

NORFOLK ISLAND

Regional Council

NOTICE OF DECISION ON DEVELOPMENT APPLICATION

Pursuant to Section 47 of the Planning Act 2002 (NI)

I, George Plant, Administrator of Norfolk Island and delegate of the Commonwealth Minister under paragraph 1.66 of the *Minister's Norfolk Island Delegation Instrument 2019 (Cth)*, under section 44(6)(a) of *Planning Act 2002 (NI)* (Norfolk Island) determine the Development Application ("the Application") referred to in Schedule 1 by granting development approval subject to the conditions set out in Schedule 2.

The reasons for the imposition of conditions are to:

- Achieve, in part, the Principle Aim of the Norfolk Island Plan 2002, which is *'Whilst recognising that Norfolk Island is first and foremost home to its residents, to provide for development which is consistent with the protection of Norfolk Island's natural environment, the preservation of the unique cultural and built heritage, the preservation of the character and quality of landscape experience, the maintenance of the agricultural industry, the development of a sustainable tourism industry based on Norfolk Island's special characteristics and the development of pleasant and functional places in which to live, work and recreate'.*

And

- Minimise any adverse environmental and other impacts associated with the use of the property on adjacent properties and the amenity of the area.

George Plant

Administrator of Norfolk Island & Commonwealth Minister delegate

Date approved: 12/4/24



Notes:

1. The date upon which this approval takes effect is:
 - a. the expiration of 28 days after this approval is given; or
 - b. if an application is made under Part 7 of the *Planning Act 2002 (NI)* for review of the approval decision within 28 days, the final determination of the review; unless the Administrative Review Tribunal or the Administrative Appeals Tribunal declares an earlier effective date.
2. Pursuant to Section 62 of the *Planning Act 2002 (NI)*, this approval will lapse if the land the subject of this approval has not been used or developed in accordance with this approval by the prescribed date, which is 60 months after the date the approval took effect.

3. Pursuant to Section 78 of the *Planning Act 2002 (NI)*, decisions made by the Minister in relation to this development application is a reviewable decision. Section 79 of the *Planning Act 2002 (NI)* gives the right to apply to the Administrative Review Tribunal or the Administrative Appeals Tribunal for the review of the decision. An application for a review must be lodged within 28 days of the date of this decision.

GLOSSARY

‘the Council’	Means Norfolk Island Regional Council
‘Norfolk Island Plan’	Means Norfolk Island Plan 2002 (effective 16 March 2023)
‘General Manager’	Means the General Manager of Norfolk Island regional Council
‘Minister’	Means the Commonwealth Minister with responsibility for Norfolk Island
‘Building Code of Australia’ (BCA)	Means Volumes One and Two of the National Construction Code and the Plumbing Code of Australia (PCA) is Volume Three of the National Construction Code
‘Sensitive Land Use’	Means Sensitive Land Use as described in the Norfolk Island Plan: <ul style="list-style-type: none"> (a) Child Care Centre; or (b) Community Facility; or (c) Educational Establishment; or (d) Hospital; or (e) Health Care Service; or (f) Hotel; or (g) Residence (Class); or (h) Resort; or (i) Tourist Park

SCHEDULE 1 – DEVELOPMENT APPLICATION

DEVELOPMENT APPLICATION NO:	DA.BA 4/2024
APPLICATION MADE BY: (THE APPLICANT)	Norfolk Island Regional Council
LAND TO BE USED OR DEVELOPED: (SUBJECT LAND)	Part Portion 183 Ben Christian Drive
APPROVED USE OR DEVELOPMENT: (THE DEVELOPMENT)	<i>Major Public Infrastructure and Works - Waste Management Facility- Community Resource Recovery Centre; and Earthworks</i>
DECISION:	Approved
DATE OF DECISION:	12 April 2024
DATE THE DEVELOPMENT APPROVAL TAKES EFFECT:	11 May 2024
DATE THE DEVELOPMENT APPROVAL LAPSES:	11 May 2029

SCHEDULE 2 - CONDITIONS OF DEVELOPMENT APPROVAL

GENERAL CONDITIONS RELATING TO THIS APPROVAL

Scope of this Approval

1. The Development must be carried out in accordance with:
 - a. DA.BA 4/2024 and the stamped approved 'Design Documents' and 'Statement of Environmental Effects' accompanying a Development Application for Proposed Community Resource Recovery Centre at Waste Management Centre Site at Ben Christian Drive, Norfolk Island, Lot 1 Por 183' prepared by Britton Project Services and dated January 2024, accompanying this Notice of Decision;
 - b. All relevant requirements in the Norfolk Island Plan for the Airport Zone; and the relevant requirements in *Development Control Plan No. 2 – Water Resources (2021)* and *Development Control Plan No. 5 – Norfolk Island Airport*; and
 - c. The conditions of this Notice of Decision.
2. Where there is any inconsistency between the items listed at (a), (b) and (c) above, the other conditions of this Notice of Decision will prevail.

Approved land use

3. This development approval is for the Development described in this Notice of Decision only. Nothing in this Notice of Decision shall authorise the use or development of the subject land for any land use beyond the definition of *Major Public Infrastructure and Works – waste management facility*; and *Earthworks*, in accordance with the Purpose Definitions in the Norfolk Island Plan as follows:

'Major Public Infrastructure and Works' means the Use of Land for installation of Infrastructure and utilities to supply or provide the public with services such as the following:

- a) supply or treatment of water;
- b) electricity generating works and installations;
- c) sewerage, drainage or stormwater services;
- d) wastewater treatment and disposal facilities;
- e) **waste management facilities**;
- f) network and broadcasting infrastructure.
- g) The use includes maintenance and storage depots and other facilities for the operation of the development.

'Earthworks' means the Use or Development of Land for the cutting of natural ground ('cut') and/or the depositing of any material or substance ('fill') on Land, or the letting remain on Land of any material or substance deposited thereon.

4. Any variation to the approved land use and occupancy of any on-site structures beyond the scope of the above definitions; and any further use or development of the subject land that requires a development approval under the *Planning Act 2002 (NI)*, will require separate development approval.

Connections to public infrastructure services

5. Connections to public services and infrastructure and other works must be undertaken and completed to the satisfaction of the Council. Costs and responsibilities for installing or upgrading services and infrastructure shall be determined by the Council.

Compliance

6. The conditions of this Notice of Decision must be complied with. The person responsible for the use and development of the site must ensure that all employees, contractors and subcontractors are aware of, and comply with, the conditions of this Notice of Decision. Compliance with conditions will be monitored by an authorised office of the Council.

Dispute resolution

7. For any unresolved dispute arising out of the implementation of these conditions between the person responsible for the use or development of the site and a public authority, company or person (but excluding any dispute between the person responsible for the use and development of the site and his or her contractors and/or subcontractors engaged in the construction of the Development), in the first instance either party can refer the matter to the General Manager, and, if not resolved, the Minister. The Minister's determination of the disagreement shall be final and binding on all parties.

CONDITIONS TO BE SATISFIED PRIOR TO COMMENCEMENT OF SITE WORKS

Requirement for Building Approval

8. Prior to the commencement of any site works including plumbing, drainage or any construction, the Applicant shall ensure that all necessary approvals are obtained, including building approval under the *Building Act 2002 (NI)*.
9. Prior to the commencement of construction, the Applicant shall consult with Norfolk Island Regional Council's Team Leaders responsible for:
 - Electricity
 - Public Health and Environment
 - Fire Services
 - Telecom
 - Public Works

to determine the location of existing services and infrastructure, with a view to preventing damage or inappropriate siting of development; and to determine Norfolk Island Regional Council's requirements, if any, in relation to any upgrade of services. The Applicant must comply with such requirements.

Erosion and sedimentation

10. Prior to any works commencing on site, the person responsible for the development site must ensure measures to control sediment and erosion are installed to –

- a. Protect the surrounding environment and prevent runoff containing sediment from the existing development site from entering a watercourse; and
- b. Ensure that the Development does not result in increased erosion caused by runoff.

Vegetation protected under the *Trees Act 1997 (NI)*

- 11. Prior to any works commencing on site, the person responsible for the Development site must consult with Council's Team Leader Biodiversity to identify any vegetation at and in the immediate vicinity of the development site that is protected under the *Trees Act 1997 (NI)* with the aim to identify measures to protect such vegetation from adverse impacts of the development, if necessary.

Public safety

- 12. Prior to any works commencing on site, the person responsible for the development site must erect or install on or around the development site such temporary structures or appliances (wholly within the development site) as are necessary to protect persons or property and to prevent unauthorised access to the site; and for the land or premises to be maintained in a safe or healthy conditions. Upon completion of the Development, such temporary structures or appliances are to be removed within 7 days.

CONDITIONS TO BE COMPLIED WITH DURING BUILDING WORK

Obligation to minimise harm to the environment

- 13. All practicable measures to prevent or minimise any harm to the environment that may result from the construction and use of the Development must be implemented.

Construction site maintenance

- 14. During construction, the site must be maintained in an orderly manner for both visual aesthetics and occupational health and safety considerations. Disturbed areas must be rehabilitated as soon as practicable at the completion of works.

Noise impacts – Construction

- 15. Unless authorised by Council, all construction activities at the development site which are audible at 'sensitive land uses' (as defined in the Glossary) are restricted to the following times:
 - a. 7:00am to 5:00pm Mondays to Fridays;
 - b. 7:00am to 1:00pm on Saturdays; and
 - c. At no time on Sundays and public holidays.

Dust emissions

- 16. The Development must be constructed, used and maintained in a manner that will minimise the generation of dust in the development site, and the emission of dust from the development site. Dust minimisation measures shall include, but not be limited to the following:

- a. All vehicles exiting the site shall be prevented from tracking material from the site.
- b. Stockpiles shall be maintained in a condition which minimises wind-blown dust; i.e. confined to the smallest practicable area and covered or watered.
- c. All vehicles entering or leaving the site carrying a load that may generate dust shall be covered at all times, except during loading and unloading.

Traffic, access and parking

- 17. During construction, access to the site shall be maintained in an orderly manner for occupational health and safety and road safety considerations. Appropriate signage shall be used where necessary to ensure public safety.
- 18. Vehicular access and parking to and within the site must be safe and convenient for staff, customers and emergency vehicles.

CONDITIONS RELATING TO ENVIRONMENTAL PERFORMANCE AND AMENITY

Consistency with relevant Use and Development Principles

- 19. The Development must be consistent with the relevant principles for Use, Character, Amenity, Environment, Access and parking, Infrastructure and Services and Community Infrastructure, specified in Part B3 – General Provisions in the Norfolk Island Plan.

Earthworks and Erosion and Sediment Control

- 20. The cut and fill site works must be undertaken generally in accordance with the stamped approved plan, 'Cut and Fill Diagram' and measures identified in the stamped approved documentation for erosion and sediment control and stormwater management.
- 21. Any material that is contaminated as a result of previous use of the site must be excavated and replaced with clean fill material. The excavated material must be disposed of in a manner satisfactory to Norfolk Island Regional Council.

Visual amenity

- 22. The roof area, external walls and any paving shall be finished with non-reflective materials and colours that harmonise with the natural landscape.

