



## Short-term Accommodation

### What is short-term accommodation?

Short-term accommodation is a term used in the planning scheme to describe residential accommodation that is used by tourists or travellers on a short-term basis (i.e. generally less than 3 months). Examples include – motel, backpackers, serviced apartments, accommodation hotel and farm stay. Dwelling houses rented out as holiday houses also fall under this definition.

The accommodation can be self-contained (e.g. include a kitchen and laundry facilities) or not (e.g. bedroom and ensuite only) and may or may not include a manager's residence and office and the provision of recreation facilities for the exclusive use of visitors (e.g. pools and tennis courts). The term does not include other temporary residential uses such as nature-based tourism, resort complex and tourist park.

In the planning scheme, short-term accommodation does not include bed and breakfast accommodation, which is separately defined as a Home-based business.

### Current planning scheme requirements

The current planning scheme (*Sunshine Coast Planning Scheme 2014*) generally supports short-term accommodation in the Medium density residential zone, High density residential zone, Tourist accommodation zone, Centre zones and Rural zone (where for a farm stay or not more than 8 holiday cabins). Short-term accommodation uses are not supported in the Low density residential zone or Rural residential zone, which cover most residential areas on the Sunshine Coast.

Bed and breakfast accommodation is allowed in most zones and needs to comply with the provisions of the Home-based business code.

Prior to the commencement of the current planning scheme (*Sunshine Coast Planning Scheme 2014*), a dwelling house rented out as a holiday house did not require a development approval. These dwellings continue to have existing use rights for this form of short-term accommodation.

The current planning scheme identifies and distinguishes between uses which are considered to be permanent accommodation and those considered to be temporary accommodation.

### Issues already identified

1. Sometimes, short-term accommodation and (permanent) residential dwelling houses/units are used inappropriately for parties and functions that can have adverse noise impacts and car parking issues.
2. Sometimes, units/dwellings approved for permanent residential purposes are used for short-term holiday letting (such as Airbnb) which can adversely impact on the residential amenity of an area.
3. Behaviour of guests and related impacts are typically regulated by the building manager (e.g. on-site manager or the leasing agent) and the police.
4. Short-term accommodation is used for permanent residents and vice versa. There is both a need to protect residential amenity and the appropriate supply of visitor and permanent residential accommodation in the preferred locations.

5. The rise of online booking platforms in recent years has resulted in increased demand and use of residential properties traditionally used for permanent accommodation, for visitor accommodation, reducing the number of properties available for permanent letting (and as a consequence impacting housing affordability), and sometimes causing amenity and other impacts for local residents.
6. The current planning scheme provisions and definitions could be clearer and more equitable.

### What we propose to do

1. Review provisions in the new planning scheme to make clearer the regulation of short-term accommodation uses in residential areas.
2. Monitor approaches taken by other local governments to understand whether these measures are effective and may be a suitable fit for the Sunshine Coast.
3. Continue to advocate and engage with the Queensland government regarding a consistent state-wide approach to the regulation of short-term letting.

Current as at 9 February 2022.

### Tell us what you think

- Do you have any comments on this topic?
- Do you agree with what we propose to do in response to this topic as part of the new planning scheme?

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