

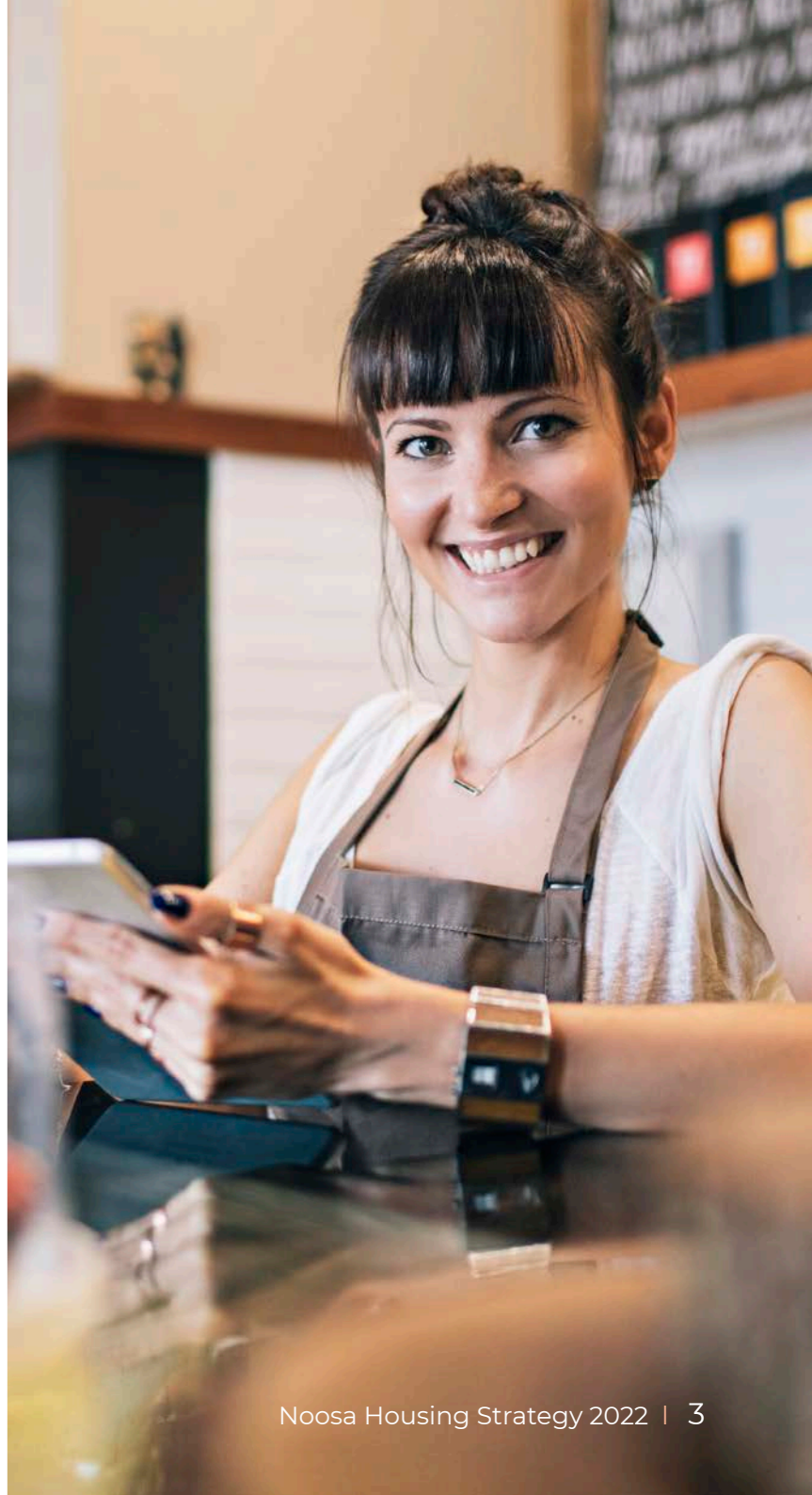


Keep Noosa Home

NOOSA HOUSING STRATEGY 2022

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Executive Summary

Noosa Shire Council is greatly concerned by the housing crisis currently gripping the Shire. This is having a significant social and economic impact on the community and requires action by all levels of government as well as the broader community. Recent factors such as bushfires, COVID19 and flooding have exacerbated an already pressurised housing market throughout the country and fiscal policy encouraging housing investment is pushing up demand. The Shire has a finite supply of developable urban land and housing supply is limited.

Council understands that it needs to be part of the housing solution before these social and economic impacts worsen.

In December 2021 Noosa Council endorsed a Housing Needs Assessment (HNA), a comprehensive technical report on the context of housing and households in Noosa Shire. The HNA informed the Housing Strategy released as a draft for feedback in July 2022, as did other Council strategies and plans. For comprehensive background, the HNA is accessible at www.noosa.qld.gov.au/housing-strategies. Council has been encouraged by the high level of local appreciation for the problem and empathy for people struggling to secure housing.

This Housing Strategy, endorsed in November 2022, seeks to set a clear plan for housing in Noosa Shire through to 2041 and provides for regular monitoring and review to ensure our actions and interventions advance us towards meeting the objectives set out in this strategy, to enable housing choice, diversity and affordability to meet the current and future needs of the community.

