

Effie Whitta

From: Access refused under section 41(1) of the Freedom of Information Act 2009 <[redacted]@noosa.qld.gov.au>
Sent: 6 January, 2020 4:18 PM
To: State Development
Cc: Tourism; Minister for Local Government, Racing & Multicultural Affairs
Subject: Letter from Mayor Tony Wellington, Noosa Council
Attachments: 2020-01-06 letter to Minister Cameron Dick re Short Stay accomodation.pdf

Please find attached letter from Mayor Tony Wellington for the attention of the Minister.

Kind regards



Website: www.noosa.qld.gov.au
Location: Level 3, 9 Pelican Street, Tewantin
Mail: PO Box 141 Tewantin Qld 4565



6 January 2020

Hon Cameron Dick
Minister for State Development, Manufacturing, Infrastructure and Planning
PO Box 15009
CITY EAST QLD 4002

Via email: statedevelopment@ministerial.qld.gov.au

Dear Minister

I am aware that you may have received correspondence and perhaps other forms of lobbying regarding Noosa Council's draft planning scheme and, specifically, how the scheme deals with the issue of short-stay properties (Airbnb etc). I therefore want to provide you with an explanation of Council's intentions.

Let me begin by apologising for the length of this letter, however this issue is decidedly complex.

WHAT NOOSA COUNCIL IS PROPOSING

Noosa Shire is a tourism hot spot. Inevitably, like other Australian tourism magnets (Byron Bay, Mornington Peninsular, Margaret River etc.), Noosa is trying to manage the rapid escalation of short-stay properties and their impacts.

Data scraping has revealed over 3,000 individual properties that are listed with on-line booking services in the Noosa Shire. Some of these are traditional holiday properties managed by letting agents. But many are also investment properties being let without professional local or on-site management.

Council's planning officers have noted that short-stay issues account for the majority of complaints they have received in recent years. So far, those officers have been unable to assist in these complaints as Council lacks the instruments to deal with such matters.

Various academic research projects have noted that the vast majority of Airbnb type properties across Australia are not home-hosted. Between 60% and 80% are entire homes that have no on-site owner or manager. (Airbnb like to refer to their listings as being "hosted", but the reality is that the majority of such rental properties are not home-hosted.)

Noosa Council's draft planning scheme is currently with the State for its second and final interest check. We are hoping to be able to adopt the scheme before the March local government elections. After four solid years of work developing the scheme, to not adopt it in the current term would have significant consequences. Inevitably it would result in a long delay as any new councillors would need to become acquainted with the myriad intricacies of the scheme. This, in turn, is likely to result in further rounds of public consultation, and a delay of at least a year and a half. This would all come at considerable expense to the Noosa ratepayer and delay many of the other positive initiatives in our draft planning scheme to encourage business in our Shire.

So here's what is being proposed.

In the draft scheme, short-stay is a consistent use in the Tourist Accommodation Zone, High and Medium Density Residential Zones, plus Rural and Rural Residential Zones. It will only be an inconsistent use in the Low Density Residential Zone.

Council has determined, following legal advice, that "existing use rights" remain for properties currently being let. That means almost all of the 3,000 or so properties being let on-line can continue to do so.

It's important to note that Council makes a clear distinction between genuinely home-hosted short-stay properties and entire or empty properties that are being let. The zoning issue does not relate to actual home-hosted properties, which can happen anywhere in the shire. In other words, a resident letting out a room or two in their own principle place of residence can do so without a planning approval. The zoning only relates to entire properties that are being let.

Where a home-owner wishes to let their home while they are away on holiday, again this does not require planning approval, unless the period of time is in excess of 60 days per year.

While the planning scheme deals with land use, Council is also considering introducing a Local Law to deal with amenity impacts. The proposed Local Law would include a code-of-conduct and also a register of properties (again this doesn't relate to home-hosted principle places of residence). The proposed Local Law requires more work and is unlikely to be adopted before the March local government elections.

