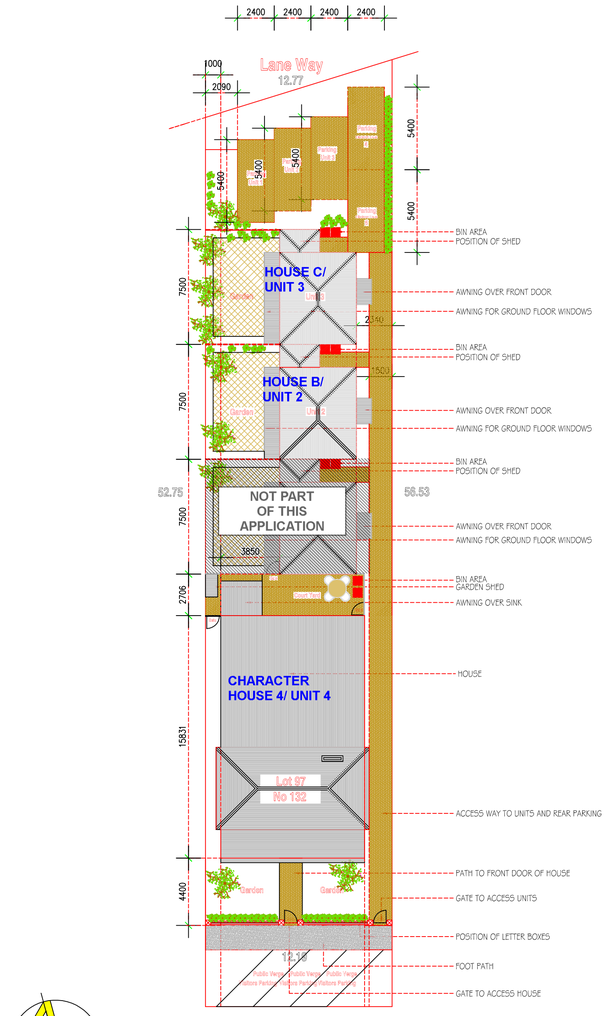
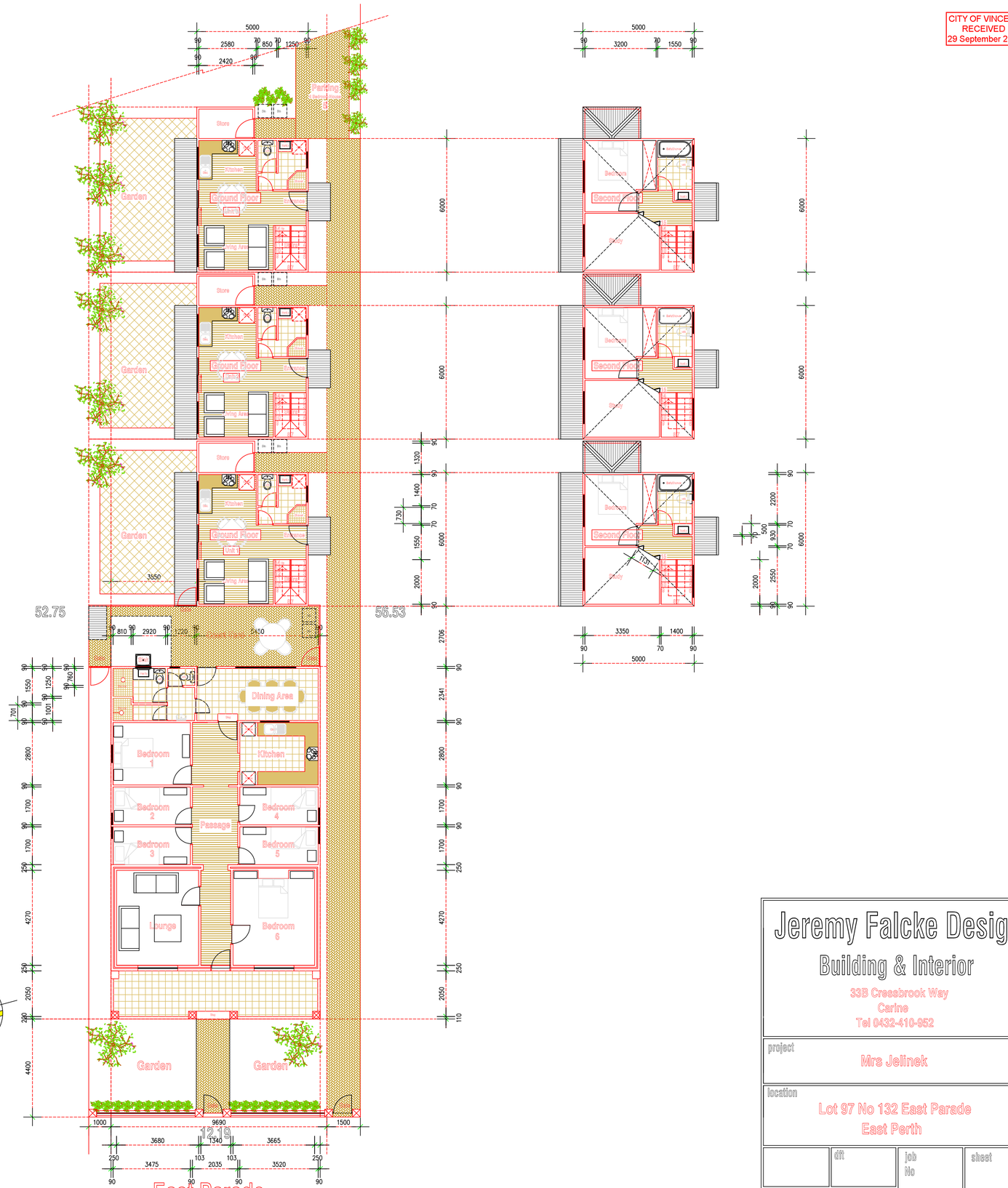
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Site Plan

