



Residential Zones

- Low Density Residential Zone
- Medium Density Residential Zone
- High Density Residential Zone
- Rural Residential Zone



The Fraser Coast Planning Scheme promotes a diversity of housing while respecting the character of the diverse places within the Fraser Coast.

Residential environments are characterised by a strong sense of community and a distinct identity that is influenced by elements such as landscape setting, the pattern of subdivision and the type and age of housing.

A mix of contemporary, innovative and traditional architectural styles ensures that each city, town, village and community maintains and enhances its distinct character and identity. As far as practicable, communities protect and integrate the natural environment and landscape.

Development in residential zones will be appropriate, accessible and adaptable for all residents, including aged persons, students and persons with disabilities.

A significant proportion of future urban growth within the Fraser Coast is accommodated within identified urban expansion areas.

To ensure housing choice for all residents as they move through their lifecycle, residential development will incorporate a mix of lot sizes and a diverse range of housing types, sizes and forms.

Rural residential development will continue to be recognised as a lifestyle choice for residents in the Fraser Coast, with further development being permitted in identified Rural Residential Zones.

Land uses consistent with the zoning of land

Assessment benchmarks relevant to land uses within each zone, including their purpose and overall outcomes, are included in Part 6 of the Fraser Coast Planning Scheme 2014. The following table provides a summary of the uses generally consistent with each of the Residential Zones.



Zone	Generally Consistent Uses	Overall Outcomes
Low Density Residential Zone LDR1 Precinct (minimum 2,000m² lot size)	- Caretakers accommodation; - Child Care Centre; - Dual Occupancy (except in LDR1 Precinct); - Dwelling house; - Dwelling unit; - Home based business; - Residential care facility; - Retirement facility; - Shop (if a corner store); and - Sales office.	The purpose of the Low Density Residential Zone Code is to provide for predominantly low density, low-rise residential uses on a range of lot sizes. Whilst primarily intended to accommodate dwelling houses and dual occupancies, limited other residential uses may also be established in the zone where compatible with the prevailing residential character and amenity such as community uses and small-scale services and facilities that cater for local residents.
Medium Density Residential Zone	- Child care centre; - Community use; - Dual occupancy; - Dwelling house; - Home based business; - Hostel; - Multiple dwelling; - Relocatable home park; - Retirement facility; - Rooming accommodation - Shop (if a corner store); - Short-term accommodation; and - Tourist Park.	The purpose of the Medium Density Residential Zone Code is to provide for a mix of medium density residential uses in a low to medium-rise format, predominantly comprising multiple residential uses for permanent residents supported by community uses and small-scale services and facilities that cater for local residents.
High Density Residential Zone HDR1 Precinct (Tourist Nodes)	- Adult store (if in HDR1 Precinct); - Bar (if in HDR1 Precinct) - Child care centre; - Community use; - Dual occupancy (exempt in HDR1 Precinct); - Dwelling house; - Food and drink outlet (if in HDR1 Precinct); - Function facility; - Health Care Services (if in HDR1 Precinct); - Home based business; - Hotel; (if in HDR1 precinct) - Indoor sport and recreation (if in HDR1 precinct); - Multiple dwelling; - Office (if in HDR1 Precinct); - Rooming accommodation - Shop; and - Short-term accommodation.	The purpose of the High Density Residential Zone code is to provide for higher density residential uses supported by community uses and small-scale services and facilities that cater for local residents in the coastal urban area of Hervey Bay. Such development is provided in a medium to higher-rise building format, predominantly comprising multi-unit residential uses, to accommodate a mix of both visitors and permanent residents. Allocated precincts along the Esplanade at Scarness, Torquay and Urangan are consolidated as vibrant, well-designed and visually attractive mixed use tourist nodes. In addition to supporting higher density residential accommodation, a range of retail, commercial and entertainment activities are provided in these allocated precincts to service the needs of both visitors and surrounding residents.
Rural Residential Zone - RR1 Precinct (Minimum 4,000m² lot size) - RR2 Precinct (Minimum 10,000m² lot size)	- Animal husbandry; - Cropping; - Dwelling house; - Home based business; - Emergency services; - Park; - Roadside stall; - Sales office; and - Utility installation (if local utility).	The purpose of the Rural Residential Zone Code is to provide for residential development on large lots where local government infrastructure and services may not be provided and where the intensity of residential development is generally dispersed. Development in the zone is low density and semi-rural in nature, and sensitively responds to localised character and amenity considerations. Rural activities are to be limited to small-scale activities that do not impact on the rural residential amenity of the zone.



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