

43 East St

Existing site and floor plan

Notes:

- Bedroom 1 will have:
 - 2 single beds capable of being attached together as one king bed; and
 - 1 small sofa capable of converting to a single bed (for a third child if needed)
- Bedroom 2 will have 1 king bed
- House will otherwise be fully furnished.

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SITE PLAN LEGEND:

SEWAGE EASEMENT
LINE OF TITLE
SPOT HEIGHT
TBM - RL 10.00

7.5%
TBM - RL 10.00

DEVELOPMENT SUMMARY - EXISTING
SITE AREA = 229.5 m²
DENSITY = R25
OPEN SPACE (MIN. 50%) = 114.75 m²
OPEN SPACE (ACTUAL) = 122.7 m²
OUTDOOR SPACE REQUIRED = 30 m²
OUTDOOR SPACE ACTUAL = 612 m²
PLOT RATIO = 0.4:1

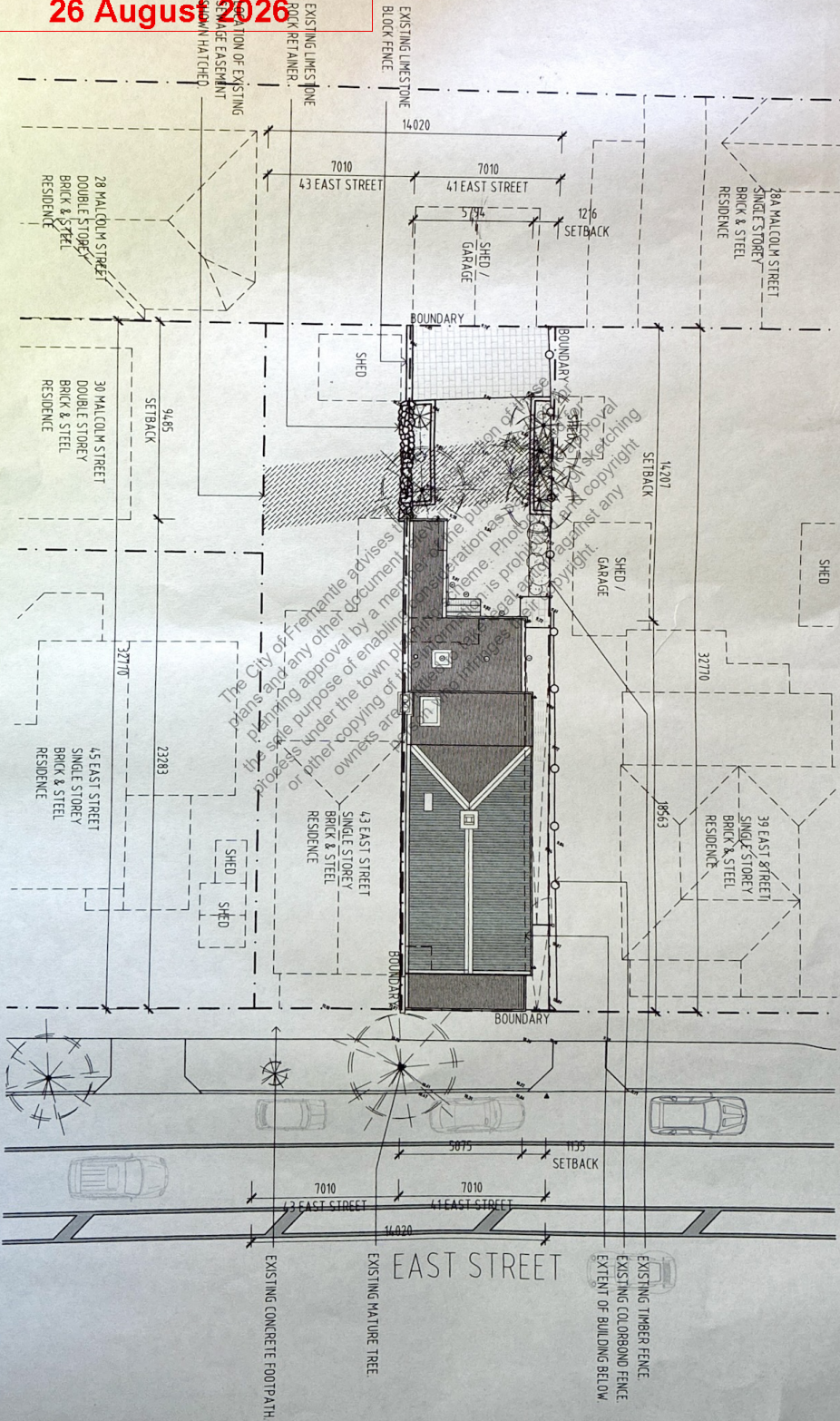
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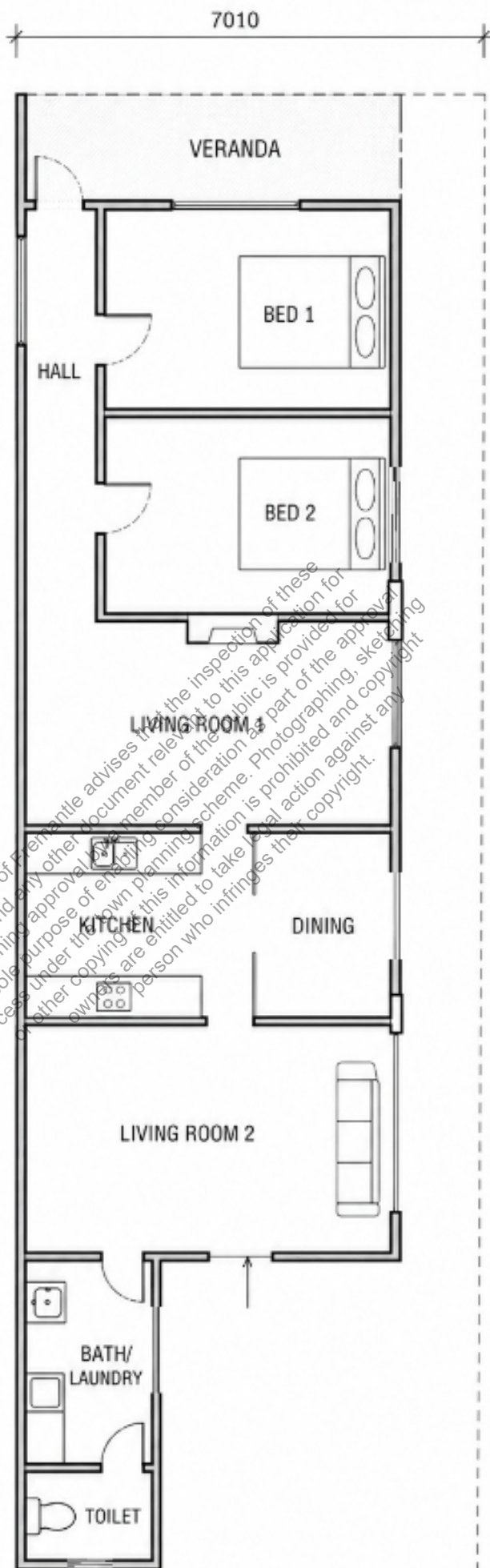
26 August 2026

