guests directly.

Neighbours are encouraged to contact the police on 131 444, or 000 in an emergency, if they have concerns about any illegal activity, violence or threatening behaviour at 1 Cadd Street, Beaconsfield. The Property Manager will cooperate fully with any police attendance and will attend, or arrange attendance at, the property in parallel.

13.1 Level 1 complaint – minor noise disturbance or other amenity complaint

- The neighbour contacts the Property Manager, who acknowledges the complaint on receipt.
- The Property Manager contacts the occupants within 60 minutes, advises them of the nature of the complaint, and reminds them of their obligations under the Code of Conduct.
- The Property Manager confirms the outcome with the complainant.
- If the issue is not resolved, or a further complaint is received within 12 hours, the Property Manager, the backup contact or an engaged security firm attends the property.

- If a further complaint is received and validated, the occupants are evicted in accordance with the Code of Conduct.

13.2 Level 2 complaint – major disturbance, party, violence, threats or aggressive behaviour

- The Property Manager, the backup contact or an engaged security firm attends the premises within 30 minutes of the complaint to verify the nature of the disturbance.
- Where the complaint involves violence, threats or behaviour that places any person at risk, the Property Manager immediately contacts the police and does not attempt to intervene physically.
- If, on attendance, the matter is properly characterised as a Level 1 complaint, the Level 1 procedure is followed.
- If the complaint is verified as a Level 2 complaint, the occupants are evicted in accordance with the Code of Conduct, without refund. The security deposit is applied to any additional cleaning, damage or security costs.
- Where individual rooms are let concurrently, eviction applies to the booking party responsible. Where responsibility cannot be attributed or the conduct is collective, all occupants are evicted.
- A guest evicted under this procedure is permanently blocked from future bookings at any property managed by the Property Manager.

14. Nuisance behaviour – prevention and response

Clause 8.3(e) of LPP 2.27 identifies specific categories of nuisance behaviour that a management plan must address. Each is dealt with below.

Nuisance	Prevention	Response
Violence or threats	Identification and a signed rental agreement are required from the booking guest. No party, event or leavers bookings are accepted. The Code of Conduct prohibits antisocial behaviour and states that breach results in immediate eviction.	Treated as a Level 2 complaint. Police are contacted immediately on 131 444, or 000 where there is immediate danger. The Property Manager, the backup contact or an engaged security firm attends within 30 minutes but does not intervene physically. Booking terminated without refund; guest permanently blocked.
Loud aggressive behaviour, including yelling, screaming or arguing	Quiet hours 10.00pm to 7.00am Monday to Saturday, and 10.00pm to 9.00am on Sundays and public holidays. Continuous noise monitoring by a device positioned in the common living area adjacent to the patio, capturing both internal and outdoor noise. Automated message issued to guests on the first threshold breach.	Treated as a Level 2 complaint. The Property Manager, the backup contact or an engaged security firm attends within 30 minutes. Eviction in accordance with the Code of Conduct if the behaviour continues or is verified.
Excessively loud noise nuisance	Noise monitoring devices alert the Property Manager by text if the decibel threshold is exceeded for ten continuous minutes. Outdoor areas are closed to use after 10.00pm. Music systems are not provided in outdoor areas. Guests are briefed on proximity to neighbours at booking and in the Guest Guide.	Automated message to guests, then a call from the Property Manager, then attendance, then eviction if unresolved – see the escalation process at Appendix B. Neighbour complaints follow the Level 1 or Level 2 procedure depending on severity.
Overlooking	CCTV is directed only at the property's own frontage, entry and driveway, and does not survey neighbouring land. Outdoor seating	Treated as a Level 1 complaint. Guests are contacted and directed. Where a physical cause is identified – for example furniture

Nuisance	Prevention	Response
	areas are positioned and screened so that guests do not look into neighbouring private open space. The Code of Conduct requires guests to respect neighbours' privacy when using outdoor areas.	that has been moved or screening that has been damaged – the Property Manager rectifies it within 5 business days, or sooner.
Light spill	External lighting is limited to what is required for safe access and security, is directed downward, and is not directed toward neighbouring properties. Sensor lighting is used at the entry rather than continuous illumination. The Code of Conduct asks guests to turn off external lighting when not in use.	Treated as a Level 1 complaint. Guests are contacted immediately. Where a fitting is misdirected or a sensor is misconfigured, it is adjusted within 5 business days, or sooner where the amenity impact is ongoing.
Barking dogs	Pets are not permitted at the property. Assistance animals are permitted as required by law but must not be left unattended at any time.	Presence of a non-assistance animal is a breach of the Code of Conduct and grounds for immediate termination of the booking without refund. An unattended assistance animal is addressed by immediate contact with the guest and, if unresolved, eviction.
Smoke or odours	Smoking is not permitted anywhere at the property, including the outdoor areas. Smoke detectors are installed and are linked to the monitoring system. Solid-fuel and portable outdoor cooking appliances are not provided, and guests may not bring them onto the property. Waste is stored in closed bins in a screened location.	Treated as a Level 1 complaint, or Level 2 where there is a fire risk. Guests are contacted immediately. Smoking indoors results in a cleaning charge against the security deposit and may result in eviction. Any fire risk results in immediate attendance and, where necessary, a call to 000.

15. Maintenance

Maintenance covers both building maintenance and care of the gardens, and is managed by the Property Manager on behalf of the owner. A maintenance team including a dedicated gardener, housekeeper, electrician and plumber is engaged.

