

Rooming accommodation

What is rooming accommodation?

Rooming accommodation means the use of premises for:

- a. residential accommodation, if each resident—
 - i. has a right to occupy 1 or more rooms on the premises; and
 - ii. does not have a right to occupy the whole of the premises; and
 - iii. 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
 - iv. 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; or
- b. a manager's residence, an office or providing food or other services to residents, if the use is ancillary to the use in paragraph (a).

This definition is prescribed by the Queensland Government and must be included in the planning scheme.

How is rooming accommodation regulated?

The planning scheme currently provides that rooming accommodation is to be considered against the short-term accommodation code. This does not provide appropriate provisions for people intending to occupy space over a long-term.

What changes are proposed in Major Amendment 2?

Council is proposing to introduce provisions to the planning scheme for rooming

accommodation. The provisions are proposed to be included in the Dual occupancy and multiple dwelling code, with development involving 5 or less bedrooms sharing provisions with a dual occupancy, and development involving more than 5 sharing provisions with multiple dwellings.

There are no changes to the types of applications required for rooming accommodation, noting that rooming accommodation always requires a planning approval.

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

- 8.2.11 Multiple dwelling, dual occupancy and rooming accommodation code (renamed)
- 8.2.19 Short-term accommodation code

I heard the Queensland Government was making further changes to community land to support housing

In 2022, the Queensland Government introduced temporary provisions in the *Planning Regulation 2017* to support small scale rooming accommodation on land where detached houses are permitted. During the period that the provisions are in place, the Planning Regulation 2017 prevails over the planning scheme.

These provisions are set to expire by the end of 2025, and the new Queensland Government recently confirmed that they will not be extended.

Council is not proposing to reflect the temporary provisions in the planning scheme.