01 EXISTING SITE PLAN

1:200



43 EAST ST
EXISTING FLOOR PLAN



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26 August 2026

SCALE 1:100



MANAGEMENT PLAN

Unhosted Short-Term Rental Accommodation

Property: 43 East Street, Fremantle WA 6160

Lot/Certificate of Title: 1607/278

Strata Plan: Lot 2 On Strata Plan 9991

Dwelling Type: Residential two-bedroom dwelling

Maximum Occupancy: 4 guests

Number of Bedrooms: 2

Number of Bathrooms: 1

Designated Parking: Refer to Map at Annexure A



STRA Registration Number: : [To be inserted following DA approval]

Date Prepared: 16 August 2026

Policy Reference: City of Fremantle Local Planning Policy 2.27 – Unhosted Short-Term Rental Accommodation, Clause 8

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26 August 2026

1. Purpose of this Management Plan

This Management Plan has been prepared in accordance with Clause 8.3 of the City of Fremantle Local Planning Policy 2.27 – Unhosted Short-Term Rental Accommodation (LPP 2.27).

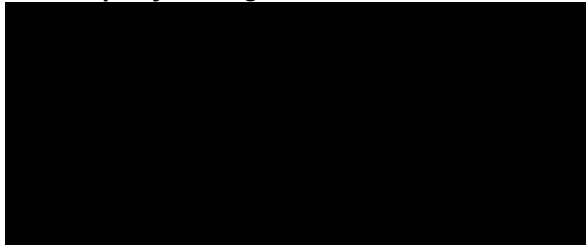
The purpose of the Plan is to ensure that the property is operated as responsible, well-managed unhosted short-term rental accommodation while protecting the amenity, privacy, safety and residential character of neighbouring properties.

The property will be professionally managed by [REDACTED], who manages short-term rental properties in the Fremantle area.

The property will be operated in accordance with:

- this Management Plan;
- the accompanying Guest Code of Conduct;
- any conditions imposed by the City of Fremantle;
- applicable City of Fremantle requirements and local laws;
- applicable Western Australian legislation and regulations;
- the Western Australian Short-Term Rental Accommodation registration requirements; and
- all applicable strata by-laws.

2. Property Manager Details



Rachele Glover / Guest Pro will be responsible for managing guest bookings, guest communications, property access, complaints, maintenance issues and any nuisance or behavioural issues arising during a guest's stay.

The Property Manager will be available to respond to complaints and nuisance behaviour **within 12 hours, as required by LPP 2.27**, with the intention of responding substantially sooner wherever practicable.

For urgent matters involving serious nuisance, safety, threats, violence or significant noise disturbance, the Property Manager will take immediate action appropriate to the circumstances.

3. Booking and Guest Management

Bookings will be accepted through:

Booking platform(s): Airbnb, booking.com, direct booking website, google, VRBO (stays)

The following procedures will apply:

- Guests must provide their name and contact details when making a booking.
- The number of guests must be declared at the time of booking.
- The maximum number of overnight guests is **four (4)**
- The property will not be marketed or advertised for occupancy exceeding 4 adults.
- Only registered guests may stay overnight.
- Guests will receive the Code of Conduct and relevant house rules before or at check-in.
- Guests will be required to acknowledge the property's rules as part of the booking process.
- The Property Manager may refuse or terminate a booking where there is evidence that the property is likely to be used for a party, event or other activity inconsistent with residential use.
- The property will not be available for parties, functions, celebrations or events.

Minimum stay: 2 nights

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DA0316/26

26 August 2026

4. Guest Screening

The Property Manager will apply the following guest screening procedures to minimise the risk of nuisance or inappropriate use of the property:

- all guests must have a verified identity on the booking platform (where available);
 - where possible, the Property Manager will review guest ratings and booking history before accepting a reservation;
 - the Property Manager will communicate with guests prior to arrival to confirm the purpose of the stay, guest numbers and any special requirements;
 - bookings that appear inconsistent with legitimate short-term accommodation use (for example, single-night bookings by local residents or bookings for large groups) may be declined at the Property Manager's discretion; and
 - the Property Manager may require guests to acknowledge the Code of Conduct and confirm their understanding of the property's conditions before the booking is confirmed.
-

5. Check-In and Check-Out

Standard check-in time: 3.00pm

Standard check-out time: 10.00am

Guests will receive written check-in instructions prior to arrival, including:

- property access arrangements;
- parking arrangements;
- relevant house rules;
- emergency information;
- waste disposal information;
- noise and neighbour considerations; and
- the Property Manager's contact details.

Check-in method: self-check-in, with key safe.

The Property Manager will be contactable during the guest's stay should assistance be required.

At check-out, guests will be required to:

- vacate by the nominated check-out time;
 - return keys/access devices as instructed;
 - leave the property reasonably clean and tidy;
 - dispose of rubbish appropriately;
 - report any damage or breakages;
 - ensure doors and windows are secured; and
 - comply with any other reasonable check-out requirements provided by the Property Manager.
-

6. Maximum Occupancy and Visitors

The maximum occupancy of the property is **four (4) guests**.

The property contains **two bedrooms**, meaning the proposed occupancy is consistent with the occupancy provisions of LPP 2.27 for grouped/multiple dwellings.

No more than **four (4) adults OR two (2) adults and two (2) children** may occupy the property at any time, including visitors.

Day visitors are permitted only with the prior approval of the Property Manager and must not result in the total number of people at the property exceeding five.

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DA0316/26

26 August 2026

Parties, functions, events and gatherings that would adversely affect residential amenity are strictly prohibited.

