

Fact Sheet 26: Building Work Application Types

Noosa Plan 2020 – As amended 20 March 2026

Building work regulated under the planning scheme

Noosa Plan 2020 regulates certain aspects of building work for *Dwelling houses*¹ under Sections 32 and 33 of the *Building Act 1975*. These provisions allow a planning scheme to regulate matters prescribed under the Building Code of Australia (BCA) or the Queensland Development Code (QDC).

Under these powers, Noosa Plan 2020 varies QDC requirements for *Dwelling houses*, including building height, site cover and setback provisions. The planning scheme also regulates amenity and aesthetic matters such as building design and landscaping.

Noosa Plan 2020 - Amendment No. 3 updated Section 1.6 of the Noosa Plan 2020 to clearly identify which provisions of the scheme are taken to be building work regulated under the planning scheme.

Planning scheme triggers for Referral Agency Response (RAP) / Early Referral Response (ERR) applications

Where a *Dwelling house* does not comply with an Acceptable Outcome listed in a Table of Assessment, and that Acceptable Outcome **is** listed in the tables in Section 1.6 of Noosa Plan 2020, the proposal will trigger a **Referral Agency Response (RAP)** or **Early Referral Response (ERR)** application to be lodged with Council as the referral agency (see Table 1 below).

For noting: Where non-compliance relates to setbacks *only*, the application will be referred to Council's Building department for assessment (RAB).

Planning scheme triggers for Building Work Assessable against the Planning Scheme (DBW) applications

Where a *Dwelling house* does not comply with an Acceptable Outcome listed in a Table of Assessment, and that Acceptable Outcome is **not** included in the tables in Section 1.6 of Noosa Plan 2020, the proposal will trigger a **Building Work Assessable Against the Planning Scheme (DBW)** application. In this case, Council becomes the assessment manager (see Table 2 below).

Combined DBW and RAP/ERR applications

Where a proposal includes non-compliance with both DBW and RAP/ERR Acceptable Outcomes, a combined Building Works assessable against the Planning Scheme and Referral Agency Response / Early Referral Response application must be lodged to Council for assessment.

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

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

☎ (07) 5329 6500

✉ planning@noosa.qld.gov.au

¹ Refer to *Fact Sheet 2 – Building a Dwelling house* for specific details.

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Table 1: Planning Scheme triggers for Referral Agency Response (RAP) / Early Referral Response (ERR) Applications

Section of the Scheme	Alternative provisions to the QDC		Amenity and aesthetics provisions
	Setback and site cover	Height	
Low Density Residential Zone Code	AO8, AO9, AO10	AO7	AO11, AO12, AO13, AO14, AO15, AO16, AO17.3, AO17.4, AO18, AO19.1, AO19.3, AO20
Medium Density Residential Zone Code	AO12, AO14, AO15	AO10	AO13, AO16.5, AO17, AO18, AO19, AO20, AO21, AO22, AO24.1, 24.3, AO25
High Density Residential Zone Code	AO8, AO10.1, AO10.4	AO6	AO9, AO11.5, AO13, AO14, AO15, AO16, AO17, AO19.4, AO21.1 AO21.3, AO22
Tourist Accommodation Zone Code	AO11, AO13	AO9	AO12, AO14.11, AO16, AO17, AO18, AO19, AO20, AO21, AO22.2, AO22.4, AO24.1, AO24.3, AO25
Rural Zone Code	AO8.3, AO8.4	AO7	AO13, AO15
Rural Residential Zone Code	AO6.2, AO6.4	AO5	AO8, AO10, AO11
Low Density Housing Code	NA	NA	AO2, AO6, AO7, AO20, AO21, AO22

Table 2: Planning Scheme triggers for Building Work Assessable against the Planning Scheme (DBW)

Section of the Scheme	Building Work assessable against the Planning Scheme
Low Density Residential Zone Code	AO4, AO5, AO17.1, 17.2, AO19.2, AO21
Medium Density Residential Zone Code	AO24.2, AO26
High Density Residential Zone Code	AO21.2, AO23
Tourist Accommodation Zone Code	AO24.2, AO26
Rural Zone Code	AO10, AO11, AO12
Rural Residential Zone Code	AO1.2
Low Density Housing Code	AO3, AO4, AO5, AO8, AO9, AO10, AO11, AO12, AO13, AO14, AO15, AO17, AO18, AO19