Fraser Coast Planning Scheme Amendment Package 1

FACTSHEET – Nature-based Tourism Code

Council is proposing changes to the Nature-based tourism Code. Nature-based tourism is designed for small-scale visitor accommodation and activities that allow people to experience the natural environment. It differs from caravan parks and tourist resorts by low-impact, unobtrusive, and basic in facilities.

The updated code introduces clearer thresholds, stricter servicing requirements, and new provisions for self-contained RV sites. These proposed changes response to increasing demand for nature-based tourism while protecting the amenity of residents, the character of rural and natural areas, and the environment. What is the

Summary of Key Changes

Key Change	What new or different
New definitions	Introduction of definitions for "Permanent accommodation sites" and "Temporary accommodation" sites which influence the level of facilities required.
Minimum Lot Size & Setbacks	• Development must occur on a lot with a minimum area of 4 hectares. • Setback requirements have increased from 20m to 100m in all zones other than the Rural zone. • Properties adjoining land in the Rural zone must maintain a 50m setback from the shared boundary.
Limits on Site Numbers & Density	New maximum sites have been introduced: • Up to 8 permanent accommodation sites • Up to 20 temporary site • Combined maximum of 20 sites (with no more than 8 permanent sites) • Destiny capped at 4 Permanent or 10 temporary sites per hectare.
Maximum Site Area	• Each site is restricted to 60m^2 or 75m^2 if for a self contained RV site.
Servicing Requirements	• Preference for reticulated sewerage where feasible. If not possible, on-site sewage facilities must be provided in accordance with SC6.9 Planning Scheme for on-site sewage facilities. • Adequate water supply is required for drinking, domestic use and firefighting. • Waste facilities must meet Council's Local Laws.
Parking & Access	• 1 space per accommodation site plus 1 for a manager's dwelling. • Access must be from the lowest-order road available. • Vehicles must be able to enter and exit in forward direction. • Roads in non-urban areas must be all-weather standard with a maximum grade of 15%.
Guest Facilities	• Permanent sites must provide either individual or communal kitchens, toilets, showers, and waste facilities. • Temporary sites must provide communal facilities. This ensures all ensures all guests have safe and hygienic amenities.

HAVE YOUR SAY

Council is inviting the community to review the proposed amendments to the Fraser Coast Planning Scheme and make a submission. For many people, nothing will change — but your feedback helps guide future growth.

Find out more and have your say by **1 May 2026.**

Visit **haveyoursay.frasercoast.qld.gov.au** or by scanning the QR code.