

DEVELOPMENT APPLICATION SUPPORTING DOCUMENT

Unhosted Short-Term Rental Accommodation
4 Brennan Street, Fremantle WA 6160

Lot 2 on Strata Plan 14532, Certificate of Title Volume 1753 Folio 294

STRA Registration Number: registration in progress under Part 3 of the Short-Term Rental Accommodation Act
2024

Prepared for the City of Fremantle in support of a Development Application (Change of Use) for Unhosted Short-Term Rental Accommodation, in accordance with Local Planning Policy 2.27, Unhosted Short-term Rental Accommodation (LPP 2.27), City of Fremantle Local Planning Scheme No. 4, the Planning and Development (Local Planning Schemes) Regulations 2015 and the Short-Term Rental Accommodation Act 2024.

Applicant / Property Manager

[REDACTED] SubletPro Perth (ABN 47 568 573 148)
Phone: [REDACTED]
Email: contact@subletproperth.com.au

Owners

[REDACTED]
both of 4 Brennan Street, Fremantle WA 6160
[REDACTED]

CITY OF FREMANTLE
These Plans Form Part of

DA0348/26

17 Sept 2026

Table of Contents

Part A. Application Overview and Policy Compliance

1. The Property and Proposed Use
2. Application of LPP 2.27
3. Built Form, Site Appearance and Signage
4. Car Parking
5. Dwelling Occupancy
6. Location Requirements
7. Servicing Considerations
8. Time Limitation and Restriction of Operator
9. Strata Title
10. Management Plan and Code of Conduct

Part B. Management Plan

1. Property Manager and Availability
2. Booking, Screening and Check-in
3. Car Parking
4. Noise and Neighbourhood Amenity
5. Complaints and Incident Response Procedure
6. Pets
7. Waste Management
8. Bushfire Emergency Response

Part C. Code of Conduct for Guests and Visitors

Appendices

- Appendix A. Site and Floor Plan
- Appendix B. Waste Management Guide
- Appendix C. House Rules
- Appendix D. Car Parking
- Appendix E. Transport and Access
- Appendix F. Complaints and Incident Register

CITY OF FREMANTLE
These Plans Form Part of

DA0348/26

17 Sept 2026

PART A. APPLICATION OVERVIEW AND POLICY COMPLIANCE

1. The Property and Proposed Use

4 Brennan Street is a 3-bedroom, 1-bathroom heritage-style dwelling, one of two dwellings on Strata Plan 14532 ("Brennan Court"). The property is proposed to operate as unhosted short-term rental accommodation for a maximum of 6 guests, managed by SubletPro Perth on behalf of the owners under a Short-Term Rental Management Agreement, and marketed through Airbnb, Booking.com and VRBO. The property is currently being registered under Part 3 of the Short-Term Rental Accommodation Act 2024.

2. Application of LPP 2.27

As the property is intended to be used for unhosted short-term rental accommodation for more than 90 cumulative nights in a 12-month period, the exemption described under LPP 2.27's "Application of this Policy" clause does not apply. This application is accordingly submitted as a change of use, in accordance with LPP 2.27's development requirements for existing dwellings.

3. Built Form, Site Appearance and Signage (LPP 2.27, clause 1)

No building works are proposed, the existing heritage dwelling remains unchanged. On-site signage will be installed in accordance with clause 1.2: a plaque not exceeding 0.5m² will be affixed to the main frontage of the building, displaying the Property Manager's contact details.

4. Car Parking (LPP 2.27, clauses 2 and 8.2)

No on-site car parking is provided at the property. 4 Brennan Street is an established heritage-style dwelling with no on-site parking bay, a characteristic shared with many older dwellings within this part of the Fremantle townsite and reflective of the property's age and heritage form rather than any deficiency in the current proposal.

On-street parking is available immediately nearby: 3P bays (9:00am to 5:00pm, approximately 40 bays) along Brennan Street, and 2P bays (8:00am to 6:00pm) along the full length of the adjoining Stevens Street. Given a maximum occupancy of 6 guests, typically arriving in no more than 1 to 2 vehicles, and that guest vehicles are predominantly parked overnight outside the restricted daytime periods, the surrounding on-street capacity is considered more than sufficient to accommodate guest parking without adverse impact on residential amenity. In practical terms, a long-term residential tenancy at this property would generate a comparable number of daily vehicle movements and on-street parking demand given the dwelling's configuration, and the proposed short-term rental use does not represent any material increase in traffic or parking impact compared to standard residential occupation. These parking arrangements and the applicable time restrictions are communicated to guests at three points: in the property listing prior to booking, in pre-arrival guest messaging, and on printed signage displayed inside the property, as detailed in the Code of Conduct (Part C).