Vegetation and landscaping

- 23. Any existing vegetation at the development site that screens or partially screens the Development from neighbouring lots shall be retained and enhanced where practicable to minimise the visual exposure of the Development.
- 24. Landscaping at the Development shall aim to achieve the following objectives:
 - a. To maintain a reasonable aesthetic quality at the Development as a publicly accessible facility to attract community use and support;

- a. To encourage new plantings and landscaping; and
- b. To enhance the setting of the Development.

Connection to Norfolk Island sewer mains

1. In accordance with the provisions of Clauses 24 and 25 of *Development Control Plan No. 2 – Water Resources (2021)* the Development must be connected to the sewer mains. The connection must be made and effective prior to the issue of an Occupancy Certificate under section 40 of the *Building Act 2002 (NI)*.

Rainwater capture and storage requirements

2. In accordance with Clause 19 of *Development Control Plan No. 2 Water Resources (2021)* all roof areas of the Development must be fitted with rainwater collection systems capable of collecting rainwater and delivering it to water storage tank(s) with sufficient capacity to meet the anticipated water use demands of the approved Development.
3. In accordance with Clause 22 of *Development Control Plan No. 2 – Water Resources (2021)* the minimum water storage capacity required for the approved Development must be 60,000 litres and must be installed prior to the issue of an Occupancy Certificate under section 40 of the *Building Act 2002 (NI)*.

CONDITIONS TO BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPANCY CERTIFICATE

Completion of approved use or development

4. Not later than 30 days following the completion of construction, the General Manager must be notified in writing that the Development has been completed and the Conditions of this Notice of Decision have been complied with.

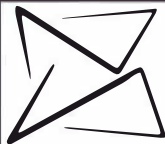
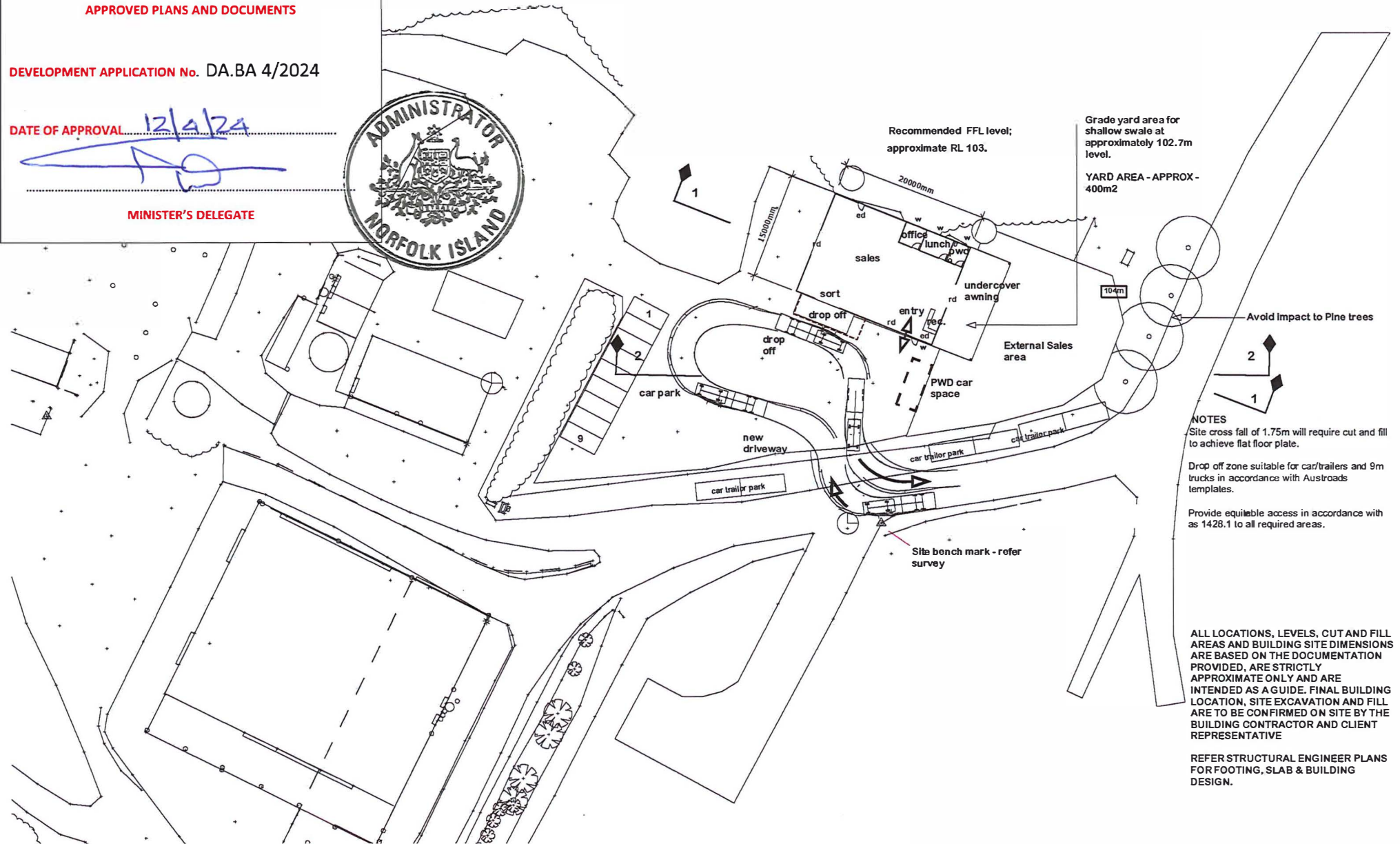
End.

DEVELOPMENT APPLICATION No. DA.BA 4/2024

DATE OF APPROVAL

12/4/24

MINISTER'S DELEGATE



FLEXURE Pty Ltd

GRANT CALDER ARCHITECTURE AND URBAN DESIGN

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 email - grant@flexure.com.au
 Registered Architect - BOAQ 3112

CLIENT

NORFOLK ISLAND REGIONAL COUNCIL

PROJECT

WASTE MANAGEMENT CENTRE - COMMUNITY
 REUSE FACILITY LAYOUT DESIGN - SITE
 ARRANGEMENT AND BUILDING LOCATION

USE FIGURED DIMENSIONS.
 DO NOT SCALE FROM THE
 DRAWINGS. CONFIRM ALL
 DIMENSIONS ON SITE PRIOR
 TO CONSTRUCTION OR
 FABRICATION. IT REMAINS
 THE CONTRACTOR'S
 RESPONSIBILITY TO ENSURE
 COMPLIANCE WITH ALL
 RELEVANT CODES AND
 REGULATIONS IS
 MAINTAINED AT ALL TIMES.

ISSUE AMMENDMENT
 date details

Title

SITE PLAN

Date

22 December 2023

Scale

1:500 @ A3

Drawn

Grant Calder

Checked

Grant Calder

Drawing No

GC 135 MPAC 1

Issue - 0



NORFOLK ISLAND REGIONAL COUNCIL

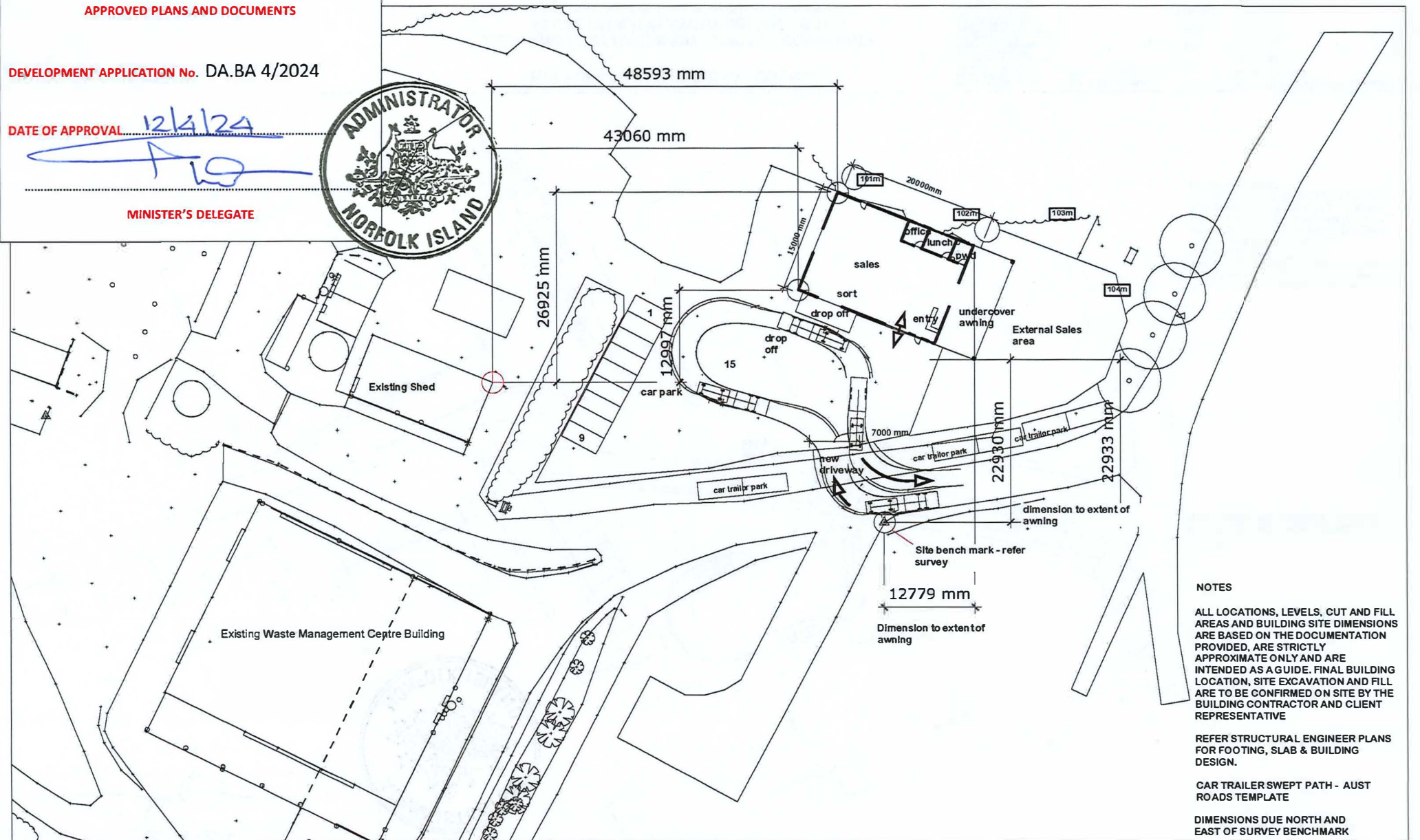
APPROVED PLANS AND DOCUMENTS

DEVELOPMENT APPLICATION No. DA.BA 4/2024

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NOTES

ALL LOCATIONS, LEVELS, CUT AND FILL AREAS AND BUILDING SITE DIMENSIONS ARE BASED ON THE DOCUMENTATION PROVIDED, ARE STRICTLY APPROXIMATE ONLY AND ARE INTENDED AS A GUIDE. FINAL BUILDING LOCATION, SITE EXCAVATION AND FILL ARE TO BE CONFIRMED ON SITE BY THE BUILDING CONTRACTOR AND CLIENT REPRESENTATIVE

REFER STRUCTURAL ENGINEER PLANS FOR FOOTING, SLAB & BUILDING DESIGN.