The Property Manager may terminate a booking where guests materially breach the occupancy or visitor requirements.

7. Noise and Residential Amenity

Protecting the amenity of neighbouring residents is a key management priority.

Guests will be required to:

- behave respectfully towards neighbours;
- avoid excessive noise;
- avoid yelling, screaming, aggressive behaviour or other disruptive conduct;
- keep music and television at a reasonable volume;
- avoid amplified music outdoors;
- avoid creating noise in outdoor areas that may unreasonably affect neighbours;
- close doors and windows where necessary to minimise noise transmission; and
- comply with applicable Western Australian noise requirements.

Quiet hours will apply as follows:

Sunday–Thursday: 10:00 pm – 8:00 am

Friday, Saturday and eve of public holidays: 11:00 pm – 9:00 am

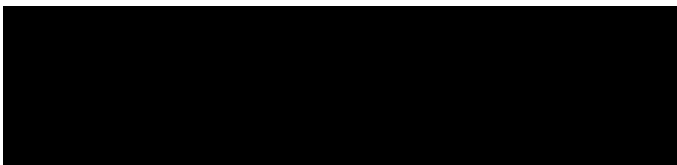
The property will be fitted with a **Minut noise monitoring device** to assist the Property Manager in identifying excessive noise levels and responding to potential nuisance.

The device will be used for noise-level monitoring and management purposes only and will not be used to record conversations.

The Property Manager will respond to any complaint regarding excessive noise or nuisance behaviour in accordance with the complaint management procedure below.

8. Complaint and Nuisance Management

Complaints or concerns may be made directly to:



The Property Manager will respond to nuisance complaints within **12 hours**, and will endeavour to respond significantly sooner, particularly where the complaint concerns noise, parties, threatening behaviour or other serious disruption.

Matters covered by the complaint procedure include:

- excessive noise;
- loud music;
- yelling, screaming or arguing;
- aggressive or threatening behaviour;

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DA0316/26

26 August 2026

- violence or threats;
- unauthorised parties or events;
- excessive numbers of guests or visitors;
- parking issues;
- excessive light spill;
- barking or disruptive pets;
- smoke or offensive odours;
- inappropriate disposal of waste;
- damage to neighbouring or common property; and
- any other conduct reasonably considered to adversely affect neighbouring residential amenity.

Complaint response procedure

1. Complaint received by the Property Manager.
2. Property Manager contacts the guest as soon as reasonably practicable.
3. Guest is directed to immediately cease or rectify the offending conduct.
4. Where appropriate, the Property Manager or nominated representative attends the property.
5. Serious or repeated breaches may result in termination of the booking and guests being required to vacate.
6. Where appropriate, matters may be reported to the City of Fremantle, WA Police or other relevant authority.
7. Complaints and action taken will be recorded and retained by the Property Manager.

9. Parking Management

Guests will be provided with clear instructions regarding parking arrangements before arrival.

Designated on-site parking: None – no designated on-site parking bay. Guests are to use public on-street parking (refer to Annexure A).

Guests must:

- use public on-street parking only, in accordance with local parking restrictions;
- not park on common property unless expressly permitted;
- not obstruct driveways, accessways or footpaths;
- not obstruct emergency access;
- comply with all relevant parking restrictions; and
- ensure that vehicles do not create unreasonable inconvenience to neighbouring residents.

Where additional parking is required, guests will be directed to lawful public or on-street parking.

Alternative transport options: Fremantle train station, local bus services, taxis/rideshare and cycling/walking options are available in the surrounding area.

10. Waste Management

Guests will be provided with clear written instructions regarding waste disposal.

Bin location: To the side of the house

General waste collection: Alternate Mondays

Recycling collection: Alternate Mondays

Green waste/FOGO collection: Every Monday

Guests must:

- place waste in the appropriate bins;
- ensure rubbish is not left outside the property;
- not place rubbish in common areas;
- not allow rubbish to accumulate;
- not place excessive waste in bins where it will prevent proper collection; and
- follow the City's waste collection requirements.

The Property Manager/cleaner will inspect the property between bookings and ensure that waste is appropriately managed.

11. Pet Management

A pet is permitted **by prior approval only**.

Maximum number: 1

Guests must declare any pet at the time of booking.