In a nutshell, there are two main issues that Council is attempting to manage with these proposed solutions.

1. Housing availability for residents and local workers

Where properties are bought by investors and turned into Airbnb short stay, they frequently take over homes that would otherwise be used by residents, be they renters or owners. Thus we are finding that residents are increasingly being forced out of the shire and having to travel to Noosa for work. That means more traffic flowing into the shire creating more road congestion.

This same problem is being experienced elsewhere in Australia (see various research papers on Byron Bay for example) and across the world (see efforts in Honolulu and Ontario to reduce numbers of Airbnb properties so as to reinstate housing for residents).

Noosa Council, as the biggest employer in Noosa Shire, provides a salient example, where more than half our staff live currently outside the shire.

The end result of this alienation of homes to residents is what Byron Bay Mayor Simon Richardson has referred to as "gutting" or "hollowing out" the community. Fewer residents mean not only fewer local workers, but also fewer people to volunteer for the SES, to join the local netball club, to participate in the Lions or Rotary clubs. The other significant impact is increased traffic congestion, as more and more people are forced to drive into the shire for work.

Significantly, the Low Density Residential Zoning has long been designated for neighbourhoods of permanent residents. The planning scheme actually notes that this zone should not include significant intrusion of holiday homes. The purpose of Low Density Residential Zoning has never been to facilitate tourist accommodation.

2. Living amenity issues.

Conflicts inevitably arise when residential neighbourhoods are turned into tourist accommodation. People on holiday do not conform to the same behaviour as residents going

about their daily business. Late night partying, use of properties for buck and hen parties, visiting dogs, rubbish bins left unemptied, many more vehicles parking in residential streets all contribute to conflicts. Beyond those immediate impacts, there is also a significant disruption to residents' sense of community when tourist accommodation takes over residential housing in traditional residential neighbourhoods. This can make people feel less welcome in their community and less secure in their own home.

People who buy in a residential area expect residential amenity. They don't expect to be living amongst holiday revellers.

So let's have a look at some of the arguments that are being put by lobbyists hoping to stymy the scheme.

- The proposed scheme is an infringement on the rights of the property owner.

This is a nonsense. All planning schemes deal with land use via zonings. Zonings seek to ensure that there are minimal conflicts between different types of land use – for example residential land in an industrial area or industrial uses in a residential area. Planning schemes also need to consider a wide range of other issues such as dispersal of population including densities, impacts on public facilities and services, road networks etc.

Every piece of land in the shire has restrictions as to what can occur on it. No property owner has ever had a *carte blanche* ability to do whatever they want on their land. You can't set up a panel beating business in a home backyard, for instance. And one has never been able to turn a five-bedroom house in a residential area into a motel.

Indeed, past Noosa planning schemes regulated traditional B&B activities. Arguably the proliferation of Airbnb-type properties is an extension of this traditional approach that councils have long managed. (Of course, as a disruptive industry sector, the short-stay on-line approach by the likes of Airbnb is simply exploiting a lack of management and legal measures – until such time as measures are introduced, which is what is happening across the globe. Given efforts to regulate the industry in Tasmania, NSW and WA, Qld is certainly well behind the pack.)

- The proposals will result in a massive reduction of holiday lettings.

This is extremely unlikely to occur. There are existing use rights for properties currently being let. There will not be a sudden reduction in short-stay properties.

New properties will need to make an application to Council and register under the proposed Local Law. If they are in the Low Density Residential Zone, they will need to make a case as to why their application should be approved and their application would be advertised so that neighbours could have their say.

There may be some minor attrition of short-stay properties in the Low Density Residential zone over time. But there may also be greater take-up in the other zones where short-stay is a consistent use?

Use rights transfer with the land, so buyers of properties with those existing use rights also get to enjoy the continued rights.

In brief, it is very unlikely there will be a significant reduction in the current number of short-stay properties in the near future.

If the concern is that there can't be a continual ramping-up or escalation of visitor accommodation, then perhaps now is a good time to take stock of how many visitors are appropriate for Noosa – most particularly if those visitors are here at the expense of residents.

