

Building Approvals for Rooming Accommodation – Fact Sheet

This Fact Sheet provides detail of changes made to the *Planning Regulation 2017* (Planning Regulation) by the *Planning Amendment Regulation 2025* (Amendment Regulation) in relation to rooming accommodation uses.

What are the changes to rooming accommodation?

In 2022, a temporary measure was introduced into the Planning Regulation to facilitate the delivery of much-needed housing accommodation. Under that measure, local categorising instruments could not make a material change of use for certain small-scale rooming accommodation developments assessable development, provided certain prescribed requirements in Schedule 6 of the Planning Regulation were met by the proposed development. These provisions expired on 2 December 2025.

The Amendment Regulation has inserted new provisions into Schedule 6 of the Planning Regulation, providing extended protection for rooming accommodation uses, where certain requirements are met. Minimum landscaping requirements within the front setback of the premises will need to be met for some rooming accommodation uses. The Amendment Regulation has removed 'paving' from the definition of 'landscaping' for these landscaping requirements, to improve streetscape outcomes.

The effect of the new provisions is outlined in further detail below. Owners and operators are still responsible for ensuring that all other necessary approvals, registrations or accreditations are in place to enable rooming accommodation uses to operate lawfully in Queensland. This may include approvals for building work and operational work.

What do these changes mean for rooming accommodation uses where a development permit or development approval has been given before 3 December 2025?

A new provision extends protection for eligible rooming accommodation uses that involve building work (other than minor building work) where:

- the building work is carried out under a development permit given before 3 December 2025 or is consistent with a development approval in effect for the premises given before 3 December 2025; and
- the use starts within 2 years from the date that the building work is completed.

No new landscaping requirements apply to these uses.

A material change of use for rooming accommodation to which this provision applies cannot be made assessable development under a local categorising instrument.

What do these changes mean for rooming accommodation uses where a development permit or development approval has been given from 3 December 2025?

A new provision extends protection for other eligible rooming accommodation uses, which will now have until 2 December 2026 to commence. The new landscaping requirements introduced by the Amendment Regulation apply to these uses. A material change of use for rooming accommodation to which this provision applies cannot be made assessable development under a local categorising instrument.

What do these changes mean for building work and operational work?

Importantly, the new provisions only prevent a local planning instrument from making a material change of use for rooming accommodation assessable development, where certain requirements are met. Building work and operational work may still require a development approval.

The Amendment Regulation does not affect currency periods for development approvals for building work or operational work under the *Planning Act 2016*.