

Fact Sheet 14: Rooming accommodation

Noosa Plan 2020 – As amended 26 September 2025

What is rooming accommodation?

Rooming accommodation is residential accommodation, where each resident—

- a) has a right to occupy 1 or more rooms on the premises; and
- b) does not have a right to occupy the whole of the premises; and
- c) does not occupy a self-contained unit, as defined under the *Residential Tenancies and Rooming Accommodation Act 2008*, schedule 2, or has only limited facilities available for private use; and
- d) shares other rooms, facilities, furniture or equipment outside of the resident's room with 1 or more other residents, whether or not the rooms, facilities, furniture or equipment are on the same or different premises

It can also include a manager's residence, an office or providing food or other services to residents, if the use is ancillary to the accommodation outlined above.

In *rooming accommodation*, each resident has their own tenancy agreement, differing from a "share house" leased under a single tenancy agreement. *Rooming accommodation* provides permanent accommodation for local residents and is not intended to cater for short-term guests or tourists.

Rooming accommodation increases housing choice for residents for whom a self-contained dwelling might be unnecessary or unaffordable.

Since 2022, specific inclusions within Queensland planning legislation are designed to facilitate small, domestic-scale rooming accommodation in low density neighbourhoods.

Where is rooming accommodation permitted?

Rooming accommodation is supported in the following zones:

- Low Density Residential Zone – small scale within a house.
- Medium or High Density Residential Zone - small scale within a house or larger boarding houses/hostels.
- Community Facilities Zone – where in conjunction with a community activity on the same site.

Rooming accommodation is not supported in the Rural or Rural Residential zones.

Is Council planning approval required?

Table 1 outlines the circumstances where planning approval is required for *rooming accommodation*. In any zone not listed, the use is not intended to occur.

What are the general requirements for rooming accommodation?

Rooming accommodation must:

- be consistent with the look and feel of surrounding housing so it does not stand out;
- not exceed the anticipated load on infrastructure (i.e. water, sewer, etc);
- not generate unreasonable levels of vehicular traffic or lead to multiple vehicles parked in the vicinity of the property;
- be located within walking distance to employment or education, goods and services and public transport;
- provide a high level of comfort and amenity for residents, while maintaining the amenity and privacy of neighbouring dwellings.

Noosa Plan 2020 – Rooming accommodation

How many car parking spaces are required?

Where the use complies with Schedule 6 of the *Planning Regulation 2017* there is no specific car parking number specified.

Noosa Plan 2020 requires one on-site parking space for any onsite manager, plus one space per two bedrooms being leased. For clarity, for 5 bedrooms there must be at least 3 spaces. Carparks do not need to be covered.

Are Infrastructure Charges Payable?

Infrastructure charges are payable for *rooming accommodation*, irrespective of whether planning approval is required¹.

Do I have to consult my neighbours?

Formal public notification is only required for a development application that follows an impact assessment process. However, you may choose to let your neighbours know so they have an appreciation of who resides at the property.

What other approvals are required?

Irrespective of whether planning approval is required, *rooming accommodation* must have in place any other necessary approvals to lawfully operate. It is recommended that both a private building certifier and

plumber be engaged to discuss any building and plumbing approval requirements.

Management of rooming accommodation

Rooming accommodation is regulated under the *Residential Tenancies and Rooming Accommodation Act 2008*, which outlines all the rights and obligations of how *rooming accommodation* must operate.

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:

☎ (07) 5329 6500

✉ planning@noosa.qld.gov.au

Table 1: Levels of Assessment for Rooming Accommodation

Low Density Residential Zone

Accepted Development (Council approval not required) if complying with the criteria of Schedule 6, Part 2 (4) of the *Planning Regulation 2017*, being:

- (a) The dwelling is a class 1 building;
- (b) The proposal does not include any building work or only includes minor building work (ie maximum increase in floor area of 5% of the total GFA or 50m², whichever is the lesser)
- (c) No new vehicular access off a state-controlled road is proposed;
- (d) The dwelling has no more than 5 bedrooms, including any bedroom used as part of a manager's residence; and
- (e) No more than 5 people reside in the dwelling.

OR

Accepted Development (Council approval not required) if complying with the criteria of Schedule 6, Part 2 (5) of the *Planning Regulation 2017*, being:

- (a) The dwelling is a class 1 building;
- (b) The proposal involves the carrying out of building work (that is more than minor building work);

¹www.noosa.qld.gov.au/Planning-and-Development/Development-tools-and-guidelines/Infrastructure-Charges

Noosa Plan 2020 – Rooming accommodation

- (c) No new vehicular access off a State-controlled road is proposed;
- (d) The dwelling has no more than 5 bedrooms, including any bedroom used as part of a manager's residence;
- (e) No more than 5 people reside in the dwelling;
- (f) There is no development or clearing within the mapped Biodiversity, Waterways and Wetlands Overlay;
- (g) The proposal does not include a basement or underground parking area;
- (h) The dwelling is not a Local Heritage Place²; and
- (i) The proposal provides landscaping between the dwelling and the front boundary of the site, excluding any driveway or pedestrian access.

Accepted Development subject to requirements if:

- (a) not complying with the above criteria of Schedule 6, Part 2 (4) or (5) of the *Planning Regulation 2017*; and
- (b) containing no more than five bedrooms and accommodating no more than five residents

Refer to Table 5.5.1 of Noosa Plan 2020 for further requirements listed in the Low Density Residential Zone Code and Low Density Housing Code.

- If the proposal meets all of these additional requirements, council approval is not required.
- If the proposal does not meet any of these additional requirements, an application to council seeking approval is required.

Impact Assessment (Council approval required)

If not meeting the above accepted development requirements.

Medium Density Residential Zone

Code Assessment (Council approval required)

High Density Residential Zone

Code Assessment (Council approval required)

Community Facilities Zone

Code Assessment (Council approval required) if:

- (a) within the urban boundary; and
- (b) in conjunction with an existing community activity on the same site; or
- (c) on a site specifically annotated for that use

Impact Assessment (Council approval required)

If not meeting the above code assessable requirements.

² Refer to Council's interactive mapping to view the Heritage Overlay Map <https://www.mapping.noosa.qld.gov.au/>