

## Fact Sheet 9: Industry Zones

Noosa Plan 2020 – As amended 26 September 2025

### Industrial zones and precincts

There are two industry zones under Noosa Plan 2020:

- Low Impact Industry zone; and
- Medium Impact Industry zone.

There are also a number of specialised precincts within these zones.

### Low Impact Industry Zone

The Low Impact Industry zone allows a range of low impact, generally small scale, industrial activities and supporting ancillary uses.

Examples of low impact uses expected in this zone include *hardware and trade supplies, warehouse, agricultural supplies store, service industry, low impact industry and emergency services*.

Retail sales, the consumption of goods on site and administration components are allowed only when ancillary to, and having a direct association with or link to, the industrial use on the site. For example, a coffee roaster may also sell coffee, and a clothing manufacturer may also sell clothing made on site (subject to floorspace requirements).

The Low Impact Industry zone includes the following precincts:

#### ***Lionel Donovan Drive Auto Precinct – Noosaville***

Development in this precinct is predominantly for vehicle, boat and caravan *showrooms, outdoor sales* and associated vehicle servicing.

#### ***Hofmann Drive Business and Industry Precinct – Noosaville***

Development in this precinct includes transitional uses such as warehousing (excluding self-storage) or service industries that are compatible with commercial businesses in the Noosa Business

Centre, surrounding industrial activities and nearby residential uses.

#### ***Factory Street Business and Industry Precinct – Pomona***

Development in this precinct is of a scale and form consistent with the historical village character of Pomona. Uses in this precinct include a mix of both business activities, service industries and low impact industry uses. As well as addressing the street and complimenting the traditional streetscape and built form of the area, development needs to be resilient to local flooding.

#### ***Kin Kin Business and Industry Precinct – Kin Kin***

Development in this precinct is for industrial activities which value add to rural production and provide employment opportunities for the local community. As well as complementing the rural village context, development needs to be resilient to local flooding.

#### ***Gateway West Makers Precinct – Noosaville***

This precinct provides opportunities for complementary small businesses to cluster, catering for smaller scale start-ups, creative industries and service trade industries and *complementary uses* reflecting new enterprise models. Development is in the form of small premises of commercial appearance complimented by quality landscaping.

### Medium Impact Industry Zone

The Medium Impact Industry zone allows a range of *medium impact industry* uses, larger in scale and/or with greater risk of impact on surrounding uses than low impact industries and supporting ancillary uses.

Medium impact industries are likely to have mid-level impacts in terms of management and control of emissions, storage and/or use of dangerous goods or operate outside of normal business hours. Examples

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might include cabinet making, boat repairs or auto repairs.

Any Retail sales, *consumption of goods on site* and administrative components are allowed only where they are ancillary to, and have a direct association with or link to, the industrial use on the site or in the *Venture Drive Enterprise Precinct* as a complementary use.

The Medium Impact Industry zone includes the following precinct:

## **Venture Drive Enterprise Precinct – Noosaville**

This precinct accommodates a range of uses including *theatre* uses such as film making or music recording studio and *indoor sport and recreation* uses where off-site impacts are managed. The precinct also allows for trade related *offices* and other *complementary uses*.

## **Development in an Industry zone**

Generally, development in an Industry zone—

- does not include uses which are more appropriately accommodated in other zones (such as Centre zones or Recreation zones) to ensure the continued availability and viability of land for existing and future industry uses;
- avoids impacts such as noise, odour, dust and other waste on the surrounding area and adverse impacts on the natural environment;
- does not include retail sales more appropriately located in business centres, such as *shops*, *showrooms* and retail based *hardware and trade supplies*, except on land fronting Eumundi Noosa Road and/or Eenie Creek Service Road Noosaville where *showrooms* may locate;
- does not include *warehouses* for self-storage facilities, to protect industrial land for industrial uses and employment; and
- is well designed and visually attractive, presents as low rise, articulated form to reduce bulk and scale, includes attractive landscaping along road frontages and is finished in colours of muted environmental tones.

## **Ancillary uses – Retail sales, consumption of goods on site and administration components**

The Industry zones and precincts allow a range of industrial and ancillary uses in response to the

changing nature of businesses uses that support the core role and function of Industry zones.

- Retail sales, consumption of goods on site and administrative components must be directly associated with, and ancillary to an industry activity on the same site, with a combined maximum gross floor area of 40% of the total gross floor area of the site comprising:
  - a maximum 30% of the total gross floor area of the site for retail sales or administrative components and
  - a maximum 30% of the total gross floor area of the site or 30m<sup>2</sup>, whichever is the lesser for the consumption of goods on sites.
- the majority of the goods for sale and food or drink prepared and sold incorporates the product or output of the industry use on the site;
- food and *drink sales* do not locate on the western side of Gateway Drive, Noosaville or on land fronting Taylor Court, Cooroy;
- *Office* uses that are trade related, do not exceed 100m<sup>2</sup> of gross floor area and support the industry activity on site.

## **Complementary uses**

Complementary uses include any uses listed under the Business (excluding a brothel), Community, Industry, Innovation, Recreation and Rural Activity groups in Noosa Plan 2020<sup>1</sup>. Complementary uses:

- are permitted in the *Gateway West Makers Precinct* and *Venture Drive Enterprise Precinct* only;
- do not exceed a maximum 10% of the gross floor area of the site or 30m<sup>2</sup>, whichever is the lesser; and
- form part of the total maximum 40% gross floor area for all non-industry uses on a site.

Refer to **Information Sheet 11 – Food and Beverage Business** for more information.

## **Caretaker's accommodation**

<sup>1</sup> Refer to Schedule 1 SC1.1.1 in Noosa Plan 2020 for full list of uses.

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Development for *caretaker's accommodation*<sup>2</sup>:

- must be directly associated with and subordinate to the industry activity on site;
- demonstrates a demand for 24 hour care of buildings, operations, plant or equipment;
- is not separately let for other accommodation activities;
- is limited to one caretaker's accommodation for every 1000m<sup>2</sup> of non-residential gross floor area;
- is only located with large scale activities;
- is occupied by at least one person who is employed by the primary non-residential use onsite; and
- has a maximum gross floor area of 65m<sup>2</sup>.

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.

Noosa Plan 2020 is available online at:

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

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

☎ (07) 5329 6500

✉ [planning@noosa.qld.gov.au](mailto:planning@noosa.qld.gov.au)

<sup>2</sup> Refer to **Fact Sheet 10 – Caretaker's Accommodation and Dwelling Unit** for more information.