Scale 1:200



East Parade
Plan Of House & Units

Scale 1: 100

Jeremy Falcke Design
Building & Interior
33B Cressbrook Way
Carine
Tel 0432-410-952

project: Mrs Jelinek			
location: Lot 97 No 132 East Parade East Perth			
	drt	job No	sheet
date: 20-9-26	check	26/26	1

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CITY OF VINCENT SHORT-TERM RENTAL ACCOMMODATION (STRA) MASTER APPLICATION PACK

Property Address: 132 East Parade, East Perth WA 6004
Ownership: Unified Single Owner (No Strata Company)

ITEM 1: SHORT TERM RENTAL ACCOMMODATION PARKING MANAGEMENT PLAN

This Parking Management Plan establishes a strict allocation matrix to guarantee that zero overflow parking impacts the adjacent East Parade thoroughfare or neighbouring residential assets. The subject site is located within a designated Transit Corridor (0.75 bays per bedroom framework), sits immediately adjacent to East Perth Train Station, and is serviced by multiple high-frequency bus lines. Most of our guests arrive by train from the Airport as there is a direct line to our property location.

1. On-Site Provisioning & Allocation Matrix

The block accommodates five (5) distinct, independent on-site car parking bays. The parking spaces are legally linked to the individual listings as follows:

- ~~**Unit A (House 1):** Allocated On-Site Parking Bay 1~~
- **Unit B (House 2):** Allocated On-Site Parking Bay 2
- **Unit C (House 3):** Allocated On-Site Parking Bay 3
- **Unit D (Character House 4):** Allocated On-Site Double Tandem Parking Bays 4 & 5

2. Guest Enforcement & Advertising Terms

All marketing listings on Airbnb, Booking.com, and guest check-in letters will explicitly state:

"Strict vehicle limit enforced. Units A, B, and C are limited to one (1) vehicle maximum. Unit D is limited to two (2) vehicles maximum. Vehicles must be parked completely within your designated on-site bay. Parking on common driveways, entry thoroughfares, local grass verges, or public streets is strictly illegal and grounds for instant booking cancellation."

3. Visitor Parking Protocol

In strict compliance with the City of Vincent Short Term Accommodation Policy, **no public verge parking forms part of this application**. To completely eliminate the need for dedicated visitor car parking bays, a strict policy prohibiting short-stay guests from hosting external visitors on-site has been implemented across the development.