A recent survey of resident attitudes, funded by both Council and Tourism Noosa, found that a significant proportion of residents did not want to see further growth of tourism. Residents

have long been frustrated by traffic congestion in the shire, most particularly during peak holiday seasons. Council has established a stakeholder reference group consisting of 15 peak business, resident and environment organisations to wrestle with the issue of sustainable tourism for Noosa.

- There has been no economic modelling performed.

Such a study is not required. A great many changes to the planning scheme have impacts, but we don't fund economic studies on every such change.

To inform the draft planning scheme, Council did contract a Housing Needs Assessment study. Council's Economic Development team have also been involved in the development of the draft scheme.

The impacts of the proposed draft planning scheme have been overstated by the real estate industry. There will be no sudden loss of short stay properties. That's because there are existing use rights for current properties being let. Any gradual and minor loss of properties in the Low Density Residential Zone may well be made up for by additional short-stay properties occurring in the other zones.

The argument that tourists contribute to the local economy is, of course, true. But residents also contribute to the local economy and do so more consistently. Indeed, they use many businesses that tourists don't use, such as accountants, grocers, mechanics, private education facilities etc. If we erode the availability of housing for residents, we also reduce the ability of local businesses and services to provide for residents.

The new planning scheme seeks to encourage diversification of the local economy, in-keeping with Council's Local Economic Plan. Thus, the draft scheme enables greater development in business centres, makes it easier for co-locating complimentary businesses in the industrial areas, further enables many home-based businesses, and creates precincts for health and wellbeing as well as for innovation and creative pursuits. What's more, the draft planning scheme reduces massive amounts of red tape for local businesses. Any delay to the finalisation of the planning scheme delays those benefits.

- The proposed inconsistent use in the Low Density Residential Zone will have an impact on property values.

Real Estate agents are arguing that they can charge a premium price for a house if they can advertise it as suitable for both a home or Airbnb. That is evidence that short-stay accommodation forces up house prices. This effect has been confirmed by many studies across the globe.

In Noosa we have high land values and yet our average household income is below the State average. The tourism and hospitality sector is not a high wage industry. Housing affordability is a real issue here in Noosa Shire.

Resisting further short stay in our main residential neighbourhoods may slow the upward pressure on house prices making housing more affordable rather than less affordable for residents. Housing affordability was recognised as a problem in our Housing Needs Analysis Study.

- Council has not met its obligations regarding consultation on the planning scheme.

Noosa Council has met all of its legislative requirements with regards to consultation on the draft planning scheme. Indeed, we have exceeded those requirements by consulting far longer than required and we also undertook an additional round of community consultation at the beginning of our planning scheme process that was over and above what was required by the Planning Act.

- The planning scheme process has been rushed.

The planning scheme has been under development for over four years. The issue of short-stay impacts has been raised and discussed at length publicly and in the local media for at least two years.

Noosa Council took a successful motion to the 2018 Local Government Association of Queensland Conference which in turn led to policy positions being endorsed at the 2019 conference.

As mayor, I have fronted numerous public forums on the issue of short-stay. Staff have coordinated many stakeholder meetings on the matter.

Residents and stakeholders have had ample time to respond to this issue through submissions to the draft planning scheme and in numerous other ways.

The matter has not been rushed.

IN CONCLUSION

Lobbying efforts to delay the adoption of the draft planning scheme are misguided. Many of those seeking to do so live in the hope of convincing the incoming 2020 Council to take a different approach. Of course any new Council can alter a planning scheme, as is their prerogative. So the new 2020 Council can consider the matter whether or not the planning scheme is adopted before the election.

Furthermore, there are many business incentives in the draft planning scheme that would be delayed if the scheme were not adopted under the current Council. Arguably delaying the adoption of the draft scheme would have a very deleterious impact on the local economy. Certainly there are some significant property developments waiting for the adoption of the new scheme in order to proceed.

