Fraser Coast Planning Scheme Amendment Package 1

Factsheet - Township Zone

Council is proposing to introduce a new **Township Zone** to better support the unique characteristics and development opportunities within our regions rural and coastal townships.

The Township zone is proposed to replace the Low density residential zone in the following locations:

Burrum Heads	Toogoom	Boonooroo	Poona
Tinnanbah	Maaroom	Tuan	Happy Valley
Eurong	Orchid Beach	Howard	Torbanlea
Tiaro	Bauple	Gundiah	Brooweena

Why is a new zone being proposed?

Fraser Coast townships are unique — some are coastal villages, others are small rural centres. Until now, the planning scheme hasn't had a flexible zone that properly reflects their needs. The existing Low Density Residential Zone applied to our rural and coastal townships is designed primarily for urban areas. The outcomes sought for our urban suburbs in Maryborough and Hervey Bay are not the same as the outcomes sought for our unique rural and coastal townships.

What is the purpose of this zone?

The purpose of the Township Zone is to provide for:

- a variety of low density dwelling types in coastal areas.
- a variety of low to medium density dwelling types in rural areas.
- community uses, and small-scale services, facilities and infrastructure, to support local residents.

The new Township Zone:

- Provides a framework to tailor unique development requirements for small towns and villages.
- Balances housing choice, local services, and lifestyle.
- Recognises the different infrastructure requirements.
- Protects natural features and avoids inappropriate development.
- Recognises the different needs of coastal and rural townships.

The Township zone also uses Zone Precincts to distinguish between coastal and rural townships.

The Township Zone Precinct T1 (Coastal) for Burrum Heads, Toogoom, Boonooroo, Poona, Tinnanbar, Maaroom, Tuan, Happy Valley, Eurong and Orchid Beach, requires that development:

- reinforces the unique character, sense of community and physical setting of the Coastal township.
- responds to the risk to coastal townships from exposure to storm tide inundation, erosion, sea level rise, flood and bushfire.
- is designed to be sympathetic to the natural setting and to complement the coastal/beachside character of the locality.
- protects and enhances the environmental values and natural features of the Coastal township.
- recognises that Coastal townships will be serviced by a lower level of infrastructure, services and facilities compared to an Urban or Suburban neighbourhood on the Fraser Coast and will need to be supported by other higher order centres.

The Township Zone Precinct T2 (Rural) for Howard, Torbanlea, Tiaro, Bauple, Gundiah, Brooweena, requires that development:

- provides a diversity of housing to support sustainable populations in the Rural townships and enable residents to find suitable accommodation throughout their life cycle including triplex, residential care facilities, retirement facilities, rooming accommodation and community residences where the use.
- is of a scale and intensity consistent with the prevailing with the intended or existing character of surrounding development.
- manages potential acoustic, visual and lighting impacts on surrounding low density users.
- supports the economic viability & growth of the rural centres which the Rural townships.
- supports economic opportunities including tourism, rural enterprises and highway services in the rural areas surrounding the Rural townships.

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.