A **pet bond of \$25** per night will apply where a pet is approved.

Pet owners are responsible for any damage, additional cleaning, nuisance or other costs arising from their pet.

Pets must:

- be kept under effective control;
- comply with applicable strata by-laws;
- not cause nuisance to neighbours;
- not be left unattended at the property unless specifically approved by the Property Manager;
- not be left unattended in common areas;
- be appropriately restrained when using any common property or shared access areas; and
- not damage the property or common property.

Pets permitted to be left unattended: Yes – for no more than 4 hours

12. Strata and Building By-Law Compliance

The property forms part of a **two-lot strata scheme**.

The property manager, owner and guests will comply with all applicable strata by-laws and requirements.

Strata Plan: Lot 2 On Strata Plan 9991. There is no additional strata by-laws or plans in place outside of applicable laws.

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DA0316/26

26 August 2026



The application will be accompanied by appropriate documentation addressing the strata position, noting that the scheme comprises two lots and does not have a separately appointed strata manager.

The other strata lot owner has provided their consent to our property converting to an Airbnb.

Guests will be informed that the property is located within a residential strata scheme and must behave accordingly.

Guests must:

- respect other residents;
- keep common areas clean and unobstructed;
- not interfere with neighbouring residents' use of their property;
- comply with applicable strata by-laws; and
- not use common property for parties or gatherings.

13. Safety and Emergency Management

The property will be equipped and maintained with appropriate safety measures.

These include:

- smoke alarms as required by applicable legislation;
- **carbon monoxide detectors;**
- **a Minut noise monitoring device;**
- appropriate fire safety equipment where required;
- emergency information provided to guests; and
- clearly identified emergency exits and evacuation arrangements.

Location of smoke alarms: Kitchen and Hallway

Location of CO detectors: Hallway and living room

Location of fire blanket: Under the Kitchen sink

Emergency evacuation point: Front kerbside assembly point on East Street

Guests will be instructed to call **000** in an emergency.

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These Plans Form Part of

DA0316/26

26 August 2026

DA0316/26

26 August 2026

Bushfire

Bushfire prone area: No

The property is not within a designated bushfire prone area. In the unlikely event of a major fire threat or dense smoke, guests should evacuate the property via East Street heading away from the hazard and monitor emergency warnings on the WA Emergency website or ABC Local Radio (720 AM).

14. Signage

A modest sign/plate identifying the property as approved unhosted short-term rental accommodation will be provided in accordance with LPP 2.27.

The signage will be:

- affixed to the main frontage of the building;
- no greater than 0.5m²;
- modest and professional in appearance; and
- include the relevant Property Manager contact information and STRA registration number.

Proposed signage location: on the front fence of the property

15. Management of the Property Between Bookings

Guest Pro will ensure that the property is inspected and appropriately prepared between bookings.

The inspection will include:

- checking for damage;
 - checking noise monitoring and safety equipment;
 - checking smoke and CO detectors;
 - checking locks and access arrangements;
 - ensuring rubbish is appropriately managed;
 - checking for evidence of unauthorised guests or parties;
 - checking for pet-related damage where relevant; and
 - ensuring the property is clean and appropriately presented.
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16. Cleaning and turnover protocol

A professional clean will be carried out between each booking to ensure the property is presented to a high standard for incoming guests and to maintain the amenity of the surrounding area. The cleaning and turnover protocol includes:

- a full professional clean of the property, including all living areas, bedrooms, kitchen and bathroom; laundering and replacement of all linen and towels;
- replenishment of essential supplies (soap, cleaning products, toilet paper and similar);
- removal and appropriate disposal of any rubbish or waste left by the previous guest;
- inspection and cleaning of outdoor areas; and
- reporting of any maintenance issues, damage or items requiring replacement to the Property Manager.

The property will be cleaned and prepared for each new booking within a minimum turnaround period of four (4) hours between guest departures and arrivals. The Property Manager will schedule bookings to ensure adequate time for cleaning, inspection and preparation.

17. Records and Monitoring

The Property Manager will maintain records of:

- bookings;
- guest numbers;
- complaints received;
- nuisance incidents;
- action taken in response to complaints;
- property damage;
- significant breaches of the Code of Conduct; and
- any enforcement or termination action.

Records will be retained for at least 12 months and made available to the City of Fremantle where lawfully required.