Underpinning the success of this strategy will be ongoing open conversations and partnerships with the State and Federal Government, with community housing providers, private housing developers and with the Noosa community.

In essence this can be summarized as ensuring there is the right amount of housing, of the right type and size, in the right place and with the right tenure for our community.

Noosa Council is not alone in the struggle to keep its residents at home and acknowledges the challenges other surrounding Councils are also facing. Council recognises it is going to take commitment and partnerships at all levels of Government as well as industry and community groups to address the housing challenges.



1. Introduction and Context

1.1 State of Housing

Queensland is facing a housing crisis with over 46,000 people on the state's social housing register and communities throughout the State experiencing very low rental vacancies. While the Queensland government recently held a housing summit, neither the Commonwealth nor State governments are going to be able to redress this problem in a brief time frame or without significant investment.

The housing crisis is seen by the current Noosa Council as one of the most significant challenges it is likely to face. Accordingly, like many other local governments, it is looking for ways to be part of the solution so that Noosa Shire may remain a safe, inclusive community, where diversity is valued.

It's estimated Noosa Shire is home to close to 57,000 people, around 60 percent of whom reside in Tewantin, Noosaville, Noosa Heads and the south-eastern coastal communities from Sunshine Beach to Peregrine Beach. The balance of the population live in the hinterland, mostly within the existing towns and villages of Cooroy, Pomona, Cooran, Kin Kin, Boreen Point and their surrounding settlements, including Noosa North Shore.

By 2041, Noosa's population is projected to reach around 65,000 persons. These will be distributed between coastal urban communities and the hinterland. Different housing types and styles are needed throughout the Shire, to provide choices, ensuring

people's housing needs are catered for, regardless of age, mobility, household size and budget.

Past and present planning instruments for Noosa Shire have been built around a carrying capacity philosophy. Most of the remaining planned capacity is to be located within the existing defined urban boundaries, rather than through significant outward expansion. Further development and redevelopment within urban boundaries should ensure land is used more efficiently, with associated efficiencies in infrastructure and service provision. While a low level of private housing growth continues, it is typically not affordable for low to medium income earners or first home buyers.

As with other holiday destinations, many dwellings in Noosa Shire, particularly in coastal areas are not permanent residences but are kept as holiday homes or let out to short term guests. Conversely locals are living in units designed and built as visitor accommodation.

There is an imbalance between relatively lower paying employment opportunities, such as retail and hospitality sectors, and high housing costs. Lower housing costs away from these areas is traded for increased travel costs. Many employers face challenges attracting and retaining staff as affordable housing is not available. This coincides with a loss of customer-focused and service sector workers through Covid 19 Pandemic.

A high proportion of the housing in Noosa Shire is occupied by residents who are no longer in the workforce or who are employed outside the Shire. As existing residents retire and new retirees move to Noosa the proportion of housing available for the workforce decreases. However, the need for services does not decrease and in some cases considerably increases.

Noosa's population is expected to continue to age and will require specific responses to meet the housing, transport, health and wellbeing needs of elderly residents. By 2041, the proportion of residents aged 65 years and over is predicted to rise to around 30 per cent. Hence there is a need also for additional housing suitable for the specific needs of empty nesters and elderly people.

There is likely to be increased demand for a range of smaller, single level housing that suits sole person and couple households in locations with good public transport and access to services and facilities. Group households of domestic scale are also likely to increase in importance, including community residences with onsite carers. Integrating residential care, social and affordable housing is needed to offset the isolation sometimes felt by some sectors of the community.

Understanding that developable land is finite, and the built form of Noosa Shire is already well established, the optimum use must

be made of the remaining capacity within the urban boundaries to increase housing choice.

1.2 Why we need a Housing Strategy?

The purpose of this strategy is to set a clear vision and establish key outcomes and an action plan for Noosa Shire Council, about accommodating residents now and into the future. It is a statement to the community of how committed Council is to being part of the housing solution.

The strategy will guide Council decision making, inform planning policy and Council actions and investment regarding planning for and achieving the necessary housing in Noosa, to ensure we cater for all housing needs and particularly those of the most vulnerable in our community. An increased level of commitment, resourcing and investment is necessary if Council is to have some impact on addressing the housing challenges.

Council has been encouraged by a high level of support within the community for additional social and affordable housing and that residents support Council's involvement in the provision of increased housing choice.

2. Vision

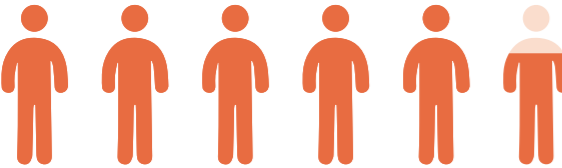
The vision is to create an inclusive Noosa community where everybody has access to safe, secure housing they can afford.