5. Dwelling Occupancy (LPP 2.27, clause 3)

The property will accommodate a maximum of 6 guests, within the policy limit of 2 persons per bedroom across 3 bedrooms. No room other than the 3 designated bedrooms will be used to accommodate guests.

6. Location Requirements (LPP 2.27, clause 4)

Not applicable, the property is not located within the City Centre Zone.

7. Servicing Considerations (LPP 2.27, clause 5)

The property is connected to reticulated potable water and reticulated sewerage, with adequate capacity for the proposed number of occupants.

CITY OF FREMANTLE
These Plans Form Part of

DA0348/26

17 Sept 2026

8. Time Limitation and Restriction of Operator (LPP 2.27, clauses 6 and 7)

The applicant acknowledges that development approval may be limited to an initial period of 12 months, and that approval, if granted, will be held by the owners, Thomas Jefferson Wedge and Misty Lee Wedge, and will not run with the property.

9. Strata Title (LPP 2.27, clause 8.1)

The property forms part of a 2-lot strata scheme (Strata Plan 14532). The scheme has no constituted strata company, strata manager or by-laws restricting land use, consistent with the exemption from mandatory strata management applicable to small schemes under the Strata Titles Act 1985. Accordingly, no strata manager letter is available or required in support of this application.

10. Management Plan and Code of Conduct (LPP 2.27, clauses 8.2 to 8.4)

Provided in full in Parts B and C below.

CITY OF FREMANTLE
These Plans Form Part of
DA0348/26
17 Sept 2026

PART B. MANAGEMENT PLAN

1. Property Manager and Availability

[REDACTED] of SubletPro Perth, is the Property Manager and sole point of contact for this property, available at all times throughout each guest stay.

Phone: [REDACTED] Email: contact@subletproperth.com.au

[REDACTED] personally responds to all guest and neighbour enquiries. SubletPro's cleaning team holds backup access for operational purposes only. The Property Manager's phone number is provided directly to the adjoining neighbours and is displayed inside the property, allowing any concern to be raised and resolved directly and immediately.

2. Booking, Screening and Check-in

All bookings are accepted exclusively through Airbnb, Booking.com and VRBO, each of which provides identity verification, payment processing and guest review history prior to confirming a reservation. In addition to platform verification, SubletPro collects a copy of photo ID from the lead guest on every booking, as an added layer of security. Check-in is via a keybox; the access code is generated and changed the day before each guest's arrival and issued only to the confirmed lead guest, limiting access strictly to the confirmed booking period. Check-in is from 4:00pm and check-out by 10:00am. Guests are requested to arrive by 9:00pm to minimise disturbance to neighbours later in the evening.

3. Car Parking

Confirmation of parking arrangements is provided in Part A, clause 4, above and shown on the accompanying site plan.

4. Noise and Neighbourhood Amenity

Quiet hours apply from 10:00pm to 7:00am, consistent with the Environmental Protection (Noise) Regulations 1997. No parties or gatherings of any kind are permitted at any time. Noise expectations are communicated to guests in the property listing, in pre-arrival messaging, and on house rules displayed inside the property.

An interior sensor monitors sound level and guest count in real time, without audio or video recording, and alerts the Property Manager directly if quiet hours or occupancy limits are breached, allowing intervention before a disturbance escalates or a neighbour needs to complain at all. An exterior video doorbell at the entrance provides an additional layer of oversight over arrivals and departures.

All guests are screened prior to confirmation through platform identity verification and photo ID collection, and no booking is accepted from a guest without a verified profile. The Code of Conduct (Part C) is provided to guests before arrival and displayed prominently inside the property. The Property Manager's direct mobile number is provided to all adjoining neighbours, so that any concern can be raised and resolved informally and immediately, without needing to involve the City in the first instance.

CITY OF FREMANTLE
These Plans Form Part of

DA0348/26

17 Sept 2026

5. Complaints and Incident Response Procedure

Step 1, immediate response: on receiving a complaint or a sensor alert, the Property Manager contacts the guest directly within 30 to 60 minutes for urgent matters such as noise, behaviour or parking. This is well within the 12-hour maximum response time required under LPP 2.27 clause 8.3(a). Non-urgent matters are acknowledged within 4 hours and addressed within 24 hours.

