



**NOOSA**  
**Council**

**EcDev Priorities:**  
**Food & Agribusiness**

# Priorities & Support



## Support high-value / scale-ups with growth ambitions

1. **Overall Links** – Corporate Plan 2023-27 (Regenerative Agriculture) & Destination Management Plan (Diversification)
2. **Financial Support to Enablers** – Fund FAN & Tourism Noosa to lead Food & Ag / Agri-Tourism development, and engage frequently (e.g. Noosa Food + Drink add local produce)
3. **Industry & Employment Activation Programme** – Option for Food Hub being considered (showcase local products / shared services)
4. **High-value / Innovation Focus** – BioTech / AgriTech focus (e.g. methane reduction / VCs)
5. **Environmental Values** – Sustainable Agriculture Workshop in 4Q23 to agree Noosa's strategy
6. **Small Business Support** – Small Business Grants available (\$5k to support growth projects), will share links after the workshop
7. **Bespoke Support** – Can work directly together on scale-up ambitions (e.g. international exports / FTA access, provenance challenges)



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**Planning & Permits**

# Planning and Permits



- **Planning approval / Planning permit / Development permit/approval** – in planning context the same, different terminology. **Event Permit** is different
- **What is a Planning Approval** –usually a Material Change of Use (MCU). Approval to undertake a Use which is outlined in the planning scheme. A planning approval lives with the property for the life of the development.
- **What is a Material Change of Use** – a change in the use of the land or a material increase in the scale and intensity of an existing use. E.g. cabins, 999 chooks to 10,000 chooks, aquaculture - 2 dams to 6 dams, functions.
- **When do I need a Planning Approval or Event permit**
  - **Private land.** one/two off event may not need planning approval. E.g. Cooloola trail, Food and wine, open farms OR small tour group each weekend. Check with Council Development assessment team – 5329 6245
  - **Private land.** If not a one off and deemed a MCU – may need a Planning approval – refer to local Planning Scheme (Noosa Plan 2020)
  - **Council owned land event permit** is required

# Planning Scheme (PS)



- Different processes for MCU
  - Accepted development – no provisions
  - Accepted development subject to benchmarks – like a self-assessment against certain BM
  - Code assessment – Application to council assessed against certain codes in PS
  - Impact assessment - Application to council assessed against whole planning scheme and requires public notification.

## Determining if a Planning application is required

1. **What Use under the planning scheme** – Short term accommodation (cabins, tents), Function facility, Roadside stall, Animal husbandry, Intensive animal industry or Aquaculture, Home based business (traditional home hosted B&B style). **Have a clear plan of what you want to do and if confused approach council DA team 5329 6245**
2. **Table of assessment for the Zone (likely Rural zone)** – tables tell you what type of assessment process is required and what provisions to assess against and where to look for the provisions. Local Planning schemes variations
3. **Overlays** – ALCA, Biodiversity, Bushfire hazard, Flood

# Planning Scheme (PS) table of assessment example



Rural activities									
<b>Animal husbandry</b>  <i>Editor's Note — Council's local laws also establish requirements regarding the keeping of animals.</i>	<b>Accepted development</b> If keeping of animals at or below the following rates:								
	<table border="1"> <tr> <td>Bee hives</td> <td>3</td> </tr> <tr> <td>Ungulates such as cattle, goats, sheep, alpacas, pigs and the like</td> <td>1</td> </tr> <tr> <td>Poultry such as chickens, ducks, geese, guinea fowl and turkeys but excluding roosters</td> <td>9</td> </tr> <tr> <td>Roosters</td> <td>1</td> </tr> </table>	Bee hives	3	Ungulates such as cattle, goats, sheep, alpacas, pigs and the like	1	Poultry such as chickens, ducks, geese, guinea fowl and turkeys but excluding roosters	9	Roosters	1
	Bee hives	3							
	Ungulates such as cattle, goats, sheep, alpacas, pigs and the like	1							
	Poultry such as chickens, ducks, geese, guinea fowl and turkeys but excluding roosters	9							
Roosters	1								
<b>Accepted development subject to requirements</b>									
If not otherwise specified.	Acceptable Outcomes AO3, AO7, AO8, AO11 and AO12 of the <a href="#">Rural Zone Code</a>  Acceptable Outcomes AO5, AO6, AO9, AO10.1, AO10.2, AO10.4, AO10.6, AO11, AO12.1, AO12.2 and AO13 of the <a href="#">Rural Activities Code</a>								
<b>Animal keeping</b>  <i>Editor's Note — Council's local laws also establish requirements regarding the keeping of animals.</i>  Additionally, the keeping of protected wildlife is regulated through the Nature Conservation Act.	<b>Accepted development</b> If keeping of animals at or below the following rates:								
	<table border="1"> <tr> <td>Caged birds (excluding poultry)</td> <td>18</td> </tr> <tr> <td>Cats</td> <td>3</td> </tr> <tr> <td>Dogs</td> <td>3</td> </tr> <tr> <td>Horses</td> <td>3</td> </tr> </table>	Caged birds (excluding poultry)	18	Cats	3	Dogs	3	Horses	3
	Caged birds (excluding poultry)	18							
	Cats	3							
	Dogs	3							
Horses	3								
<b>Accepted development subject to requirements</b>									
If: <ul style="list-style-type: none"> <li>(a) not a cattery or kennel</li> <li>(b) located on a property of 4 hectares or more; and</li> <li>(c) animal enclosures are not within 100 metres of a <u>sensitive land use</u>.</li> </ul>	Acceptable Outcomes AO2, AO7.1, AO7.2, AO7.3, AO8, AO10, AO11, AO12, AO13 and AO15 of the <a href="#">Rural Zone Code</a>  Acceptable Outcomes AO4, AO5, AO6.1, AO9 and AO17 of the <a href="#">Rural Activities Code</a>								
<b>Code assessment</b>									
If not otherwise specified	<a href="#">Rural Zone Code</a> <a href="#">Rural Activities Code</a> <a href="#">Works codes</a>								

# Planning Scheme (PS) – Application process



- **Plan what you want to do** – need plans, site plans, elevations, mud map for pre-lodgement meeting
- **Refer to planning scheme** - table of assessment for Zone
- **Determine if need application and which process is required** - accepted, code, impact
- **? Confused ?** - Ring or attend Council Offices ask for DA Planner Ph. 5329 6245
- **Council pre-lodgement meeting** – Planner, Engineer, Ecologist - \$252
- **If need a planning application to council** - engage a private Town Planning Consultant – many offer free initial meeting

**Timeframe** – Code assessment 2 months minimum / Impact 6/7 months

# Other considerations



- **Building approval** – Private building certifier : buildings compliant with NCC, QDC. Councils Building Department can help.
- **Food licence** – Council's Environmental Health Department : kitchen requirements, food quantities, waste requirements etc. application process required
- **Liquor Licence** - QLD Government Office of Liquor and Gaming Regulation (OLGR)