Noosa Council is committed to:

- Facilitating different housing types and styles to ensure people's housing needs are catered for, regardless of age, mobility, household structure or budget;
- Prioritising affordable living for key workers in those industries which Noosa economy relies on;
- Facilitating housing outcomes specific to each local area considering the needs of that community even if this results in inequality of land use rights;
- Integrated and mixed housing for co-locating aged persons with other household structures (i.e. families);
- Ongoing engagement and advocacy with State and Federal governments in advancing social and affordable housing investment;
- Encouraging greater public and private investment in more social and affordable housing in the Shire;
- Partnering with registered Community Housing Providers and other not for profit organisations whose mission aligns with the vision of the Noosa Council Housing Strategy, with the aim of providing more social and affordable housing;
- Open dialogue and engagement with private developers, builders, finance sectors and community housing providers that have clear long term interests in more affordable housing for rent;
- Exploring rates concessions for properties owned or leased on a long-term basis by registered community housing providers for social or affordable housing
- Exploring concessions on development costs (such as application fees and infrastructure charges) on a pro-rata basis where a proportion of the development will be for long term social or affordable housing;
- Identifying 'shovel ready' housing projects that are suitable for State and/or Federal funding;
- Planning Scheme amendments and policy development that support real change and outcomes for genuine social, affordable and inclusive housing; and
- Community engagement models and tools that keep the Noosa community involved and supportive of activity and actions arising from the Noosa Housing Strategy.


3. Community snapshot – a profile of Noosa Shire

Estimated Residential Population



56,798 persons
 1 icon = 10,000 people


10,424 children up to 17 years of age
 15,614 people aged 65 years and over

 Median age = **50 years**

At June quarter 2022 there were:

7,776 recipients of the Age pension
1,568 recipients of the Disability support pension
1,828 recipients of Jobseeker


Number of households (2021 census year)




21,847
 1 icon = 1,000 households

24.4% are lone person households
36% of residential properties are not the principal place of residence of the owner

Of 16,091 families (2021 census year):



51.4% are Couple family with no children
34.1% are Couple family with children
13.6% are One-parent family

 **3,176** residents needed assistance with a profound or severe disability

Median Residential Sale Price for 12 months ending 31 December 2021
\$1,137,500

 **5,258** households have a total household income of less than \$800 per week

MEDIAN WEEKLY RENT FOR 12 MONTHS ENDING 30 SEPTEMBER 2022

1 bedroom flat/unit = \$385	
2 bedroom flat/unit = \$575	
3 bedroom house = \$690	
4 bedroom house = \$850	

4. Housing and Council's role

4.1 Housing Needs

The range and types of housing have been described on a continuum, refer to Figure 1. This starts with a lack of housing, or homelessness, and includes emergency shelters, supportive or transitional housing, social or subsidised housing, cooperative housing, then to the broader market rental housing and home ownership. People in the first half of the continuum are broadly in need of assistance to secure safe shelter and these forms of housing require a subsidy of some kind. It can be argued that success relies on people moving along the housing continuum, however the reality is that many find themselves moving around in the spectrum but may not progress out of assisted housing.



Figure 1 Continuum of Housing

This strategy and associated actions focus on the unmet Housing needs in our community as illustrated in Figure 2



Figure 2 Unmet housing needs

4.2 Clarifying housing terminology

It is important to be clear about terminology and what is meant by each type of housing, there is often confusion or misunderstanding of these terms. Some are defined through State legislation and for clarity, throughout this document have the meaning outlined below.

Affordable Housing	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. (Defined in the Planning Regulation 2017) As an example, housing subsidised through the National Rental Affordability Scheme (NRAS) Households spending greater than 30% of gross income on housing costs are considered to be living in housing stress.
Affordable Living	Affordable living means the total cost of living, including the dwelling cost or cost of renting a dwelling in addition to, the costs of living, including accessing employment, services, open space, family and friends. (Defined in the Qld State Planning Policy 2017) Transport costs are a significant component of living costs, especially for residents further from established centres.
Social Housing	Housing for a residential use, other than crisis accommodation, that is either provided by: <ul style="list-style-type: none"> • the state as public housing, as defined in the Planning Regulation 2017; or • an entity other than the state (e.g. a not-for-profit organisation or local government) as community housing. (Defined in the Qld State Planning Policy 2017)
Public Housing	Housing provided by, or for, the State or a statutory body representing the State; <ul style="list-style-type: none"> • for short or long term residential use; and • totally or partly subsidised by the State or a statutory body representing the State. It includes services provided mainly for residents of the housing (Defined in the Planning Regulation 2017)

Accessible housing	Dwelling/s designed to Liveable Housing Australia - Liveable Housing Design Guidelines Platinum level or National Disability Insurance Scheme (NDIS) Specialist Disability Accommodation Design Standard of fully accessible or high physical support.
Crisis accommodation	Provision of short-term accommodation to people who are homeless or at risk of homelessness, individuals or families escaping domestic violence or in crisis, to assist them to move towards independent living. It is not a replacement or duplication of other forms of social housing.
Build-to-rent	Residential developments focussed on providing secure, long-term rental tenancies rather than upfront sales. Build-to-rent provides an opportunity for discounted rental housing this can be achieved by the private sector or through partnering with government.
Key Worker	Any employees in services that are essential to the functioning of Noosa Shire but who earn low to moderate incomes, and whose work role requires them being physically present at a place of work rather than being able to work from home. This includes health workers, teachers, emergency services, personal support workers, transport workers, hospitality and accommodation workers, retail workers, tradespeople, and many others.