CAR TRAILER SWEEP PATH - AUST ROADS TEMPLATE

DIMENSIONS DUE NORTH AND EAST OF SURVEY BENCHMARK



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CLIENT **NORFOLK ISLAND REGIONAL COUNCIL**

PROJECT **WASTE MANAGEMENT CENTRE - COMMUNITY REUSE FACILITY LAYOUT DESIGN - SITE ARRANGEMENT AND BUILDING LOCATION**

USE FIGURED DIMENSIONS. DO NOT SCALE FROM THE DRAWINGS. CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION OR FABRICATION. IT REMAINS THE CONTRACTORS RESPONSIBILITY TO ENSURE COMPLIANCE WITH ALL RELEVANT CODES AND REGULATIONS IS MAINTAINED AT ALL TIMES.

ISSUE AMENDMENT
date details

Title **LOCATION DIAGRAM**

Date 22 December 2023

Scale 1:500 @ A3

Drawn Grant Calder

Checked Grant Calder

Drawing No GC 135 MPAC 2



Issue - 0

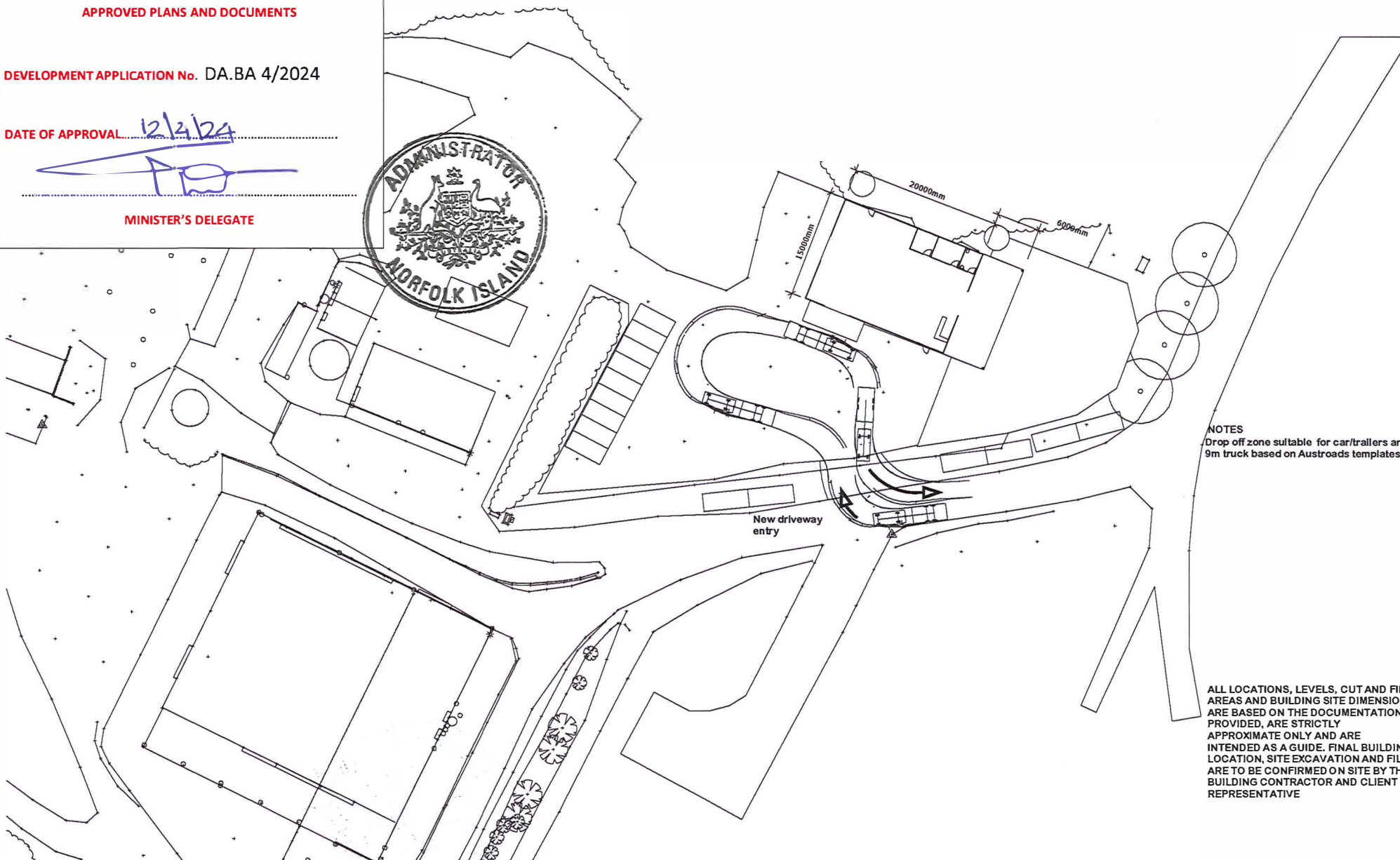
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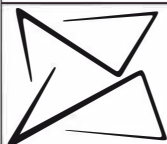


MINISTER'S DELEGATE



NOTES
Drop off zone suitable for car/trailers and
9m truck based on Austroads templates.

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PROJECT **WASTE MANAGEMENT CENTRE - COMMUNITY
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ISSUE AMENDMENT
date details

Title **SITE LAYOUT VEHICLE TURNING**
Date 22 December 2023

Scale 1:500 @ A3
Drawn Grant Calder
Checked Grant Calder
Drawing No GC 135 MPAC 3



Issue - 0

NORFOLK ISLAND REGIONAL COUNCIL

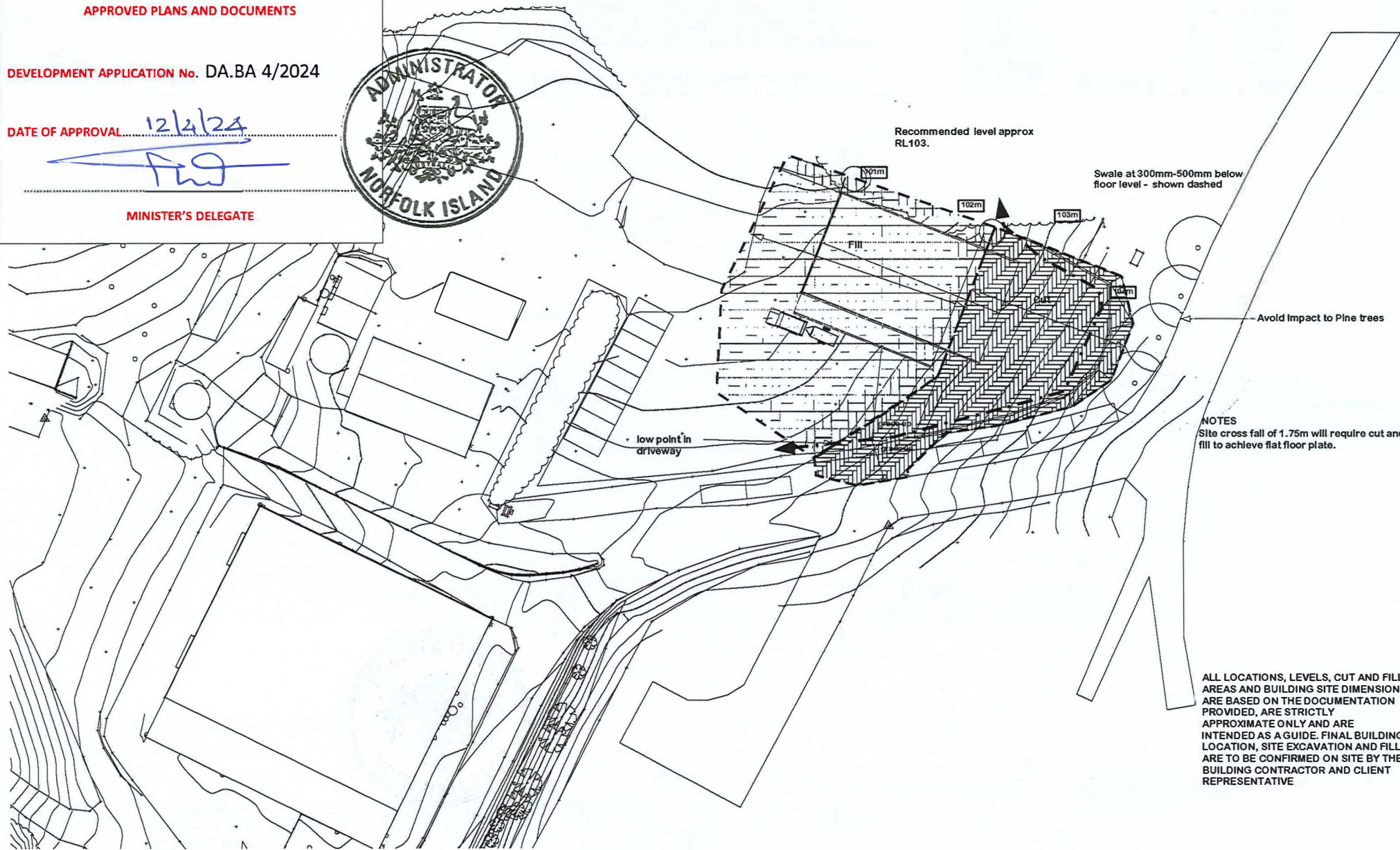
APPROVED PLANS AND DOCUMENTS

DEVELOPMENT APPLICATION No. DA.BA 4/2024

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MINISTER'S DELEGATE



NOTES
Site cross fall of 1.75m will require cut and fill to achieve flat floor plate.

