

Fact Sheet 21: Short-term Accommodation in Residential Zones

Noosa Plan 2020 – As amended 26 September 2025

What is short-term accommodation?

Short-term accommodation is the use of a dwelling to provide accommodation for tourists or travellers for stays of less than three consecutive months. This may include a manager's residence, as well as offices or recreational facilities for the exclusive use of guests. Examples include entire dwellings (e.g. house, duplex, unit or apartment), motels and backpacker or hostel accommodation.

Short-term accommodation in Residential zones

Under Noosa Plan 2020, the Low, Medium, and High Density Residential zones are primarily intended for permanent residential living. Regular or frequent use of dwellings for *short-term accommodation* is not considered appropriate in these zones, with the preferred form of development being *dwelling houses*, *dual occupancies* and *multiple dwellings* occupied by long-term residents. These permanent residential uses are separately defined and distinct from *short-term accommodation* under Noosa Plan 2020.

Short-term accommodation in a principal place of residence

Occasional *short-term accommodation* of an entire dwelling - where the permanent resident temporarily vacates their home (e.g. for holidays or work travel) - may be considered accepted development (subject to requirements) in a Residential zone where the following conditions are met:

- The dwelling is the applicant's principal place of residence
- The property is let to short-term guests on no more than four occasions per calendar year
- The total number of nights let does not exceed 60 nights per calendar year

- Only one self-contained dwelling is let at any one time (ie *secondary dwellings* cannot be short-term let).
- The accommodation is limited to a maximum of five guest bedrooms.

To qualify as accepted development, the proposal must also comply with all applicable provisions of the relevant Zone Code and Use Code. If these requirements are not met, a development application must be submitted to Council for assessment and approval.

Ongoing use of a dwelling for short-term accommodation

Using an entire dwelling for *short-term accommodation* that does not meet the accepted development requirements is an inconsistent use in Residential zones.

Other forms of short-term accommodation in residential zones

Any other form of *short-term accommodation* (eg motel, backpackers or hostel accommodation) is an **inconsistent use*** in the Low, Medium and High Density Residential zones.

*excluding 48 Noosa Drive, Noosa Heads, which is consistent, impact assessment in the High Density Residential zone

What other approvals are required for short-term accommodation?

Properties operating *short-term accommodation* require an additional approval under the **Short Stay Letting or Home Hosted Accommodation Local Law**. For further information on the approval requirements under the local

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law go <https://www.noosa.qld.gov.au/short-stay-letting-home-hosted-accommodation-local-law> .

This Fact Sheet is intended to assist with interpreting Noosa Plan 2020 and **should not be solely relied on to inform decisions**.

Prior to making decisions or undertaking any development, it is strongly recommended that applicants:

- Review all the requirements of Noosa Plan 2020, and/or
- Seek advice from a qualified planning professional.

Noosa Plan 2020 is available online at:
<https://noosaplan.noosa.qld.gov.au/eplan>

For further information or assistance, contact Council's Development Assessment team:

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