The current approach to short-stay in the planning scheme is not only democratically endorsed by the elected councillors (not without considerable debate and some opposition), but also the approach that Council's expert strategic planning staff recommend. They do so after a long period of time discussing the issues with stakeholders and residents, and after reviewing well over a thousand submissions to the scheme.

If you have any further questions, I am more than happy to field a phone call or email. You can ring me on 0417 530 547.

Best wishes



Tony Wellington
Mayor

cc: Hon Kate Jones, Minister for Innovation and Tourism Industry Development:
tourism@ministerial.qld.gov.au

Hon Stirling Hinchliffe Minister for Local Government, Minister for Racing and Minister
for Multicultural Affairs: LGRMA@ministerial.qld.gov.au

17 January 2020

Hon Cameron Dick
Minister for State Development, Manufacturing, Infrastructure and Planning
PO Box 15009
CITY EAST QLD 4002

Via email: statedevelopment@ministerial.qld.gov.au

Dear Minister

I refer to my previous correspondence of January 6th, 2020 regarding issues around Noosa Council's new planning scheme and its approach to short-stay properties (Airbnb etc). In that letter I explained what Council is proposing, and also provided responses to many of the issues that I know lobbyists are raising with you.

Prior to Christmas I became aware of some social media posts which included proposed form letters to be sent to the Queensland Government, including yourself, on this same issue. Those posts were made by a candidate for the Noosa Council in the upcoming local government election, Amelia Lorentson.

The posts and thus form letters made a series of assertions regarding Noosa Council's approach to short-stay accommodation in the new planning scheme. In particular, they claimed that Council had failed to follow due process in preparing the scheme, had failed in its duty by not including an economic impact statement, had failed to consider submissions to the scheme, and had failed to seek legal advice regarding existing use rights for operators of short-term letting properties.

The letters went a step further and claimed that Noosa Councillors had breached their Code of Conduct responsibilities.

I thus referred the matter to the newly formed Independent Council Election Observer, headed by former justice John Robertson, to independently fact check the assertions.

As you may have received such form letters, and have likely also received such letters from Amelia Lorentson herself, I am now pleased to provide you with the ICEO's decision. I attach a copy of that somewhat lengthy decision, though it is also publicly available on the ICEO's website.

In his finding, the ICEO found that on every count there was no basis to the assertions being made and that each was misleading. He found that Noosa Council has complied with all relevant laws in undertaking a review of the Draft Plan, and indeed that Council went beyond what is legally required by undertaking an additional round of community consultation.

The ICEO also found that there is no requirement for Council to undertake an Economic Impact Study, and, nevertheless, economic impacts had been considered in the drafting process.

The ICEO found that all submissions to the planning scheme were considered and in a comprehensive and lawful manner.

And, finally, the ICEO took very seriously the allegation that Council had breached the Code of Conduct for Councillors, noting that there was no cause to make such an allegation.

All-in-all, the independent "fact checker" found that Noosa Council had performed its duties appropriately and that none of the assertions subject to investigation could be substantiated. This, I regard, as a clean bill of health for the New Noosa Plan currently with the Department of State Development, Manufacturing, Infrastructure & Planning for its final state interest check.

Best wishes



Tony Wellington
Mayor

cc: Hon Kate Jones, Minister for Innovation and Tourism Industry Development:
tourism@ministerial.qld.gov.au

Hon Stirling Hinchliffe Minister for Local Government, Minister for Racing and Minister
for Multicultural Affairs: LGRMA@ministerial.qld.gov.au

John Bosco

From: Anna McGrath <Anna.McGrath@dsmip.qld.gov.au>
Sent: Wednesday, 5 February 2020 5:26 PM
To: Stephanie Challen
Cc: Kerry Doss; Teresa Luck
Subject: New Noosa Plan - Summary of key considerations
Attachments: New Noosa Plan - Issues Paper 5 Feb 2020.docx

Hi Steph,

Please find attached a short summary paper on the key matters to note on the New Noosa Plan.

Happy to provide further information or explain the issues further if required.