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ISSUE AMENDMENT
date details

Title **CUT AND FILL DIAGRAM**

Date 22 December 2023

Scale 1:500 @ A3

Drawn Grant Calder

Checked Grant Calder

Drawing No GC.135 MPAC 4

Issue - 0



NORFOLK ISLAND REGIONAL COUNCIL
APPROVED PLANS AND DOCUMENTS

DEVELOPMENT APPLICATION No. DA.BA 4/2024

DATE OF APPROVAL

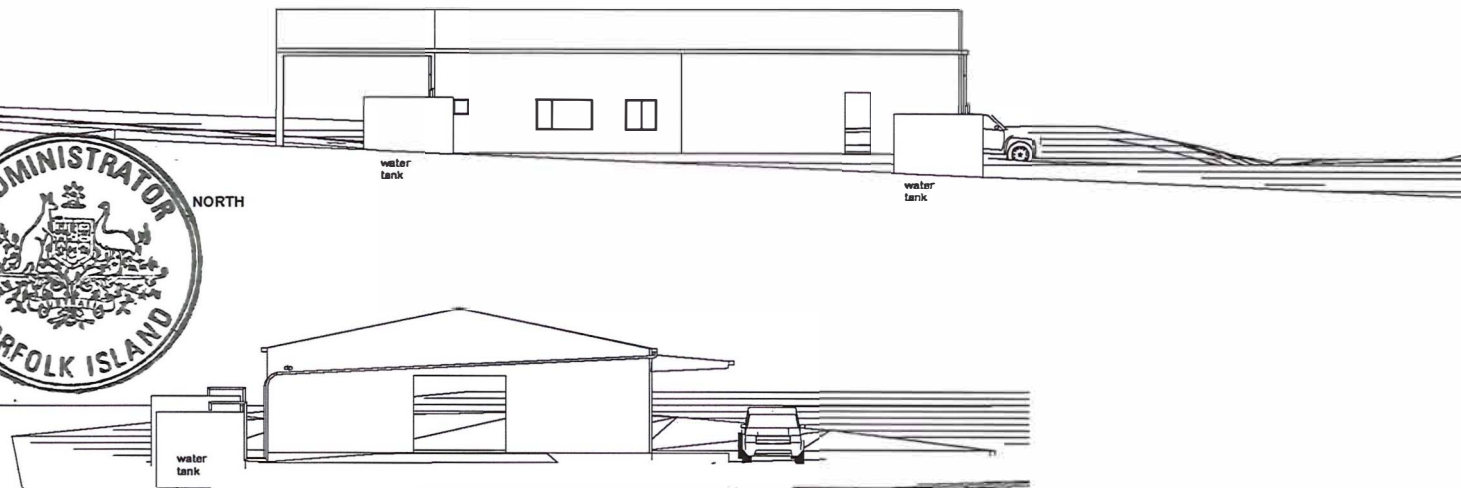
12/2/24



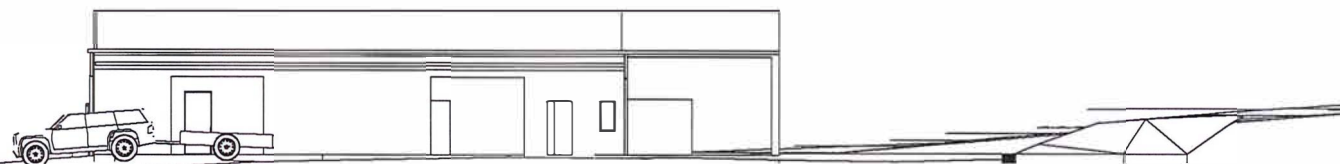
MINISTER'S DELEGATE



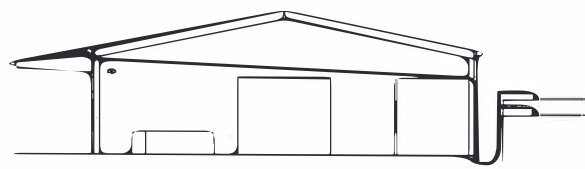
NORTH



WEST



SOUTH



EAST

water
tank



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REUSE FACILITY LAYOUT DESIGN - SITE
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date details

Title

ELEVATIONS

Date 22 December 2023

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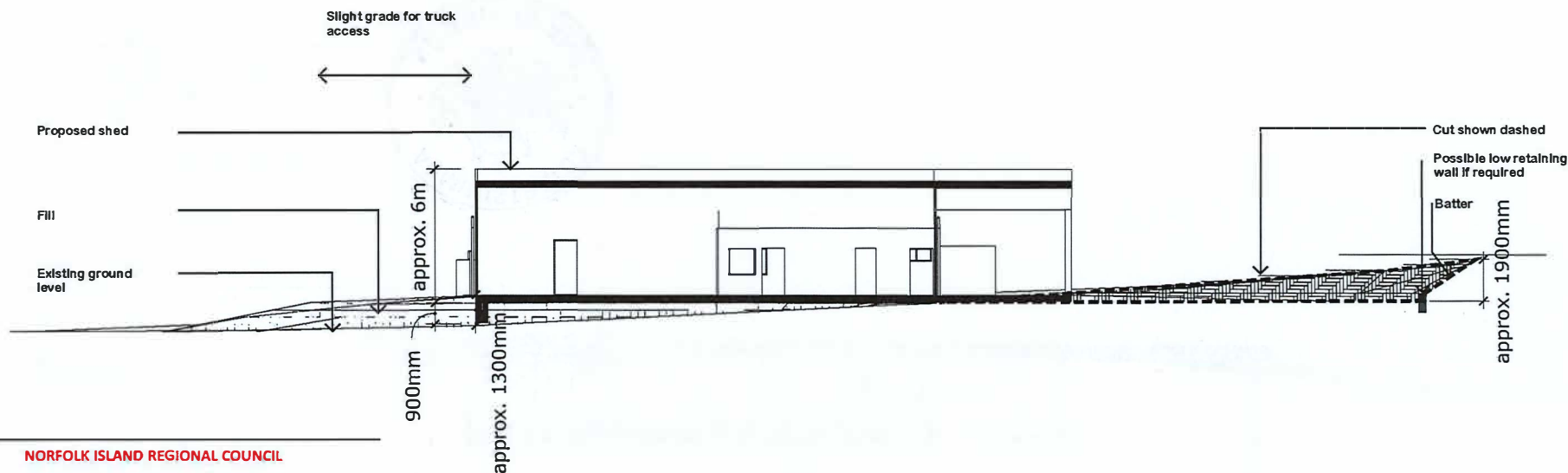
Drawn Grant Calder

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Drawing No GC.135 MPAC 5



Issue - 0



NORFOLK ISLAND REGIONAL COUNCIL
APPROVED PLANS AND DOCUMENTS

DEVELOPMENT APPLICATION No. DA.BA 4/2024

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[Signature]

MINISTER'S DELEGATE



EXISTING CONTOURS, CUT AND FILL
 ANALYSIS AND RECOMMENDATION -
 INDICATIVE ONLY



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ISSUE AMMENDMENT
 date details

Title **SECTION 1-1**

Date 22 December 2023

Scale 1:200 @ A3

Drawn Grant Calder

Checked Grant Calder

Drawing No GC 135 MPAC 6

Issue - 0



Proposed shed

Fill

Existing ground level

Cut shown dashed

NORFOLK ISLAND REGIONAL COUNCIL

APPROVED PLANS AND DOCUMENTS

DEVELOPMENT APPLICATION No. DA.BA 4/2024

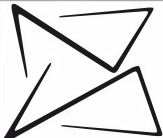
DATE OF APPROVAL

12/2/24

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EXISTING CONTOURS, CUT AND FILL
ANALYSIS - INDICATIVE ONLY



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ISSUE AMENDMENT
date details

Title **ELEVATION 2-2**
Date 22 December 2023

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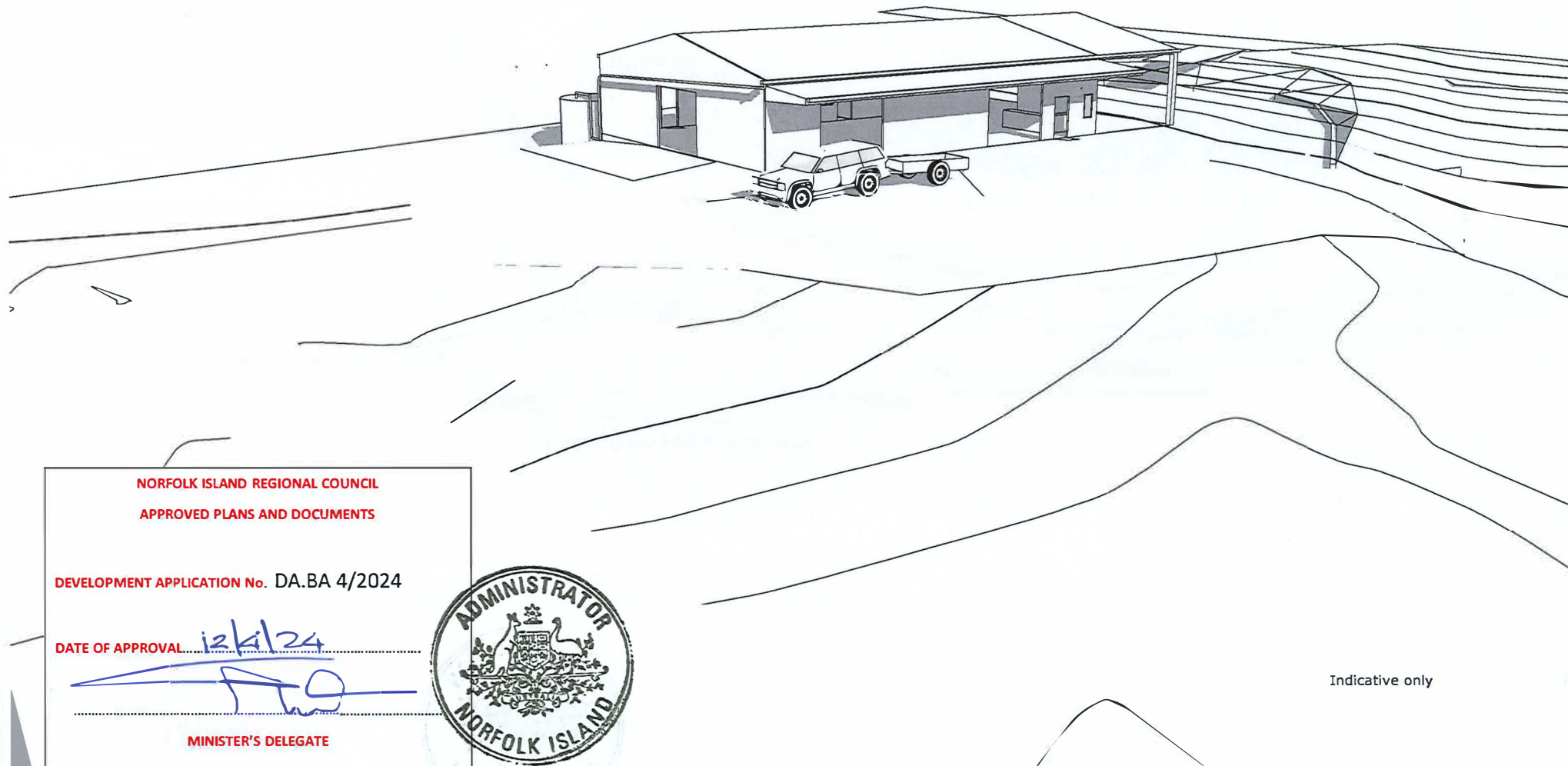
Drawn Grant Calder

Checked Grant Calder

Drawing No GC 135 MPAC 7



Issue - 0



NORFOLK ISLAND REGIONAL COUNCIL
APPROVED PLANS AND DOCUMENTS

DEVELOPMENT APPLICATION No. DA.BA 4/2024

DATE OF APPROVAL 12/1/24

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PROJECT **WASTE MANAGEMENT CENTRE - COMMUNITY
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ISSUE AMMENDMENT
date details

Title **VIEW FROM SOUTH WEST**

Date 22 December 2023

Scale

Drawn Grant Calder

Checked Grant Calder

Drawing No GC 135 MPAC 9



Issue - 0

NORFOLK ISLAND REGIONAL COUNCIL

APPROVED PLANS AND DOCUMENTS

DEVELOPMENT APPLICATION No. DA.BA 4/2024

DATE OF APPROVAL 12/4/24



MINISTER'S DELEGATE



Existing Waste Management Centre

Existing Roads Department Buildings

Proposed Community Reuse Facility

Indicative only



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ISSUE AMMENDMENT
date details

