

Fact Sheet 4: Home Hosted Visitor Accommodation

This information sheet explains whether or not a development approval is required when renting out part of your home to short-term guests.

Can I share my home with paying guests?

Noosa Shire is a favourite place for both domestic and international visitors to stay and the tourism industry provides a substantial contribution to local employment and trade. Council seeks to support increased visitor spend, wider visitor dispersal and increased visitor satisfaction.

Between school holidays, long weekends and major festivals and events there are multiple, year-round “peak periods” for visitors in Noosa. Local residents have increasingly taken advantage of the popularity of Noosa and many are making part of their property available for paying guests, either occasionally or all year round. The rise of on-line booking services has made home hosting of visitors more readily available.

The Noosa Plan 2020 introduces changes to make it easier to operate home hosted visitor accommodation including bed and breakfast style accommodation in your own home.

Under Noosa Plan 2020, home hosting of visitors within your home is defined as a **home-based business**.

What is a home-based business?

Home-based business is defined as:

The use of a dwelling or domestic outbuilding on premises for a business activity that is subordinate to the residential use of the premises.

Hosting paying guests in part of your home while you, as the host, remain in residence and guests have their own bedroom, exclusive or shared access to a bathroom, sitting and dining facilities, but not their own self-contained dwelling is a *home-based business*.

A *home-based business* also includes traditional bed and breakfast style accommodation.

Guests may have a small area with a kettle, toaster and bar fridge to prepare hot beverages, a light snack or continental breakfast, but no kitchen.

The scale of the *home-based business* must be subordinate to the primary use of the dwelling as a permanent residence and is limited to only 2 or 3 guest bedrooms.

Note: Short-term letting of an entire dwelling where the host or resident is not on site is defined as short-term accommodation and is not a home-based business. Refer to the Short-term Accommodation Guide for more information.

Do I need Planning Approval?

Under the Noosa Plan 2020, no planning approval is required for a *home-based business* for home hosted visitor accommodation in the:

- Low Density Residential Zone;
- Rural Residential Zone; or
- Rural Zone

View the Noosa Plan 2020 online at www.noosa.qld.gov.au/noosa-plan-2020

Noosa Plan 2020 - Fact Sheet 4: Home Hosted Visitor Accommodation

where the criteria for accepted development are met and the requirements set out in the Table of Assessment for the zone, including the nominated Acceptable Outcomes in the Home-based business Code and the applicable zone code are met.

A snapshot of the *home-based business* requirements are outlined in **Table 1** below however, applicants should also refer to the Noosa Plan 2020 for further details.

To check the zoning of a property, refer to the zoning maps in Schedule 2 of the Noosa Plan 2020 or search the property through Council’s interactive mapping site at

<https://www.mapping.noosa.qld.gov.au>

Information sheets are designed to assist in interpretation of the Noosa Plan 2020. Before proceeding with development proponents should review the planning scheme and/or engage professional advice.

Noosa Plan 2020 can be accessed online at www.noosa.qld.gov.au/noosa-plan-2020.

For further information on development under Noosa Plan 2020 contact Council’s Development Services on (07) 5329 6500 or email planning@noosa.qld.gov.au.

TABLE 1 – Snapshot of Scheme Requirements for Home Based Business (a home hosted BnB)

