

## Fact Sheet 23: Short-term Accommodation in the Tourist Accommodation Zone

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 the Tourist Accommodation zone

The **Tourist Accommodation zone** prioritises **visitor accommodation** and serves as the **primary zone** for a variety of visitor accommodation types such as *short-term accommodation, hotels, nature-based tourism, resort complexes and tourist parks*, which are all consistent uses in the zone.

A number of key sites across the Shire are specifically protected for visitor accommodation, to the exclusion of permanent residential dwellings.

### Short-term accommodation in a permanent resident's 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) - is considered accepted development and does not require a Development Permit, provided the following conditions are met:

- The dwelling is an existing building and the principal place of residence of the applicant.
- It is used for short-term accommodation on no more than 60 nights and more than four separate bookings per calendar year.

### Short-term accommodation of an entire dwelling (on an ongoing basis), motels and backpacker accommodation.

The ongoing use of a dwelling for *short-term accommodation*, as well as other forms such as motels and backpacker accommodation, is considered a consistent use within the Tourist Accommodation zone. However, these uses require a Development Permit from Council prior to commencement.

### What other approvals are required for short-term accommodation?

Unless specifically exempt, properties used for *short-term accommodation* must obtain additional approval under Noosa Council's **Short Stay Letting or Home Hosted Accommodation Local Law**. For detailed information on application requirements, exemptions, and compliance obligations, visit: <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: [www.noosa.qld.gov.au/noosa-plan-2020](http://www.noosa.qld.gov.au/noosa-plan-2020)

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

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