Title **VIEW FROM NORTH EAST**

Date 22 December 2023

Scale

Drawn Grant

Checked Grant Calder

Drawing No GC 135 MPAC 8



Issue - 0

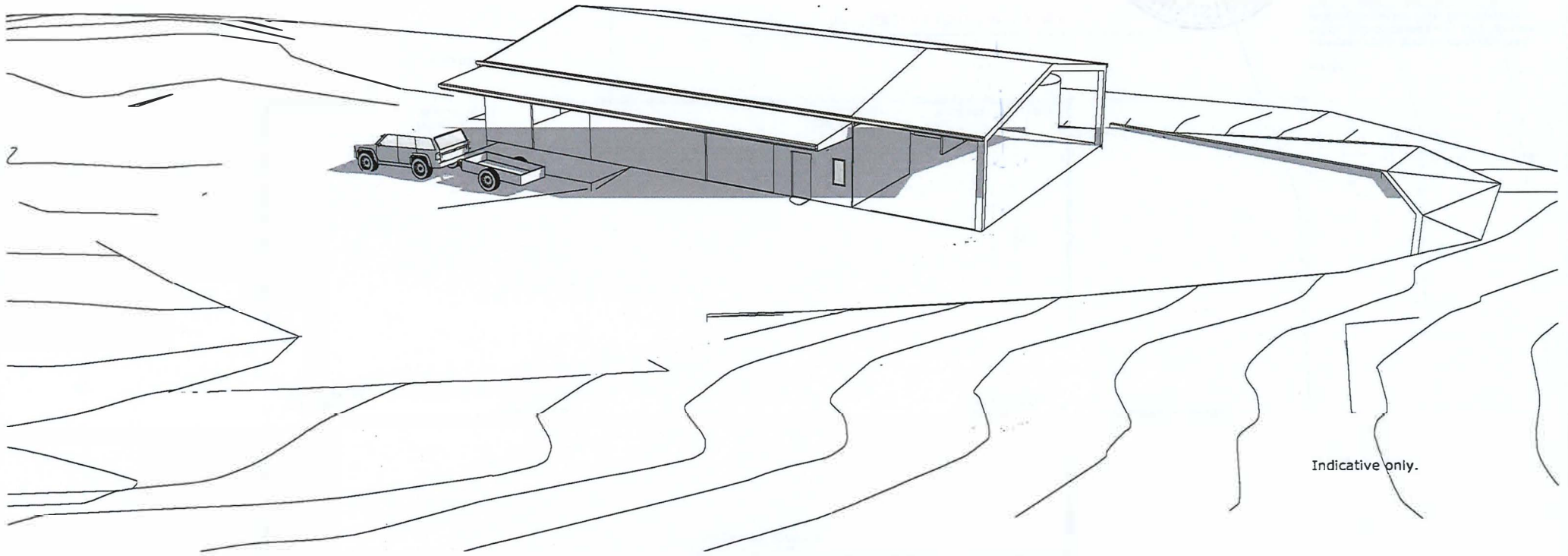
NORFOLK ISLAND REGIONAL COUNCIL
APPROVED PLANS AND DOCUMENTS

DEVELOPMENT APPLICATION No. DA.BA 4/2024

DATE OF APPROVAL 12/2/24



MINISTER'S DELEGATE



Indicative only.



FLEXURE Pty Ltd
GRANT CALDER ARCHITECTURE AND URBAN DESIGN

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CLIENT **NORFOLK ISLAND REGIONAL COUNCIL**

PROJECT **WASTE MANAGEMENT CENTRE - COMMUNITY
REUSE FACILITY LAYOUT DESIGN - SITE
ARRANGEMENT AND BUILDING LOCATION**

USE FIGURED DIMENSIONS.
DO NOT SCALE FROM THE
DRAWINGS. CONFIRM ALL
DIMENSIONS ON SITE PRIOR
TO CONSTRUCTION OR
FABRICATION. IT REMAINS
THE CONTRACTORS
RESPONSIBILITY TO ENSURE
COMPLIANCE WITH ALL
RELEVANT CODES AND
REGULATIONS IS
MAINTAINED AT ALL TIMES.

ISSUE AMMENDMENT
date details

Title **VIEW FROM SOUTH**

Date 22 December 2023

Scale

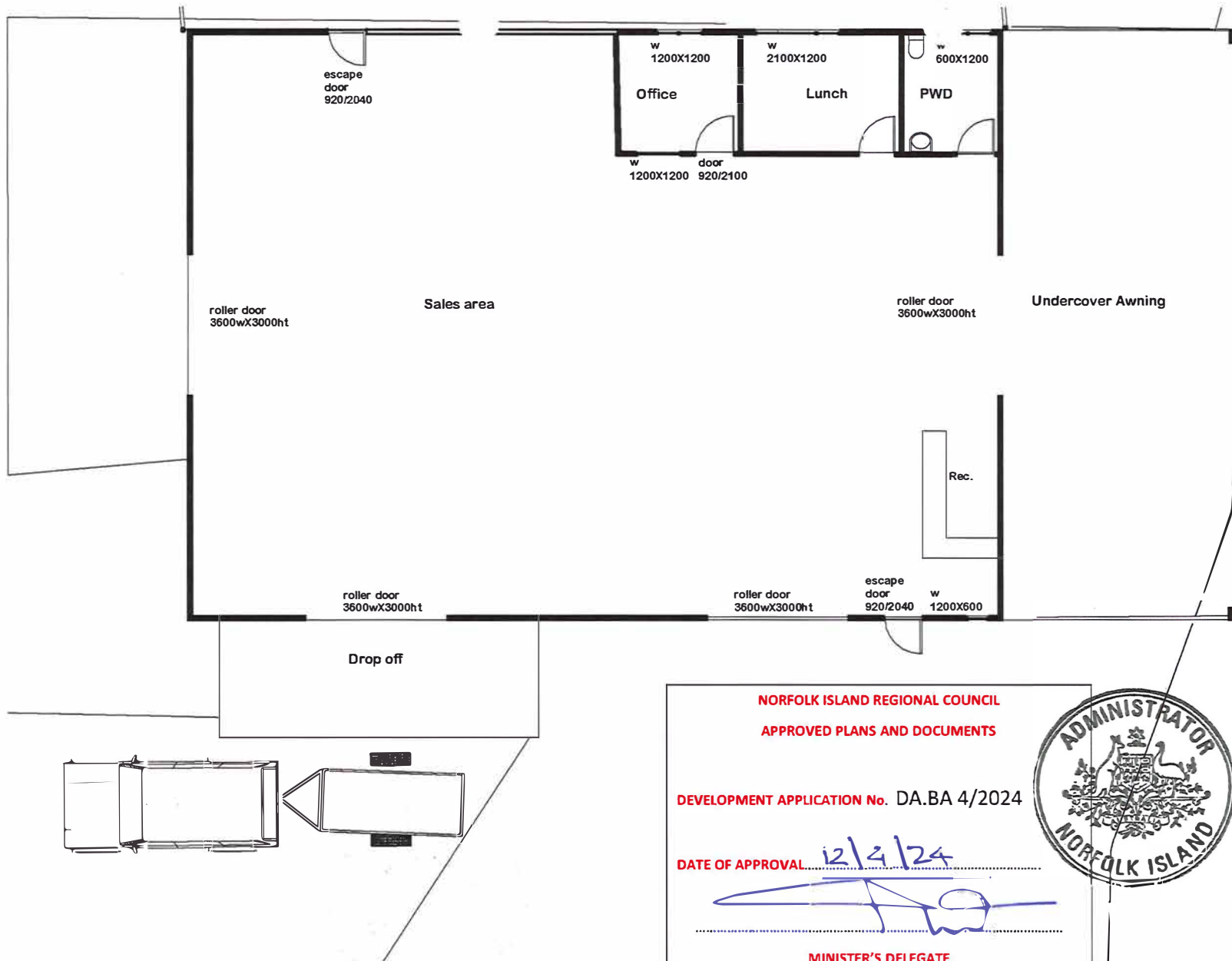
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Checked Grant Calder

Drawing No GC L35 MPAC 10



Issue - 0



NOTES

Amenities required is one unisex disabled toilet. sales areas are not required to have public toilets at this scale of development. Provide equitable access in accordance with as 1425.1 to all required areas.

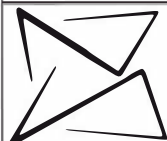
ALL LOCATIONS, LEVELS, CUT AND FILL AREAS AND BUILDING SITE DIMENSIONS ARE BASED ON THE DOCUMENTATION PROVIDED, ARE STRICTLY APPROXIMATE ONLY AND ARE INTENDED AS A GUIDE. FINAL BUILDING LOCATION, SITE EXCAVATION AND FILL ARE TO BE CONFIRMED ON SITE BY THE BUILDING CONTRACTOR AND CLIENT REPRESENTATIVE

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REUSE FACILITY LAYOUT DESIGN - SITE
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ISSUE AMENDMENT
date details

Title GENERAL ARRANGEMENT

Date 22 December 2023

Scale

Drawn Grant Calder

Checked Grant Calder

Drawing No GC L35 MPAC 11



Issue - 0



BRITTON PROJECT SERVICES



STATEMENT OF ENVIRONMENTAL EFFECTS

ACCOMPANYING A DEVELOPMENT APPLICATION FOR PROPOSED COMMUNITY RESOURCE RECOVERY CENTRE

AT

**WASTE MANAGEMENT CENTRE SITE AT BEN CHRISTIAN
DRIVE, NORFOLK ISLAND LOT 1 POR183**



January 2024



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Document control			
Project Number	Client		Client Representatives
2023/BPS006	Norfolk Island Regional Council		Philip Reid
Version	Author	Status	Comments
V003 9 Feb. 24	Adam Britton	DA Submission	

Important information about your report

Your report has been written for a specific purpose: The report has been developed for a specific purpose as agreed by us with you and applies only for that purpose. Unless otherwise stated in the report, the report cannot be applied or used when the nature of the specific purpose changes from that agreed. Report for the sole benefit of Britton Project Services client: This report has been prepared by Britton Project Services for you, as Britton Project Services' client, in accordance with our agreed purpose, scope, schedule and budget. This report should not be applied for any purpose other than that stated in the report. Unless otherwise agreed in writing between us, the report has been prepared for your benefit and no other party. Other parties should not and cannot rely upon the report or the accuracy or completeness of any recommendations. Limitations of the report: The work was conducted, and the report prepared, in response to an agreed purpose and scope, within respective time and budget constraints, and possibly in reliance on certain data and information made available to Britton Project Services. The analyses, assessments, opinion, recommendations, and conclusions presented in this report are based on that purpose and scope, requirements, data, or information, and they could change if such requirements or data are inaccurate or incomplete. No responsibility to others: Britton Project Services assumes no responsibility and will not be liable to any other person or organisation for, or in relation to, any matter dealt with, or conclusions expressed in the report, or for any loss or damage suffered by any other person or organisation arising from matters dealt with, or conclusions expressed in the report.

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Introduction

This Statement of Environmental Effects (SEE) has been prepared by Britton Project Services on behalf of Norfolk Island Regional Council utilising the Norfolk Island Regional Council SEE template to accompany the development application for a proposed Community Resource Recovery Centre at Waste Management Centre site at Ben Christian Drive, Norfolk Island, Lot 1 POR183.

