

## Fact Sheet 4: Home Hosted Visitor Accommodation

22 June 2023

*This information sheet explains whether a development approval is required for home hosted visitor accommodation.*

### Can I share my home with paying guests?

#### Yes

Noosa Plan 2020 introduced changes to allow residents to operate *home hosted visitor accommodation* including bed and breakfast style accommodation in their 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 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

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 Noosa Plan 2020 for further details.

To check the zoning of a property, refer to the zoning maps in Schedule 2 of Noosa Plan 2020 or search the property through Council's interactive mapping site at <https://www.mapping.noosa.qld.gov.au>

### What other approvals are required for home hosted accommodation?

Properties operating a *home based business* for home hosted accommodation additionally require an approval under the Short Stay Letting or Home

Hosted Accommodation Local Law. For further information on the approval requirements under the local law go to

<https://www.noosa.qld.gov.au/short-stay-letting-home-hosted-accommodation-local-law>.

TABLE 1 – Snapshot of Noosa Plan 2020 Requirements for Home Based Business (home hosted visitor accommodation)

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"> <li>• Home hosted visitor accommodation does not occur in attached or semi attached housing styles or on premises covered by Building Unit Plans.</li> <li>• The site has a minimum area of 550m<sup>2</sup>.</li> <li>• Operated by a resident (or residents) of the dwelling.</li> <li>• The area used for accommodating guests occupies no more than 50m<sup>2</sup> of floor space or 40% of the dwelling, whichever is the lesser.</li> <li>• Up to 4 guests can be accommodated within the home of the host while the host remains in residence.</li> <li>• Guests stay no more than 14 consecutive nights.</li> <li>• Guests have only limited facilities for preparing food and beverages and no kitchen or laundry.</li> <li>• 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.</li> <li>• The accommodation does not generate evening or early morning noise audible beyond the property.</li> <li>• 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.</li> <li>• 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.</li> <li>• The entrance is visible and easily accessible from the car parking areas so as to cause minimal disturbance to adjoining premises.</li> </ul>
<p>Rural Residential</p> <p>(Refer Table 5.5.14 of Noosa Plan 2020)</p>	<p>Operated entirely within an existing dwelling house or other building</p> <p>No more than 3 guest bedrooms are available for letting</p>	<ul style="list-style-type: none"> <li>• Operated by a resident (or residents) of the dwelling.</li> <li>• The area used for accommodating guests occupies no more than 40% of the dwelling.</li> <li>• Up to 6 guests can be accommodated within the home of the host while the host remains in residence.</li> <li>• Guests stay no more than 14 consecutive nights.</li> <li>• Guests have only limited facilities for preparing food and beverages and no laundry.</li> <li>• 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.</li> <li>• The accommodation does not generate evening or early morning noise audible beyond the property.</li> <li>• Guest parking is available onsite at a rate of one parking space per guest bedroom in addition to the space(s)</li> </ul>

ZONE	PARAMETERS	REQUIREMENTS
		<p>required for the dwelling house. They cannot be in tandem.</p> <ul style="list-style-type: none"> <li>• Where the site gains access from an arterial road, distributor road or collector road, vehicle maneuvering 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.</li> <li>• The home hosted visitor accommodation 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 kilometers per hour or above.</li> <li>• The entrance is visible and easily accessible from the car parking areas so as to cause minimal disturbance to adjoining premises.</li> </ul>
<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"> <li>• Operated by a resident (or residents) of the dwelling.</li> <li>• The area used for accommodating guests occupies no more than 1% of the site area or 300m<sup>2</sup> whichever is lesser.</li> <li>• Guests stay no more than 14 consecutive nights.</li> <li>• Guests have only limited facilities for preparing food and beverages and no laundry.</li> <li>• 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.</li> <li>• The accommodation does not generate evening or early morning noise audible beyond the property.</li> <li>• 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.</li> <li>• Where the site gains access from an arterial road, distributor road or collector road, vehicle maneuvering 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.</li> <li>• The home hosted visitor accommodation 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 kilometers per hour or above.</li> <li>• The entrance is visible and easily accessible from the car parking areas so as to cause minimal disturbance to adjoining premises.</li> </ul>

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](http://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