ITEM 2: SHORT-TERM RENTAL ACCOMMODATION OPERATIONS & MANAGEMENT PLANS

Comprehensive individual Operations and Management parameters are detailed independently for each of the four proposed short-term units below:

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■ STANDALONE OPERATIONS & MANAGEMENT PLAN — HOUSE A (UNIT 1) [HOSTED STRA]

- **Property Address:** Unit 1, 132 East Parade, East Perth WA 6004
- **STRA Classification: Hosted STRA** (Permanently occupied by the owner's son as a primary place of residence).
- **Bedroom Configuration:** 1 Approved Bedroom + 1 Upstairs Study/Loft (Non-Habitable Space)
- **Maximum Guest Capacity:** 2 Guests Maximum (Adults/Minors cumulative overnight)
- **External Daytime Visitor Capacity: 0 (Zero external visitors permitted on-site at any time).**
- **Designated On-Site Parking Allocation:** On-Site Parking Bay 1 (Strictly 1 vehicle limit)
- **Operational Re** ccupied by the owner's son who manag vailable for short-term rental bookings vs when the resident manager leaves
- **Minimum Stay Restrictions:** 4-night absolute minimum stay enforced across all platforms only to fill in gaps as we are actively targeting medium-term 30+ day corporate stays to minimize turnover, that is our strategy.
- **Check-in / Check-out Window:** Check-in from 3:00 PM via secure smart lockbox; Check-out by 11:00 AM.
- **Waste Management Routine:** Unit rubbish must be securely bagged by guests. The property manager assumes sole responsibility for checking that waste is appropriately sorted (recyclable waste into yellow bins, general waste into red bins) and wheels bins to the East Parade kerbside on council collection evenings.
- **Control of Anti-Social Behaviour & Noise:** Pre-screening is mandatory via booking platforms (verifying government ID and positive reviews). Instant booking is disabled; guests must request to book. Smart, privacy-compliant electronic noise-monitoring devices will remain active to log decibel levels in real-time. The resident manager actively monitors guest behaviour, noise, and potential antisocial behaviour on-site.

NOT PART OF THIS APPLICATION

■ STANDALONE OPERATIONS & MANAGEMENT PLAN — HOUSE B (UNIT 2) [UNHOSTED STRA]

- **Property Address:** Unit 2, 132 East Parade, East Perth WA 6004
- **Bedroom Configuration:** 1 Approved Bedroom + 1 Upstairs Study/Loft (Non-Habitable Space)
- **Maximum Guest Capacity:** 2 Guests Maximum (Adults/Minors cumulative overnight)
- **External Daytime Visitor Capacity: 0 (Zero external visitors permitted on-site at any time).**
- **Designated On-Site Parking Allocation:** On-Site Parking Bay 2 (Strictly 1 vehicle limit)
- **Minimum Stay Restrictions:** 4-night absolute minimum stay enforced across all platforms to optimize a strategic focus on medium-term 30+ day corporate stays and minimize neighbourhood turnover.
- **Check-in / Check-out Window:** Check-in from 3:00 PM via secure smart lockbox; Check-out by 11:00 AM.

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- **Waste Management Routine:** Unit rubbish must be securely bagged by guests. The property manager in Unit 1 assumes sole responsibility for checking that waste is sorted (recyclables in yellow bins, general waste in red bins) and wheels bins to the East Parade kerbside on council collection evenings.
- **Control of Anti-Social Behaviour & Noise:** Pre-screening is mandatory via booking platforms (verifying government ID and positive reviews). Instant booking is disabled; guests must request to book. Smart, privacy-compliant electronic noise-monitoring devices will remain active to log decibel levels in real-time. The resident manager actively monitors guest behaviour, noise, and potential antisocial behaviour on-site.

■ STANDALONE OPERATIONS & MANAGEMENT PLAN — HOUSE C (UNIT 3) [UNHOSTED STRA]

