



Limited Development (Constrained Land) Zone



The purpose of the Limited development (Constrained Land) Zone and its code is to identify land known to be significantly affected by one or more development constraints including:

- Flooding;
- Defence requirements;
- Odour, noise or other emissions;
- Areas that are public safety areas for airports or are affected by the ANEF such that there may be potential adverse public health and safety impacts or unacceptable impacts on amenity.

Such constraints pose severe restrictions on the ability of the land to be further developed for urban purposes.

Zone Outcomes

Overall outcomes for the Limited Development (Constrained Land) Zone are included in the Limited Development (Constrained Land) Zone Code. A summary of the outcomes is provided over the page.

Assessment criteria for the Limited Development (Constrained Land) Zone, is included in Part 6 of the Fraser Coast Planning Scheme 2014.

General uses

Land use activities that can potentially occur within the Limited Development (Constrained Land) Zone include:

- Animal husbandry;
- Caretaker's accommodation;
- Community use (if located on Council owned or

controlled land and undertaken by or on behalf of the Council);

- Cropping;
- Dwelling house;
- Emergency service;
- Home based business;
- Park;
- Permanent plantation;
- Utility installation (if a local utility); and
- Wholesale nursery.

To confirm the category of development and assessment for any proposed use on land located in the Limited Development (Constrained Land) Zone, please refer to Part 5, Table 5.5.17 of the Fraser Coast Planning Scheme 2014.

Planning Assistance

Enquiries can be made between 8.15am and 4.45pm Monday to Friday by phoning 1300 79 49 29 or in person at the Hervey Bay or Maryborough Customer Service Centres.

Limited Development (Constrained Land)



The Limited Development (Constrained Land) Zone seeks to achieve outcomes including:

Purpose	Outcome
Land use mix	Development is predominantly limited to existing uses or new uses of a low intensity, non-urban or rural nature, with residential (other than a single dwelling house), business and industrial uses not located in the zone.
Compatibility	Low impact, small-scale rural living opportunities and rural activities are facilitated where compatible with the character and amenity of the area.
Building height	Development has a low-rise built form with a maximum building height of 8.5m above ground level, or 10m where located on slopes exceeding 15%.
Built form	Development ensures no additional lots are created, unless for the purpose of accommodating emergency services, water cycle management infrastructure, a telecommunications facility or electricity infrastructure.
Amenity	Development incorporates a high level of residential amenity, personal health and safety and protection of property.
Sustainability	Development is located, designed and operated to be responsive to the Fraser Coast's sub-tropical climate and minimises the consumption of energy and water.
Environmental	Development avoids or mitigates any adverse impacts on areas of environmental or ecological significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through sensitive location, design, operation and management.
Infrastructure	Development provides for infrastructure and services that are commensurate with the very limited range of small scale and low-key activities that are expected to occur in the zone and development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.

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