- Maintenance is performed between occupancies wherever possible, unless it is urgent and requires attendance during an occupancy.
- Other than in an emergency, maintenance contractors and staff attend during normal business hours only, to minimise disruption to neighbours.
- Bedrooms and ensuites are serviced on every check-out. Common areas are serviced on every whole-house check-out and, where individual rooms are let concurrently, at least weekly and more frequently depending on occupancy.
- The front garden, verge and frontage are maintained so that the property does not present differently from other dwellings in the street.
- Contractors are instructed not to park across neighbouring crossovers and not to leave materials or equipment on the verge.

16. Servicing – water and sewerage

This section addresses clauses 5.1 and 5.2 of LPP 2.27.

- The dwelling is connected to the Water Corporation reticulated potable water supply, satisfying clause 5.1.
- The dwelling is connected to reticulated sewerage, satisfying clause 5.2. No on-site effluent disposal system is used.
- Each of the four bedrooms has its own ensuite. The sanitary and hot water capacity of the dwelling is therefore sufficient for the maximum occupancy set out in Section 2.3 under both letting models.

17. Emergency procedures

The lot is not within a designated bush fire prone area under an order made pursuant to section 18P of the Fire and Emergency Services Act 1998. Clause 8.3(g) of LPP 2.27, which requires bushfire emergency response procedures in designated bushfire prone areas, therefore does not apply. General emergency procedures are nonetheless provided to guests, as set out below.

The following information is included in the Guest Guide Portal and displayed at the property:

- In an emergency, call 000. Leave the property immediately if it is safe to do so and follow the directions of emergency services.
- Current warnings and incident information are available from the Emergency WA website (emergency.wa.gov.au) and the emergency information line on 13 DFES (13 3337).
- If an incident affecting the area occurs, guests are directed to leave early rather than wait, and to follow the directions of emergency services. Current warnings are available at emergency.wa.gov.au.
- If evacuation is necessary, guests are directed to leave via Cadd Street and to follow any route directed by emergency services.
- The location of the fire blanket, fire extinguisher, smoke alarms and first aid kit is identified in the Guest Guide Portal and marked at the property.
- The Property Manager is contactable 24 hours a day during any emergency affecting the area, will contact occupants directly, and will assist with relocation. Bookings are cancelled or shortened without penalty where an emergency warning affects the area.

18. Health, safety and amenity

Because occupancy of the dwelling may exceed six persons, additional requirements under the health legislation may apply. The Property Manager will consult the City of Fremantle Environmental Health Team and will comply in full with any requirements identified before the use commences.

- Smoke alarms are installed in accordance with the Building Regulations 2012 (WA). Any additional smoke alarm requirements identified by the City's Environmental Health Team, including alarms in individual bedrooms, will be installed before the use commences.
- Residual current devices are fitted at the meter box and their location is identified in the Guest Guide Portal.
- A fire blanket and fire extinguisher are provided in the dining room and their location is identified in the Guest Guide Portal.
- A first aid kit is provided and its location is identified in the Guest Guide Portal.
- Hot water is thermostatically controlled and delivered at a safe temperature to all outlets used for personal hygiene.
- Bedding, linen and towels are professionally laundered between every occupancy. Bedrooms and ensuites are cleaned on every check-out.
- Emergency and health contact numbers, including 000, are displayed at the property and in the Guest Guide Portal.

19. Guest Guide Portal

A digital Guest Guide is available to guests once a booking is confirmed. The digital format ensures that the information remains current, can be accessed by guests while they are at the property or out in the area, and can be translated into multiple languages. The Guest Guide Portal also provides guests with direct access to the Property Manager.

The Guest Guide contains:

- Property Manager name and 24-hour contact details;
- the Code of Conduct at Appendix A;
- Wi-Fi network name and password;
- smart lock codes and check-in instructions;
- check-in and check-out times;
- television, air conditioning and hot water system operation;
- the location of the first aid kit, fire blanket, extinguisher, smoke alarms and RCDs;
- bin locations, collection day and the FOGO sorting guide;
- allocated parking, the tandem parking arrangement, and local parking restrictions;
- public transport, walking, cycling and rideshare options;
- local restaurants, cafes, shops, parks, beaches and recreation facilities in Beaconsfield, South Fremantle and Fremantle;
- local events and attractions, to support local community and businesses;
- emergency information, as set out in Section 17; and
- important contact numbers.

A summary of the localised content is at Appendix C.

The Guest Guide Portal for 1 Cadd Street is under construction and will not be live at the date of lodgement, because the property is newly established and the use has not commenced. It will be operational before the first guest arrives. The guide is built on the same platform, to the same structure and using the same house rules as the Property Manager's existing properties, and Appendix C reproduces current screenshots from an existing guide to show the structure and content that guests at 1 Cadd Street will receive. The applicant is willing to accept a condition of approval requiring the completed Guest Guide Portal for 1 Cadd Street to be provided to the City before the use commences.

20. Manager's guide and responsibilities

The property is administered through a property management system (PMS) which schedules, assigns and records the operational tasks required to run the property. The PMS is integrated with the booking platforms, the guest messaging system and the monitoring devices described in Section 12, so that tasks are generated automatically from each booking and each alert.

The PMS records and evidences the following:

Function	How it is recorded
Guest screening and check-in	Identification, signed rental agreement, acceptance of the Code of Conduct and security deposit are captured against each booking before check-in codes are released.

