

Short-Term Accommodation

What do I need to know?

The short-term rental of the family home, unit or an investment property can be a valuable source of additional income.

Airbnb is one of many online platforms that enables people to tap into the sharing economy.

Whitsunday Regional Council values the complementary role that a range of temporary accommodation options can play in the support of tourism in the Whitsundays.

This fact sheet outlines the requirements for someone wishing to commence the short-term rental of their home, unit or investment property.



When unable to comply with these requirements, a development application to Council is required.

Please consult the Home Based Business code available on Council's website for the acceptable outcomes.

How is it regulated?

The Whitsunday Regional Council Planning Scheme 2017 (the Scheme) has provisions for all types of accommodation and requires the assessment of a proposal to consider the potential impacts of the immediate neighbourhood.

Do I need approval from Council?

Home Based Business

Where the permanent resident of the dwelling house or unit resides in the dwelling or unit whilst renting part of it out for short-term rental, the use is defined as a Home Based Business provided that the function and scale of the short-term rental is subordinate to the primary use of the premises as a private permanent residence.

A Home Based Business does not require approval from Council in residential zones where complying with all of the following criteria:

The use is conducted from a dwelling house, within the main dwelling;

- No more than three private bedrooms are used for guest accommodation;
- No more than six guests are accommodated at any one time.
- Guests stay no more than 14 consecutive nights;
- Guests have access to a separate bathroom and toilet facility to the residents; and
- A minimum of one parking space must be provided per guest bedroom.

Short-Term Accommodation.

Where the owner/long term tenant of the dwelling or unit does not reside in the property and rents out all or part of the dwelling or unit for short-term rental, typically not exceeding three consecutive months, the use is defined as Short-term accommodation.

Short-term accommodation requires approval from Council in all zones and in some zones, the application will need to be publicly notified.

How do I obtain approval from Council?

To obtain a development permit for an assessable Home based business or Short-term accommodation, a development application for a Material Change of Use needs to be lodged with Council electronically, in person, via post or email.

The following information is required when making a development application:

- DA Form 1
- Owners consent (if not the owner applying)
- Applicable fees (visit Councils online Fees & Charges register).
- Assessment against applicable codes of the planning scheme; and
- Locality and proposal plans.

Short-Term Accommodation

Continued.



Development Permit Conditions

Successfully gaining a Development Approval from Council will require the applicant to ensure the use of the premises is conducted in accordance with conditions of approval imposed by Council. These conditions may include:

- The permitted hours for outdoor entertaining;
- Minimum number of car parking;
- Maximum numbers of guests permitted;
- Record keeping for the number of guests and nights accommodated; and
- Signage displaying operators details and contact number.

Do I Need Any Other Approvals?

Additional approvals may be required before a proposed use can lawfully commence. These can include but are not limited to Development Permits for building works, operational works and/or plumbing and drainage works.

In addition, a Local Law Licence will be required before a proposed use can lawfully commence. For more information regarding the Local Law Licence, please contact Council's Local Law team via info@wrc.qld.gov.au or on 1300 972 753.

Additional Considerations

All existing and potential short-term rental providers are encouraged to check with their insurance providers, lease agreements and body corporate rules in addition to checking and making the appropriate applications with Council.

How do I obtain Planning approval from Council?

For further information on either a Home Based Business or Short-term accommodation please contact Council's Planning Team on 1300 972 753 or lodge your enquiry via info@wrc.qld.gov.au.

Council offers easy to use Online Planning Services and FAQ's with Education Material which enables access to planning and development information, including online mapping.

The information contained in this sheet is a guide only.