18. Review of Management Plan

This Management Plan will be reviewed:

- annually;
- following any significant complaint or incident;
- where there is a material change to the property or management arrangements;
- where required by a condition of development approval; or
- following any relevant legislative or policy change.

Any material changes will be considered against the requirements of LPP 2.27 and any applicable development approval.

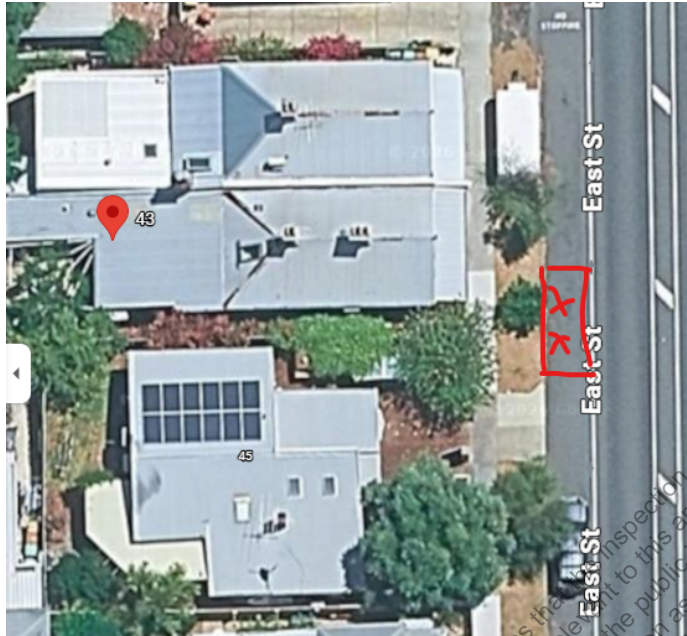
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DA0316/26

26 August 2026

Annexure A – Parking

There is no off-street parking for 43 East St. You will need to park your car in the public parking spaces on East St. Usually the bay (indicated in red below) is available directly outside 43 East. We encourage you to use this bay when free. Otherwise, you may park on either side of East St, in the public bays, so long as you are not obstructing driveways, accessways or footpaths.



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DA0316/26

26 August 2026

GUEST CODE OF CONDUCT

43 East Street, Fremantle WA 6160

Property: 1607/278 – 43 East Street, Fremantle WA 6160

Maximum Occupancy: 4 adults OR 2 adults and 2 children

STRA Registration Number: [To be inserted following DA approval]

Welcome

Welcome to 43 East Street, Fremantle.

This is a residential property located within a small strata scheme. We want you to enjoy your stay while ensuring that the property remains a respectful and peaceful place for neighbouring residents.

By making a booking and staying at the property, you agree to comply with this Code of Conduct, the house rules and reasonable directions from the Property Manager.

1. Maximum Occupancy

The maximum number of people permitted at the property is **4 adults** at any time.

- Only guests identified in the booking may stay overnight.
- The total number of people at the property, including visitors, must not exceed five.
- Additional overnight guests are not permitted without prior approval.
- The property must not be used for parties, functions, events or gatherings.
- The property must not be used for activities that would unreasonably disturb neighbours.

These requirements are a condition of the property's planning approval and must be followed.

2. Visitors

Day visitors may be permitted with prior approval from the Property Manager.

Visitors must:

- respect the residential nature of the property;
- comply with this Code of Conduct;
- not cause excessive noise or nuisance;
- not remain overnight unless they are registered guests; and
- not result in more than four people being at the property at any one time.

Permitted visitor hours: 9:00 AM – 9:00 PM

3. Noise and Neighbours

Please remember that people live nearby.

You must:

- keep noise at a reasonable level at all times;
- keep music and television at a reasonable volume;
- not play amplified music outdoors;
- not yell, scream or engage in aggressive or disruptive behaviour;
- keep doors and windows closed where necessary to minimise noise;
- avoid unnecessary noise when arriving at or leaving the property; and
- respect your neighbours' right to quiet enjoyment of their homes.

Quiet Hours

Sunday–Thursday: 10:00 pm – 8:00 am

Friday, Saturday and eve of public holidays: 11:00 pm – 9:00 am

During these periods, please keep noise to a minimum.

A Minut noise monitoring device operates at the property to assist with monitoring excessive noise levels and protecting neighbourhood amenity.

