

MANAGEMENT PLAN – UNHOSTED SHORT-TERM RENTAL ACCOMMODATION

Property: Unit 5, 142 South Terrace, Fremantle WA 6160

Strata Scheme: Strata Plan 55712

Prepared for: Development Application – Local Planning Policy 2.27

Date: 6 July 2026

1. Overview

This Management Plan has been prepared to address the operational and compliance requirements of **Local Planning Policy 2.27 – Unhosted Short-term Rental Accommodation (LPP 2.27)**. The plan outlines the management arrangements for the use of **Unit 5, 142 South Terrace, Fremantle** as unhosted short-term rental accommodation. The dwelling comprises a two-bedroom unit within Strata Plan 55712. The maximum number of guests is four (4).

2. Responsible Person / Property Manager

In accordance with LPP 2.27, a locally based responsible person has been appointed.

Responsible Person: Name: [REDACTED]

Business: Fremantle Accommodation

Email: [REDACTED]

Mobile: [REDACTED]

Address: [REDACTED]

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The responsible person is contactable **24 hours per day** and is able to attend the premises **within 30 minutes** to respond to any matter relating to guest behaviour, noise, security, or complaints.

3. Compliance with LPP 2.27 – Clauses 8.1 and 8.2

3.1 Clause 8.1 – Strata Scheme Support

The property is located within **Strata Plan 55712**. In accordance with Clause 8.1 of LPP 2.27, strata scheme support for the proposed unhosted short-term rental use is demonstrated through **Clause 19 of the Schedule 1 By-laws** of the Strata Plan 55712 Management Statement, which states:

“...lot 5 is restricted in use to short stay accommodation...”

This by-law confirms that short-stay accommodation is the designated and permitted use of Lot 5 under the registered management statement.

Attachment Provided:

- Schedule 1 By laws of the Strata Plan 55712 Management Statement

This document accompanies the development application.

3.2 Clause 8.2 – On-site Parking Identification

In accordance with Clause 8.2 of LPP 2.27, a site plan has been prepared identifying the location of the on-site parking bay allocated to Unit 5.

Attachment Provided:

- Site plan showing the designated parking bay for guest use.

Guests will be instructed to use only the allocated bay and not to park in any other strata bays or common property areas. There is also street parking allowed on Wray Avenue.

4. Guest Management Procedures

4.1 Booking Controls

- Bookings are accepted only through platforms requiring verified identification.
- Same-day bookings are not accepted unless identity verification is completed.
- Maximum occupancy of four (4) guests is enforced.
- Parties, events, and unauthorised gatherings are prohibited.

4.2 Arrival and Departure

- Guests are provided with clear instructions for check-in, check-out, access, and use of common property.
- A digital house manual is issued prior to arrival, outlining noise expectations, waste procedures, parking arrangements, and emergency contacts.

4.3 House Rules

House rules are provided to all guests and displayed within the premises. Key requirements include:

- Quiet hours between **10pm and 7am**
- No parties or unauthorised visitors
- No smoking inside the dwelling
- Respect for neighbours and common property

- Immediate reporting of any damage or issues
- Pets may be permitted on a case-by-case basis, subject to prior approval. Where pets are approved, they must not be left unattended at any time. *(Clause 8.3(d) compliance)*

5. Noise and Behaviour Management

5.1 Preventative Measures

- Guests are informed of noise expectations prior to arrival and again at check-in.
- Furniture is fitted with felt pads to reduce noise transfer.

5.2 Complaint Response Procedure

If a noise or behaviour complaint is received:

1. The responsible person will contact the guest immediately.
2. If the issue is not resolved, the responsible person will attend the premises within 30 minutes.
3. Continued non-compliance will result in termination of the booking and removal of guests.
4. All incidents will be recorded and made available to the City upon request.

6. Waste and Recycling Management

- Guests are provided with instructions for the correct use of recycling, and general waste bins.
- Waste collection days are included in the house manual.
- The responsible Strata appointed person/s ensures bins are placed out and returned as required.
- Waste is not permitted to be left in common areas.

7. Parking and Access

- Guests are provided with the site plan showing the allocated parking bay.
- Guests are instructed not to use other bays or obstruct access to common property.
- Clear directions for entry and exit are provided.

8. Safety and Security

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- The dwelling is fitted with compliant smoke alarms, a fire extinguisher, and a fire blanket.
- A first aid kit is provided.
- Guests are informed of emergency exits and assembly points.
- The responsible person conducts safety checks after each stay.

