

Industry Zones

Covers land intended for existing and future development of industrial uses, or support industry activities.



What are the industry zones?

There are three (3) industry zones identified in the proposed planning scheme to reflect the function of different industrial activities on the Sunshine Coast, as detailed below.

Zone

Description

Example Image

**Low Impact
Industry Zone**
(e.g. Moffat Beach
Business Park,
Forest Glen,
Maleny)



- A range of low intensity industrial activities, such as motor vehicle repair, cabinet making, printing, small scale food and drink preparation or brewery, bulk landscape supplies, research and technology industry, service industry (e.g. computer repairs, locksmith), transport depot and warehouse.
- Some compatible sport and recreation activities where within an existing building (e.g. gym).
- Limited other compatible uses that support local employees and businesses (e.g. snack bars and service stations).
- Buildings are low rise (building height limit generally 8.5m and up to 12m in some locations), with provision for some higher industrial structures.
- May provide a transition between core industry areas and residential areas (e.g. Kunda Park industrial area).



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Zone

Description

Example Image

Industry Zone
(e.g. Coolum
Industrial Park,
Sunshine Coast
Industrial Park)



- A proposed new zone which, in general terms, is intended to replace the Medium Impact Industry Zone and High Impact Industry Zone in the current planning scheme.
- A wide range of industrial uses, such as vehicle repair, manufacturing, fabricating or processing activities, research and technology industries, transport depots and warehouses.
- May provide for higher impact industry uses where they are well separated from residential areas and impacts can be managed (e.g. northern part of Coolum (Quanda Road) Industrial Park).
- Limited compatible uses that support local employees and businesses (e.g. snack bars and service stations).
- Building height limits vary depending on location (generally 8.5m to 15m and up to 21m at Sunshine Coast Industrial Park), with provision for some higher industrial structures.



**Waterfront and
Marine Industry
Zone** (Mooloolaba
Spit)



- Industrial uses which require a waterfront location (e.g. seafood processing and boat storage and repairs).
- Limited complementary uses (e.g. small café) or tourist activities that require access to the river.
- Building heights are low rise (up to 8.5 metres), with provision for some higher industrial structures.



What are the consistent and potentially consistent land uses within the industry zones?

Each of the industry zones has a different range of land uses that are consistent or potentially consistent within each zone. This information and the assessment provisions for each zone are located in the corresponding zone code (e.g. Low Impact Industry Zone Code). These codes also

need to be considered alongside local plan provisions, overlay codes and other relevant matters.

What zoning changes are proposed?

Overall

The proposed planning scheme allocates a net increase of more than 160 hectares of land for industrial purposes, bringing the total zoned

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supply to more than 1,000 hectares. This takes into account the removal of some land from an industry zone following development feasibility investigations.

Key changes to existing industrial zoned land

Investigations have indicated certain locations in the region, currently zoned for industrial purposes, are not suitable or cannot feasibly be used for industry (e.g. environmental land located at Quanda Road, Coolum Beach). Some areas also have a higher or better future intended land use (e.g. part of the Warana industrial estate and part of the Sugar Bag Recreation Reserve, Caloundra West). Corresponding zoning changes have been proposed to address these changed circumstances.

Additional industrial zoned land

Additional industrial zoned land is proposed at Beerwah (south of Coochin Creek), Corbould Park west of Caloundra (Sustainability Park) and Yandina East. These areas will help to offset the loss of industrial land mentioned earlier and will provide for an additional pipeline of industrial zoned land to 2046.

What other changes are proposed?

- The industrial zoning categories have been simplified, with the Medium Impact Industry Zone and High Impact Industry Zone (in the current planning scheme) combined into a new Industry Zone, providing greater levels of flexibility for a wider range of industrial uses to establish in this zone.
- Some limited allowance for indoor sport and recreation uses (e.g. gyms and dance schools) in certain situations. For example, in the Low

Impact Industry Zone where using an existing building and within the southern part of the Coolum (Quanda Park) Industrial Park.

- The proposed new Mixed Use Zone over part of the existing Warana industrial estate also provides discrete opportunities for low impact, clean and creative industrial uses to establish in those areas.
- Greater flexibility is proposed in the new Industry Zone Code for non-industrial activities (e.g. for office-based activities) to establish in the Industry Zone on their merits, particularly in instances where directly associated with high value research and technology industries.
- Under the proposed planning scheme, industry thresholds have been reviewed, particularly in relation to food and beverage production. This is intended to provide greater flexibility in the way food and beverage production is regulated in the proposed planning scheme, providing for more activities to be defined as either low impact industry or medium impact industry (rather than high impact industry). To enable this, the industry thresholds for what constitutes a low impact industry, medium impact industry and high impact industry are proposed to be increased under the proposed planning scheme. These industry thresholds are typically based upon the amount (e.g. weight or volume) of product that is produced per annum.
- A new allowance for industrial-scale rural uses (e.g. aquaculture and intensive horticulture) is proposed, with these uses being code assessable development in the Low Impact Industry Zone and Industry Zone.

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Future industrial land supply

The Beerwah East SEQ Development Area (Beerwah East) is included in the SEQ Regional Plan's Urban Footprint and is subject to ongoing collaborative efforts and investigations between the State Government and Council.

As noted in the proposed planning scheme's Strategic Framework, Beerwah East is intended to provide a significant new industrial area to boost the long-term industrial land supply on the Sunshine Coast. It provides an opportunity for future industrial land to access the Bruce Highway via the existing Roys Road interchange. This facilitates efficient access to a primary freight route with links to economic hubs including the Brisbane Airport and Port of Brisbane.

The location and extent of additional industrial land supply to be delivered in Beerwah East is to be determined by further planning.

The Sunshine Coast Airport was declared a Priority Development Area (PDA) on 28 July 2023 and has its own development scheme regulated by Economic Development Queensland (EDQ). It is estimated that over eight hectares of land within the PDA is able to be allocated for airport-related industrial purposes. Precinct 2: Gateway Precinct and Precinct 5: Airport North in the development scheme nominates preferred land uses such as low impact industry, research and technology industry, service industry and warehouses, while Precinct 3: Aerospace provides opportunities to grow aerospace industry (refer to sections 2.6.3 and 2.6.5 of the Sunshine Coast Airport PDA Development Scheme for further details).

How can I find out more?

- Go to the following [information sheets](#):
 - Zones Summary
- Go to the following parts of the [proposed planning scheme](#):
 - Strategic Framework (for industry and enterprise areas across the region)
 - Zone Codes
 - Industry Uses Code
 - Find out the zoning and overlay mapping that is [proposed for your property](#)
- If you have a question, contact Council's planning scheme team:
 - Email: newplanningscheme@sunshinecoast.qld.gov.au
 - Phone: 07 5409 0570

To explore the proposed planning scheme or make a submission, scan the QR code or visit:

<https://haveyoursay.sunshinecoast.qld.gov.au/newplanningscheme>



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