The proposal is described as:

Development of a Community Resource Recovery Centre (CRRC) at the existing Waste Management Centre site at Ben Christian Drive, Norfolk Island. The primary objective of the CRRC is to divert waste from the WMC through the public donation of goods that have a residual use and resale value where profits from the sale of donated goods contribute to funding the operation of the CRRC.

The proposed development includes the construction of an approximately 20m by 15m shed with awning(s), external sales display area, driveway, carpark and fencing. The total site footprint is approximately 3000m². The use is defined as Major Public Works and Infrastructure (e) waste management facility under the Norfolk Island Plan 2002 Amended March 2023.

This Development Application is made under Permissible (with consent) in the Airport and Special Use Zone as referenced in 63. Table of Use or Development – Airport Zone, Column 3 – Public Works - Major.

This statement of Environmental Effects to support the Development Application has been prepared having regard to the following documentation:

- Waste Management Strategic Plan, The Administration of Norfolk Island 2015. Refer Appendix A.
- Administration of Norfolk Island Waste Management Strategy Implementation Plan 2015/16. Refer Appendix B.
- Waste Management System Options Analysis for the Norfolk Island Regional Council, 2022. Refer Appendix C.
- Design Documents – Site Arrangement and Building Location. Refer Appendix D.



Figure 2. Photo of proposed building footprint.



Figure 3. Photo of area proposed to be used for external sales area.

Existing and previous uses and developments of the site

The area of land proposed for the development is currently vacant with occasional use by the Roads Maintenance Depot for gravel storage and vehicle cleaning.

Surrounding development

The site is surrounded by the Bio-Security building to the south, the Roads Maintenance Depot Sheds and vehicle storage to the west, the main Waste Management Centre to the Southwest and an informal Green waste area to the north. East of the site is Ben Christian Drive to access the Waste Precinct. On the eastern side of Ben Christian Drive lies the Norfolk Island Airport. The site is approximately 1.5 kilometres from Burnt Pine.

Details of proposal

The current use or development of the land

Lot 1 POR183 is currently used for waste management, biosecurity functions, and road works depot.

The area of land proposed for the development is currently vacant with occasional use as gravel storage for the NIRC Roads Department which are adjacent to the site.

The intended use or development of the land

The proposal is for the development of a Community Resource Recovery Centre (CRRC), alternatively termed a Community Reuse Facility adjacent the existing Waste Management Centre site on Ben Christian Drive, Norfolk Island. The primary objective of the CRRC is for public to donate goods that have a residual use and resale value rather than the goods otherwise entering the waste stream. Profits from the sale of donated goods are used to assist fund the operation of the CRRC. The CRRC would provide additional community benefits through demonstration and education of sustainable practices, training and employment skilling opportunities. Hours of operation are expected to align with the existing waste management centre.

Plans

Plans of the proposed development are included in Appendix D. An extract from the design drawings as an overview of the proposal is identified below;

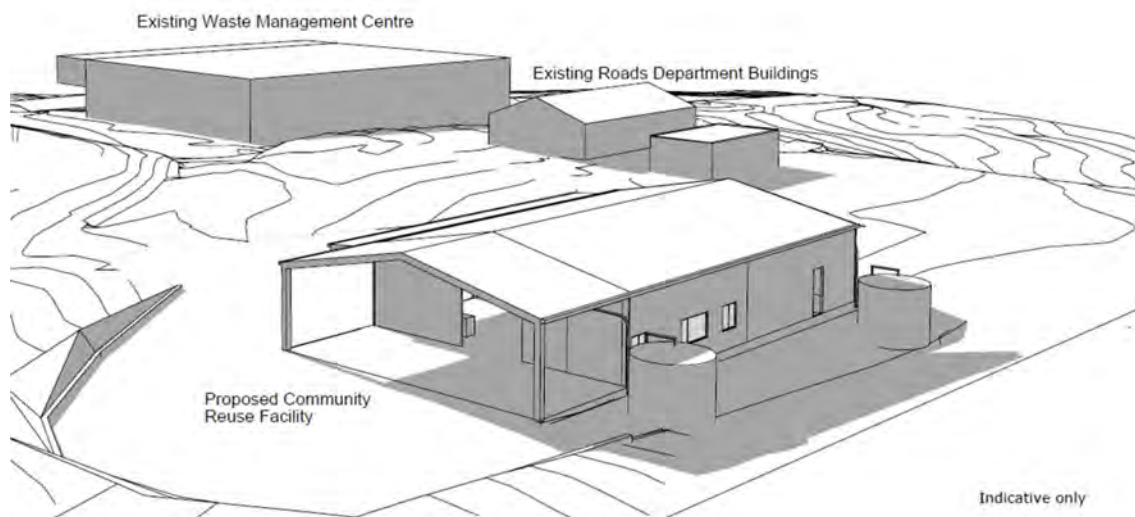


Figure 4. Concept image of the proposed development

Table of Development Application Plan Information Requirements

Plan Information Requirements	Development Application Plan Information.
<i>a. the relationship of the land to lot boundaries, levels or contours, title boundaries and roads;</i>	Given the Lot is approximately 118 Hectares, the site boundary is not able to be shown to scale. A building location plan has been prepared to define the development relationship to surrounding infrastructure.
<i>b. rights of way, easements and covenants affecting the land;</i>	Not applicable.
<i>c. existing buildings, works, trees, and vegetation;</i>	Refer plans in Appendix D.
<i>d. site preparation – including details of buildings and works to be demolished, areas to be cut and/or filled, existing vegetation and trees to be removed, and other land clearing;</i>	Refer plans in Appendix D.
<i>e. proposed buildings, works, and services, and alterations to existing buildings and works – including floor plans, elevations, dimensions, relative site levels, provisions for drainage, and the purpose of rooms, other spaces and structures;</i>	Refer plans in Appendix D.
<i>f. existing and proposed vehicular access/egress points to roads from the land, and the areas set aside and other provisions made for vehicular passage, manoeuvring and parking;</i>	Refer plans in Appendix D.
<i>g. existing and proposed landscaping – including details of site beautification, tree planting, and screening;</i>	No existing landscaping. Proposal is to retain pines on approach to site.
<i>h. the materials proposed for construction purposes, and the colour of such materials on all exterior surfaces;</i>	Given the industrial setting of the proposal, the materials are in line with existing buildings including the use of metal roofing and cladding. Colours are expected to match the green Waste Management Centre building.
<i>i. signs – including details of dimensions, wording, logos, colours, illumination, supporting structures, and positioning on buildings and works and the method of affixing thereto;</i>	Given the visibility of the site it is proposed that a sign be positioned on the building wall. Details of the sign are to be developed with the future operator.
<i>j. floodlighting and other exterior lighting including the location and strength of illumination;</i>	The facility is not proposed to be used at night. Limited lighting is to be placed over the emergency exit doors.

Proposed activities

The Community Resource Recovery Centre activities generally include taking delivery of suitable quality donated goods from the public and display of goods for sale. The type of goods typically includes;

The area inside the building allows for a shop layout, incorporating visual merchandising space, display space at the front of the shop where high-end items are kept near the counter, and plenty of wall space allows for shelving units to be displayed around the edge of the shop – including, books, crockery, bric-a-brac, glassware, utensils, plastics, toys, camping equipment, laundry items, electrical items, lighting, clothes and linen. The large indoor

space of the shed will allow for bulky furniture items, such as, beds, wardrobes, tables and chairs, book shelves, fridges and other white goods etc.

The covered external area may display tables, chairs, BBQ's, lawn mowers, tools, whipper snippers, blowers, bikes, golf clubs, surfboards etc.

The external sales area may display goods such as outdoor garden furniture, sinks, pipe, corrugated iron, gates, screen doors, downpipes, guttering, timber lengths, poly pipe, irrigation pipes, poly down pipes, hoses and fittings etc.

Examples from other mainland centres are shown below.



Figure 5. Internal sales area, Noosa Council Waste Services Recycle Shop



Figure 6. External sales area, Noosa Council Waste Services Recycle Shop

Matters for consideration

Strategic Plan Part A

Section 2 – Principal Aim

The closure of Headstone Reserve and the development of the Waste Management Centre heralded a new approach to waste management and environmental protection, however, the current waste management on the Island is a complicated and expensive process often requiring exporting back to the mainland. The proposed Community Resource Recovery Centre compliments the existing waste management centre by supporting sustainable practice of recycling and reuse.

The proposal is for a low impact development, in a suitable location, of a scale and in keeping with the adjacent building appearances.

Section 3 – Objectives

The proposed development of creating a Community Resource Recovery Centre that reduces waste by providing opportunity to recycle goods responds to the Strategic Plan objectives as described below;

3.2.1 Objective – Provide opportunities to foster the development of a diverse and prosperous economic base

(1)(a) <i>recognising that new initiatives will drive economic growth within reasonable environmental and social bounds. –</i>	Whilst the CRRC is small scale it will provide a positive economic outcome through reduced waste management costs and sale of goods, support sustainable practices of recycling and add to social benefits in the operation of the facility.
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3.2.2 Objective – Provide an appropriate range of land use or development opportunities

<i>(1)(c) Recognising that because of the Island's relative isolation, some industrial processes are necessary and essential either now or in the future and that provision should be made for these facilities in suitably buffered locations. –</i>	Although the CRRC proposal is not an industrial process, its role within a broader industrial process of waste management is necessary to reduce the unsustainable practice of useable goods entering the waste stream.
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3.2.3 Objective – Provide for the effective and efficient use of facilities, infrastructure and services

<i>(a) clustering use or development in the central part of Norfolk Island so that existing infrastructure, services and facilities can be more fully utilised and limiting development opportunities outside that area so that expensive infrastructure is not required in places where maximum utilisation is unlikely to be achieved;</i>	The existing Waste Management Centre is located in a central location close to town and easily accessed by road. The addition of the CRRC on the site provides for a clustering of waste functions. An alternative site would not be cost effective or convenient for the public dropping off goods for reuse.
<i>(b) locating industry and other forms of development which draw heavily on infrastructure in locations such as the Airport or near existing waterside facilities where existing infrastructure is in place or can be cost effectively put in place;</i>	As above, locating the CRRC in the Waste Management Centre precinct allows Council to cost effectively introduce this additional element to waste management.
<i>(c) locating use or development that draws heavily on community services in areas where such services exist or are readily accessible;</i>	The community is familiar with the existing Waste management centre and the introduction of the CRRC on approach to the waste stream provides a readily accessible site
<i>(d) ensuring that use or development proposals do not place unreasonable strain on public infrastructure services;</i>	The improvements in environmentally managing waste through the closure of Headstone Reserve and introduction of the WMC has resulted in a strain on Council services. A key objective of the CRRC is to reduce waste volumes and strain on the Waste management centre and costs to Council and the community.