4.3 Council's role

The housing crisis is seen by the current Noosa Council as one of the most significant challenges it is likely to face. Accordingly, like many other local governments, it is looking for ways to be part of the solution so that Noosa Shire may remain a safe, inclusive community into the future. The 2021-2030 Economic Development Strategy has acknowledged the need to collaborate on initiatives that improve accommodation options for workers, as without workers, businesses struggle and essential services are depleted.

The level of involvement, or role Council plays will have a direct correlation to the quantum of resources Council invests in this challenge. The following figure outlines the roles Council can have and the equivalent level of resources.

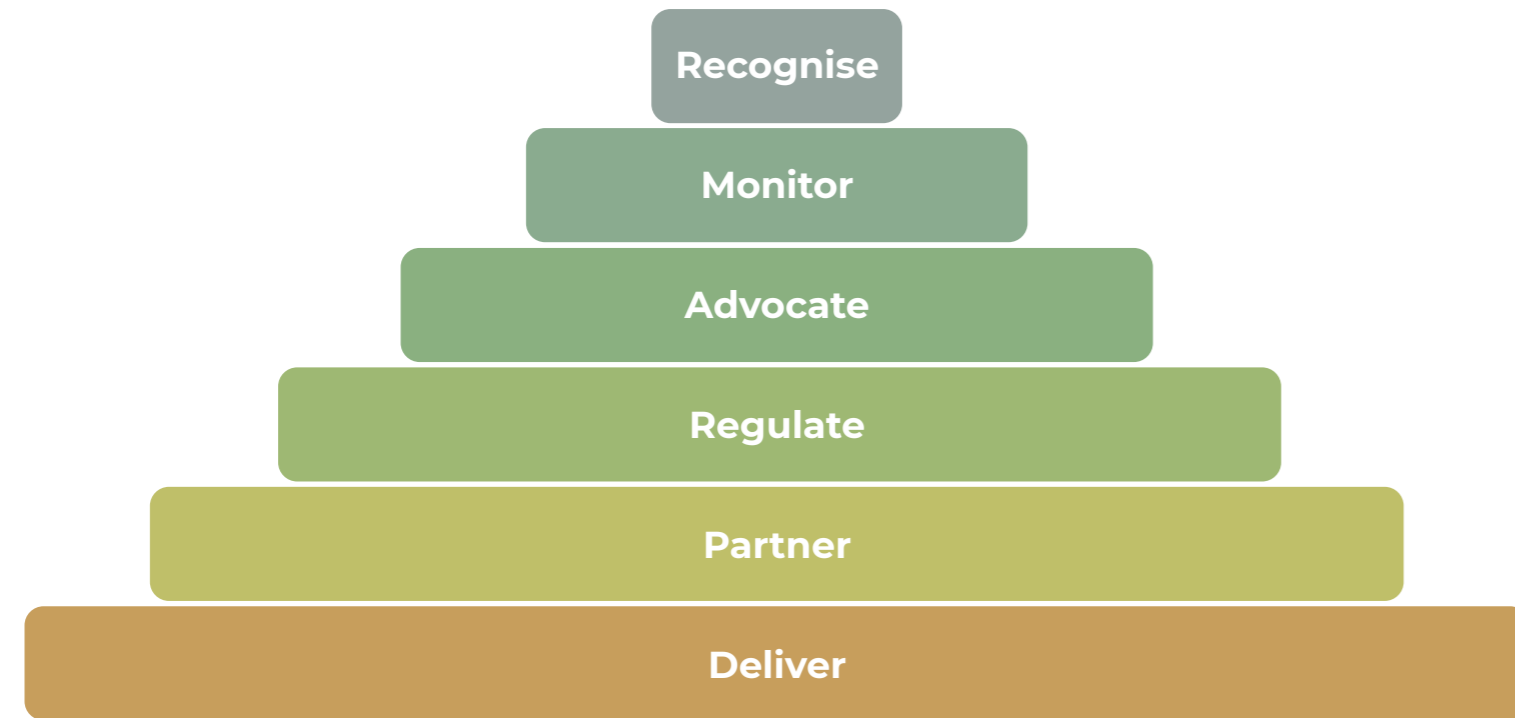


Figure 3 Range of Roles

Recognise and Monitor – Council has recognised this challenge through the preparation of a comprehensive Housing Needs Assessment with a commitment to ongoing monitoring of the Housing situation.

Advocate – Council will advocate to other levels of government for increased investment in and the supply of affordable housing in Noosa. Council will advocate for other levels of government to review their land holdings and make suitable land available for the provision of social and community housing. Council will also advocate for changes to policy and planning regulations to implement this Housing Strategy. Council together with the stakeholder reference group, will raise awareness about the need for social and community housing to meet the needs of our community.

Planner/ Regulator – Council will plan for the appropriate provision of housing and review and amend its planning scheme and associated policies to enable outcomes sought for housing choice, sustainable design, affordability, and diversity. Council will strategically plan for housing choice, affordability and diversity and ensure its decision making is informed by the Housing Needs Assessment and the Housing Strategy.