- **Property Address:** Unit 3, 132 East Parade, East Perth WA 6004
- **Bedroom Configuration:** 1 Approved Bedroom + 1 Upstairs Study/Loft (Non-Habitable Space)
- **Maximum Guest Capacity:** 2 Guests Maximum (Adults/Minors cumulative overnight)
- **External Daytime Visitor Capacity: 0 (Zero external visitors permitted on-site at any time).**
- **Designated On-Site Parking Allocation:** On-Site Parking Bay 3 (Strictly 1 vehicle limit)
- **Minimum Stay Restrictions:** 4-night absolute minimum stay enforced across all platforms only to fill in gaps as we are actively targeting medium-term 30+ day corporate stays to minimize turnover, that is our strategy.
- **Check-in / Check-out Window:** Check-in from 3:00 PM via secure smart lockbox; Check-out by 11:00 AM.
- **Waste Management Routine:** Unit rubbish must be securely bagged by guests. The property manager in Unit 1 assumes sole responsibility for checking that waste is sorted (recyclables in yellow bins, general waste in red bins) and wheels bins to the East Parade kerbside on council collection evenings.
- **Control of Anti-Social Behaviour & Noise:** Pre-screening is mandatory via booking platforms (verifying government ID and positive reviews). Instant booking is disabled; guests must request to book. Smart, privacy-compliant electronic noise-monitoring devices will remain active to log decibel levels in real-time. The resident manager actively monitors guest behaviour, noise, and potential antisocial behaviour on-site.

- **■ STANDALONE OPERATIONS & MANAGEMENT PLAN — CHARACTER HOUSE D (UNIT 4) [UNHOSTED STRA]**
- **Property Address:** 132 East Parade, East Perth WA 6004
- **Bedroom Configuration:** 6 Approved Bedrooms
- **Maximum Guest Capacity:** 6 Guests Maximum (Strict operational cap implemented to protect residential amenity)
- **External Daytime Visitor Capacity: 0 (Zero external visitors permitted on-site at any time).**
- **Designated On-Site Parking Allocation:** On-Site Double Tandem Parking Bays 4 & 5 (Strictly 2 vehicles limit)

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- **Minimum Stay Restrictions:** 4-night absolute minimum stay enforced across all platforms only to fill in gaps as we are actively targeting medium-term 30+ day corporate stays to minimize turnover, that is our strategy
- **Check-in / Check-out Window:** Check-in from 3:00 PM via secure smart lockbox; Check-out by 11:00 AM.
- **Waste Management Routine:** Unit rubbish must be securely bagged by guests. The property manager in Unit 1 assumes sole responsibility for checking that waste is sorted (recyclables in yellow bins, general waste in red bins) and wheels bins to the East Parade kerbside on council collection evenings.
- **Control of Anti-Social Behaviour & Noise:** Pre-screening is mandatory via booking platforms (verifying government ID and positive reviews). Instant booking is disabled; guests must request to book. Smart, privacy-compliant electronic noise-monitoring devices will remain active to log decibel levels in real-time. The resident manager actively monitors guest behaviour, noise, and potential antisocial behaviour on-site.

ITEM 3: SHORT-TERM RENTAL ACCOMMODATION CODES OF CONDUCT

A dedicated, standalone Code of Conduct sheet will be physically printed, laminated, and framed inside the entry door of each individual dwelling on the lot:

■ **STANDALONE CODE OF CONDUCT — HOUSE A (UNIT 1)**

- **Address:** Unit 1, 132 East Parade, East Perth WA 6004
- **Emergency 24/7 Contact:** [redacted] (On-site Resident Manager in Unit 1)

1. **Maximum Approved Occupancy:** A strict legal ceiling of two (2) maximum guests applies to this unit overnight. Only registered guests listed on the booking confirmation are permitted on the property.
2. **Prohibition of External Visitors: External daytime visitors are strictly prohibited from entering the premises at any time.** This property enforces a zero-visitor policy [redacted] and parking compliance.
3. **Residential Amen** [redacted] our neighbours, strict quiet hours apply b [redacted] in compliance with the *Environmental Protection (Noise) Regulations 1997*. Zero music, loud gatherings, or device noise audible from property boundaries are permitted during these hours.
4. **Outdoor Living Area (OLA) Restrictions:** Guests may use private outdoor spaces quietly during the day. However, to protect local amenity, use of all balconies, courtyards, and Outdoor Living Areas is subject to a strict noise curfew between **10:00 PM and 7:00 AM**. No gatherings, loud talking, or music are permitted outdoors during these curfew hours.
5. **Noise Monitoring Notification:** This unit is equipped with an automated, privacy-compliant electronic noise-monitoring device. This device measures decibel levels in real-time without recording audio or violating guest privacy.
6. **Designated On-Site Parking:** You are allocated exactly On-Site Parking Bay 1. Your vehicle must be parked entirely within this bay. Do not park in shared common driveways or on local grass verges.