Function	How it is recorded
Housekeeping and cleaning	Cleaning tasks are generated on every check-out and, for concurrent room lettings, on the weekly common-area schedule. Completion is recorded with time stamps and photographs.
Linen and laundry	Weekly laundry collection
Bin presentation and retrieval	Automated guest reminders and contractor tasks are scheduled against the collection calendar and marked off on completion.
Garden and building preventative maintenance	Recurring scheduled tasks with completion records, plus reactive work orders raised from guest or neighbour reports.
Monitoring alerts and escalation	Every alert, the automated guest message, the Property Manager's call and the outcome are logged against the booking.
Complaints	Complaints are received directly by the Property Manager and actioned at the time, in accordance with the procedures in Section 13.
Occupant register	Maintained as described in Section 7.
Liaison with the City of Fremantle and other agencies	Correspondence is retained and available for inspection.

The Property Manager remains personally responsible for the matters recorded in the PMS, including the guest register referred to in Section 7, and for responding to complaints in accordance with Section 13.

21. Neighbour communication

A copy of this Management Plan is made available to neighbours, together with the Property Manager's contact details. On request, neighbours are provided with:

- a copy of the Code of Conduct at Appendix A;
- a copy of the complaints management procedure at Section 13; and
- contact details allowing them to raise antisocial behaviour with the Property Manager directly, particularly after hours, without needing to approach guests.

The Property Manager will deliver a letter to the immediately adjoining and opposite properties on commencement of the approved use, confirming the 24-hour contact number and inviting neighbours to make contact with any concern. Neighbours are not required to have attempted to resolve an issue with guests before contacting the Property Manager.

22. Review and amendment of this plan

- This Management Plan is reviewed at least annually, and in any event before the expiry of any time-limited approval granted under clause 6.1 of LPP 2.27.
- The plan is reviewed immediately on any change of Property Manager, any change to the letting model described in Section 2.2, or any change to the monitoring systems described in Section 12.
- The landowner acknowledges that under clause 7.1 of LPP 2.27 approval does not run with the property, and that a change of landowner requires a new development application.
- Amended versions are recorded in the version table on the title page and provided to the City of Fremantle.

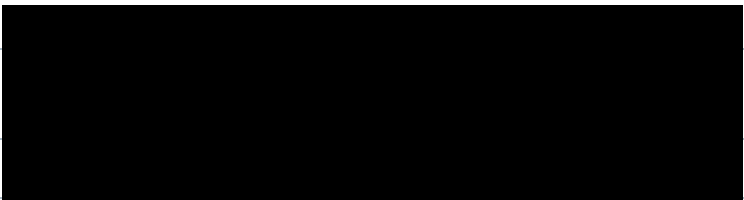
Appendix A – Code of Conduct for guests and visitors

This Code of Conduct is prepared in accordance with clause 8.4 of LPP 2.27. It is provided to guests on confirmation of the booking, is contained in the Guest Guide Portal, and is displayed in full view at the property so that it can be easily read by all guests and visitors. Acceptance of the Code of Conduct is a condition of the rental agreement, which must be signed before check-in details are released.

A1 General principles

- Treat this property as your own home.
- Respect your neighbours.
- Leave the property in the condition it was in when you arrived.

A2 Property Manager contact details – LPP 2.27 cl 8.4(a)

Property Manager	
Phone (24 hours, including after hours)	
Email	
Emergency	Police, fire or ambulance – 000. Police attendance (non-emergency) – 131 444.

Guests and visitors must comply with this Code of Conduct and with the instructions of the Property Manager during their stay. Guests must notify the Property Manager of any dispute or complaint from a neighbour as soon as practicable.

A3 Expected behaviour – LPP 2.27 cl 8.4(b)

Noise and residential amenity

- Guests and visitors must not create noise which is offensive or has the potential to create a nuisance to occupiers of neighbouring properties. This applies at all times, and especially between 10.00pm and 7.00am Monday to Saturday, and 10.00pm and 9.00am on Sundays and public holidays, and on arrival and departure.
- Please arrive and depart quietly. Close car doors gently, keep conversation low outside, and do not congregate on the street or driveway.
- Outdoor areas are not to be used after 10.00pm.
- Amplified music is not to be played in outdoor areas at any time, and is to be kept at a level not audible at the property boundary at any time.
- Offensive noise is prohibited and may result in termination of permission to occupy, eviction, loss of rental paid, and charges against the security deposit.
- The property is fitted with a noise and occupancy monitoring device in the internal common living area, adjacent to the patio. It measures sound level and occupancy only. It does not record audio or conversation and is not installed in a bedroom or ensuite. CCTV covers the front entry and driveway only.
- Guests and visitors must not engage in antisocial behaviour, including yelling, screaming, arguing, aggressive behaviour, violence or threats, and must minimise their impact on the residential amenity of neighbours and the local community.

Shared common areas

Where bedrooms are booked individually, the lounge, dining area and outdoor areas are shared with other guests. Please:

- keep noise low in common areas at all times, and particularly during quiet hours;

- leave common areas clean and tidy after use.
- respect the privacy of other guests and do not enter another guest's bedroom;
- share the outdoor seating areas courteously; and
- raise any difficulty with another guest with the Property Manager rather than addressing it directly.

Privacy of neighbours and outdoor areas

- Respect the privacy of neighbours when using outdoor areas. Do not look into, photograph or film neighbouring properties.
- Do not move outdoor furniture from its set position, as it is positioned to protect neighbours' privacy.
- Turn off external lighting when it is not required, and do not redirect any external light fitting.

Security

- Whenever you are absent from the property, close and lock all windows and doors.
- At all other times, secure doors and windows as required.
- The mains electricity residual current devices are located in the property's meter box.
- Do not share smart lock codes with any person who is not a registered occupant.