The device is used for noise-level monitoring and management and is not intended to record conversations.

If the Property Manager contacts you about noise, you must immediately take reasonable steps to reduce it.

Serious or repeated noise breaches may result in termination of your stay.

4. No Parties or Events

Parties, functions and events are strictly prohibited.

This includes:

- parties;
- birthdays or celebrations involving additional guests;
- hens or bucks parties;
- engagement parties;
- amplified outdoor gatherings;
- commercial events; and
- any other gathering likely to create unreasonable noise or disturbance.

If you are unsure whether an activity is permitted, contact the Property Manager before proceeding.

5. Parking

There is no designated parking bay for 43 East St, Fremantle. Use the public parking on the road. Usually, but not always, there will be a parking space directly outside 43 East St, shown on the map at **Annexure A**.

Please:

- do not obstruct driveways or accessways;
- do not obstruct emergency access;
- do not park on common property unless expressly permitted;
- comply with all local parking restrictions; and
- ensure vehicles do not cause unreasonable inconvenience to neighbours.

Alternatively, Fremantle has convenient public transport, walking, cycling, taxi and rideshare options.

6. Rubbish and Recycling

Please dispose of rubbish responsibly.

Bin location: To the side of the house.

FOGO (Green Lid)

Organic matter that can be composted.

- Food scraps: Meat, bones, seafood, dairy, fruit, and vegetables.
- Leftovers: Cooked or raw food including plate scrapings.
- Paper items: paper towels, and tissues.
- Tea & coffee: Coffee grounds and loose tea (no plastic tea bags).
- Garden waste: Small prunings, flowers, and lawn clippings.

Recycling (Yellow Lid)

Clean, dry, and loose containers (no plastic bags).

- Plastic: Hard bottles and containers (milk, water, shampoo).
- Glass: Clean bottles and jars (caps removed and placed in red bin).
- Paper & cardboard: Clean boxes, newspapers, and magazines.
- Metal: Aluminium cans, steel cans, and clean foil rolled into a ball.

General Waste (Red Lid)

Landfill items that cannot be recycled or composted.

- **Soft plastics:** Plastic bags, cling wrap, chip packets, and bubble wrap.
- **Hygiene items:** Nappies, wipes, sanitary products, and masks.
- **Damaged items:** Broken crockery, glassware, and old textiles.

- **Lids:** Small bottle caps and jar lids.

Collection day(s):

- FOGO (green lid): Every Monday
- General Waste (Red lid) Alternate Mondays to Recycling bin. If in doubt, put both Red and Yellow bins out.
- Recycling (Yellow lid): Alternate Mondays to General Waste bin. If in doubt, put both Red and Yellow bins out.

Please:

- use the appropriate bins;
- separate recycling where required;
- do not leave rubbish outside the property;
- do not leave rubbish in common areas;
- do not overfill bins;
- secure rubbish so that it does not create an odour or attract pests; and
- follow the City's waste collection requirements.

7. Pets

Small pets are permitted **by prior approval only**.

If you wish to bring a pet, you must declare the pet when making the booking and obtain approval from the Property Manager.

Pet bond: \$25 per night

Approved pets must:

- be kept under effective control;
- not cause noise or nuisance;
- not damage the property;
- not disturb neighbouring residents;
- comply with applicable strata by-laws;
- be appropriately restrained in any shared/common areas; and
- not be left unattended for more than 4 hours.

Any damage or additional cleaning caused by a pet may be charged to the guest in accordance with the booking terms and pet bond arrangements.

8. Respect for the Strata Scheme

The property forms part of a small two-lot strata. We share a common wall with our neighbours.

Please respect the other property and its occupants.

Guests must:

- not interfere with neighbouring residents;
- not enter areas belonging to the neighbouring property; and

- keep noise to a reasonable level.
-

9. Smoking

Smoking is **not permitted inside the property**.

Outdoor smoking arrangements: outside only.

Cigarette butts must not be discarded on the property, common property or neighbouring land.

10. Safety and Security

For your safety:

- lock doors and windows when leaving the property;
- do not share key with unauthorised people;
- do not allow unauthorised persons to access the property;
- familiarise yourself with the emergency exits;
- do not interfere with smoke alarms or carbon monoxide detectors;
- do not disable or tamper with the Minut noise monitoring device; and
- immediately report any safety issue to the Property Manager.

