Noosa Plan 2020

Fact Sheet 22: Affordable Rental Premises

Noosa Plan 2020 – As amended 26 September 2025

What are Affordable rental premises?

Noosa Plan 2020 includes an administrative definition of ***affordable rental premises,*** being one or more dwellings which are:

a) *Affordable housing*[1];

b) Entirely *small dwellings*[2];

c) Owned or leased by a registered provider as defined in the *Housing Act 2003*; and

d) Managed by a registered community housing provider, as long-term rental housing (for a minimum of 20 years).

There is no upper or lower number of dwellings needed to be affordable rental premises, and it could take the form of single dwellings, apartments or even relocatable homes. However, it's most likely to fall under the land use definition of *multiple dwellings*.

What planning incentives are there to build affordable rental premises?

Community Facilities Zone

Multiple dwellings and dual occupancies are now supported in the Community Facilities zone where they are *affordable rental premises*. Applications for up to 10 dwellings will be code assessable while more substantial proposals of 11 or more dwellings would be subject to impact assessment.

In the Community Facilities zone the following key parameters apply—

- Within urban boundaries buildings can be 8 metres and 2 storeys in building height.
- Plot ratio can be 0.75:1 provided that no individual building has a gross floor area exceeding 1,000m².
- Site cover for all buildings and structures can be 50% of the site area.
- The minimum area required for landscaping is 15% of the site area

Subject to impact assessment the *affordable rental premises* might also take the form of relocatable homes. A relocatable home park would be expected to provide at least 50% of homes as affordable rental premises.

Key High Density Residential development sites

There are built form incentives for delivery of affordable rental premises on the following High-Density Residential zone sites:

- Lot 3 RP884396 (former Noosa Heads Bowls Club, Noosa Drive, Noosa Heads)
- Lot 7 SP322201 (at the Noosa Business Centre, Walter Hay Drive, Noosaville)

Where a minimum of **20% of the total gross floor area** is affordable rental premises—

- Buildings can be 4 storeys and 14 metres in height
- Site cover can be up to 45%
- Plot ratio can be up to 1:1
- At least 35% of the site landscaped

Noosa Junction and Noosa Business Centre

There are built form incentives for affordable rental premises in the Major Centres of Noosa Junction and the Noosa Business Centre (Village Mixed Use Precinct to the east of Noosa Civic).

[1] *affordable housing* means housing that is appropriate to the needs of households with low to moderate incomes, if the members of the households will spend no more than 30% of gross income on housing costs.

[2] *small dwellings* means a dwelling that has no more than 100m² of gross floor area.

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Where a minimum of **20% of the total gross floor area** is affordable rental premises—

- Buildings can be 4 storeys and 14 metres in height
- Plot ratio can be up to 2.15:1

Central Tewantin

There are built form incentives for 20% affordable rental premises in the Doonella Street Precinct within the District Centre zone at Tewantin.

Where a minimum of **20% of the total gross floor area** is affordable rental premises—

- Buildings can be 3 storeys and 12 metres in height
- Plot ratio can be up to 1.05:1

For the three centres above, close to high frequency bus services, travel demand measures may be incorporated to require a lesser number of car parking spaces. This may include the unbundling of parking spaces to apartments and the provision of share cars.

Outside of the above key centres there are other incentives to encourage provision of affordable or even small dwellings in other new residential or mixed-use developments.

What financial incentives are there to build Affordable Rental Premises?

Reduced development application fees

Not-for-profit organisations that provide crisis, emergency, transitional housing, social housing or affordable rental premises are eligible for a 50% reduction in development application fees.

For private residential developments that include a component of affordable rental premises, Council will waive the development application fee for Material Change of Use applications for the component of affordable rental premises.

As an example, if a total of 20 dwellings were proposed and 4 of these were affordable rental premises, application fees would be payable on 16 dwellings only.

Waived or deferred infrastructure charges

Development of social and affordable housing is eligible for a conditional 100% deferment, in that an infrastructure charge notice will be issued in full but with payment only required should the residential property no longer remain an Affordable Rental Premises. A property note will be applied in acknowledgement of this liability.

The development will still create an increase in population and therefore place an increase in demand on Council infrastructure, however in recognition of the community benefit, the cost of this additional infrastructure is spread across the whole community.

If the property ceases to be providing a community service, it would no longer be eligible for financial subsidy by the broader community. A deferred infrastructure charges will be subject to indexation until the date payable.

Only charitable or non-profit organisations such as registered community housing providers may apply for this rebate.

Any component of the development which is not Affordable Rental Premises remains subject to normal infrastructure charging.

Are property rates also discounted?

Properties used for social or affordable housing, emergency or crisis housing, which are owned or managed by not-for-profit organisations such as community housing providers may be eligible for a donation to the value of the general rates.

Mechanism

Council is likely to utilise two mechanisms to secure the delivery and long term retention of dwellings for affordable rental premises—

a) Conditions of approval contained in the approved Decision Notice of a Development permit for material change of use for multiple dwellings (including affordable rental premises); and
b) An Infrastructure agreement under the Planning Act 2016.

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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