



Guide 1

What is Operational Works?

Operational Works is the broad term used to describe activities that alter the shape or form of land.

For an accurate definition of Operational Works, please refer to the State Government's planning law – called the *Sustainable Planning Act 2009* (SPA). This can be viewed on the web at www.dip.qld.gov.au/spa



Do I need to apply for Operational Works?

All construction works in relation to development are “Operational Works”. To carry out Operational Works, you need to apply and obtain a development permit from Council. The only exception to this is building construction work which is covered by the *Queensland Building Act 1975*.

If you are building a residence, any earthworks which are incidental to the building works are not considered Operational Works. If, however, the quantities of earthworks for your dwelling construction are greater than that identified in the relevant planning scheme, or you want to carry out earthworks on your land which are unrelated to the building, you may be required to obtain an Operational Works approval. Retaining walls may require an Operational Works Application.

If works being undertaken include any of the following activities, an Operational Works Application may be required.



Operational Works Includes:

- Extracting gravel, rock, sand and soil from the place where it occurs naturally; or
- Undertaking roadworks on a local government road; or
- Conducting a forest practice; or
- Excavating or filling that materially* affects premises or their use; or
- Placing an advertising device on premises; or
- Undertaking work (other than destroying or removing vegetation not on freehold land) in, on, over or under premises that materially affects premises or their use; or
- Clearing vegetation on freehold land; or
- Operations of any kind and all things constructed or installed that allow taking, or interfering with, water (other than using a water truck to pump water) under the (*Water Act 2000*);
- Undertaking-
 - Tidal works; or
 - Work in a coastal management district; or
 - Constructing or raising waterway barrier works; or
 - Performing work in a declared fish habitat area; or
 - Removing, destroying or damaging a marine plant.



Operational Works does not include:

- Building work; or
- Drainage work; or
- Plumbing work; or
- Clearing of vegetation on -
 - A forest reserve under the *Nature Conservation Act 1992*; or
 - A protected area under the *Nature Conservation Act 1992*, section 28; or
 - An area declared as a state forest or timber reserve under the *Forestry Act 1959*; or
 - A forest entitlement area under the *Land Act 1994*.



* Materially – relating to, derived from, or consisting of matter. E.g. stone, earth, vegetation etc.