Partnering – Council will proactively partner with State and Commonwealth governments in the increased provision of social and community housing in Noosa. Council will partner with community housing providers, the not-for-profit sector, and the private sector to collectively address the housing challenges Noosa faces.

Deliver – **Council will not become a direct housing provider** however Council will partner with Community Housing Providers and other levels of government in the delivery of housing by reviewing and making available suitable land holdings and other resources to facilitate delivery of social and affordable housing.

5. Outcomes and Actions

5.1 Outcome – Noosa Community benefits from industry expertise, best practice and local knowledge in the housing sector.

Actions	Timing	Council role
A5.1.1 Establish a Housing Stakeholder Reference Group to ensure relevant community and industry sectors and decision makers are informed and represented.	2022 and ongoing	Partner
A5.1.2 Create an environment of collaboration with developers and building sector such that optimum solutions can be reached.	Ongoing	Partner
A5.1.3 Monitor other Australian local governments and relevant overseas examples as innovative approaches to similar problems arise.	Ongoing	Monitor

5.2 Outcome – Sufficient housing is provided to accommodate the planned population of the Shire.

Actions	Timing	Council role
<p>A5.2.1 Ensure additional housing meets the SEQ Regional Plan dwelling targets set by the State by-</p> <ul style="list-style-type: none"> Continuing discussions with State government and utility providers about dwelling capacity. Engaging with the State Government on the SEQ Regional Plan review. Ensuring appropriate land is zoned for housing development and reviewing the optimum density or capacity of land already zoned for housing. Incentivising the optimum use of the developable land that remains so that a greater number of smaller dwellings are delivered, rather than high end low density Ensuring new housing capacity is located in defined urban boundaries rather than outward expansion, with associated efficiencies in infrastructure and service provision 	Ongoing	Advocate/ Planner Regulator
<p>A5.2.2 Determine the true extent of the problem - Who needs housing and what kind of housing do they need? Then develop a Housing Monitoring program that has clear targets for achieving a minimum supply of social housing, affordable housing, small dwellings and accessible housing over the next 5 years considering the number of applications currently on the social housing register and the number of people experiencing housing stress. Report the Housing Monitoring Program every two years. This may include a subscription to an outsourced monitoring program.</p>	January 2023 and ongoing	Monitor
<p>A5.2.3 Seek to encourage housing specifically suitable for workers close to places of work, having consideration to changes in employment trends moving forward. Work with Community Housing providers and developers/builders.</p>	Ongoing	Advocate/ Planner Regulator



5.3 Outcome - New housing is located in areas that are accessible and well-connected to services, employment, and infrastructure.

Actions	Timing	Council role
A5.2.4 Develop programs to encourage more efficient use of existing housing stock through means of sharing houses and encouraging secondary dwellings. Implement or support a program to accommodate key workers. Work with Industry on these programs.	2022 and ongoing	Advocate/ Partner
A5.2.5 Monitor residential land that is used for visitor accommodation and the quantum of permanent residents living in established resorts and review the planning scheme and associated policies if required. Contribute to the State's review of impacts of short-term rental sites on the housing market. Draw on the findings of the Destination Management Plan.	2022 and ongoing	Monitor/ Advocate/ Regulator
A5.2.6 Ensure growth in housing and population does not adversely impact on the character, lifestyle and environment enjoyed by residents. <ul style="list-style-type: none"> • Growth is consistent with the capacity to cater for traffic and carparking, water and sewerage and other infrastructure • Growth is not at the expense of sustainable care of the environment and management of waste. • Growth is sympathetic to the heritage and character of local communities. • Locality specific approaches are likely to be necessary. 	Ongoing	Advocate/ Planner Regulator

Actions	Timing	Council role
A5.3.1 Focus new housing within the urban boundaries and within established towns and villages.	Ongoing	Planner
A5.3.2 Concentrate new housing in areas with good proximity to services and advocate for improved public transport in these areas. This includes as part of mixed-use development within centre zones as well as in residential zones.	Ongoing	Planner Regulator
A5.3.3 Ensure a high proportion of new housing is within 400 metres of activity centres, schools and public transport, assisting residents to be less dependent on private motor vehicles to access what they need.	Ongoing	Planner Regulator
A5.3.4 Ensure new housing is not located where it would have a reverse amenity impact on industrial businesses or other existing or committed business or infrastructure activities. Acknowledging that industrial land is limited, allow for caretaker residences where they do not reduce capacity of business and industrial precincts.	Ongoing	Planner Regulator
A5.3.5 Integrate new housing including affordable or social housing within the community and not cluster it in isolated areas.	Ongoing	Planner Partner
A5.3.6 Ensure housing designed for key workers is within proximity to employment, acknowledging that this includes homes of various sizes and tenure types.	Ongoing	Regulator
A5.3.7 Encourage large businesses and government departments that are developing or redeveloping their own land to include a component of employee housing for key workers.	Ongoing	Advocate

5.4 Outcome - Development and redevelopment for housing is diverse, meeting varied and changing needs of people across their life

