

Fact Sheet 8: Centre Zones

Noosa Plan 2020- As amended 26 September 2025

Centre zones

Centre zones in Noosa Plan 2020 are based on a centres hierarchy, which is explained in the Strategic Framework within Part 3 of Noosa Plan 2020.

Noosa Plan 2020 contains 4 Centre zones:

- Major Centre;
- District Centre;
- Local Centre; and
- Neighbourhood Centre.

Major Centres are the highest order centre for Noosa Shire. Then in descending order, District Centre, Local Centre and Neighbourhood Centres are the lowest order centre that serve smaller areas and populations.

Centres in Noosa Shire aim to be vibrant, accessible and safe with attractive and well landscaped buildings, streets and public spaces. Development within centres is to contribute positively to the activation of the street and reinforce the traditional 'main street' character and scale of development in the centre.

Major Centre zone

The Major Centre zone applies to the two largest and most significant centres in Noosa Shire being Noosa Business Centre (NBC) off Eenie Creek Road, Noosaville and Noosa Junction, Noosa Heads.

Major Centres provide a variety of retail choices, including shopping centres, full-line supermarkets, specialty retail, food and drink outlets (such as cafes and restaurants), personal services (such as hairdressers, beauty salons, etc), medical centres, offices and a range of entertainment activities.

Both Major Centres offer a range of business and community uses and residential dwellings in the form of mixed use buildings.

Development for *affordable rental premises in a mixed format* is incentivised in the Major Centre zone, more information is spelt out in the following pages.

Noosa Business Centre (NBC)

Noosa Business Centre includes an existing shopping centre (Noosa Civic) anchored by a discount department store and full line supermarket. Complementary retail includes the existing large format retail showrooms with future provision for an additional full line supermarket and small format retail fronting a new village main street and village square.

Noosa Business Centre has the following precincts supporting a range and mix of uses:

- *Showroom Precinct* – Accommodates large format bulky goods and showrooms.
- *Business Park Precinct* – Facilitates commercial office space for professional services including health and wellbeing, education and research and technology uses.
- *Retail Precinct* – Includes the existing large shopping centre with supermarket, discount department store and associated specialty retail shops and food court.
- *Village Mixed Use Precinct* – Encourages mixed use development along a village style main street with connections to the existing shopping centre via an open civic space. Retail development is to be small format and fine grained with active street frontages and a supermarket served by shops and food and drink outlets.

Noosa Junction

Noosa Junction has a complementary role to NBC with specialty retail stores, supermarkets and a variety of entertainment uses such as restaurants, bars, cafes and cinema, catering to the local community and visitors.

Noosa Junction includes a Hospitality Precinct in recognition of the role Noosa Junction has in providing for evening and night entertainment uses.

Small dwellings in the form of mixed use development are encouraged throughout the centre and further expansion of commercial and residential uses will be accommodated on the former bowls club site.

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District Centre zone

The District Centre zone provides for a range of business and community uses which serve a district level catchment. District Centres are located at Cooroy, Noosaville and Tewantin.

District centres accommodate a mix of business uses including a supermarket, retail, food and drink outlets, health care and professional services. Mixed use development is supported in District Centres within two storey buildings.

Development complements, and does not undermine, the role and function of the Major Centres. As such, higher order retail such as discount department stores do not locate in the District Centre zone.

The District Centre zone in Noosaville includes the following precincts:

- Mary Street / Thomas Street Health and Wellbeing Precinct – Encourages health care services including professional consulting and treatment rooms and other allied health and natural therapy uses.
- Noosaville Mainstreet Precinct – provides for high quality designed mixed use buildings with fine grained active frontages to Thomas Street with residential above.

Small dwellings in the form of mixed use development are encouraged throughout the District centre zone with the Doonella Street Precinct at Tewantin incentivising *affordable rental premises*. More information is spelt out later in this factsheet.

Local Centre Zone

Local Centres are located at Peregian Beach, Pomona, Kin Kin, Cooran and Boreen Point.

The Local Centre zone provides a limited range of retail, commercial and community uses to service the local community and visitor needs, including local grocery shopping, offices, food and drink outlets, a limited range of entertainment, community services and dwellings as part of mixed use development.

Higher order or large scale uses (such as discount department stores or full line supermarkets), are located in District Centres or Major Centres and do not locate in Local Centre zones.

Neighbourhood Centre zone

The Neighbourhood Centre zone provides for a small variety of uses and activities to service local residents, such as community services, convenience shops, personal services or offices.

Residential development in Centre zones

Noosa Plan 2020 encourages residential development in centres as part of a mixed-use development, provided there is a non-residential use located on the ground floor activating the street frontage and the dwelling are *small dwellings*.

New tenancies in a Centre zone

The centre zones allow for a number of uses to be interchangeable without requiring a development approval, provided they are in an existing building and meet certain criteria outlined in Noosa Plan 2020. For example a café might change to a shop or an office or a salon.

Affordable Rental Premises

Noosa Plan 2020 includes an administrative definition of affordable rental premises, being one or more dwellings which are:

- a) *Affordable housing*¹;
- b) Entirely *small dwellings*²;
- c) Owned or leased by a registered provider as defined in the *Housing Act 2003*; and
- d) Managed by a registered community housing provider, as long-term rental housing (for a minimum of 20 years).

There are “opt-in” built form incentives for *affordable rental premises* in the Major Centres of Noosa Junction and the Noosa Business Centre (Village Mixed Use Precinct to the east of Noosa Civic). In these Major Centres, in exchange for 20% of affordable rental premises:

- Building height of 4 storeys (14 metres) is allowed
- Plot ratio of 2.15:1 is allowed

There are also built form incentives for affordable rental premises in the Doonella Street Precinct within the District Centre zone at Tewantin. In exchange for 20% affordable rental premises:

- Building height of 3 storeys (12 metres) is allowed

¹ affordable housing means housing that is appropriate to the needs of households with low to moderate incomes, if the members of the households will spend no more than 30% of gross income on housing costs.

² small dwellings means a dwelling that has no more than 100m² of gross floor area.

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- Plot ratio of 1.05:1 is allowed

For the three centres above, close to high frequency bus services, travel demand measures may be incorporated to require a lesser number of car parking spaces.

Refer to *Fact Sheet 22: Affordable Rental Premises* for more information.

This Fact Sheet is intended to assist with interpreting Noosa Plan 2020 and **should not be solely relied on to inform decisions**.

Prior to making decisions or undertaking any development, it is strongly recommended that applicants:

- Review all the requirements of Noosa Plan 2020, and/or
- Seek advice from a qualified planning professional.

<https://noosaplan.noosa.qld.gov.au/eplan>

For further information or assistance, contact Council's Development Assessment team:

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