



Noosa Plan 2020

Fact Sheet 13: Operational Works

Noosa Plan 2020 – As amended 26 September 2025

What is operational works?

Operational works means works (excluding building, plumbing or drainage work) carried out in, on, over or under a premises that materially affects the premises or its use.

Noosa Plan 2020 requirements

Noosa Plan 2020 identifies certain types of *operational works* as assessable development¹ requiring assessment against the relevant codes within the planning scheme, including but not limited to:

- Driveways and parking code
- Earthworks code
- Existing services code
- Fire services for common private title code
- Landscaping code
- Sustainable building design code
- Transport code
- Water quality and drainage code
- Waterways works code
- Waste management code

There may also be instances where assessment against a Local Plan Code, Zone Code² or Overlay Code is also required.

Planning scheme policies located in Schedule 6 may also be relevant for *operational works*.

Do I require Council planning approval?

The below Tables outline the circumstances where planning approval is required for *operational works*.

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

¹ Assessable development requires an application to be lodged with Council for assessment, seeking a Development Permit for the proposal.

² Refer to Council's interactive mapping to confirm zoning and overlays <https://www.mapping.noosa.qld.gov.au/>

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Table 1 Driveways for a Community Residence or Dwelling House

Zones	Categories of development and assessment
All Zones	Accepted Development subject to requirements (refer to Table 5.8.1 of Noosa Plan 2020 for further requirements) If for the construction of a driveway associated with a community residence or a dwelling house
	Code assessment If not meeting the above accepted development requirements

Table 2 Engineering Work, Stormwater Drainage, Water Quality, Drainage & Landscaping

Zones	Categories of development and assessment
All Zones	Code assessment

Table 3 Excavation or filling other than for the purpose of a dam

Zones	Categories of development and assessment
- Low density residential - Medium density residential - High density residential - Environmental Management and conservation	Accepted Development subject to requirements (refer to Table 5.8.3 of Noosa Plan 2020 for further requirements) If excavation or filling of land not associated with a material change of use and involving 10m ³ or less of material. Code assessment If not meeting the above accepted development requirements
All other zones	Accepted Development subject to requirements (refer to Table 5.8.3 of Noosa Plan 2020 for further requirements) If excavation or filling of land not associated with material change of use and involving 100m ³ or less of material. Code assessment If not meeting the above accepted development requirements

Table 4 Excavation or filling for the purpose of constructing a dam

Zones	Categories of development and assessment
- Rural residential zone; or - Rural zone where the lot is less than 5 hectares	Accepted Development subject to requirements (refer to Table 5.8.3 of Noosa Plan 2020 for further requirements) If: (a) involving 500m ³ or less of material; and (b) not associated with a material change of use. Code assessment If not meeting the above accepted development requirements
Rural zone where the lot is 5 hectares or greater	Accepted Development subject to requirements (refer to Table 5.8.3 of Noosa Plan 2020 for further requirements) if not associated with a material change of use. Code assessment If not meeting the above accepted development requirements

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Table 5 Operational Work in Watercourses

Zones	Categories of development and assessment
All Zones	Code assessment If: (a) for prescribed tidal works; or (b) for works within the Noosa Waters Estate watercourse.

Table 6 Operational Works on properties affected by Overlays

Overlay	Categories of development and assessment
Acid Sulfate Soils Overlay	Code assessment against the Acid Sulfate Soils Overlay Code if: (a) within Area 1 as identified on an Acid Sulfate Soils Overlay Map and involving excavation of 100m ³ or more of material at or below 5 metres AHD. (b) within Area 2 as identified on an Acid Sulfate Soils Overlay Map and involving: (i) excavation of 100m ³ or more of material; or (ii) filling of land with 500m ³ or more of material; or
Biodiversity, Waterways and Wetlands Overlay	Code assessment against the Biodiversity, Waterways and Wetlands Overlay Code if involving: (a) clearing vegetation on land identified as an area of biodiversity significance on a Biodiversity, Waterways and Wetlands Overlay Map; (b) clearing vegetation on premises identified as riparian buffer area on a Biodiversity, Waterways and Wetlands Overlay Map; or (c) development on that part of the premises identified as riparian buffer area on a Biodiversity, Waterways and Wetlands Overlay Map; and (d) clearing of vegetation in the protected vegetation overlay area and not otherwise exempt clearing.
Coastal Protection and Scenic Amenity Overlay	Code assessment against the Coastal Protection and Scenic Amenity Overlay Code if within a coastal protection area.
Extractive Resources Overlay	Code assessment against the Extractive Resources Overlay Code if within an area subject to the overlay and associated with the creation of, or upgrade to, a vehicular access point to the transport route.
Heritage Overlay	Code assessment against the Heritage Overlay Code if involving a local heritage place or in a character area and either: (a) Operational works associated with reconfiguring a lot; or (b) Operational work involving excavation or filling exceeding 50m ³ .