3.2.4 Objective – Encourage orderly and efficient use and management of resources

<i>(a) encouraging sustainable development practices including waste minimisation, efficient and effective waste management, and use of alternative energy and energy efficient practices;</i>	The proposed CRRC meets this Planning outcome as it aligns directly with the objectives of the facility which is to reduce waste. Energy use is limited and water resources are achieved from the proposed rainwater harvesting and storage.
<i>(c) clustering use or development types that require expensive infrastructure within the area serviced by the Norfolk Island sewer mains, utilising existing infrastructure;</i>	The CRRC is located within reasonably close proximity to existing sewer infrastructure which will utilise a small pump station to connect to.
<i>(d) maximising retention of viable agricultural land by minimising land fragmentation;</i>	The land does not impede on agricultural land.
<i>(e) minimising the potential for underground contamination by ensuring that size and orientation of lots is adequate for effective and efficient on-site wastewater management systems and minimising clearing of steep slopes;</i>	As described above, the CRRC proposes to utilise a domestic scale sewer pump station to connect to existing sewer which is in close proximity to the existing sewerage treatment plant. The site has been previously cleared with only minor clearing of weed vegetation to the northern portion of the site.
<i>(f) maximising opportunities for rainwater capture and storage and ensuring that water resources are not adversely impacted upon by land use or development decisions;</i>	It is proposed that 60kL of rain water harvesting and water storage be installed.
<i>(g) ensuring that groundwater use is minimised.</i>	It is not proposed that groundwater be used.

3.2.5 Objective – Promote and safeguard the community's safety and welfare, and its social and cultural wellbeing

<i>(e) recognising the importance of Norfolk Island's unique social and cultural heritage practices and values, and preserving examples and evidence of these practices and values;</i>	Based on evidence from other Community Resource Recovery Centres in Australia, it is considered that the CRRC facility and the associated community education regarding reuse and recycling is able to instil sustainable practices and values in the community.
<i>(f) providing opportunities for use or development which underpins elements of special social and cultural value;</i>	It is proposed that the Community Resource Recovery Centre be operated through a social enterprise arrangement which provides opportunities for social programs and employment. Examples from other mainland models include helping long-term unemployed gain work experience and disability employment programs.

3.2.7 Objective – Promote high standards of visual amenity and protect significant landscapes

<i>(c) ensuring that use or development will not have a detrimental impact on Norfolk Island's landscape character and will not contribute to visual blight;</i>	The proposed CRRC is located in an area surrounded by existing industrial buildings and is not visible from vantage points.
<i>(d) encouraging building form, scale, mass, siting, materials, and finishes that complement existing landscapes and do not detract from Norfolk Island's visual amenity;</i>	As described above, the proposed building is of similar scale, materials and siting to the existing Bio Hazard building and is of similar materials to the larger existing Waste Management Centre. The grouping of buildings within the waste management precinct is logical and convenient for the community without impacting on Norfolk Island visual amenity.

3.2.8 Objective – Protect and enhance Norfolk Island's environmental and heritage qualities

<i>(f) ensuring that use or development proposals demonstrate that they will not have a detrimental impact on the environmental or heritage qualities of Norfolk Island;</i>	The proposed development within the waste management centre precinct is located on a previously disturbed site with minimal potential for impact to the natural environment or heritage values.
<i>(g) encouraging use or development that has low environmental impact and where appropriate, clustering use or development that has the potential for detrimental impacts on the environment and heritage;</i>	As described above, the proposed development is clustered with existing buildings in the waste management precinct on a predominantly cleared site and has minimal detrimental impacts.

Section 4 – Preferred Dominant Land Uses

It is considered that the proposed development complies with item 4.5 Activity Node Preferred Dominant Land Use providing the necessary and essential infrastructure function on Norfolk Island. The proposal meets the objectives of the Preferred Dominant Land Use through;

- Co-locating waste industrial uses.
- Maximising use of existing infrastructure
- Avoiding sites that would have potentially adverse effects for residents, visitors and businesses.

Zoning Scheme – Part B1

The proposed development is within the Airport Zone. The applicable development control plan (DCP) is Development Control Plan No. 5 – Norfolk Island Airport.

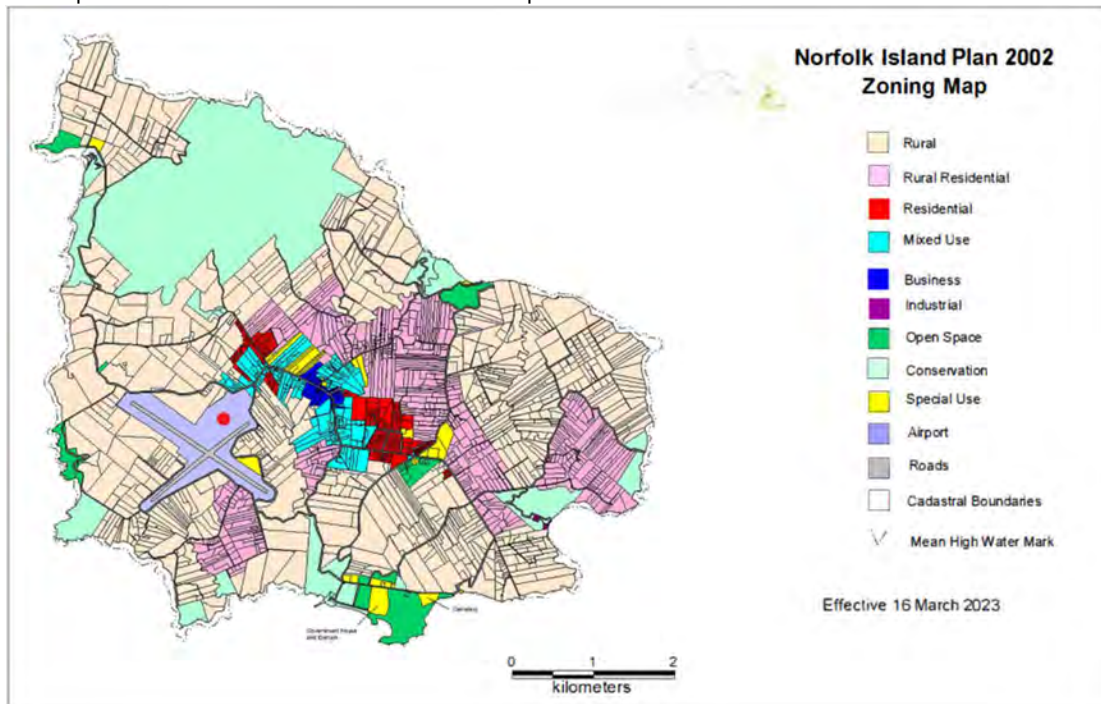


Figure 7. Zoning Map identifying approximate site location within Airport Zone.

As described in Part 7.1 Part A – Strategic Plan, the airport is identified as ‘Activity Node Preferred Dominant Land Use’. Land within this area is intended to provide for the necessary and essential industrial and infrastructure functions for the Island in the long-term. In the short- to medium-term, land within this area could be used for a range of purposes that would not compromise the long-term use of the land.

The location of the existing waste management infrastructure in the Activity Node, aligns with the intent for long term essential industrial and infrastructure functions. The addition of the proposed Community Resource Recovery Centre is consistent with the existing waste management functions.

Within item 7.2 Part B – Planning Requirements, the objectives of the Airport zone are also met by co-locating waste management industrial uses to maximise the use of existing infrastructure at the airport and avoids spread of waste management development in a random manner across the Island.

The standards required of development in the Airport Zone identify the requirements;

<i>Provisions of Australian Standard AS2021-2000 for Acoustics—Aircraft noise intrusion—Building siting and construction.</i>	Given the building is for light industry and limited in hours of operation to daytime hours, consistent with other adjacent uses it is considered that the effects of aircraft noise intrusion would not impact on the proposed use.
<i>The maximum height of buildings shall be determined by the Obstacle Limitation Surfaces requirements as specified in clauses 78-81 inclusive, and shall be up to 9 metres on condition that the Obstacle Limitation Surfaces are not compromised and unless it can be satisfactorily demonstrated that a higher structure is</i>	The proposed development is approximately 6-7metres above Natural Surface Level.

<i>required for operational, topographical or other justified purposes;</i>	
<i>Use or development for the purposes of an Industry – Noxious, Offensive and Hazardous, or a Dangerous Goods Store shall not be located within 300 metres of land zoned Residential, or Special Use (where that Special Use Zoning is intended for, or used or developed for, the purposes of a hospital, school, or use or development within the residence class);</i>	Goods of this nature are not proposed to be stored.
<i>There are no minimum setback requirements except those necessary to meet the zone intent, protect the character of the surrounding area, protect the amenity of neighbouring properties, and provide access for essential and emergency services;</i>	The proposed development is set back from Ben Christian Drive in order to provide suitable vehicle turning movements which also aids in providing visibility when entering the waste management precinct
<i>The roof areas of buildings shall be finished with non-reflective materials and colours that harmonise with the natural landscape;</i>	The roof is proposed to be of colorbond similar in colour to the existing waste management centre.
<i>The external walls, paving, and other large surface areas of buildings shall be finished with non-reflective materials and colours that harmonise with the natural landscape or shall be substantially and permanently screened by landscaping;</i>	The driveway is proposed to be bitumen / concrete and external areas gravel hardstand and turf.
<i>All use or development shall comply with relevant environmental standards specified in the approved applicable environmental planning and land management codes.</i>	The proposed development will comply with applicable environmental codes.

Overlay Provisions – Part B2

In compliance with Part B2 the following is noted;

Coastal Environment Overlay

Not applicable.

Heritage Overlay

Not applicable.

Obstacle Limitation Surfaces Overlay

(1) The objectives of the Obstacle Limitation Surfaces Overlay are to:

<i>(a) prohibit development that would adversely affect Airport operations, or be adversely affected by Airport operations;</i>	The proposed development is adjacent the existing Waste Management Centre accessed via Ben Christian Drive. Given the low scale development it is not considered that the centre would create impacts to the airport operations.
<i>(b) protect valuable airspace required for Obstacle Limitation Surfaces from use or development that would pose a hazard to aircraft movements.</i>	The proposed development is below the 9m height restriction in the Development Control Plan and is considered that it would not pose a hazard to aircraft movements. The Airport Manager has confirmed the proposal does not impact on OLS.

General provisions – Part B3

In compliance with Part B3 the following is noted below.

88. Use

<i>The proposed Community Resource Recovery Centre is appropriately sited adjacent to the existing Waste Management Centre complimenting the existing facility and objective to reduce waste on the island.</i>	The development is located on a portion of the site that does not impact on existing or future uses
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89. Character

<i>The proposed development is in keeping with the existing character of the industrial setting of the Waste Management Centre and the Biohazards Building. The proposed building is of a similar gable roof shape and pitch and is proposed to be a green colour in keeping with the existing waste management centre where public are free to access, intentionally different to the colour of the Biohazards building which is not accessible to the public.</i>	The development aims to protect the remaining Norfolk Pines on Ben Christian Drive. Any signage will be in keeping with the Waste Management Centre and to assist the public with coordinated movements within the precinct.
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90. Amenity

<i>Use or development must accord all existing and/or future occupiers with adequate and reasonable levels of amenity, especially in relation to privacy, sunlight, aspect, views and noise disturbance</i>	Although in an industrial setting, the proposed development provides adequate amenity through the provision of natural lighting, windows and roller doors for cross flow ventilation, people with disabilities (PWD) toilet, staff lunchroom and staff office.
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91 Environment

<i>The proposed development is located on a previously disturbed site bordering weed species vegetation to the north. The development will remove weeds within the centre's footprint. Site earthworks will be carried out and completed to manage stormwater and overland flows to avoid soil erosion and impacts to any watercourse</i>	The site is located in an area not considered to be at risk from land slippage.
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92. Subdivision

Not applicable.

