Fraser Coast Planning Scheme Amendment Package 1

FACTSHEET – Dwelling House Code

Council is proposing changes to the Dwelling house code and introducing a new Planning Scheme Policy for Garages, Carports and Outbuildings to give clearer and more practical rules for houses, sheds, garages, carports and secondary dwellings. The changes are designed to:

- Protect neighbourhood character, privacy and amenity.
- Make rules more consistent with the draft Queensland Housing Code (QHC).
- Provide flexibility for modern living arrangements, such as larger secondary dwellings.
- Give clear design guidance for garages, sheds and carports to avoid bulky or unattractive outcomes.
- Ensure development remains safe and resilient in flood or hazard-affected areas.

Summary of Key Changes

Key Changes	What is New or Different?
Changes to Setbacks (distance from boundaries)	• See table below for more details
Building Height for outbuildings	• Previously, sheds and outbuildings were generally limited to **4.5m**, it is proposed to allow heights of up to **5m** where the building is setback **2m** from adjoining boundary.
Site Cover & Open Space (small lots)	Changes to site cover and private open space for small lots have been introduced to ensure usable yards, gardens or balconies, and to prevent sites from being fully built over. • For lots 250m^2 or less, the maximum site cover is 65%. • For lots greater than 250m^2, the maximum site cover is 60%. **Minimum private open space requirements:** • Dwellings on lots 200m^2 or less – 12m^2 • Dwellings on lots over 200m^2 – 16m^2 **Where private open space is located more than 2 metres above ground level:** • Lots 200m^2 or less – 6m^2 • Lots over 200m^2 – 9m^2
Secondary Dwellings	• Size increased from 70m^2 to 100m^2 for the gross floor area and from 100m^2 to 150m^2 for the total use area.
Privacy for Secondary Dwelling	• If a second-storey window, stairwell, terrace, deck or balcony directly overlooks a neighbour's (or the main dwelling's) private open space, it must be fitted with a privacy screen that has at least 50% transparency to maintain privacy.

New Planning Scheme Policy (PSP) for Garages, Carports and Outbuildings

The new Planning scheme policy gives practical guidance on how to make garages, carports and sheds attractive, safe and consistent with neighbourhood character. Key design outcomes include:

- **Match the house** – roof pitch, colours and materials should complement the dwelling.
- **Keep it light** – open carports are preferred over bulky enclosed garages.
- **Set back and soften** – allow landscaping in front to reduce visual dominance.
- **Avoid clutter** – multiple garages or oversized sheds should not dominate the street.
- **Respect neighbours** – avoid overshadowing or overlooking.

Proposed Changes to Setback		
Lots 450m² and over:		
Road setbacks	**Current (Based on QDC MP1.1 & MP1.2)**	**Proposed**
Houses must be setback:	• At least **6m** from the main road frontage; and • At least **3m** from the other road frontages.	• At least **5m** from the main road frontage, and • At least **3m** from other road frontages.
Common Boundary	**Current (Based on QDC MP1.1 & MP1.2)**	**Proposed**
Up to 4.5m high	Minimum **1.5m** side setback.	Reduced to **1m** side setback.
4.5m – 7.5m high	Minimum **2m** setback.	No change
Over 7.5m high	**2m** + **0.5m** extra setback depending on height.	No change
Lots 450m² and under (small lots):		
Road Setback	**Current (Based on QDC MP1.1 & MP1.2)**	**Proposed**
Houses must be setback:	• At least **4.5m** from the main road frontage; and • At least **3m** from other road frontages.	• At least **3m** from the main road frontage, and • At least **1.5m** from other road frontages. • Other front boundaries: minimum **2m** setback.
Common Boundary	**Current (Based on QDC MP1.1 & MP1.2)**	**Proposed**
Up to 4.5m high	**1.5m** side setback.	Reduced to **1m** side setback.
Small building elements (e.g. balconies / covered outdoor areas)	Generally **1.5m** (subject to QDC rules).	Can be reduced to **0.5m** in some cases.
4.5m – 7.5m high	Minimum **2m** setback.	Reduced to **1.5m** setback.
Over 7.5m high	**2m** + **0.5m** extra setback depending on height.	No change.

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.