



# 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 development<sup>1</sup> 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 Code<sup>2</sup> 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:  
[www.noosa.qld.gov.au/noosa-plan-2020](http://www.noosa.qld.gov.au/noosa-plan-2020)

For further information or assistance, contact Council's Development Assessment team:

☎ (07) 5329 6500

✉ [planning@noosa.qld.gov.au](mailto:planning@noosa.qld.gov.au)

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

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

# Noosa Plan 2020 – Operational Works

**Table 1 Driveways for a Community Residence or Dwelling House**

Zones	Categories of development and assessment
All Zones	<b>Accepted Development subject to requirements (refer to Table 5.8.1 of Noosa Plan 2020 for further requirements)</b> If for the construction of a driveway associated with a community residence or a dwelling house
	<b>Code assessment</b> 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	<b>Code assessment</b>

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

Zones	Categories of development and assessment
<ul style="list-style-type: none"> <li>Low density residential</li> <li>Medium density residential</li> <li>High density residential</li> <li>Environmental Management and conservation</li> </ul>	<b>Accepted Development subject to requirements (refer to Table 5.8.3 of Noosa Plan 2020 for further requirements)</b> If excavation or filling of land not associated with a material change of use and involving 10m <sup>3</sup> or less of material. <b>Code assessment</b> If not meeting the above accepted development requirements
All other zones	<b>Accepted Development subject to requirements (refer to Table 5.8.3 of Noosa Plan 2020 for further requirements)</b> If excavation or filling of land not associated with material change of use and involving 100m <sup>3</sup> or less of material. <b>Code assessment</b> 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
<ul style="list-style-type: none"> <li>Rural residential zone; or</li> <li>Rural zone where the lot is less than 5 hectares</li> </ul>	<b>Accepted Development subject to requirements (refer to Table 5.8.3 of Noosa Plan 2020 for further requirements)</b> If: (a) involving 500m <sup>3</sup> or less of material; and (b) not associated with a material change of use. <b>Code assessment</b> If not meeting the above accepted development requirements
Rural zone where the lot is 5 hectares or greater	<b>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.</b> <b>Code assessment</b> If not meeting the above accepted development requirements

# Noosa Plan 2020 – Operational Works

**Table 5 Operational Work in Watercourses**

Zones	Categories of development and assessment
All Zones	<b>Code assessment</b> 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	<b>Code assessment</b> 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 <sup>3</sup> 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 <sup>3</sup> or more of material; or (ii) filling of land with 500m <sup>3</sup> or more of material; or
Biodiversity, Waterways and Wetlands Overlay	<b>Code assessment</b> 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	<b>Code assessment</b> against the Coastal Protection and Scenic Amenity Overlay Code if within a coastal protection area.
Extractive Resources Overlay	<b>Code assessment</b> 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	<b>Code assessment</b> 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 <sup>3</sup> .