Actions	Timing	Council role
A5.4.1 Strengthen regulatory provisions in the Noosa Plan which will result in a greater delivery of small dwellings, accessible housing, affordable housing and social housing throughout the medium and high density residential zones and within major centres. Initiate changes to the Planning Scheme to incorporate Inclusionary planning provisions and achieve this through mechanisms such as development bonuses and incentives such as increased developable floor area or one additional storey in larger centres.	2022-23	Planner Regulator
A5.4.2 Continue to work with the housing and homelessness sector and community service providers on wrap around services for people at risk of homelessness.	Ongoing	Partner/ Advocate
A5.4.3 Work with traditional owners to explore opportunities for traditional owners to return to country in housing that meets their needs. Identify opportunities and advocate for change to state legislation and regulatory frameworks to achieve this where appropriate. Actively investigate potential for this on State owned lands in the hinterland.	2022-23	Partner/ Advocate
A5.4.4 Partner with and advocate for owners of approved age care sites to encourage optimum outcomes and their timely development, providing such sites do not require the clearing of remnant vegetation.	Ongoing	Partner/ Advocate
A5.4.5 Ensure a higher proportion of new housing is built to design standards that make it suitable and comfortable for seniors and people living with a disability. Through the Planning Scheme - <ul style="list-style-type: none"> • Promote delivery of accessible housing and SDA housing design. • Review provisions for Community residences and Rooming accommodation to ensure they are not dis-incentivised through built form, parking, landscaping or infrastructure contributions. • Review provisions for relocatable home parks to allow for small groupings of tiny homes. 	2022-23	Advocate/ Planner Regulator

5.5 Outcome - Housing is available for all members of the Noosa Shire community, including individuals and households on low to moderate incomes.

Actions	Timing	Council role
A5.5.1 Advocate to the Federal Government for a National Housing Strategy in recognition of the extent of the housing crisis.	2022	Advocate
A5.5.2 Advocate to the State and Federal Governments for additional investment in social housing delivery as per the State Housing Strategy and the charter of the National Housing Finance and Investment Corporation. In light of the Queensland Budget 2022-23 identifying \$35.2 million for social housing on the Sunshine Coast, advocate for at least \$6 million of that to be spent on social housing in Noosa Shire; or \$40 million over a 5 year period.	Ongoing	Advocate
A5.5.3 Work with the State Government to review the zoning of State owned housing properties (and other uncommitted properties) to determine if there are any appropriate for a higher density zoning or redevelopment for housing. Advocate to the State for redevelopment of existing older housing which represents an underutilisation of the site. Advocate for the delivery of social housing in the most expedient manner whether that be by the State or through private/community sector with capital grants from the State.	2022-23	Advocate/ Partner
A5.5.4 Advocate to the State for mechanisms to deliver additional social housing such as the introduction of inclusionary zoning. Seek to amend the Noosa Plan to incorporate both requirements and incentives to achieve accessible, affordable and social housing outcomes.	2022-23	Advocate/ Planner

Actions	Timing	Council role
A5.5.5 Encourage residential development and redevelopment to include housing that is affordable for households on low to moderate incomes, including those who cannot access the private rental market.	Ongoing	Planner Regulator
A5.5.6 Prepare and publish a comprehensive guide to explain the different planning requirements for and incentives for housing choice. Draw from the resources within the Housing Stakeholder Reference Group.	2022-23	Planner Regulator
A5.5.7 Review planning scheme provisions to ensure more affordable models of housing are not over-regulated or dis-incentivised. <ul style="list-style-type: none"> Review provisions for relocatable home parks / tiny homes. Review provisions for rooming accommodation including parking requirements and infrastructure contributions. 	2022-23	Planner Regulator
A5.5.8 Amend or reduce car parking requirements for sites already well serviced with public transport, in developments that deliver Green Transport solutions or for residential uses with lower parking needs such as social housing and rooming houses.	2022-23	Planner Regulator
A5.5.9 Remove site layout and design requirements that would add to the cost of building housing but have negligible impact on persons outside the site.	2022-23	Planner Regulator
A5.5.10 Prioritise the delivery of housing over the delivery of car parking. Review garaging requirements within the planning scheme so they are not unnecessarily adding to the cost of housing.	2022-23	Planner Regulator

Actions	Timing	Council role
A5.5.11 Investigate opportunities to make available Council owned land for housing that is desperately needed and currently lacking within Noosa Shire such as social housing, affordable housing, or crisis accommodation. Investigate potential for housing on 62 Lake Macdonald Drive, Cooroy. Undertake appropriate consultation with the local community. In partnership with the State, masterplan optimum social, economic and urban design outcomes for redevelopment of land in central Tewantin for housing and parking. Partner with Community housing provider(s) to seek State Government funding to support social and affordable housing and to deliver such housing on appropriate Council owned land.	2022 and ongoing	Partner Deliver
A5.5.12 Encourage and provide support to the community sector such as faith-based and community-based organisations to review their land holdings for potential community housing or transitional / crisis accommodation. Support programs which utilise existing assets to provide safe night-time shelter.	Ongoing	Planner/ Partner

5.6 Outcome - Housing is well designed and adds to the safety, security and wellbeing of residents.

5.7 Outcome - Housing is enduring and resilient to natural processes and changes, without putting people or property at risk of hazards.