The property contains **carbon monoxide detectors** for guest safety.

CO detector locations: In the living room

Smoke alarm locations: Kitchen and Hallway

Fire blanket: Under the Kitchen sink

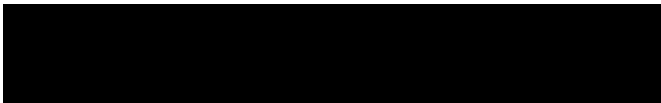
11. Emergency Procedures

In an emergency, call **000**.

Police: 000

Fire: 000

Ambulance: 000



Nearest hospital: Fiona Stanley Hospital Emergency Department, 11 Robin Warren Dr, Murdoch WA 6150. An approximately 18 minute drive.

Important Note: While Fremantle Hospital is physically closest, its Emergency Department closed permanently in 2015. The nearest 24-hour Emergency Department is at Fiona Stanley Hospital in Murdoch.

Emergency evacuation location: Front kerbside assembly point on East Street, or safely clear of the building on the grass verge, unless directed otherwise by emergency services.

Guests should familiarise themselves with the emergency and evacuation information upon arrival.

Bushfire Emergency

Bushfire prone area: No

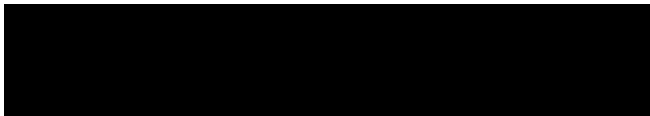
If applicable, guests must follow the property's bushfire emergency procedures and any directions issued by emergency services.

Bushfire evacuation information:

In the unlikely event of a major fire threat or dense smoke, immediately evacuate the property via East Street heading away from the hazard. Monitor emergency warnings on the WA Emergency website or listen to ABC Local Radio (720 AM). Always follow instructions from the Department of Fire and Emergency Services (DFES) or local police.

12. Damage and Maintenance

Please report any damage, breakage, malfunction or maintenance issue to the Property Manager as soon as practicable.



Guests must not attempt significant repairs themselves.

13. Check-Out / Check-in

Check-in time: 3.00pm

Check-out time: 10.00am

Before leaving, guests must:

- remove personal belongings;
 - place rubbish in the appropriate bins;
 - leave the property reasonably clean and tidy;
 - turn off lights and appliances;
 - turn off heating/cooling where appropriate;
 - close and lock doors and windows;
 - return keys/access devices as instructed; and
 - report any damage or breakages to the Property Manager.
-

14. Breaches of this Code

Failure to comply with this Code of Conduct may result in:

1. a request from the Property Manager to immediately cease the offending behaviour;
2. a warning or other appropriate action;
3. recovery of costs arising from damage or additional cleaning;
4. termination of the booking in the case of serious or repeated breaches;
5. guests being required to vacate the property;
6. reporting of serious matters to the City of Fremantle or WA Police where appropriate; and/or
7. action being taken in accordance with the booking platform's terms and conditions.

Serious breaches include parties, excessive noise, threatening or violent behaviour, exceeding the maximum occupancy, unauthorised events, significant property damage and repeated nuisance behaviour.

15. Complaints and Assistance

If you have a problem during your stay, please contact the Property Manager rather than allowing the issue to escalate.



The Property Manager will respond to nuisance complaints within **12 hours**, with urgent matters addressed as soon as practicable.

For immediate emergencies, always call **000**.

16. Guest Acknowledgement

By confirming your booking, you acknowledge that:

- you have read and agree to comply with this Code of Conduct;
- the maximum occupancy is four adults or two adults and two children;
- parties and events are prohibited;
- you will respect neighbouring residents;
- you will comply with applicable strata by-laws;
- you will comply with the property's parking, waste and pet requirements; and
- you will follow reasonable directions from the Property Manager.

Thank you for helping us keep 43 East Street a welcoming and respectful place for both visitors and permanent residents.

Annexure A – Parking

There is no off-street parking for 43 East St. You will need to park your car in the public parking spaces on East St. Usually the bay (indicated in red below) is available directly outside 43 East. We encourage you to use this bay when free. Otherwise, you may park on either side of East St, in the public bays, so long as you are not obstructing driveways, accessways or footpaths.

