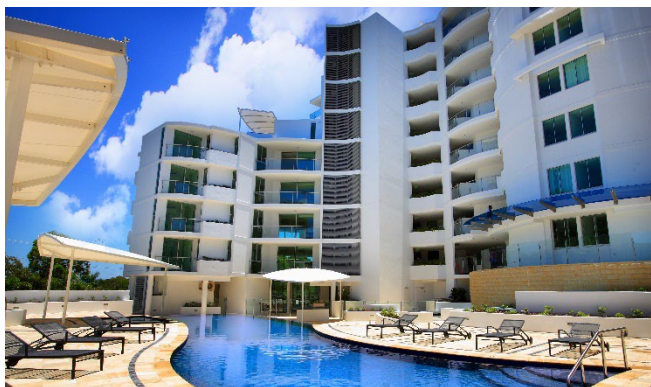


Short-term accommodation

What is 'short-term accommodation'?

Short-term accommodation provides residential accommodation for tourists or travellers on a short-term basis (i.e. less than 3 consecutive months). Examples of 'short-term accommodation' include a motel, backpackers hostel, serviced apartments, accommodation hotel, cabins, farm stay and bed and breakfast. Dwelling houses rented out as holiday houses also fall under this definition. Different types of short-term accommodation are separately defined in the proposed planning scheme.

Short-term accommodation is an important part of our region's tourism industry and economy. Where provided within existing dwellings, it offers alternative visitor accommodation and an opportunity for residents to earn an income from their place of residence.



What is the role of planning in relation to short-term accommodation?

Planning plays a key role in helping to ensure that land uses located in proximity to each other are compatible. This can be a key issue for short-term accommodation uses, owing to their potential amenity impacts. Whilst the proposed planning

scheme seeks to limit potential impacts relating to the use of short-term accommodation, issues relating to landowner or patron behaviour are regulated through other agencies/organisations (e.g. Queensland Police Service). It should also be noted that the planning scheme can only regulate NEW proposals for short-term accommodation.

What changes are proposed for the regulation of short-term accommodation?

Community feedback has identified several issues in relation to some short-term accommodation uses within residential areas, including impacts on residential amenity (such as noise, traffic/on-street carparking) and impacts on the availability of dwellings for permanent rental.

The proposed planning scheme continues to provide for short-term accommodation uses, whilst including new and enhanced assessment provisions to help ensure that different forms of short-term accommodation are compatible with the expected residential amenity of their local area.

New administrative definitions for different forms of hosted and non-hosted short-term accommodation are proposed, as well as a new Short-term Accommodation Code with requirements for the range of short-term accommodation types. The proposed new administrative definitions, which are key to determining the applicable planning process for a short-term accommodation use, are as follows:

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- 'Occasional principal place of residence letting' means the use of a lawfully established dwelling for short-term accommodation, where the dwelling is the applicant's principal place of residence, occupied by short-term guests on no more than 4 occurrences in any calendar year and occupied by short-term guests for a total of no more than 60 nights in any calendar year.
- 'Home-hosted accommodation' means the use of a lawfully established dwelling house or other dwelling, for short-term accommodation, where a resident of the dwelling operates the use and resides in the dwelling during the provision of the accommodation e.g. bed and breakfast, farm stay (where the accommodation is provided in the dwelling house).
- 'Non-hosted holiday house' means the use of a premises being a lawfully established dwelling house for short-term accommodation, where the host does not reside in the dwelling house during the provision of the accommodation.

Bed and breakfast uses are proposed to be included as a form of 'hosted' short-term accommodation (rather than as home-based business in the current planning scheme), to provide clarity and consistency in terms of the use and managing impacts.

Proposed levels of assessment

The levels of assessment for short-term accommodation uses are generally consistent with those in the current planning scheme.

Changes are proposed to include additional requirements in relation to:

- 'Occasional principal place of residence letting', which generally is proposed to not require

development approval where located within an existing dwelling (subject to specific criteria)

- the number of cabins that can be developed on a rural property
- changes of use to short-term accommodation where within an existing unit approved for permanent accommodation - the level of assessment is proposed to be changed to impact assessment, requiring public notification, in order to assist with managing issues raised in relation to potential amenity impacts on permanent residents
- non-hosted holiday houses in the Rural Zone - the level of assessment is proposed to change to code assessable (no public notification required).

Refer to Part 3 Tables of assessment of the proposed planning scheme for further details.

Refer also to the [Nature and Rural Based Tourism information sheet](#).



Short-Term Accommodation Code

The proposed new [Short-Term Accommodation Code](#) includes provisions relating to the nature and management of the use, protection of residential character and amenity, on-site parking, guest facilities and infrastructure and services.

In particular, the code includes requirements for continuous (24 hour) management for guest

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enquiries and requests, as well as neighbour complaints. This service may be provided on the premises, or off-site, for non-hosted forms of short-term accommodation.

A change of use in an existing apartment/unit located within a building that also accommodates a permanent residential dwelling is proposed to be required to demonstrate that the use can be operated and managed to minimise impacts on the amenity of permanent residents in the building.

Assessment benchmarks for other non-hosted forms of short-term accommodation (e.g. serviced apartments, accommodation hotels) are also provided in the Short-Term Accommodation Code. The Short-Term Accommodation Code focusses on operational aspects and unique requirements of the use, with the standard residential use code for the building type (e.g. the Multi-Unit Residential Uses Code) intended to provide the design/built form provisions for new builds.

Assessment benchmarks for short-term accommodation in the Rural Zone (other than for home-hosted accommodation) are contained within the Nature and Rural Based Tourism Code.

Party houses

A 'party house' is a separately defined activity in the [Planning Act 2016](#), and generally refers to a dwelling being used (for a fee) as accommodation for parties (e.g. bucks/hens parties, raves or wedding receptions), where operated for a period of less than 10 days and the owner is not onsite during that period.

Council is proposing a clear policy position on party houses in the proposed planning scheme by 'opting in' to the party house provisions under the *Planning Act 2016*. This means that the whole of the local government area is proposed to be a

'party house restriction area'.

As such, all existing and new development defined as a 'party house' would be required to go through an impact assessable development application process (requiring public notification) to inform a Council decision on whether a development approval can be granted for its operation.

What about existing use rights?

Dwelling houses established under former planning schemes (prior to 2014) may have existing use rights for short-term holiday letting/short-term accommodation. Council staff are available to provide advice to owners to establish if there may be existing use rights or if a development approval from Council is required to conduct a short-term holiday letting/short-term accommodation use.

How can I find out more?

- Find out the zoning and overlay mapping that is [proposed for your property](#)
- Contact Council's planning scheme team:
 - Email: newplanningscheme@sunshinecoast.qld.gov.au
 - Phone: 07 5409 0570

To explore the proposed planning scheme or make a submission, scan the QR code or visit:

<https://haveyoursay.sunshinecoast.qld.gov.au/newplanningscheme>



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