Actions	Timing	Council role
A5.6.1 Advocate to State Government for improved sustainability measures for all housing to provide all abilities access and to reduce energy consumption and costs to households, and to amend planning regulations to enable councils to set their own sustainability requirements in regard to the built form requirements of a Planning Scheme.	2022 and ongoing	Advocate
A5.6.2 Ensure new housing is located where it is appropriately serviced and offers safe convenient access to goods and services.	Ongoing	Planner
A5.6.3 Ensure vulnerable residents are not concentrated in isolated areas where they may be susceptible to poor social outcomes or at risk of natural hazards.	Ongoing	Advocate/ Partner
A5.6.4 Ensure Crime Prevention Through Environmental Design (CPTED) principles are adhered to in the delivery of housing, including social and affordable housing.	Ongoing	Planner Regulator
A5.6.5 Ensure residents have access to open space for recreation and amenity.	Ongoing	Planner
A5.6.6 Encourage a greater proportion of new housing to be built to accessible, or adaptable housing standards with lower ongoing maintenance costs (including water, heating and cooling costs).	Ongoing	Planner Regulator
A5.6.7 Ensure new housing is not at the cost of the character and cultural values of the community.	Ongoing	Planner Regulator

Actions	Timing	Council role
A5.7.1 Advocate to the State and Federal governments to regulate, through the National Construction Code and Building Codes, for more financially and environmentally sustainable housing such as: <ul style="list-style-type: none"> • Passive design to make the most of natural lighting, heating and cooling capacity • Less reliance on power and promotion of renewable energy • Water capture and reuse on site. 	2022 and ongoing	Advocate
A5.7.2 Ensure new housing is not located where it is adversely affected by natural hazards such as flooding, bushfire or subsidence.	Ongoing	Planner Regulator

5.8 Outcome - Sustainable tourism accommodation is facilitated where it is complementary to and compatible with other land uses, including housing, and maintains a community's sense of place.

Actions	Timing	Council role
A5.8.1 Protect appropriate sites for the development of significant tourist resorts. Negotiate for related affordable key worker housing to be provided in conjunction (or on-site) with tourist resorts.	Ongoing	Planner Regulator
A5.8.2 Prioritise tourism accommodation and needs of tourists in areas zoned Tourist Accommodation.	Ongoing	Planner Regulator
A5.8.3 Prioritise housing for residents and the needs of residents in other residential zones.	Ongoing	Planner Regulator
A5.8.4 Where tourist accommodation exists in residential zones, ensure it is managed in a way that protects the residential amenity of the neighbourhood, such as through the short-stay local law.	Ongoing	Planner Regulator
A5.8.5 In light of the quantity of short-term accommodation compared to the quantity of permanent housing, make the use of short-term accommodation inconsistent in the Medium and High Density Residential zones in the future. Within the Rural and Rural Residential zone ensure visitor accommodation is complementary to and not at the expense of housing.	2022-23	Monitor/ Planner
A5.8.6 Carry out compliance on self-contained secondary dwellings which are unlawfully being let to short-term guests and encourage owners to rent them to locals	Ongoing	Regulator



6. Partnering

6.1 Reference Group

Continue to collaborate with Noosa's local Housing Stakeholder Reference Group with representation from the following sectors:

- The various Noosa Council Departments;
- Local State Members;
- State Departments responsible for Planning and Housing
- QShelter;
- Registered Community Housing Providers;
- NDIS Specialist Disability Accommodation providers;
- Residential Care providers and Health sector;
- Homelessness support services;
- Business and Tourism sector;
- Permanent Rental Property Managers;
- Local private housing developers.

This reference group will assist Council with both implementation of the Housing Strategy and associated actions, including communications. It will not however be a decision making body.

6.2 Private sector

Council will collaborate with the private development industry on key sites and proposals that could deliver exemplary housing outcomes, meeting a need not currently available in Noosa Shire. This is not necessarily about increasing supply so much as ensuring that what is supplied is the optimum mix of housing choice, including social housing, affordable housing, build to rent housing, SDA housing etc.

Council will negotiate with private developers for the inclusion/contribution of social and affordable housing where major projects involve rezoning or value uplift.

Council may also partner with the private sector and community housing sector in the redevelopment of Council owned land by allowing for housing above Council owned infrastructure sites such as central car parks in Tewantin and Noosa Junction.

6.3 Community housing providers

Council will explore opportunities to partner with community housing providers, through head leases, land transfer or lease of assets to provide a range of housing outcomes on Council owned land. This may include a mixed residential outcome of social, affordable and market housing. Council will work with Community Housing providers to access State funding through the Queensland Housing Investment Growth Initiative and in line with the Queensland Housing Strategy.

6.4 Community Sector Land Holders

Council will reach out to the community sector who have land holdings, including faith-based and other community organisations to help with feasibility or land use considerations if they include affordable housing on their properties. Council will also support community initiatives that can safely provide crisis accommodation and night shelter in existing buildings.

6.5 Investors

Council will encourage property investors to transfer suitable dwellings from short-term to permanent rentals through both financial and social incentives, noting that the owners of many units have interchangeable rights to revert in the future.

6.6 State Government

Council will support the State Government in making good its pledges from the housing summit and make every effort to share relevant findings and ideas.