Step 2, warning: the guest is issued a formal warning that the booking may be terminated if the behaviour continues.

Step 3, termination: if the disturbance persists or is severe, the Property Manager terminates the booking immediately and arranges for the guest to vacate, engaging police assistance if required.

A follow-up is provided to the complainant within 48 hours of resolution. All complaints and incidents, regardless of source or severity, are logged in a Complaints and Incident Register maintained by SubletPro Perth, recording the date, time, source, nature of the issue, action taken and outcome. The register is available to the City of Fremantle upon request. In a genuine emergency, guests are directed to contact 000.

6. Pets

Pets are not permitted at the property, other than legally recognised assistance animals, which will be accommodated in accordance with applicable disability access legislation.

7. Waste Management

General waste, recycling and FOGO (food organics and garden organics) are collected weekly on Tuesdays. FOGO is collected every week; general waste (red-lid) and recycling (yellow-lid) bins alternate on a fortnightly basis, in line with the City of Fremantle's kerbside collection calendar. Instructions and the current collection calendar are printed and displayed inside the property alongside the City of Fremantle household waste guide, and the same information is provided to guests in advance through SubletPro's digital welcome kit, accessible once the guest completes check-in and identity verification. Bin storage locations are indicated on the site plan submitted with this application.

Bin placement on the kerb is managed collaboratively. Guests staying at the property on a collection day are clearly reminded, through the pre-arrival Welcome Kit and a direct message reminder, to place the FOGO, general waste and recycling bins on the verge the evening before collection. Where the property is unoccupied the evening before a collection and no guest is present to do so, SubletPro Perth places the bins out directly. Bins are returned to their storage location promptly after collection in either case.

8. Bushfire Emergency Response

Not applicable. The property has been confirmed as not located within a designated bushfire prone area under the Fire and Emergency Services Act 1998 (DFES Bush Fire Prone Area map, checked September 2026).

CITY OF FREMANTLE
These Plans Form Part of

DA0348/26

17 Sept 2026

PART C. CODE OF CONDUCT FOR GUESTS AND VISITORS

All guests are required to read, acknowledge and comply with this Code of Conduct prior to check-in. It is provided in the pre-arrival digital Welcome Kit, displayed in printed form at the property entrance and inside the living area, and acknowledged by the lead guest as part of the mandatory online check-in process.

1. Property Manager Contact & Emergency

SubletPro Perth, is your point of contact throughout your stay, including after hours. Phone: [REDACTED]
[REDACTED] Guests must comply with all reasonable directions given by the Property Manager. For life-threatening emergencies, call 000.

2. Residential Respect & Behaviour

Guests must respect the residential and heritage character of the surrounding neighbourhood at all times. Behaviour that is disorderly, aggressive, threatening, or likely to cause alarm or distress to neighbours or passers-by will not be tolerated.

3. Visitors, Parties & Quiet Hours

Maximum occupancy is strictly limited to 6 registered guests. Parties, functions or gatherings of any kind are strictly prohibited, regardless of guest numbers. No unregistered or overnight visitors are permitted. Quiet hours apply strictly between 10:00pm and 7:00am. An interior sensor monitors noise levels and guest count in real time, with no audio or video recording.

4. Car Parking

There is no dedicated on-site parking at this heritage property. On-street parking is available along Brennan Street (3P, 9:00am to 5:00pm) and along Stevens Street (2P, 8:00am to 6:00pm). Guests must observe the posted daytime time restrictions and move vehicles accordingly, and must never park on verges, block driveways, or obstruct neighbouring access.

5. Public Transport

The nearest bus stop is on South Terrace before Arundel Street (stop 10467, 85 South Terrace), a short walk away, with direct services to Fremantle train station and onward to Perth CBD.

6. Waste Management

General waste and recycling are collected weekly on Tuesdays; FOGO is collected every week, with general waste (red) and recycling (yellow) alternating fortnightly. Guests staying on a collection day are asked to place the bins on the verge the evening before; where the property is unoccupied, SubletPro Perth manages bin placement directly. Please sort your waste correctly using the provided bins and the collection calendar displayed in the property.

7. Smoking and Vaping

Smoking and vaping are strictly prohibited inside the dwelling at all times.