ZONE	PARAMETERS	REQUIREMENTS
<p>Low Density Residential</p> <p>(Refer Table 5.5.1 of Noosa Plan 2020)</p>	<p>Operated entirely within an existing dwelling house or associated building</p> <p>No more than 2 guest bedrooms are available for letting</p>	<ul style="list-style-type: none"> ▪ BnBs don’t occur in attached or semi attached housing styles or on premises covered by Building Unit Plans. ▪ The site has a minimum area of 550m². ▪ Operated by a resident (or residents) of the dwelling. ▪ The area used for accommodating guests occupies no more than 50m² of floor space or 40% of the dwelling, whichever is the lesser. ▪ Up to 4 guests can be accommodated within the home of the host while the host remains in residence. ▪ Guests stay no more than 14 consecutive nights. ▪ Guests have only limited facilities for preparing food and beverages and no kitchen or laundry. ▪ Commercial deliveries, collections or passenger transfers, are limited to a vehicle no bigger than a courier van or minivan and no more than two deliveries, collections or transfers per day. ▪ The accommodation does not generate evening or early morning noise audible beyond the property. ▪ Guest parking is available onsite at a rate of one parking space per guest bedroom in addition to the space(s) required for the dwelling house. They cannot be in tandem. ▪ Where the site gains access from an arterial road, distributor road or collector road vehicles must enter and leave the site in a forward gear. ▪ The entrance is visible and easily accessible from the car parking areas so as to cause minimal disturbance to adjoining premises.
<p>Rural Residential</p>	<p>Operated entirely within an existing</p>	<ul style="list-style-type: none"> ▪ Operated by a resident (or residents) of the dwelling. ▪ Accommodation business occupies no more than 40% of the dwelling.

View the Noosa Plan 2020 online at www.noosa.qld.gov.au/noosa-plan-2020

Noosa Plan 2020 - Fact Sheet 4: Home Hosted Visitor Accommodation

ZONE	PARAMETERS	REQUIREMENTS
<p>(Refer Table 5.5.14 of Noosa Plan 2020)</p>	<p>dwelling house or other building</p> <p>No more than 3 guest bedrooms are available for letting</p>	<ul style="list-style-type: none"> ▪ Up to 6 guests can be accommodated within the home of the host while the host remains in residence. ▪ Guests stay no more than 14 consecutive nights. ▪ Guests have only limited facilities for preparing food and beverages and no laundry. ▪ Commercial deliveries, collections or passenger transfers, are limited to a vehicle no bigger than a courier van or minivan and no more than two deliveries or collections per day. ▪ The accommodation does not generate evening or early morning noise audible beyond the property. ▪ Guest parking is available onsite at a rate of one parking space per guest bedroom in addition to the space(s) required for the dwelling house. They cannot be in tandem. ▪ Where the site gains access from an arterial road, distributor road or collector road, vehicle manoeuvring areas are provided in accordance with the current Australian Standards for off-street car parking so vehicles enter and leave the site in a forward gear. ▪ The BnB is directly accessible from a sealed road or a good standard graveled road but does not gain direct access from a road with a legal speed limit of 90 kilometres per hour or above. ▪ The entrance is visible and easily accessible from the car parking areas so as to cause minimal disturbance to adjoining premises.

Noosa Plan 2020 - Fact Sheet 4: Home Hosted Visitor Accommodation

ZONE	PARAMETERS	REQUIREMENTS
<p>Rural</p> <p>(Refer Table 5.5.13 of Noosa Plan 2020)</p>	<p>No more than 3 guest bedrooms are available for letting</p>	<ul style="list-style-type: none"> ▪ Operated by a resident (or residents) of the dwelling. ▪ Accommodation business occupies no more than 1% of the site area or 300m² whichever is lesser. ▪ Guests stay no more than 14 consecutive nights. ▪ Guests have only limited facilities for preparing food and beverages and no laundry. ▪ Commercial deliveries, collections or passenger transfers, are limited to a vehicle no bigger than a courier van or minivan and no more than two deliveries or collections per day. ▪ The accommodation does not generate evening or early morning noise audible beyond the property. ▪ Guest parking is available onsite at a rate of one parking space per guest bedroom in addition to the space(s) required for the dwelling house. They cannot be in tandem. ▪ Where the site gains access from an arterial road, distributor road or collector road, vehicle manoeuvring areas are provided in accordance with the current Australian Standards for off-street car parking so vehicles enter and leave the site in a forward gear. ▪ The BnB is directly accessible from a sealed road or a good standard graveled road but does not gain direct access from a road with a legal speed limit of 90 kilometres per hour or above. ▪ The entrance is visible and easily accessible from the car parking areas so as to cause minimal disturbance to adjoining premises.