

Planning Scheme

Major Amendment 2



Bed and breakfast

This information sheet is about home-based business for a bed and breakfast. Different requirements apply for other home-based businesses, please refer to the home-based business information sheet.

What is a bed and breakfast?

A bed and breakfast is a type of home-based business that provides for short-term accommodation within a dwelling.

A bed and breakfast includes offering one or more rooms for short-term accommodation in a dwelling that is also occupied by a permanent resident, but doesn't include holiday homes or the letting of detached buildings or cabins.

How are bed and breakfasts regulated?

The planning scheme provides for some bed and breakfasts to occur without planning approval, whilst others need planning approval, with code or impact application processes provided.

In some township and rural areas, bed and breakfasts may not require planning approval where they are designed to comply with requirements provided in the planning scheme.

What changes are proposed in Major Amendment 2?

Council is proposing to amend the definition of bed and breakfast to remove the requirement for it to occur within a dwelling house, which would support bed and breakfasts in other types of dwellings.

Currently, a bed and breakfast requires a planning approval, with a full impact assessment in the following zones:

- Centre zone
- Community facilities zone
- General residential zone

- High impact industry zone
- Industry zone
- Recreation and open space zone
- Rural residential zone

Bed and breakfast also requires a planning approval, with a bounded code assessment in the following zones:

- Emerging community zone
- Rural zone (if involving more than 3 rooms for accommodation)
- Township zone (if involving more than 3 rooms for accommodation)

The amendment proposes that a bed and breakfast will be accepted development in all zones (unless an overlay applies), subject to complying with the Home-based business code.

As with other home-based businesses subject to the Home-based business code, the provisions have been amended to reflect the change to accepted development and improve readability.

A major change, in addition to the lowering of the level of assessment, is the removal of the requirement for bed and breakfasts to be in tourist focus areas, with bed and breakfasts now supported across the region without planning approvals.

Where should I look in the planning scheme to find out more?

- Table 5.4.1—Development under schedule 6 of the Regulation: material change of use
- Section 5.5 Material change of use tables of assessment
- 8.2.8 Home-based business code
- Definitions

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Comparison of current and proposed provisions

The below compares the current and proposed provisions within the Home-based business code for bed and breakfasts.

Current provision	Proposed provision
AO2 The bed and breakfast is located in one of the following locations shown on Figure 8.2.8.3 - Tourism Areas: (a) a Major Tourism Hub; or (b) a Minor Tourism Hub; or (c) a Principal Future Strategic Tourism Focus Area; or (d) the Lake Somerset Water-based Recreation Focus Area; or (e) adjacent to the Brisbane Valley Rail Trail.	Provision removed
AO3.3 The site has a minimum area of 2,000 square metres and the bed and breakfast accommodation is setback at least 20 metres from an adjoining dwelling.	
AO13.3 The home based business is not self contained in General residential zone, Emerging community zone, or the Rural residential zone.	
AO13.4 The bed and breakfast in the Rural zone may include a kitchenette.	

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AO3.4 <p>The home based business is conducted within a dwelling house.</p> <p>AO12 The home based business is operated by persons of the dwelling house who permanently reside at the premises.</p>	AO2.1 <p>The bed and breakfast is carried out by residents of the dwelling and involves a maximum of 1 non-resident employee on the site at a time.</p> <p>Note—There is no maximum number of resident workers for this acceptable outcome.</p> <p>Editor's note—For section 17A(3)(a) of the Regulation, the maximum number of persons working on the premises is at least 2, being 1 non-resident worker and at least 1 one resident worker.</p>
AO3.1 <p>The maximum number of paying guests at any one time is six (6).</p> <p>AO13.6 <p>The maximum number of rooms used to accommodate guests:</p><p>(a) in the General residential zone, other than the park residential precinct, is two;</p><p>(b) in the Emerging community zone, Rural residential zone and General residential zone - park residential precinct is three.</p><p>(c) in the Rural zone is four.</p></p>	AO2.2 <p>The maximum number of paying guests at any one time is 2 per bedroom available to accommodate guests.</p> <p>AO2.3 A bed and breakfast that is a part of a residential use other than a dwelling house has no more than 1 bedroom to accommodate guests.</p> <p>AO2.4 A bed and breakfast that is part of a dwelling house has no more than the following number of bedrooms to accommodate guests:</p> <p>(a) General residential zone, where not in the Park residential precinct—2 bedrooms;</p> <p>(b) Emerging community zone—3 bedrooms;</p> <p>(c) General residential zone, where in the Park residential precinct—3 bedrooms;</p> <p>(d) Rural zone—4 bedrooms;</p> <p>(e) any other zone—2 bedrooms.</p>
No previous equivalent provision	AO2.5 At least one bedroom within the dwelling is excluded from use by guests.
AO3.2 The maximum continuous period of stay for any guest is six (6) consecutive nights.	AO3 The maximum continuous period of stay for any guest is 14 consecutive nights.

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AO3.5 <p>The home based business does not include habitable rooms, or buildings, separate to the dwelling house.</p> <p>Note - Stand alone habitable rooms are deemed to be a short term accommodation use rather than a home based business use.</p>	AO3.1 <p>The bed and breakfast does not include habitable rooms, or buildings, separate to the dwelling.</p> <p>Note—Standalone habitable rooms are deemed to be short-term accommodation rather than a home-based business.</p>
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