Fraser Coast Planning Scheme – Amendment Package 1

Factsheet -Low-Medium Density Residential Zone

Council is proposing to rezone selected properties within urban Hervey Bay and Maryborough to the **Low–medium density residential zone**. If your property is affected, this fact sheet explains what the new zoning means.

Why is a new zone being proposed?

Council is proposing a new Low-medium density residential zone to provide opportunities for infill development in selected locations in urban Hervey Bay and Maryborough. These areas have been identified because:

- they are in desirable locations, close to existing services, shops, parks, transport and infrastructure; and
- they are currently zoned Low density residential but have potential to accommodate increased housing choices for current and future residents.

What is the purpose of this zone?

The purpose of the Low-medium density residential zone is to provide for:

- a variety of low to medium density dwelling types including houses, dual occupancies, triplexes and small unit developments; and
- community uses, and small-scale services, facilities and infrastructure, to support residents.

To encourage a diversity of infill housing opportunities, the new zone supports:

- Maximum building heights of up to 11m (generally 3 storeys).
- Lots smaller than 450m^2 where they comply with small lot design requirements.

What about my existing home or current use?

If your property proposed to be rezoned, your existing lawful use is protected. Under the *Planning Act 2016*, existing lawful uses may continue, even if planning rules change. The new zone will provide additional options if you choose to develop in the future.

How to find out if changes to zoning are proposed for a property

Please visit Council's *Have Your Say* page where you can:

- View the proposed planning scheme zone mapping online**.**
- View the new Low- medium density residential code.
- Make a submission.

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.