

**Reference: STRA6100JBF4YYRJ - The Trustee for Lameeth Superfund**

**Property:** Argyle on Burswood, Unit 4, 153-157 Burswood Road, Burswood WA 6100

**Listing:** [Argyle Luxe Residence\\*close to Perth city - Apartments for Rent in Burswood, Western Australia, Australia - Airbnb](#)

**Re: Request for Short Stay accommodation approval beyond 90 nights**

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Dear Council Members,

We are the owners of the property located at the above address which has been successfully operated as short stay accommodation under current council regulations since August 2025. This newly launched property has welcomed visitors without incident, maintaining compliance with all safety and community standards.

This submission seeks approval to extend the permitted operation of the property as short stay accommodation beyond the current 90-night annual limit. The extension will allow the property to be available year-round, ensuring consistency for visitors and maximising the benefits to the local community.

Argyle on Burswood provides high-quality short-stay accommodation in a prime location within Perth's Burswood precinct, minutes from the CBD, Optus Stadium, and Crown Entertainment Complex. Its accessibility to public transport, dining, and recreation makes it an attractive option for visitors, while supporting sustainable tourism, local business engagement, and cultural vitality. By enhancing Perth's reputation as a welcoming destination for both leisure and business, Argyle on Burswood aligns with Council priorities to foster economic growth, community development and increased presence of visitors and residents to the area.

- 1) Justification against the relevant items (specifically Clauses 1 and 2) of the Town's [Local Planning Policy 31 - Serviced Buildings and Residential Buildings including Short-Term Accommodation \(LPP31\)](#) and 2.1 e) which states: *The conversion of single Multiple Dwellings to Short Term Accommodation or Bed and Breakfast accommodation will generally not be supported by the Council given the potential for negative impacts and conflict to occur with permanent residents of other units. Any applications of this kind shall be additionally subject to the location and design requirements for Serviced Apartments outlined in Clause 3 of this Policy;***
  - The property has operated without incident or complaint, demonstrating responsible letting through an external hosting partner. Please find enclosed a letter of support from Argyle On Burswood Management, accompanying this

application and demonstrating a successful and cooperative operation for all parties involved.

- High ratings on hosting platforms reflect the quality of guest experience and adherence to standards.
- Guests are required to adhere to strict house rules to include noise, waste disposal, and parking. These measures are to ensure minimal disruption to both residents and neighbours.
- As owners, we closely liaise with our booking agent to maintain efficient and respectful operation of our property and immediate assistance in addressing any concerns. Please find our Perth based agent's Management Plan (Pass Your Keys) which clearly and comprehensively outlines strict hosting rules, guest guidelines and expectation while delivering a high level of guest experience.
- The property meets all safety requirements and compliancy, including high tech security and two-phase access, permanent live in on-site manager, smoke alarms, fire safety equipment, access emergency information, and appropriate landlord insurance coverage.

**2) We provide consent to the Town to make the plans and information provided, publicly available for community consultation through the 'Town of Victoria Park Application for Development Approval' form. We are also willing to provide detailed reports to Council on occupancy compliance to ensure transparency of our operations.**

**3) ASIC documentation is provided, stating full detail of two Director signatories attached to our company.**

Argyle on Burswood plays a valuable role in Perth's tourism and community landscape. Its strategic location, high-quality accommodation is in alignment with sustainable growth, cultural vitality, employment, and economic development of a vibrant suburb

Council approval to extend the operation of the property beyond 90 nights per calendar year will allow us to continue contributing positively to the community while maintaining the standards expected of responsible owners. We respectfully request council's consideration and approval of this proposal.

Sincerely,



**15/12/2025**