

Fact Sheet 15: Noosa Waters Revetment Wall

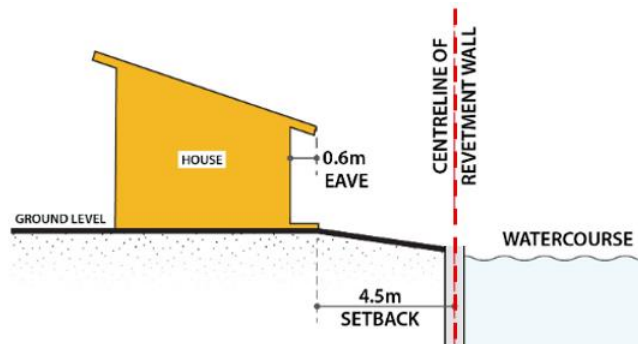
Noosa Plan 2020 – As amended 26 September 2025

Noosa Waters revetment wall

Noosa Waters estate was developed on low-lying land, with many properties enjoying canal frontages and expansive waterway views. The canal is lined with a *revetment wall*, which serves both a functional role in stabilising the waterway and contributes to the distinctive character of the estate.

A 4.5-metre strip of land adjoining the revetment wall and extending into each residential lot is designated for flood detention and amenity purposes. Development in proximity to the revetment wall has historically been regulated to maintain the structural integrity of the wall and to ensure that new works do not adversely affect local flood behaviour or impact on the visual amenity of the area.

Figure 1: 4.5m setback from the revetment wall



Do I need Council planning approval for works near the revetment wall?

The 4.5 metre setback area is intended to remain primarily as green, landscaped open space areas. Any development within the 4.5 metre setback, including building work (e.g. decks, pools, stairs), excavation or filling, retaining walls, and landscaping, requires Council approval. This is to ensure the protection of the

revetment wall, preservation of flood storage capacity, and maintenance of visual amenity.

Applications must comply with Noosa Plan 2020 provisions specific to development in this area¹. An Engineering Report (prepared by a qualified engineer) must accompany the application, confirming that:

- the proposed works will not compromise the structural integrity of the revetment wall; and
- there will be no net loss of flood storage capacity.

Protection of infrastructure

To safeguard the revetment wall, no additional structural load should be placed on it. Additionally, works must not interfere with the wall's membrane, as this could compromise the wall's integrity.

Flood storage

The 4.5-metre setback area plays a critical role in maintaining flood storage capacity, which is essential for protecting people, property, and infrastructure during catchment flooding. To preserve this function, works must be strictly controlled beyond a 1:4.5 batter line, measured from the centreline of the revetment wall. This ensures adequate flood storage is retained during extreme weather events.

Visual amenity

The visual amenity of the watercourse is highly valued. To maintain scenic views and public enjoyment, development within the 4.5-metre setback must

- consist primarily of soft landscaping.
- Be a maximum of 25% impervious area.
- must be constructed from lightweight, natural materials (e.g. timber) and screened with landscaping.

¹ Refer to the Low Density Residential Zone Code and Medium Density Residential Zone Code of Noosa Plan 2020 for specific requirements

Noosa Plan 2020 – Noosa Waters Revetment Wall

- Include side boundary fencing that tapers from a height of 1.5 metres, starting 2.25 metres back from the revetment wall, down to a maximum height of 1.2 metres at the waterway boundary.
- Not include shore-side anchor points.

Revetement wall maintenance

The responsibility for maintaining the revetment wall lies with the property owner. If the required maintenance is significant enough to trigger an operational works application, the property owner must engage a qualified Engineer and obtain council approval before commencing any 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:

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