Anna



**Queensland
Government**

Anna McGrath
Executive Director
Planning and Development Services
Department of State Development,
Manufacturing, Infrastructure and Planning

P 07 3452 6741 M Access refused
Level 13, 1 William Street, Brisbane QLD 4000
PO Box 15009, City East QLD 4002
anna.mcgrath@dsmip.qld.gov.au
www.dsmip.qld.gov.au

LET'S CONNECT



LEARN MORE
ABOUT HOW WE'RE

INVESTED IN QUEENSLAND

This email and any attachments may contain confidential or privileged information and may be protected by copyright. You must not use or disclose them other than for the purposes for which they were supplied. The confidentiality and privilege attached to this message and attachment is not waived by reason of mistaken delivery to you. If you are not the intended recipient, you must not use, disclose, retain, forward or reproduce this message or any attachments. If you receive this message in error please notify the sender by return email or telephone, and destroy and delete all copies. The Department does not accept any responsibility for any loss or damage that may result from reliance on, or use of, any information contained in this email and/or attachments.

NEW NOOSA PLAN: ISSUES PAPER

Issues listed in order of risk – Highest to Lowest.

SHORT-TERM ACCOMMODATION

- The council proposes to **regulate short-stay properties (e.g. AirBnB / Stayz)** as short-term accommodation.
- The new provisions are the central contentious community issue which has resulted in approximately a 50/50 split for and against the provisions, even after two separate rounds of formal public consultation.
- The new planning scheme proposes to introduce new provisions for Short Term Accommodation (also known as Peer to Peer Short-term residential accommodation (P2P)).
 - The provisions restrict where short term accommodation can be located in residential zones; and in most cases require new operators to obtain an impact assessable development approval.
 - Some exemptions apply if the short-term accommodation is operated under certain thresholds – principle place of residence, not more than 4 occurrences and up to 60days in a calendar year.
 - The above approach does not apply to home hosted short term accommodation which is accepted development – no approval required.
 - The council has advised that existing use rights apply to existing operations if it can be demonstrated the use was in operation prior to the new planning scheme coming into effect.
- The proposed provisions for short term accommodation in the proposed planning scheme do not adversely affect a state-interest.
- However, the department considers that Councils approach is potentially contrary to an efficient and effective planning framework and inadvertently seeks to regulate behavioral matters through a planning scheme by:
 - Limiting the number of guests, length of stay and number of occurrences
 - Requiring amenity of adjoining and surrounding properties to be protected.
- Further, the department holds concerns with how Noosa intends to operationalise and enforce the policy given the approximately existing 3,000 short term accommodation operators in the shire.

Way Forward:

1. **Condition** removal of the behavioral components with accepted development – occurrences, principle place of residence etc; and
2. **Advice note** – To recognise the Noosa community is divided on this issue and that council needs to undertake further work with the community to determine the appropriate way forward. This could include local law, code of conduct etc. Advice note will also recognise the council's involvement in the DITID working group on short term accommodation.

SOCIAL HOUSING

- The New Noosa plan **introduces new social housing provisions** (including a performance outcome that applies to three sites in the High-density residential zone and High density residential precincts.
- The provisions include a performance outcome requiring 1 in 10 dwellings to be provided for social housing at no cost to a social housing provider.

- The three sites are owned by two different landowners—Coles and Stockwell—which have both made submissions objecting to the new provisions on the basis of onerous costs.
- There are a range of policy issues associated with this provision which include:
 - The requirement to provide social housing at no cost to council. This is an unfair inequitable approach to delivering social housing which is a broader community issue.
 - The council has not valued what the financial benefit is as a result of the uplift in zone therefore it is not clear on how the ratio (1 in dwellings) was determined.
 - There is no certainty for the developer as to what design standard or house type would be required; and therefore no way to understand the full costs associated with delivering the social housing.
 - No apparent relief from infrastructure charges or any other financial incentive. Therefore, all costs with delivering the socially housing is borne by the developer.

