

General Information for Camping and “Short Term-Accommodation¹” (Farm Stays) on Rural Properties

Tourism remains a priority sector in our region’s economy however visitors to the Goondiwindi region are increasingly seeking alternatives to the traditional hotel/motel and resort style establishments, where they can appreciate personalised hospitality, share accommodation with friends, stay in natural surrounds or live like locals. This fact sheet provides guidance for small scale visitor accommodation on rural properties only such as a BnB, guest house, host farm or Tourist park.

While this guide gives a summary of some scheme provisions relating to rural land only, you should still contact Council to discuss your ideas and we can provide specific advice.

Do I require Council approval to have people stay on my property?

Council requires only a record on the file in certain circumstances, where meeting requirements including:

- For locations zoned ‘Rural’ with caravans/RV sites, self-contained cabins, guesthouse and tents as long as there are no more than twelve (12) paying guests and not more than six (6) accommodation units or camping or caravan sites at any one time, and they are there for short-term holiday purposes only.
- Bed and Breakfast (BnB) defined as “Home Based Business²” is acceptable development within the rural zone if all relevant requirements are met.
- For locations zoned ‘Rural’, one-off event accommodation for a large event.

Accepted development³ is required to be undertaken by the applicant developer, however Council’s Town Planning staff are available to provide assistance with this process. Please contact Goondiwindi Regional Council if you can wish to set up a meeting.

All other scenarios are likely to require a Development Application and Council approval to operate, and we encourage you to contact Council to discuss the specifics of your project.

¹ Short Term Accommodation – Premises used to provide short-term accommodation for tourist or travellers for a temporary period of time (typically not exceeding 3 consecutive months) and may be self-contained. (eg. Farm Stay and Cabins etc)

² Home Based Business – A dwelling used for a business activity where subordinate to the residential use. (eg BnB and Home Office etc)

³ Accepted development – is a development that does not require assessment under the *Goondiwindi Region Planning Scheme 2018*.

What else should I consider?

If a town planning development application⁴ is required, application fees and other associated charges will be payable. Council's town planning staff can provide specific information on the relevant application fees and development stages.

As well as Council's Development Application considerations, there are industry standards, and health and building regulations that you would need to comply with. For instance the size and arrangements of your buildings may, under the Building Code of Australia need to comply with the Queensland Development Code Fire Safety Standards. Council has qualified Building Surveyors that can assist you in identifying Building Code requirements.

If you are providing meals to guests there will be food preparation guidelines to adhere to and a Food Business Licence may be required including assessment of the kitchen. Drinking water supply will be required in case of properties not on town water supply.

What happens if I carry out assessable development⁵ without an approval?

If you commence or continue operating without the necessary approval/s, Council may initiate action formal or legal to make you cease operations which could attract a penalty. There may also be potential impacts on your insurance if you operate an unlawful activity from your home and property owners may find themselves unprotected.

Further Information

If you require any further information or wish to contact council, please contact Council's Planning Department on (07) 4671 7400 who will be pleased to assist.

⁴ Development Application – is an application that is lodged with council to undertake assessment of the proposed development under the *Goondiwindi Region Planning Scheme 2018*.

⁵ Assessable Development – is development that requires assessment under the *Goondiwindi Region Planning Scheme 2018*.