Fraser Coast Planning Scheme – Amendment Package 1

FACT SHEET – Reconfiguring a Lot Code

Council is proposing changes to the Reconfiguring a Lot code, which sets the rules for how land can be subdivided, amalgamated, or reconfigured. The changes apply to all assessable development involving reconfiguring a lot (subdivision, boundary changes, amalgamations).

The changes aim to:

- Create walkable, safe, climate-resilient neighbourhoods.
- Support housing diversity while protecting character.
- Deliver infrastructure efficiently.
- Respond to Fraser Coast's environmental and servicing constraints.

Summary of Key Changes

Key Changes	What's new or different?
Changes to the small residential lots	Smaller minimum lot sizes in serviced areas provide more affordable housing choices and support diverse household types (singles, families, retirees). Small lots are now defined as less than 450m^2 (*previously 500m^2) and* should: • have a 3m driveway crossover which must be adjacent with other driveway crossover on adjoining lots. • provide a minimum of 1 on-streetcar parking per 2 small residential lots without impeding through traffic. • be located within 400m of a public park or open space. • avoid rear access (hatchet lots). • provide a minimum 9m x 15m building area clear of infrastructure and easements.
Changes of the level of assessment	• High Density Residential lots under 1,500m^2 now require impact assessment to ensure that the size and shape of new lot is capable of accommodation development which delivers the intended density for the zone. • Rural Zone lots under 100 hectares require impact assessment to prevent fragmentation of rural land and preserve landscape values and productive use of rural areas.
Sewer & Water Infrastructure	• Strong preference for new lots to connect to reticulated sewer and water where feasible. • A feasibility assessment is now required where on-site sewage facilities (OSSF) are proposed.
On-site Sewage Facilities (OSSF)	• Larger minimum lots in unserviced areas protect public health by ensuring safe on-site sewage disposal. • Larger minimum lot sizes may be required where sewer or water services are not available. • New detailed requirements: buffer distances, treatment levels, cumulative risk assessments.
Environment & Green Infrastructure	• Stronger requirements to retain and integrate existing vegetation into subdivision design. • Enhanced ecological corridor connectivity requirements. • Heat mitigation and microclimate considerations are explicitly addressed. • Environmental outcomes are embedded into neighbourhood structure and layout.
Natural Hazards	• Subdivision design must respond to hazard risk and evacuation considerations. • Introduction of hazard-resilient precincts for flood, bushfire, coastal hazards so development does not increase the number of people and properties to natural hazards.

Open Space & Walkability	• Solar orientation and walkable block layouts create cooler, healthier neighbourhoods. • Walkable neighbourhood principles reinforced by ensure by: o Block lengths ≤250m, street trees every 15m, pedestrian/cyclist priority and encourage shaded pedestrian corridors encouraged. • 400m proximity requirement to parks for small residential lots. • New minimum road network connectivity requirements introduced.
Improved design	• New requirements for sealed access, fencing, 1m landscaping, limits on number of rear lots.

Changes to the Minimum Lot Sizes

(Note – that zones not listed remain unchanged)

Zone	Current Lot size	Proposed Lot size	
Low density residential zone	**500m²**	**450m²**	*If connected to water & sewerage*
	2000m² if located in Precinct LDR1	**3,000m²**	*If connected to water but not sewerage*
		1ha	*If not connected to water & sewerage*
		Precinct LRD1 removed	
Rural Residential zone	**2ha**	**3,000m²**	*If connected to water but not sewerage*
	4000m² if located precinct RR1	**1ha**	*If not connected to water & sewerage*
	1ha if location precinct RR2.	**2ha**	*if in a resilient precinct for Bushfire, Flood, or Coastal Hazards.*
		Precinct RR1 and RR2 removed	
Local centre zone	**400m²**	**400m²**	*If connected to water & sewerage*
		3,000m² *if for a dwelling house*	*If connected to water but not sewerage*
		1ha *if for a dwelling house*	*If not connected to water & sewerage*
Neighbourhood centre zone	**400m²**	**400m²**	*If connected to water & sewerage*
		3,000m² *if for a dwelling house*	*If connected to water but not sewerage*
		1ha *if for a dwelling house*	*If connected to water & sewerage*
Township zone	*New zone*	**450m²**	*If connected to water & sewerage*
		3,000m²	*If connected to water but not sewerage*
		1ha	*If not connected to water & sewerage*
Mixed use zone – Precinct MU4 (K'gari Island Resorts)	**2000m²**	**1ha** *if for a dwelling house*	*if for the purpose of a dwelling house and not connected to reticulated water or sewerage services*
Mixed use zone – Precinct MU6 (Esplanade Activity Nodes)	**800m²**	**1,500m²**	
Low-medium density residential zone	*New zone*	**450m²** *Note – lots smaller than 450m² may be considered appropriate (see detail above).*	
Medium density residential zone	**800m²**	**450m²** *Note – lots smaller than 450m² may be considered appropriate (see detail above).*	
High density residential zone	**800m²**	**1,500m²**	
Principal centre zone	**400m²**	**1,500m²**	

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.