Way Forward:

1. **Pending legal advice - condition** to remove the provisions

DWELLING HOUSES IN RESIDENTIAL ZONES

- The New Noosa Plan does not identify a dwelling house in the tables of assessment for the Medium density residential zone, High density residential zone and Tourist accommodation zone.
- As such, it makes a dwelling house impact assessable (which **conflicts with the Planning Regulation 2017**, unless it is triggered by an overlay).
- Accordingly, Schedule 9 of the Planning Regulation makes the council a referral agency for building works applications. This means that given the council has not identified requirements for a dwelling house to be assessed, the council's referral assessment would be against the entire planning scheme.
- This is not an appropriate outcome for a planning scheme i.e. not reasonable, relevant or efficient.

Way Forward:

1. **condition** to require an amendment to the tables of assessment for the affected zones for a dwelling house to be accepted development, subject to requirements.

COASTAL HAZARDS

- The council is currently undertaking a Coastal Hazards Adaptation Plan (CHAP), which is likely to be finalised with further public consultation in be the end of 2020.
- The New Noosa plan does not integrate the state's interest in erosion prone areas in a coastal management district.
- Where a planning scheme doesn't integrate a state interest, the SPP assessment benchmarks are applied to development applications, which is an appropriate short-term outcome that allows the council to adopt the scheme.
- This approach has been adopted by many councils.

Way Forward:

1. **Condition** to require council to make a planning scheme amendment following council's completion of the CHAP at the end of 2020.

BIODIVERSITY

- The SPP requires that areas of MSES are identified in the planning scheme.
- The New Noosa Plan identifies MSES on an overlay map (Biodiversity, Waterways and Wetlands).
- Following consultation, the council has removed MSES from various parcels of land, without supporting methodology or rationale.
- The state has also made updates to MSES mapping which have not been reflected.
- Consequently, the New Noosa Plan does not accurately identify all areas of MSES.

Way Forward:

1. **Condition** to require the council to amend the relevant overlay map to reflect the current MSES extent as identified in the SPP mapping.
 - a. This is a similar approach to what is proposed for Coastal Hazards above.

BUSHFIRE

- The New Noosa Plan has locally refined bushfire hazard mapping.
- The SPP requires that bushfire prone areas are identified in the planning scheme, and that local verification can occur where based on a localised bushfire study.
- The council has prepared a localised bushfire study with guidance from the Queensland Fire and Emergency Services (QFES).
- The council considers the changes to be minor and are primarily to reflect existing cleared and developed land, as well as correcting errors.
- Verification from QFES is outstanding. This is required before the state interest on the locally refined map can be endorsed.

Way Forward:

1. **Condition** to remove the localised mapping and revert to the existing SPP mapping.
 - a. This is a similar approach to what is proposed for Coastal Hazards above.

John Bosco

From: Kerry Doss <Kerry.Doss@dsmip.qld.gov.au>
Sent: Monday, 10 February 2020 1:18 PM
To: Stephanie Challen
Cc: Teresa Luck; Anna McGrath
Subject: RE: New Noosa Plan: Short-term accommodation – MO talking points
Attachments: 2020-01-06 letter to Minister Cameron Dick re Short Stay accomodation.pdf