Smoking

- Smoking and vaping are not permitted anywhere at the property, including the outdoor areas. This is a smoke-free home.
- Guests who smoke indoors will be charged the cost of returning the property to its original condition, deducted from the security deposit, and may be evicted.

Damage, breakages and other prohibitions

- Damage and breakages must be reported to the Property Manager promptly.
- Motorbikes and motorised bikes are not to be brought inside the residence.
- Portable beds, sofa beds, mattresses, tents, campervans and caravans are not permitted at the property.

A4 Visitors, gatherings and functions – LPP 2.27 cl 8.4(c)

- This property is not a party house. Parties, events, gatherings and functions are strictly prohibited.
- No person other than the occupants recorded on the booking may stay at the property.
- Day visitors are not permitted at any time. Only the occupants recorded on the booking may be at the property, and the total number of people at the property must not exceed the occupancy limits below.
- Maximum occupancy is two persons per bedroom and eight (8) persons in total at the property at any time. The total of eight includes every occupant, of any age, including children and infants. Children are accommodated only where a family or group books the whole house.
- The property is not available for schoolies or leavers groups, or for bucks, hens or similar celebratory events.
- The property is monitored by noise and occupancy sensors. Guests are fully responsible for the actions of themselves and any visitors. Any breach of this protocol will result in instant eviction without refund, and where warranted the matter will be referred to police.

A5 Parking – LPP 2.27 cl 8.4(d)

- Parking is provided on the property, in the driveway, arranged in tandem. One vehicle is permitted for each bedroom booked. The garage is not available for guest use.
- One vehicle is permitted for each bedroom booked. Your allocated bay and position in the tandem arrangement is confirmed at the time of booking and in the Guest Guide Portal. Please coordinate vehicle movements with other guests where bedrooms are booked individually, and please do not park in front of the garage door.
- Guests and visitors must not park on the verge, on the street, across the crossover, or in any way that obstructs a neighbouring property.
- Please comply with all parking regulations applicable in the area, and show consideration to neighbours and other vehicles.
- Do not carry out vehicle washing, servicing or repairs at the property.

A6 Alternative transport – LPP 2.27 cl 8.4(e)

- The property is close to Fremantle and is well served by Transperth bus services, with rail services available from Fremantle station on the Fremantle line.
- Current timetables, routes and live journey planning are available through the Transperth website and app, and are linked in the Guest Guide Portal.
- Walking and cycling are practical for many local destinations, including South Fremantle, South Beach and the Fremantle city centre.
- Taxi and rideshare services operate in the area. Please ask drivers to collect and set down within the property or directly at the front, quietly, and not to idle outside neighbouring properties.

A7 Waste management – LPP 2.27 cl 8.4(f)

- Rubbish and recyclables must be disposed of in the allocated bins in accordance with the FOGO sorting guide displayed in the kitchen and set out in the Guest Guide Portal.
- Bins are located at the far left of the driveway in front of the garage, set back from the road.
- Collection day is Wednesday. The FOGO bin goes out every week; the recycling and general waste bins go out fortnightly on alternating weeks, and you will be told which bins to present. Bins must not be placed on the verge before 12.00pm on the day before collection, and must be returned to the property on the day of collection.
- You will receive a reminder message on the evening before collection day, and again on collection day. Where bedrooms are booked individually, both messages are sent to every booking party staying at the property.
- Excess rubbish must not be left at the property, on the verge or in any public place. Excess rubbish left behind will be removed at your expense, deducted from the security deposit.

A8 Pets – LPP 2.27 cl 8.4(g)

- Pets are not permitted at the property.
- Assistance animals are permitted as required by law. Please advise the Property Manager at the time of booking if you are travelling with an assistance animal.
- An assistance animal must not be left unattended at the property at any time.
- Please clean up after an assistance animal immediately and dispose of waste in the general waste bin.

A9 Emergency procedures

- In an emergency, call 000.
- Check current warnings at [emergency.wa.gov.au](https://www.emergency.wa.gov.au), or call 13 DFES (13 3337).
- If an incident affecting the area occurs, leave early rather than wait, and follow the directions of emergency services. If evacuation is necessary, leave via Cadd Street.
- The Property Manager will contact you directly during any declared emergency affecting the area and will assist with relocation.
- Smoke alarms, a fire blanket, a fire extinguisher and a first aid kit are located as identified in the Guest Guide Portal.
- Open flames, fire pits, candles and barbecues are not permitted in outdoor areas.

A10 Other information relevant to amenity – LPP 2.27 cl 8.4(i)

- This is a quiet residential street. Neighbouring dwellings are close by, including on the boundary adjoining the outdoor areas. Please be conscious of how far sound carries outdoors, particularly in the evening.
- Neighbours have been given the Property Manager's contact details and are encouraged to make contact directly with any concern.
- Deliveries and contractor visits are arranged during normal business hours wherever possible.
- Do not use the front verge or street as an extension of the property.

A11 Compliance

- Breach of this Code of Conduct is a breach of the terms and conditions of the rental agreement and of the permission for occupancy of the property.
- The owner and Property Manager reserve the right, in accordance with the law, to terminate the permission to occupy and to evict any guest or visitor who refuses to follow this Code of Conduct or who causes a nuisance.
- Eviction under this Code of Conduct is without refund. The security deposit may be applied to additional cleaning, damage, waste removal and security costs.
- A guest evicted for breach is permanently blocked from future bookings at any property managed by the Property Manager.