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7. **Garbage & Waste Disposal:** All rubbish must be securely bagged and placed inside the bins marked No. 2. Waste must be strictly sorted into recyclables (yellow bin) and general waste (red bin).
- Breach of these conditions will result in immediate booking termination, loss of security deposit, and police-assisted eviction.

■ **STANDALONE CODE OF CONDUCT — HOUSE B (UNIT 2)**

- **Address:** Unit 2, 132 East Parade, East Perth WA 6004
- **Emergency 24/7 Contact:** [redacted] (On-site Resident Manager in Unit 1)

1. **Maximum Approved Occupancy:** A strict legal ceiling of two (2) maximum guests applies to this unit overnight. Only registered guests listed on the booking confirmation are permitted on the property.
2. **Prohibition of External Visitors: External daytime visitors are strictly prohibited from entering the premises at any time.** This property enforces a zero-visitor policy to maintain neighbourhood amenity and parking compliance.
3. **Residential Amenity & Quiet Hours:** Out of respect for our neighbours, strict quiet hours apply between **10:00 PM and 7:00 AM daily** in compliance with the *Environmental Protection (Noise) Regulations 1997*. Zero music, loud gatherings, or device noise audible from property boundaries are permitted during these hours.
4. **Outdoor Living Area (OLA) Restrictions:** Guests may use private outdoor spaces quietly during the day. However, to protect local amenity, use of all balconies, courtyards, and Outdoor Living Areas is subject to a strict noise curfew between **10:00 PM and 7:00 AM**. No gatherings, loud talking, or music are permitted outdoors during these curfew hours.
5. **Noise Monitoring Notification:** This unit is equipped with an automated, privacy-compliant electronic noise-monitoring device. This device measures decibel levels in real-time without recording audio or violating guest privacy.
6. **Designated On-Site Parking:** You are allocated exactly On-Site Parking Bay 2. Your vehicle must be parked entirely within this bay. Do not park in shared common driveways or on local grass verges.
7. **Garbage & Waste Disposal:** All rubbish must be securely bagged and placed inside the bins marked No. 2. Waste must be strictly sorted into recyclables (yellow bin) and general waste (red bin).
- Breach of these conditions will result in immediate booking termination, loss of security deposit, and police-assisted eviction.

■ **STANDALONE CODE OF CONDUCT — HOUSE C (UNIT 3)**

- **Address:** Unit 3, 132 East Parade, East Perth WA 6004
- **Emergency 24/7 Contact:** [redacted] (On-site Resident Manager in Unit 1)

1. **Maximum Approved Occupancy:** A strict legal ceiling of two (2) maximum guests applies to this unit overnight. Only registered guests listed on the booking confirmation are permitted on the property.
2. **Prohibition of External Visitors: External daytime visitors are strictly prohibited from entering the premises at any time.** This property enforces a zero-visitor policy to maintain neighbourhood amenity and parking compliance.

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3. **Residential Amenity & Quiet Hours:** Out of respect for our neighbours, strict quiet hours apply between **10:00 PM and 7:00 AM daily** in compliance with the *Environmental Protection (Noise) Regulations 1997*. Zero music, loud gatherings, or device noise audible from property boundaries are permitted during these hours.
4. **Outdoor Living Area (OLA) Restrictions:** Guests may use private outdoor spaces quietly during the day. However, to protect local amenity, use of all balconies, courtyards, and Outdoor Living Areas is subject to a strict noise curfew between **10:00 PM and 7:00 AM**. No gatherings, loud talking, or music are permitted outdoors during these curfew hours.
5. **Noise Monitoring Notification:** This unit is equipped with an automated, privacy-compliant electronic noise-monitoring device. This device measures decibel levels in real-time without recording audio or violating guest privacy.
6. **Designated On-Site Parking:** You are allocated exactly On-Site Parking Bay 3. Your vehicle must be parked entirely within this bay. Do not park in shared common driveways or on local grass verges.
7. **Garbage & Waste Disposal:** All rubbish must be securely bagged and placed inside the bins marked No. 3. Waste must be strictly sorted into recyclables (yellow bin) and general waste (red bin).

- Breach of these conditions will result in immediate booking termination, loss of security deposit, and police-assisted eviction.