9. Cleaning and Maintenance

- Professional cleaners attend after each booking.
- Linen is supplied and laundered by a commercial service.
- The responsible person undertakes routine inspections to identify maintenance issues, damage, or safety concerns which will be resolved swiftly either during or after guest's stays depending on the severity .
- The owners of the property can be provided with 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 expectations.

10. Neighbour and Community Management

- Contact details for the responsible person are provided to adjoining residents if required.
- Any concerns raised by neighbours will be addressed promptly.
- Guests are reminded that the premises are located within a mixed-use area and must behave respectfully at all times.

11. Record Keeping

The responsible person maintains:

- A guest register
- A log of complaints or incidents
- Cleaning and maintenance records
- Records of communication with neighbours, strata, or the City

These records will be provided to the City of Fremantle upon request.

12. Commitment to Compliance

The applicant commits to operating the premises in accordance with:

- Local Planning Policy 2.27

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- Any conditions of approval issued by the City of Fremantle
- All relevant legislation and strata by-laws

The responsible person will ensure ongoing compliance and will cooperate fully with the City in relation to any operational or behavioural matters.

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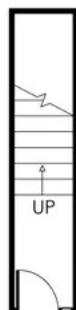
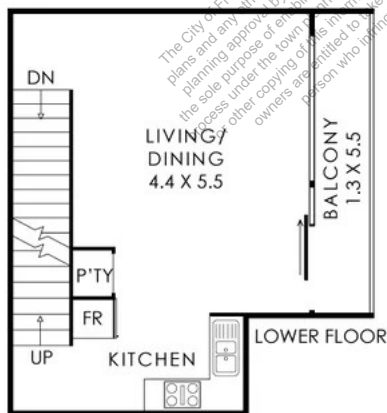
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(NOT ACTUAL LOCATION)



(NOT ACTUAL LOCATION)

5/142 South Terrace, Fremantle

Residence 93m² | Balcony 12m² | Stairs 8m² | Carbay 14m²
Total Area 127m²



The floor plan is for illustrative purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of the floor plan, all measurements and any other information shown are an approximate representation only. Measurements and total areas do not include or account for wall thickness or built area under slabs. City of Fremantle will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the floor plan. Not to be used for any other purpose.
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STRATA PLAN

55712

SHEET 2 OF 5 SHEETS

GROUND FLOOR PLAN

AS TO THIS SHEET ONLY:
THE BOUNDARIES OF THE LOTS, OR PARTS OF THE LOTS, WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS. THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING AS PROVIDED BY SECTION 3 (2) (a) OF THE STRATA TITLES ACT 1985.

ALL DIMENSIONS FROM BUILDINGS ARE FROM EXTERNAL FACE OF WALLS UNLESS OTHERWISE STATED.

ALL ANGLES ON THE PLAN ARE MULTIPLES OF 45° UNLESS DEFINED BY STRUCTURES, PARCEL BOUNDARIES OR OTHERWISE STATED.

THE STRATUM OF THE CARBAYS EXTENDS FROM THE UPPER SURFACE OF THE CARBAY FLOOR TO THE UNDERSURFACE OF THE FIRST FLOOR.

P = PILLAR (COMMON PROPERTY)
CB = CARBAY

FOR OTHER PART LOTS 7-12 SEE SHEET 3
FOR OTHER PART LOTS 1, 2, 13, 14 & 15 SEE SHEET 4
FOR OTHER PART LOTS 3, 4, & 5
FOR OTHER PART LOTS 3 & 4 SEE SHEET 5



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PURSUANT TO SECTION 6(1) OF THE STRATA TITLES ACT 1985, STRATA LOT 5 WILL ONLY BE USED FOR THE PURPOSES OF SHORT STAY ACCOMMODATION IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF FREMANTLE TOWN PLANNING SCHEME AND ACCORDINGLY, NO PERSON MAY OCCUPY ANY BUILDING BUILT UPON STRATA LOT 5 TO ANY PERIOD IN EXCESS OF THE PERIOD PERMITTED UNDER THE CITY OF FREMANTLE TOWN PLANNING SCHEME FOR SHORT STAY ACCOMMODATION UNLESS, AND TO THE EXTENT, THAT AN ALTERNATIVE USE OF SUCH STRATA UNIT IS PERMITTED AT ANY TIME UNDER THE CITY OF FREMANTLE TOWN PLANNING SCHEME.