8. Pets

Pets are not permitted at the property, other than legally recognised assistance animals.

9. Bushfire & Heritage Care

The property is not located within a designated bushfire prone area. As this is a heritage dwelling, guests are required to treat the premises with care and report any damage, stains or maintenance issues immediately.

CITY OF FREMANTLE
These Plans Form Part of

DA0348/26

17 Sept 2026

10. Non-Compliance and Termination

Guests acknowledge that failure to comply with any provision of this Code of Conduct constitutes a breach of the rental agreement and may result in immediate termination of the booking and removal from the premises, without refund.

CITY OF FREMANTLE
These Plans Form Part of
DA0348/26
17 Sept 2026

Appendix A

Site and Floor Plan

4 Brennan Street, Fremantle WA 6160

CITY OF FREMANTLE
These Plans Form Part of

DA0348/26

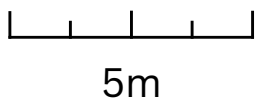
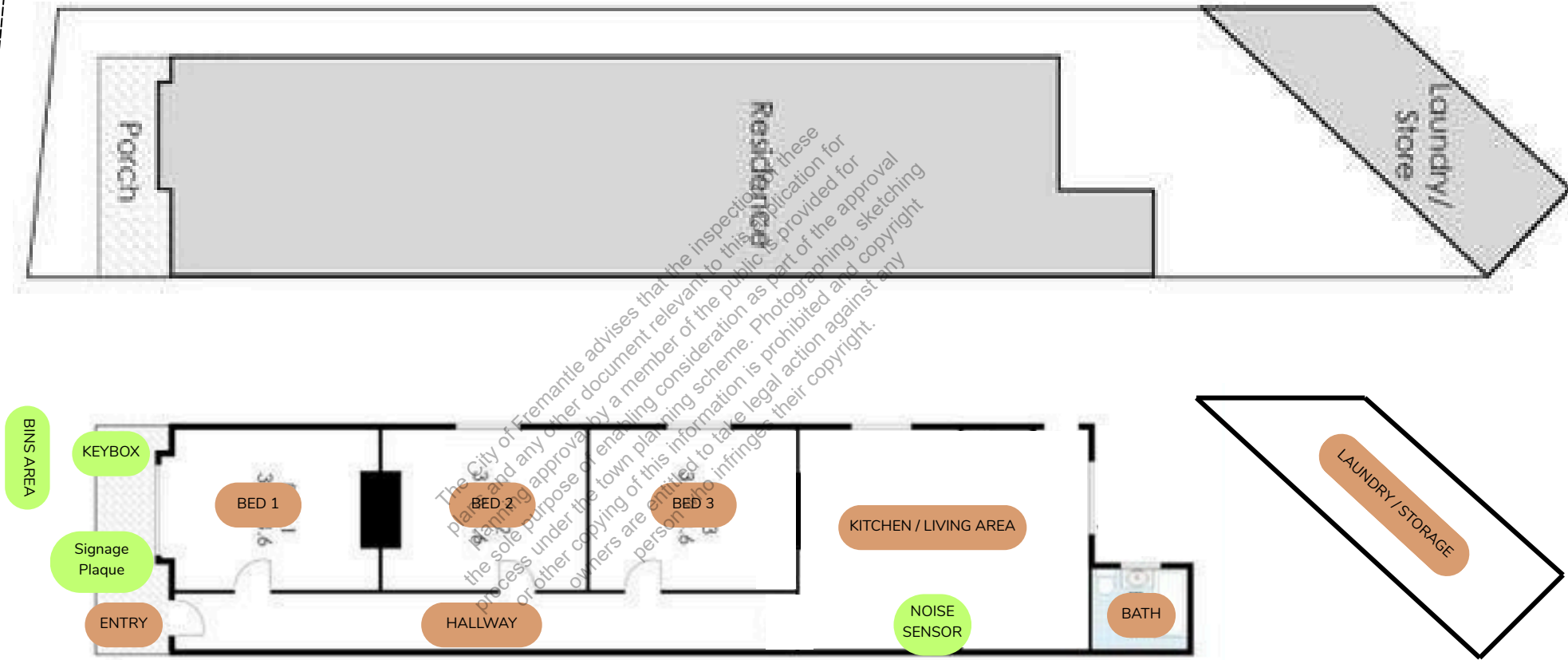
17 Sept 2026

Appendix A. Site and Floor Plan

4 Brennan Street, Fremantle WA 6160 Lot 2 on Strata Plan 14532



Brennan St
Brennan St



3 bedrooms, 1 bathroom,
142m² total floor area.