Appendix B – Monitoring guest behaviour (technical detail)

B1 Devices and locations

One noise and occupancy monitoring device is installed at 1 Cadd Street, Beaconsfield. It is used to prevent noise, damage, parties and break-ins, and to support the safety and quality of the guest experience.

The device is located in the internal open-plan lounge and dining area, immediately adjacent to the patio area. This position was selected so that it captures noise from both the internal common area and the adjoining outdoor area, being the locations where a group is most likely to gather and where noise is most likely to affect neighbours. The location of the device is marked on the floor plan accompanying the development application.

No monitoring device of any kind is installed in a bedroom or ensuite.

Function	Specification
Noise monitoring	Measures sound level in decibels only. No audio is recorded and no conversation is captured. The sensor alerts the Property Manager by text message if noise exceeds the set threshold for a continuous period of ten (10) minutes.
Occupancy monitoring	Tracks the number of persons at the property by detecting the number of mobile devices present. Because most guests carry more than one device, the count is an indicative rather than an exact measure of occupancy. The alert threshold is set with reference to the eight (8) person limit in Section 2.3, and a sustained reading above the expected level prompts the Property Manager to contact the guest. See Figure 2.
Motion detection	Detects motion within the common areas and indicates whether there is a high or low level of activity.
Tamper detection	Notifies the Property Manager by text immediately if a device is removed from its mounting. The Property Manager calls the guest immediately, directs them to replace the device, and reminds them that breach results in eviction without refund.
Alarm	If an alarm sounds within the property, the Property Manager is alerted immediately by text.
Security alarm	Can be activated to protect the property from break-ins during periods of no occupancy.
Broken glass	Detects the sound of breaking glass and alerts the Property Manager by text.
Temperature and humidity	Tracks temperature and humidity at the property, supporting guest comfort and early detection of faults.
CCTV	Covers the front entry, driveway and the pathway immediately at the front of the property. Cameras are directed at the property's own frontage and do not survey neighbouring properties, private open space or habitable room windows. No CCTV is installed in bedrooms, ensuites, internal common areas or outdoor entertaining areas.
Integration	The devices integrate with the property management system so that automated messages issue to guests without delay, and every alert and response is logged against the booking.

B2 Escalation process for alerts

- Noise above the set threshold, recorded continuously for ten minutes, generates an alert to the Property Manager.
- The Property Manager sends the guest a message requesting that noise levels be reduced.
- The Property Manager monitors the noise level and other indicators to determine the next step.
- If the noise continues for a further ten minutes, the Property Manager calls the guest and advises that eviction will follow if the noise continues.
- If the noise stops, no further action is taken and the incident is logged.
- If the noise continues, the Property Manager, the backup contact or an engaged security firm attends and the guests are evicted in accordance with the Code of Conduct.

- Where bedrooms are let individually and the source of the noise can be attributed to one booking party, that party is evicted. Where it cannot be attributed, or the conduct is collective, all occupants are evicted.

All breaches are dealt with immediately as a prevention strategy against loud gatherings or parties. It is the Property Manager's role to ensure noise control and to prevent damage to the property and disturbance to neighbours.

The monitoring system retains a rolling history of sound level and occupancy readings, and the entry camera retains footage in cloud storage. Where a neighbour raises a concern about a particular night, the Property Manager can review that history to establish what occurred, and can make it available to an authorised officer of the City of Fremantle on request.

B3 Disclosure and privacy

- The presence, location and function of the monitoring devices and CCTV are disclosed to guests at the time of booking, in the rental agreement, in the Code of Conduct and in the Guest Guide Portal.
- The noise monitoring device does not record audio or conversation. Audio recording is disabled on the entry camera, which records video only, and its coverage is confined to the front entry and driveway.
- CCTV footage is retained in cloud storage for the life of the subscription and is not routinely deleted. It is not actively monitored. It is reviewed only in response to an incident or complaint, and is released only to the Property Manager, the landowner, the police or an authorised officer of the City of Fremantle.
- The figures below are current screenshots from the monitoring system installed at the property.

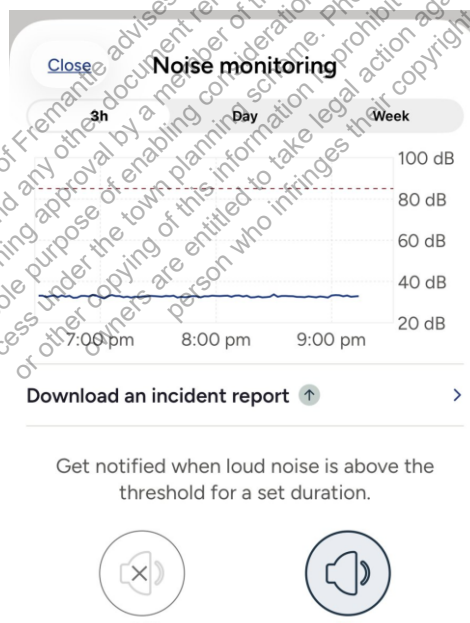


Figure 1 – Noise monitoring. Sound level is measured continuously in decibels against the alert threshold shown. No audio or conversation is recorded.