7. Recommendations for Planning Scheme

The following amendments to Noosa Plan 2020, or at least further investigations are recommended:

7.1 Definitions

Add administrative definitions into Schedule 1 of Noosa Plan 2020 for social housing, public housing, affordable housing and accessible housing.

7.2 Site specific changes

7.2.1 Tewantin

Amend the scheme provisions for central Tewantin creating a precinct to the north of Doonella Street where multiple dwellings will contribute to social housing, affordable housing and NDIS specialist disability accommodation. Use development bonuses to help deliver optimum outcomes.

7.2.2 Sunrise Beach

Investigate development / redevelopment opportunities at and adjacent to Sunrise Beach Neighbourhood Centre for social and or affordable housing units or mixed-use development. The area offers very good proximity to public transport, schools, future aged care, shops and community infrastructure.

Upzone 36-48 Ben Lexcen Drive Sunrise Beach, opposite the neighbourhood shops to allow redevelopment for multiple dwellings.

7.2.3 Cooroy

Subject to further investigations, assess social and affordable housing outcomes on Council owned land at 62 Lake Macdonald Drive, currently zoned for Community Facilities.

In consultation with the State, review scheme provisions for vacant State land close to the centre of town, and at the edge of town in order to encourage integrated housing outcomes.

7.3 Short-term accommodation in Medium and High Density Residential zones

The limited opportunities for new development or redevelopment in these zones make it imperative new development makes best use of the land. Most existing development in the Medium and High Density Residential zones eventuated through historical approvals that allow for use as either visitor accommodation or permanent occupation. These approvals cannot be removed. Further commitment of residential sites to short-term accommodation could only be done through development approvals or scheme amendments.

Since April 2020 Council has rigorously monitored the quantum of short-term accommodation, including how this changed with the introduction of the Noosa Plan 2020 and the Short-Stay Local Law. Council is committed to ongoing monitoring of the quantity and location of short-term accommodation and what affect it is having on the availability of permanent accommodation and residential amenity.

This monitoring has already shown the desired intent of the Medium and High Density zones to predominantly be home to permanent residents is at risk. It is therefore necessary for Council to make further short-term accommodation an inconsistent use in the Medium and High Density Residential zones. This will only apply to new development or sites that do not already have approval for the use.

7.4 Housing Choice Provisions

Council will seek to ensure that a proportion of new housing development improves local housing choice by incorporating small dwellings, accessible housing, affordable housing and social housing. This will predominantly be achieved through development incentives and bonuses addressing built form aspects such as height and gross floor area. Application fees and infrastructure contributions will also be reviewed where desirable outcomes are secured.

Council will also seek amendment to the Community Facilities Zone to allow for multiple housing, dual occupancies and community residences where they specifically meet the fully accessible or high physical support design criteria.



7.5 Relocatable Home Parks

Review where relocatable home parks are consistent. Small numbers of tiny homes might for example be appropriate on State, Council or community owned lands. This would facilitate the parking of small manufactured homes where there are appropriate facilities and services for residents, and casual surveillance, such as at sports grounds, provided it is properly managed and safety of residents can be assured. These might offer temporary crisis housing rather than long term solutions.

Review the Special Residential Code to ensure relocatable homes are providing modest housing rather than large villas.

7.6 Carparking

7.6.1 Multiple residential development and rooming accommodation

Review Noosa Plan 2022 carparking provisions in relation to multiple housing, rooming accommodation and mixed use developments so they encourage a greater number of smaller units in well located centres and enable Green transport solutions.

7.6.2 Covered spaces

Review the provisions relating to covered car parking spaces for housing, as garaging adds to the cost of construction and ultimately housing.

7.7 Rural dwelling houses

Review provisions that prevent houses in the Rural and Rural Residential Zone being established within 200 metres of adjoining land mapped as Agricultural Land Conservation Area.

Ensure that short-term accommodation in the hinterland is complementary to housing on site and not at the expense of housing. Whole-house short term rentals should be limited to infrequent letting of the owners principal place of residence.

8. Monitoring

Noosa Council is committed to continually monitor the housing needs of our community. As well as regularly seeking input through the local housing stakeholder reference group, relying on their 'on the ground' experiences, Council will undertake a review of this strategy in 2025. The implementation and action plan will be reviewed on an annual basis and a Housing Monitoring program will be established and reported on every two years.

Council will continue to monitor the impact of short-term accommodation on the availability of permanent residential dwellings.

Ensure the Planning Scheme provisions enable the needed housing types to be delivered efficiently, and advocate to the State Government regarding policies and funding to ensure every advantage is taken to pursue and support the community housing needs.

Regular monitoring of the strategy and associated action plan should ensure this strategy remains current utilising new and updated data and changing community needs.

Regular monitoring will also review any changes made to the Noosa Planning Scheme, to monitor effectiveness and inform further changes or amendments if required.





Acknowledgement of country

Noosa Council would like to respectfully acknowledge the Kabi Kabi people as the traditional custodians of the lands and waters that form the region we call Noosa. Council pays its respects to elders past, present and future and welcomes the ongoing role that indigenous people play within the Noosa community.

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