■ **STANDALONE CODE OF CONDUCT — CHARACTER HOUSE D (UNIT 4)**

- **Address:** Unit 4, 132 East Parade, East Perth WA 6004
- **Emergency 24/7 Contact:** [redacted] (On-site Resident Manager in Unit 1)

1. **Maximum Approved Occupancy:** A strict legal operational ceiling of six (6) maximum guests applies to this unit overnight. Only registered guests listed on the booking confirmation are permitted on the property.
2. **Prohibition of External Visitors: External daytime visitors are strictly prohibited from entering the premises at any time.** This property enforces a zero-visitor policy to maintain neighbourhood amenity and parking compliance.
3. **Residential Amenity & Quiet Hours:** Out of respect for our neighbours, strict quiet hours apply between **10:00 PM and 7:00 AM daily** in compliance with the *Environmental Protection (Noise) Regulations 1997*. Zero music, loud gatherings, or device noise audible from property boundaries are permitted during these hours.
4. **Outdoor Living Area (OLA) Restrictions:** Guests must utilize the front veranda and the front landscaped garden area for daytime outdoor relaxation. The rear backyard zone must remain quiet at all times to safeguard surrounding residences. All outdoor spaces are subject to a strict noise curfew between **10:00 PM and 7:00 AM**, during which time no gatherings or music are permitted outdoors.
5. **Noise Monitoring Notification:** This unit is equipped with an automated, privacy-compliant electronic noise-monitoring device. This device measures decibel levels in real-time without recording audio or violating guest privacy.
6. **Designated On-Site Parking:** You are allocated On-Site Double Tandem Parking Bays 4 & 5. Vehicles must be parked completely within this tandem zone. Do not park in shared common driveways or on local grass verges.

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7. **Garbage & Waste Disposal:** All rubbish must be securely bagged and placed inside the bins marked "Blue House". Waste must be strictly sorted into recyclables (yellow bin) and general waste (red bin).
- Breach of these conditions will result in immediate booking termination, loss of security deposit, and police-assisted eviction.

ITEM 4: SHORT-TERM RENTAL ACCOMMODATION COMPLAINTS MANAGEMENT PLAN

A unified complaints framework operates across the entire block to provide immediate recourse for surrounding residents:

- **24/7 Local Contact:** A localized, professional property manager is on standby 24/7. A dedicated mobile emergency number [redacted] is clearly displayed on a weather-proof plaque at the front boundary facing East Parade and hand-delivered to all adjacent neighbours. Neighbours maintain direct telephone and email relationships with the management team.
- **30-Minute On-Site Commitment:** Upon receipt of any noise, vehicle, or behavioural complaint from a neighbour, the manager living permanently on-site in Unit 1 will directly interface with the guests physically on-site within 30 minutes to suppress the disruption.
- **Objective Data Verification:** Real-time decibel logging logs from our electronic noise-monitoring devices will be cross-referenced immediately by the on-site manager to distinguish internal short-stay guest activity from surrounding ambient neighbourhood noise.
- **Escalation & Eviction:** A first infraction results in an immediate formal warning on-site. A second infraction within the same stay results in immediate guest eviction, forfeiture of the security deposit, and permanent blacklisting.
- **Complaint Log Registry:** A central digital registry will be maintained by the owner, logging the date, time, nature of any complaint, and the exact steps taken to resolve it. This register will be made readily available to City of Vincent compliance officers upon request.

ITEM 5: WASTE & VISUAL AMENITY MANAGEMENT PLAN

To preserve the visual amenity of the East Parade streetscape and maintain completely unobstructed pedestrian access along the 1500mm shared access thoroughfare, waste infrastructure is integrated cleanly across the block based on the layout of each dwelling:

- **Dwellings ~~A~~, B, and C ~~(Units 1~~, 2, and 3):** Dedicated bin storage spaces are allocated directly adjacent to the private utility storage rooms strictly locked for exclusive maintenance use by the manager. These service alcoves are completely hidden from the primary street front by the existing forward residence.

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- **Dwelling D (Unit 4 / Character House):** Bins are positioned neatly within the existing private rear courtyard/setback of the residential structure, completely preserving the landscaped front garden lawns facing East Parade.
- **Operational Routine:** The property manager assumes full, centralized responsibility for waste across the entire block. Bins from all four dwellings will be monitored regularly by the manager on-site, consolidated, and personally wheeled to the East Parade kerbside on designated council collection evenings before being returned to their screened storage zones the following morning.