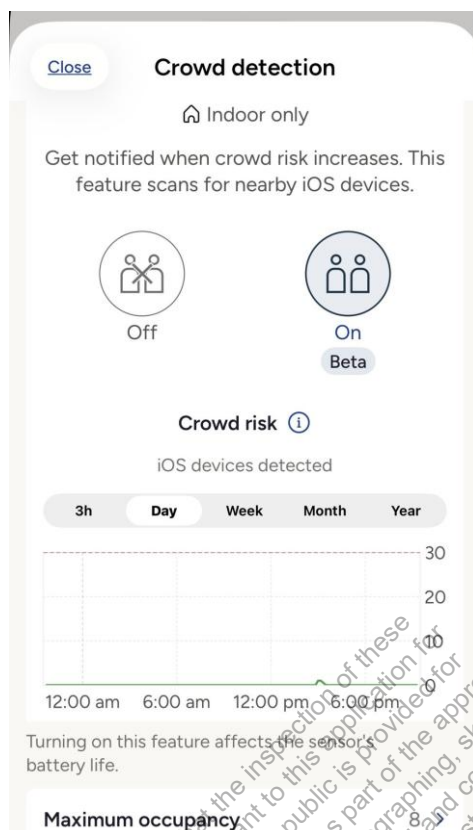


Figure 2 – Occupancy monitoring. The alert threshold is set with reference to the eight (8) person limit in Section 2.3. Because most guests carry more than one device, the reading is an indicative measure of occupancy.

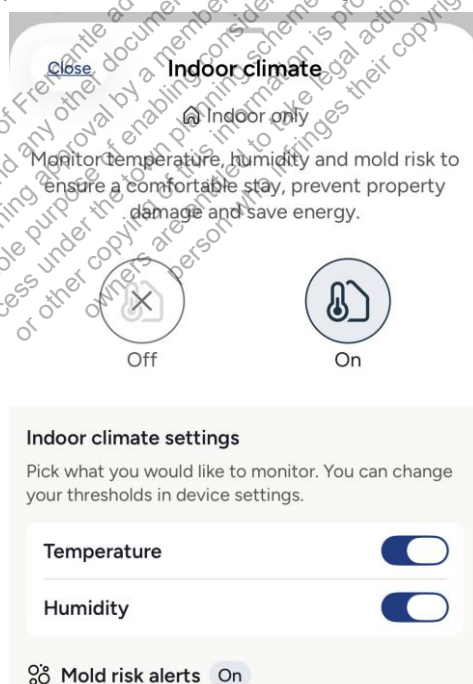


Figure 3 – Temperature and humidity monitoring, supporting guest comfort and early detection of faults.

Appendix C – Guest Guide Portal (summary of content)

All content in the Guest Guide Portal is specific to 1 Cadd Street, Beaconsfield and the surrounding City of Fremantle area.

C1 Property details

- About the property – description of the four bedrooms and ensuites, lounge and dining area, and outdoor seating areas.
- Arrival information and reservation details, including which bedroom is allocated where rooms are booked individually.
- Wi-Fi network name and password.
- Check-in instructions and smart lock codes.
- Allocated parking bay and the tandem parking arrangement.
- Frequently asked questions.

C2 About Beaconsfield and Fremantle

- Overview of Beaconsfield, a residential suburb of the City of Fremantle, a short distance from the Fremantle city centre and the coast.
- Interactive map allowing guests to walk, cycle, drive or use a rideshare service to local destinations.
- Walking and driving directions to local shops, parks and beaches, and to the Fremantle city centre.

C3 Public transport

- Transperth bus services operating near the property, connecting Beaconsfield with the Fremantle city centre and surrounds.
- Fremantle railway station and the Fremantle line to Perth.
- Links to current timetables and route maps, and guidance on using the Transperth journey planner and mapping applications for live information.

C4 House policies and guidelines

- No parties – the property is in a residential street and neighbours are respected. Breach results in immediate eviction without refund, payment for extra cleaning and damage, and possible police involvement.
- Quiet hours from 10.00pm to 7.00am Monday to Saturday and from 10.00pm to 9.00am on Sundays and public holidays, and no use of outdoor areas after 10.00pm.
- Shared common area etiquette where bedrooms are booked individually.
- No smoking or vaping indoors. Guests who smoke indoors are charged the cost of returning the property to its original condition.
- Rubbish and recycling – bin locations, the FOGO system and which items belong in each bin.
- Parking rules, including no verge or street parking.
- Pets not permitted; assistance animals not to be left unattended.
- Emergency and health information, including 000 and relevant WA helpline numbers.
- Emergency information as set out in Section 17.

C5 Eating out and activities

- Local cafes, restaurants, bars and shops in Beaconsfield, Hilton, South Fremantle and the Fremantle city centre.

- Local parks and reserves, South Beach and the Fremantle coastline.
- Fremantle attractions including the Fremantle Markets, the Fishing Boat Harbour, the West End heritage precinct and local museums.
- Regional day trips, including Rottnest Island via the Fremantle ferry terminals.

The Guest Guide Portal for 1 Cadd Street is under construction and is not live at the date of lodgement, as the property is newly established and the use has not commenced. It will be operational before the first guest arrives, and will be provided to the City on request or as required by any condition of approval.

So that the City can see the structure, content and house rules that guests at 1 Cadd Street will receive, the figures below are current screenshots of an existing Guest Guide Portal operated by the Property Manager for another property. The guide for 1 Cadd Street is built on the same platform and uses the same house rules; property-specific content will be replaced with content for 1 Cadd Street, including the parking arrangements set out in Section 8 of this plan.