CITY OF FREMANTLE
These Plans Form Part of

DA0348/26

17 Sept 2026

Appendix B

Waste Management Guide

4 Brennan Street, Fremantle WA 6160

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.

CITY OF FREMANTLE
These Plans Form Part of

DA0348/26

17 Sept 2026

WASTE MANAGEMENT

COLLECTION DAY : TUESDAY

CITY OF FREMANTLE
These Plans Form Part of

DA0348/26

This property uses the City of Fremantle's three bin kerbside collection system. **17 Sep 2026**

Collection day for this address is every Tuesday. Please place bins on the verge the evening before collection and return them to their storage area once emptied.

RED LID — General Waste Collected fortnightly: Household rubbish that cannot be recycled or composted: general packaging, broken items, food soiled paper.

YELLOW LID — Recycling Collected fortnightly: Paper, cardboard, glass bottles and jars, cans, and rigid plastic containers, empty and clean. No soft plastics.

GREEN LID — FOGO Collected weekly: Food scraps, fruit and vegetable waste, garden clippings, leaves, small branches. No plastic bags, even if labelled compostable.

Every Tuesday, the FOGO (green lid) bin goes out. On a Red week, the General Waste (red lid) bin also goes out alongside FOGO. On a Yellow week, the Recycling (yellow lid) bin goes out alongside FOGO instead.

OCTOBER 2026

M	T	W	T	F	S	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

NOVEMBER 2026

M	T	W	T	F	S	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

DECEMBER 2026

M	T	W	T	F	S	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

JANUARY 2027

M	T	W	T	F	S	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

FEBRUARY 2027

M	T	W	T	F	S	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

MARCH 2027

M	T	W	T	F	S	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

APRIL 2027

M	T	W	T	F	S	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

MAY 2027

M	T	W	T	F	S	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

JUNE 2027

M	T	W	T	F	S	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

Appendix C

House Rules

4 Brennan Street, Fremantle WA 6160

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.

CITY OF FREMANTLE
These Plans Form Part of

DA0348/26

17 Sept 2026



HOUSE RULES

CITY OF FREMANTLE
These Plans Form Part of

DA0348/26

17 Sept 2026



Maximum of 6 guests allowed. No unregistered or overnight visitors.



No parties or events. Quiet hours 10pm to 7am. A noise sensor is installed, it monitors volume and guest count only, no recordings.



Smoking and vaping are strictly prohibited inside the property at all times. **In case of any signs or smells of smoking, a \$300 extra cleaning fee will be charged.**



We regret to inform you that pets are not permitted, other than registered assistance animals.



Any damage, stains or missing items must be reported immediately. Excessive mess may result in an additional cleaning fee. Please treat this heritage home as your own.



The property is for residential use only. Commercial use or unauthorised filming is not permitted.



Access is via a keybox, with a unique code issued before your arrival. Please keep the property secure at all times. Please keep it safe, as a \$80 replacement fee will be charged for any lost keys.



Bins are collected every Tuesday. Please place the correct bins on the verge the evening before collection, following the waste guide displayed in the property.



There is no on site parking at this heritage property. Please park on Brennan Street or Stevens Street only, respecting the posted time restrictions.



000

EMERGENCY CONTACT



+61490 909 714

VIVIEN

PROPERTY MANAGER

(NON LIFE-THREATENING QUERIES ONLY)

Appendix D

Car Parking

4 Brennan Street, Fremantle WA 6160

CITY OF FREMANTLE
These Plans Form Part of

DA0348/26

17 Sept 2026

DA0348/26

No on site parking at this heritage property. Please check the street signage for 2P or 3P restriction hours.

17 Sept 2026

Outside these hours, parking is unrestricted. Please don't block driveways or verges.



Appendix D. Car Parking



Appendix E

Transport and Access

4 Brennan Street, Fremantle WA 6160

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.

