Fraser Coast Planning Scheme – Amendment Package 1

FACTSHEET – Dual Occupancy and Triplex Code

Council is proposing to replace the existing Dual Occupancy Code with a new Dual Occupancy and Triplex Code. This update responds to housing needs across the Fraser Coast by allowing for two (dual occupancy) or three (triplex) dwellings on a single lot in more areas, with clearer rules to ensure these developments:

- Fit within the local character and streetscape.
- Provide quality living environments.
- Protect the amenity, privacy, and safety of surrounding homes.
- Connect to services and infrastructure appropriately.

Summary of Key Changes

What's New	What This Means
Triplexes are self-assessable in certain zones	• No development application needs to be lodged with Council in the Low-medium, Medium and High density residential zones.
Updated minimum lot sizes	• No minimum lot sizes for Dual occupancies and Triplex for the following zones: o Low-medium, Medium and High density residential zones; o Principal centre, District centre, Local centre and Neighbourhood centre zones; o Mixed use zone (for Precinct MU2, MU2, MU3, MU6 and MU7) • Reduction in the minimum lot size for Dual Occupancy from 800m^2 to 600m^2 in Low density residential zone when connected to water and sewer. • Minimum lot size for Triplexes in Township zone is 800 when connected to water and sewer.
Site cover increased	• Dual occupancy maximum site coverage increased from 50% to 60%. • Triplex site coverage will be maximum 60%.
New benchmarks for rear access lots	• Where on a battle axe or rear lot, minimum 6m access width, landscaping/buffer fencing required, and maximum access length of 40m.
Stronger amenity protections	• Overshadowing, overlooking, noise, and privacy impacts must be minimised by landscaping, fencing or screening.
Landscaping requirements added	• At least 25% of lot landscaped • 1.5m wide landscape strip along frontages. • Retention of existing vegetation where possible.
Garage design controls	• Garages facing the street cannot exceed 6m or 50% of lot frontage. • Roof pitch, materials and scale must match the dwelling.
Pedestrian entry requirements	• Entrances must be clearly visible from the street, separate from vehicle access.

Why are these changes important?

- **Streamline planning approvals** - for Dual Occupancy and "Triplex" dwellings to reduce red tape.
- **Facilitate infill in the existing urban footprint** - where areas of land are vacant or underutilised site within existing services.
- **Housing choice and affordability** – supports a wider range of housing types (duplexes and triplexes) to meet the needs of smaller households, retirees, and first-home buyers.
- **Responding to growth** – provides for planned population growth in key locations like Hervey Bay, Maryborough and townships without sprawling into rural land.
- **Consistency and alignment** – brings the planning scheme standards in line with other Queensland planning schemes and industry standards.
- **Clarity for applicants** – reduces uncertainty and complexity for landowners, builders and developers, with updated lot size, height, and access benchmarks.
- **Neighbourhood character** – protects existing streets and suburbs by matching height and form to the zone, requiring setbacks, landscaping, and privacy measures.
- **Infrastructure and services** – ensures new development is supported by water, sewer, stormwater and open space, or has compliant on-site systems where reticulated networks are not available.
- **Resilience and sustainability** – maintains strong flood immunity, landscaping, and open space requirements, supporting safer and greener neighbourhoods.
- **Transparency for the community** – new figures and diagrams make it easier for residents to see what is acceptable and how development should look on the ground.

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.