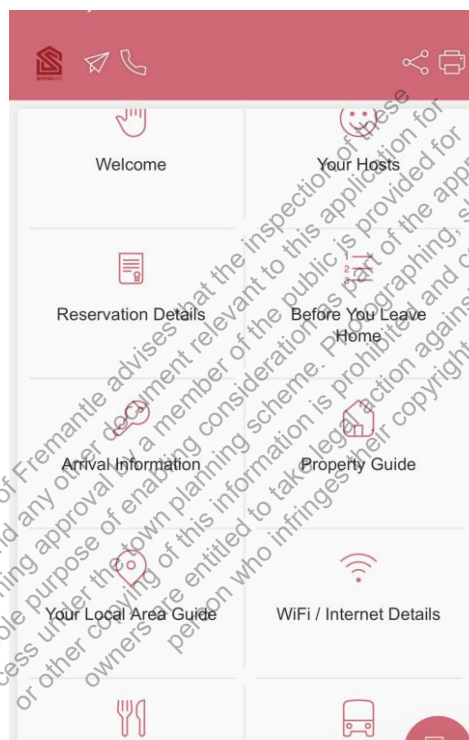


Figure 4 – Guest Guide Portal contents menu, showing the arrival, property, local area, Wi-Fi, food and attractions sections described in this Appendix.

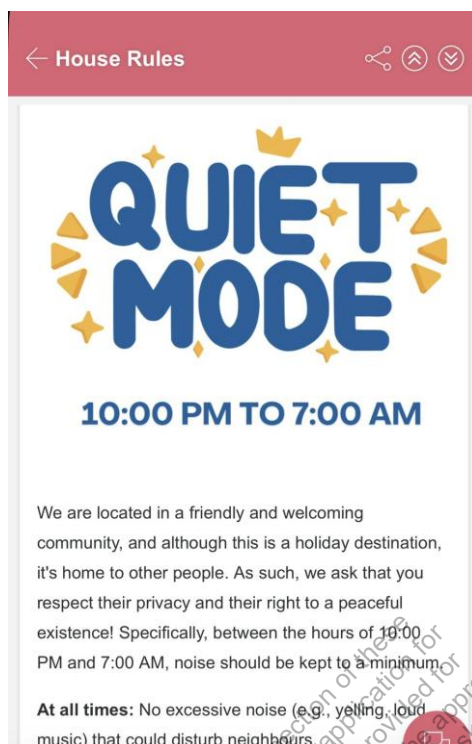


Figure 5 – House rules from an existing Guest Guide Portal: quiet hours, a direction to respect neighbours' privacy and their right to a peaceful existence, and a prohibition on excessive noise such as yelling and loud music at any time – consistent with Sections 13 and 14 and Appendix A3. The guide for 1 Cadd Street will state quiet hours of 10.00pm to 7.00am Monday to Saturday and 10.00pm to 9.00am on Sundays and public holidays.



Figure 6 – House rules: smoking policy. The property is smoke-free, including the outside area surrounding the property, and no smoking of any substance including vaping is permitted – relevant to the smoke and odour nuisance category in Section 14.

Appendix D – Waste and rubbish system

A sign is displayed in the property educating guests on when the bins are to be presented for collection each week, which bins are due that week, and which items belong in each bin. Guests also receive a message on the evening before collection day reminding them to place the bins out, and a further message on collection day reminding them to bring the bins back in.

Where bedrooms are let to separate booking parties at the same time, the reminder is sent to every booking party staying at the property, so that all occupants are notified.

Bins are presented and returned by the occupants. If the bins are not presented or retrieved as required, the Property Manager arranges for a local contractor or a neighbour engaged for that purpose to attend and do so. The same arrangement applies during gaps between guests, so that bins are never left on the verge and are returned to the property on the day of collection.

Any excess rubbish left by guests is removed from the premises at the guest's expense, deducted from the security deposit, so that the property is maintained to a consistent standard of cleanliness and does not present differently from other dwellings in the street.

The property is serviced by the City of Fremantle three-bin FOGO system. The FOGO bin is collected weekly. The recycling and general waste bins are collected fortnightly on alternating weeks. Beaconsfield falls within the Wednesday collection area. The City of Fremantle Waste Services Guide and Bin Collection Map are reproduced below, and the collection calendar is displayed at the property and reproduced in the Guest Guide Portal.



Figure 7 – City of Fremantle Waste Services Guide 2026-27, showing the three-bin FOGO system and the collection calendar. FOGO is collected weekly; recycling and general waste are collected fortnightly on alternating weeks.