CITY OF FREMANTLE
These Plans Form Part of

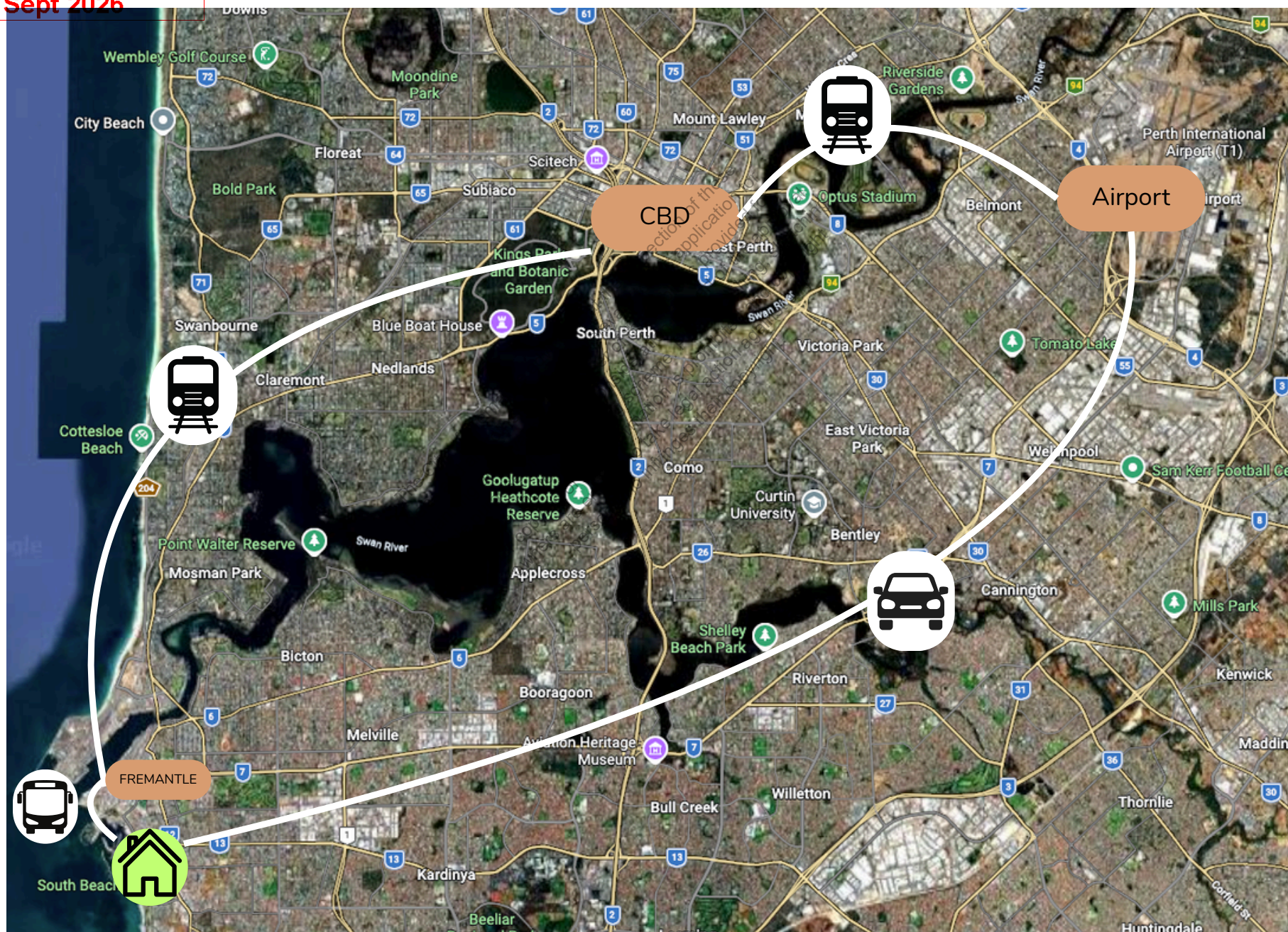
DA0348/26

17 Sept 2026

4 Brennan Street, Fremantle WA 6160 Lot 2 on Strata Plan 14532



Appendix E. Transport and Access



Appendix F

Complaints and Incident Register

4 Brennan Street, Fremantle WA 6160

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.

CITY OF FREMANTLE
These Plans Form Part of

DA0348/26

17 Sept 2026

4 Brennan Street, Fremantle WA 6160

This register is maintained on an ongoing basis by SubletPro Perth for the life of the rental and is made available to the City of Fremantle upon request.

Date	Time	Source	Nature	Booking Ref	Action Taken	Outcome	Follow-up Date