

Fact Sheet 10: Dwelling Unit and Caretaker's Accommodation

Noosa Plan 2020 – As amended 26 September 2025

Dwelling Unit and Caretaker's Accommodation

Dwelling unit and *Caretaker's accommodation* are two forms of housing permitted in non-residential zoned areas under Noosa Plan 2020.

What is a Dwelling Unit?

A *Dwelling unit* is a single residential dwelling¹ co-located with a non-residential use, for example a 'shop-top flat'. The resident(s) of the *dwelling unit* does not have to have a connection to the operation of the non-residential use on the same site and are not required to provide any caretaking duties for the non-residential use.

A *Dwelling unit* is a consistent use in the various Centre zones only and is generally subject to code assessment.

A *Dwelling unit* is secondary to the non-residential activities of the site. For this reason, they should not exceed 100m² GFA. Apartments containing office or work-from-home space do not qualify as a dwelling unit.

A *Dwelling unit* is not supported within 100 metres of land in an industry zone and does not occur on the same site as *Caretaker's accommodation*.

What is Caretaker's Accommodation?

Caretaker's accommodation is a dwelling for a person responsible for managing or maintaining the non-residential use on the same site. The resident of the *caretaker's accommodation* resides on site specifically to caretake the non-residential use on the site.

Caretaker's accommodation must be small in scale and clearly subordinate to the primary non-residential use on the site - whether business, industrial, rural, or recreational in nature. *Caretaker's accommodation* is only appropriate where the scale and function of the principal use justify the need for an on-site caretaker.

Zones where Caretaker's Accommodation may establish

Caretaker's accommodation is a consistent use (subject to meeting specific requirements) in the following zones:

- Major, District, Local and Neighbourhood Centres
- Low Impact Industry and Medium Impact Industry
- Tourist Accommodation zone;
- Community Facilities zone;
- Innovation zone;
- Rural zone;
- Environmental Management and Conservation zone; and
- Recreation and Open Space zone.

Centre Zones

Caretaker's accommodation is a consistent use across all Centre zones, with the exception of the Major Centre zone within the Noosa Business Centre. In most cases, development requires code assessment and must be limited to a *small dwelling* with a gross floor area not exceeding 100m².

¹ More than one dwelling unit is separately defined as *multiple dwellings*.

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Industry zones

Caretaker's accommodation is commonly established in Industry zones where there is a demonstrated need for on-site management of industrial operations. Under the Noosa Plan 2020, this use is supported in both the Low Impact Industry and Medium Impact Industry zones.

Development of *Caretaker's accommodation* in these zones requires code assessable development approval and must meet the following criteria:

- Be directly associated with, and subordinate to, the industrial activity on the site
- Demonstrate a genuine need for 24-hour on-site care of buildings, operations, plant, or equipment
- Not be separately let or used for other accommodation activities (eg *dwelling unit*)
- Be limited to one *Caretaker's accommodation* per 1,000m² of non-residential gross floor area
- Be located only on sites with large-scale industrial activities
- Have a maximum gross floor area of 65m²
- Be occupied by at least one person employed by the primary non-residential use on the site

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:

<https://noosaplan.noosa.qld.gov.au/eplan>

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

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