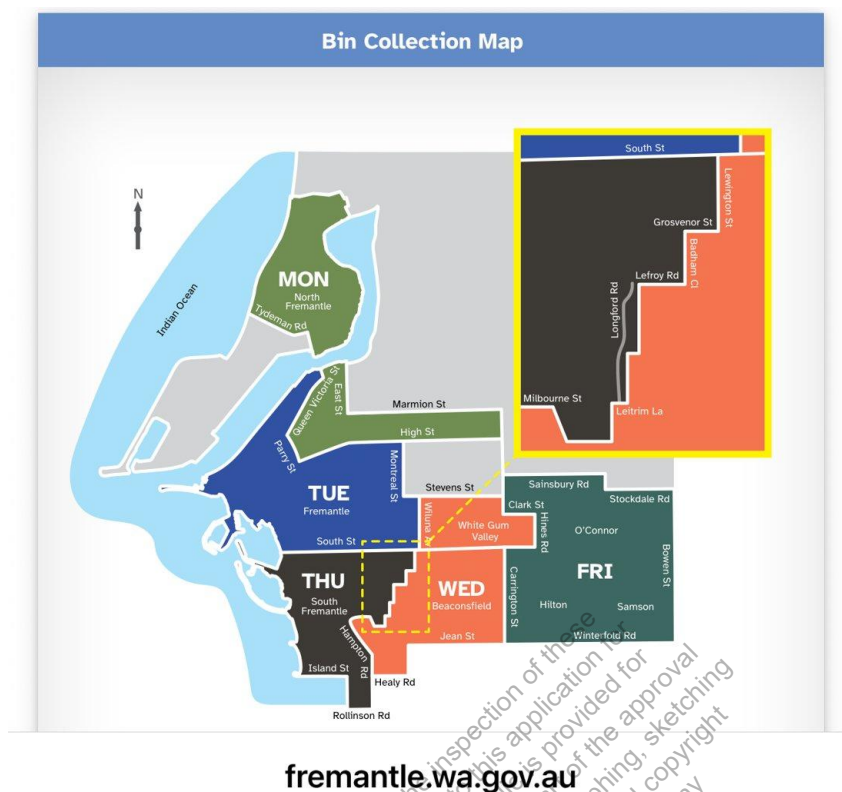


Figure 8 – City of Fremantle Bin Collection Map. Beaconsfield, including Cadd Street, is within the Wednesday collection area.

Appendix E – Guest feedback on location, safety, quietness and host responsiveness

The Property Manager considers longer-stay bookings up to the maximum stay of eighty-five (85) nights. This allows people relocating to the area time to explore local businesses and find suitable long-term accommodation, and supports workers and families who need accommodation in Fremantle for an extended period.

Guest reviews are a direct measure of whether a property is being operated quietly and responsibly. Because reviews are visible to future guests and to the booking platforms, the Property Manager has a strong commercial incentive to maintain a quiet, clean and well-managed property.

1 Cadd Street, Beaconsfield is a newly established property with an estimated opening of early September 2026. It therefore has no guest reviews of its own at the date of this plan. The reviews reproduced below relate to other short-stay properties managed by the same Property Manager, and are provided as evidence of the standard of management the Property Manager applies rather than as feedback on this property. Reviews specific to 1 Cadd Street will be provided to the City on request once the property has been operating, and will be included in the first annual review of this Management Plan.

The reviews reproduced below are recent public reviews of other short-stay properties managed by the Property Manager, drawn from Airbnb and Booking.com. The property to which each review relates is identified in the caption. Screenshots were taken on 4 August 2026.

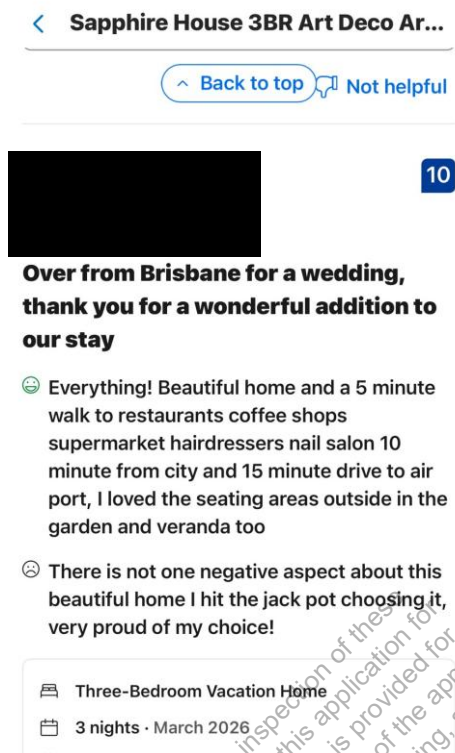


Figure 15 – The Sapphire House (Booking.com, 10/10). Guest visiting from Brisbane for a wedding notes walking access to local restaurants, coffee shops and supermarket – relevant to the local spending and transport matters in Appendix F.

Appendix F – Enhancing the amenity of the Beaconsfield local area

The statements below describe the role and benefits of well-managed short-stay accommodation in a residential area, and the practices adopted at this property.

- Short-stay premises managed by the Property Manager have hosted local families and visitors including grandparents visiting children and grandchildren; people needing emergency accommodation; family members attending weddings, funerals, birthdays and other occasions; families requiring accommodation while supporting a relative undergoing medical treatment at Fremantle Hospital or Fiona Stanley Hospital; and workers on short-term placements with local hospitals and businesses.
- The ability to book individual rooms as well as the whole dwelling makes the property accessible to single travellers, relocating workers and people attending medical appointments, who are poorly served by whole-house short-stay accommodation and by conventional hotels in the area.
- Guests spend money in Beaconsfield, South Fremantle and the Fremantle city centre, supporting local cafes, restaurants, shops and services. Research consistently finds that short-stay guests spend in the local community.
- The Property Manager procures accommodation supplies from local businesses, including cleaning supplies, kitchen and bathroom consumables and guest amenities, and engages local trades for maintenance.
- The property's proximity to Fremantle and to Transperth bus and rail services means many guests do not need to hire a car, reducing traffic and parking demand in the street.
- A detailed guidebook recommending local eateries, shops and attractions is provided to every guest, actively directing visitor spending to nearby businesses.
- It is in the Property Manager's direct interest to keep the property and its surrounds clean, tidy and quiet, because this has an immediate effect on guest reviews and future bookings. A selection of reviews is at Appendix E.

- Off-street parking is provided for all guest vehicles within the property, so the use does not add to on-street parking demand in Cadd Street.
- The operators treat this property as a long-term strategy in the local community and are committed to resolving any concern raised by a neighbour promptly and directly.

The City of Fremantle advises that the inspection of these plans and any other document relevant to this application for planning approval by a member of the public is provided for the sole purpose of enabling consideration as part of the approval process under the town planning scheme. Photographing, sketching or other copying of this information is prohibited and copyright owners are entitled to take legal action against any person who infringes their copyright.