Steph as requested

New Noosa Plan: Short-term accommodation –talking points

- Noosa Shire Council is seeking to provide greater clarity and certainty to how it regulates short-stay holiday letting (e.g. Airbnb, Stayz).
- In respect of properties currently being let for short term accommodation, the Council has determined, following legal advice, that “existing use rights” remain for properties currently being let. That means almost all of the 3,000 or so properties (this number determined by Council examining on-line booking services) being let on-line can continue to do so – outlined in mayor’s letter to Minister dated 6 Jan 2020
- Short-stay letting is already considered to be assessable under the current planning scheme. The current planning scheme does not adequately address the issue of short term accommodation (scheme is 13 years old).
- The new provisions are a “deregulation” compared to existing provisions:
 - existing use rights are recognised
 - through a clear definition of land use (short-term accommodation), and
 - by introducing criteria to determine when a planning approval may be required.
 - home hosted short stay accommodation is accepted development (no council approval required) across the shire
 - short stay accommodation for an entire dwelling is accepted development subject to requirements about length and number of stays and the dwelling being a principle place of residence. This provision is actually a more lenient requirement than allowed in other local government areas.
- Council’s approach in the new planning scheme is generally consistent with other local authorities (e.g. Sunshine Coast, Gold Coast, Brisbane, Toowoomba councils).
- Council’s approach seeks to balance community expectation in residential areas with maintaining a strong tourism industry.
- The state believes the management of behavioural aspects associated with short-term letting (e.g. noise) are best dealt with in conjunction with other instruments (e.g. a local law).
- Noosa shire Council had proposed a local law which drew a wide range of criticisms. This local law is not being progressed and Noosa Shire Council will await the findings out of Minister Jones’ Short Term Accommodation Taskforce.



Kerry Doss

Deputy Director-General
Planning Group
Department of State Development,
Manufacturing, Infrastructure and Planning

Queensland
Government

P 07 3452 7909 M Access refused
Level 13, 1 William Street, Brisbane QLD 4000
PO Box 15009, City East QLD 4002
www.dsmip.qld.gov.au

LET'S CONNECT



LEARN MORE
ABOUT HOW WE'RE

INVESTED IN QUEENSLAND

From: Nathan Rule <Nathan.Rule@dsgmip.qld.gov.au>
Sent: Monday, 10 February 2020 12:56 PM
To: Kerry Doss <Kerry.Doss@dsgmip.qld.gov.au>; Teresa Luck <Teresa.Luck@dsgmip.qld.gov.au>
Cc: Anna McGrath <Anna.McGrath@dsgmip.qld.gov.au>; Garth Nolan <Garth.Nolan@dsgmip.qld.gov.au>
Subject: New Noosa Plan: Short-term accommodation – MO talking points
Importance: High

Hi KD/TL

New Noosa Plan: Short-term accommodation – MO talking points

- Noosa Shire Council is seeking to provide greater clarity and certainty to how it regulates short-stay holiday letting (eg. Airbnb, Stayz).
- Short-stay letting is already considered to be assessable under the current planning scheme, which is not constructed to adequately address the issue (scheme is 13 years old).
- The new provisions are a “deregulation” of the current provisions:
 - through a clear definition of land use (short-term accommodation) and
 - by introducing criteria to determine when a planning approval may be required.
- Council’s approach is generally consistent with other local authorities (eg. Sunshine Coast, Gold Coast, Brisbane, Toowoomba councils).
- Council has advised it is seeking to grant existing use rights to current operators when the New Noosa Plan takes effect.
- Council’s approach seeks to balance community expectation in residential areas with maintaining a strong tourism industry.
- The state believes the management of behavioural aspects associated with short-term letting (eg. noise) are best dealt with in conjunction with other instruments (eg. a local law).

Regards
N



Queensland
Government

Nathan Rule
Regional Director (Southern Region)
Planning and Development Services
Department of State Development,
Manufacturing, Infrastructure and Planning

P 07 3432 2409 M [Access refuse](#)
Level 4, 117 Brisbane Street, Ipswich QLD 4305
www.dsgmip.qld.gov.au

LET'S CONNECT



LEARN MORE
ABOUT HOW WE'RE

INVESTED IN QUEENSLAND

This email and any attachments may contain confidential or privileged information and may be protected by copyright. You must not use or disclose them other than for the purposes for which they were supplied. The confidentiality and privilege attached to this message and attachment is not waived by reason of mistaken delivery to you. If you are not the intended recipient, you must not use, disclose, retain, forward or reproduce this message or any attachments. If you receive this message in error please notify the sender by return email or telephone, and destroy and delete all copies. The Department does not accept any responsibility for any loss or damage that may result from reliance on, or use of, any information contained in this email and/or attachments.