

## Fact Sheet 9: Industry Zones

*This Information Sheet explains the two industry zones and associated precincts.*

### 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 consistent uses include *hardware and trade supplies, warehouse, agricultural supplies store, service industry, low impact industry and emergency services.*

Retail sales, *food and drink outlet* and *office* uses are allowed only when ancillary to, and have 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:

#### **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. Buildings address the street and complement and enhance the traditional streetscape and built form. The risk of local flooding requires appropriate design techniques and building materials.

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

Development in this precinct includes transitional uses such as warehousing or service industry that are compatible with commercial businesses in the Noosa Business Centre, surrounding industrial activities and nearby residential uses.

#### **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.

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

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

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

This precinct provides opportunities for complementary small businesses to cluster, catering for smaller scale business, start-ups, creative industries and service trade industries and complementary uses reflecting new enterprise models.

Retail sales, *food and drink outlet* and *office* uses may be considered as a complementary use in the *Gateway West Makers Precinct.*

Development is in the form of small premises of commercial appearance complemented by quality landscaping.

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## Medium Impact Industry Zone

The Medium Impact Industry zone allows a range of *medium impact industries*, 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 medium levels of impact in terms of management and control of emissions, storage and/or use of dangerous goods or operate outside of normal business hours.

Examples might include cabinet making, boat repairs or auto repairs.

Retail, *food and drink outlets* and *office* uses 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 complementary uses provided they do not exceed 10% of the gross floor area or 30m<sup>2</sup>, whichever is the lesser.

## 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, food and drink outlet, offices

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, *food and drink outlet* and *office* uses 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 *office* use; and
  - a maximum 30% of the total gross floor area of the site or 60m<sup>2</sup>, whichever is the lesser for *food and drink outlets*.
- 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 outlets* 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.

View the Noosa Plan 2020 online at [www.noosa.qld.gov.au/noosa-plan-2020](http://www.noosa.qld.gov.au/noosa-plan-2020)

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## Complementary uses

Complementary uses are permitted in the *Gateway West Makers Precinct* and *Venture Drive Enterprise Precinct* only.

Complementary uses do not exceed a maximum 10% of the gross floor area of the site or 30m<sup>2</sup>, whichever is the lesser.

Complementary uses 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

Development for *caretaker's accommodation*:

- 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;
- includes no more than one *caretaker's accommodation* per site; and
- has a maximum gross floor area of 65m<sup>2</sup>.

Refer to **Information Sheet 10 – Caretaker's Accommodation and Dwelling Unit** for more information.

Information sheets are designed to assist in interpretation of the Noosa Plan 2020. Before proceeding with development proponents should review the planning scheme and/or engage professional advice.

Noosa Plan 2020 can be accessed online at [www.noosa.qld.gov.au/noosa-plan-2020](http://www.noosa.qld.gov.au/noosa-plan-2020).

For further information on development under Noosa Plan 2020 contact Council's Development Services on (07) 5329 6500 or email [planning@noosa.qld.gov.au](mailto:planning@noosa.qld.gov.au).