93. Access and parking.

<i>Vehicle access and parking has been considered.</i>	Provision of driveway off Ben Christian Drive. Turning movements within the site are in accordance with Austroads to suit cars with trailers and 9 tonne trucks The site allows for adequate carparking onsite and provision for cars with trailers on Ben Christian Drive.
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<i>Buildings and spaces intended for public access must provide for satisfactory use and access by the disabled;</i>	A PWD parking space is indicated close to the building entrance. Grades suit PWD. A PWD toilet is included.
<i>Intersections of road carriageways, footpaths, and pedestrian crossings and driveways must provide adequate safety for all users;</i>	Footpaths do not exist in the vicinity of the proposed development. A driveway is proposed to a width suitable for two way traffic.
<i>New use or development must provide adequate car parking on-site to provide for the demand it generates and must be capable of being safely accessed;</i>	Car parking provided onsite with ability for vehicles with trailers to drop off goods at the facility and park along the road edge.
<i>On site turning must be provided for development involving significant traffic volumes, heavy vehicle types and/or at sites on roads which carry significant amounts of traffic; and</i>	Turning circles have been assessed to suit expected vehicle types for cars with trailers and up to 9Tonne trucks.
<i>All use and development must provide satisfactory pedestrian and vehicular access, which is suited to the volume and needs of future users.</i>	Access is deemed satisfactory based on the expected volumes and manner of access to the precinct.

94. Infrastructure and services.

<i>Use or development must be provided with adequate and appropriate infrastructure and services that are suited to the lifestyle requirements of people, the nature of the location, and the ability of the community to provide such infrastructure and services.</i>	The Community Resource Recovery Centre staff infrastructure needs are deemed to be met through the provision of fully enclosed building with dedicated office, lunchroom, water, PWD toilet (sewerage), lighting and natural ventilation. The building is deemed to comply with the Building Act. The building is proposed to be constructed of durable structural steel and metal cladding to suit the site and reduce maintenance costs.
<i>Use or development must comply with the requirements of the current development control plan for management of water resources.</i>	The development proposes to include 60kL of onsite rainwater harvested tank storage.
<i>Use or development must be appropriately sited, designed and constructed to avoid conflict with service mains (including telephone, power, sewerage, water, and other pipelines or service conduits). Building s should not be erected over any service main or within any easement providing for same, whether utilised or not unless authorised by the Norfolk Island Regional Council.</i>	The development has been carefully sited based on review of vehicle turning movements and grades on the site. The building is not located over known services.

95 Community Infrastructure.

<i>Use or development may be required to demonstrate how it suits the community interest;</i>	Community interest in the development is demonstrated through the existing Waste Management Strategy 2015 and subsequent community consultation. The reduction in items entering the waste stream is critical to the broader waste management for Norfolk Island. The proposal for a Community Resource Recovery Centre is not expected to create unreasonable demand for social
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	<p>service provision and it is not expected to exceed the social and economic benefit to the community.</p> <p>Using examples of other Community Resource Recovery Centres on the mainland, the preferred operational model involves a combination of funding from the sale of goods, funding from Council including through savings from avoiding waste processing and exporting and in kind funding from volunteer staffing.</p>
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Site Suitability

The suitability of the site for the development: whether any part of the land is subject to:

<i>Class H, E or P site classification in accordance with Australian Standard AS2870-1996 in relation to known or likely landslip, soil instability, erosion, or excessive slope;</i>	The Site was tested by consultants GHD in close proximity to the proposed building site which identified the site as Class M soil classification and did not identify any geotechnical constraints on the site. The existing slope of the site requires cut and fill to achieve level pad for the building construction and the external sales area. It is estimated that the maximum fill depth is 1300mm and the maximum cut depth is 1900mm, which is proposed to be battered to 1:1.
<i>Ponding or flooding;</i>	The site is not identified as being at risk of ponding or flooding. Overland flow will be considered in the site works to ensure falls direct water to suitable areas external to the site whilst avoiding soil erosion.
<i>Fire hazard;</i>	The proposed use does not present a fire hazard. To aid in bushfire risk reduction, vegetation which is predominantly weed species/not of concern to the north of the proposed building will also be cleared between 5 and 10 metres to create a buffer to the building.
<i>Pollution;</i>	By nature of the community resource recovery centre acting as a shop of second-hand goods, the proposed development is not expected to generate pollution.
<i>Contamination;</i>	The proposed site is generally free of contamination save for a small area that has previously been used by the Roads Department to wash bitumen spray trucks. The residual material is proposed to be excavated and replaced with clean fill material. The excavated material will be transported to the Waste Management Centre for processing.
<i>Other hazards to safety or health</i>	No other know hazards exist on the proposed development site.

Compatibility of the proposed development

Whether the proposed use or development is satisfactory in terms of its design, siting, size, appearance, and levels of emissions, taking into account:

<i>Existing site features</i>	The proposed use and development is considered suitable in relation to the existing site features on the basis that the building is within scale to the buildings on the other side of the road (Bio Security and Waste Management Centre Shed) and it will aid in the
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	presentation of the precinct. The creation of a community reuse shop on entry to the Waste precinct is considered to be convenient for the public to access the facility. This is evidenced by other Waste facilities in Australia
<i>Adjoining land: whether the proposed use or development would adversely affect the existing use or development of adjacent land</i>	The existing use of the site being the minor storage of gravels is not considered to adversely affect the Roads Department or future uses. The building is proposed to be placed at the northern portion of the site for both vehicular movements and to provide flexibility of uses into the future.
<i>The possible impacts of the proposed development on neighbouring land uses and developments and streetscape</i>	As described above, the proposed use of a Community Resource Recovery Centre is complimentary with neighbouring land uses. The construction of the works is proposed to assist with general presentation of the entrance to the Waste Management Centre.
<i>Potential visual impact</i>	The proposed development is located amongst other existing industrial buildings and uses of similar and larger scale and would not be visually obtrusive or introduce any visual impacts external to the site. The building is single story and the use is of low scale and intensity.
<i>Potential overshadowing</i>	There are no overshadowing or privacy implications by the proposed development.
<i>Landscape and landscape setting</i>	The proposed development is deemed to not require specific landscaping treatment other than ensuring the road verge nature strip is suitably maintained.
<i>Items of heritage, architectural or scientific interest and/or value</i>	Not applicable.
<i>Noise generation</i>	The proposed use would generate limited noise. Activities would be limited to vehicles entering and leaving the site and the occasional use of equipment such as forklifts to manoeuvre goods around the site. There is no processing or manufacturing of materials as part of this operation.
<i>Air emissions</i>	The CRRC would not introduce any undue air quality impacts as there is no secondary processing or manufacturing proposed. The facility will operate similar to a shop use with customer contact, transactions and deliveries. No air pollution emitting operations are proposed. The proposed operation would not introduce an odour impact. Materials and goods stored and sold will not be odour emitting and will be largely domestic/household in nature. There is no processing or manufacturing of materials proposed.
<i>Need for buffer zones or attenuation area</i>	As the proposed use would not introduce undue noise, emissions or odour there is no need for buffer or attenuation zones.
<i>Need for isolation and/or separation from other land uses or developments</i>	As above, there is no need for isolation and/or separation from other land uses or developments

Potential impact on the physical environment and natural resources

Whether the proposed development would have any impact on the natural environment taking into account matters such as;

<i>Water supply and catchment</i>	Water supply is proposed to be generated from the approximately 415m ² of roof area, stored in up to 60,000 litres of water tanks. This is considered sufficient for the limited water demand on the site, however may contribute to other water needs of the precinct if connected to the localised ring main.
<i>Any received pollution</i>	Received pollution from neighbouring uses is considered to be minimal.
<i>The escape of pollutants into water courses or the atmosphere</i>	The proposed development, construction and use would not introduce adverse impacts to groundwater. Safe storage, handling and disposal methods for fuel and contaminants will be managed in accordance with NIRC safe work practices.
<i>Stormwater management</i>	The management of surface water is identified on the plans. The proposed development, construction and use would not introduce adverse impacts to groundwater through the introduction of suitable stormwater collection and drainage discharge and the installation of approximately 60,000L water storage.
<i>Erosion and sediment control measures</i>	The proposed development aims to introduce swales to the north and eastern side of the site to reduce overland flow entering the site from Ben Christian Drive. Within the site turf and gravel hardstand areas are proposed to be flat where possible / have minimal grades and any drainage off site to be constructed in a manner to not cause erosion and sediment load into waterways.
<i>Isolation and/or separation from other land uses or developments</i>	The proposed development is over 50meters from the main Waste Management Centre building and considered to be adequately separated from other land uses on the waste management precinct. The proposed building is over 300metres away from the airport runways.
<i>The impacts of the proposed use or development on the habitat of endangered or threatened flora and fauna</i>	The proposed development is to be constructed on a previously disturbed site. Any vegetation to be cleared on site is predominately weed species.
<i>Open space, parks and reserves</i>	Not applicable.

Infrastructure

Whether the proposed use or development will be supplied with an adequate level of infrastructure and services:

<i>Advice from relevant infrastructure managers (including but not limited to those responsible for electricity, telecommunications, works, water storage and effluent disposal) regarding the infrastructure requirements necessary to enable the proposed use or development, and the availability of such infrastructure.</i>	<p>Advice has been sought from the following agencies to consider the development infrastructure requirements;</p> <ul style="list-style-type: none"> • Electricity • Waste & Environment (Water Storage and wastewater management). • Roadworks & Driveways • Telecom
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	<ul style="list-style-type: none"> • Fire Services <p>To date no additional requirements have been requested.</p>
<i>Any necessity to improve deficient access/egress, roads or road junctions, water, sewerage, electricity, or transport services and the like, to accommodate the proposed development, without detriment to existing users</i>	<p>The proposed development closes the existing single lane driveway on Ben Christian Drive to North East of the site and introduces a new 7metre driveway further south on Ben Christian Drive, opposite the Bio Hazards entrance.</p> <p>The required vehicle turning movements within the property and building placement on the site dictated that the driveway was to be relocated.</p>

Traffic

Whether the proposed development would have any impact on traffic, considering matters such as:

<i>The sight distances available to and from proposed points of access/egress, together with an estimate of the speed of passing traffic.</i>	<p>Traffic on approach to the Waste Management Centre are typically travelling at low speeds, in order of 20-30kph. There is approximately 40metres visibility in each direction for vehicles exiting the centre. The volume of existing traffic and traffic generation is considered low.</p>
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The requirements of any Development Control Plan

Development Control Plan No. 2 (2021) - Water Resources

Rainwater Capture and Storage requirements

The proposed development considers the inclusion of 60kL of rainwater harvested water storage onsite adjacent to the building. Refer plans in Appendix D.

The water demand is anticipated to be low based on relatively low staff numbers (1-2) and low volume of patrons to the centre. Irrespective of the low water demand, the facility proposes to install water storage in excess of demand.

Wastewater Management.

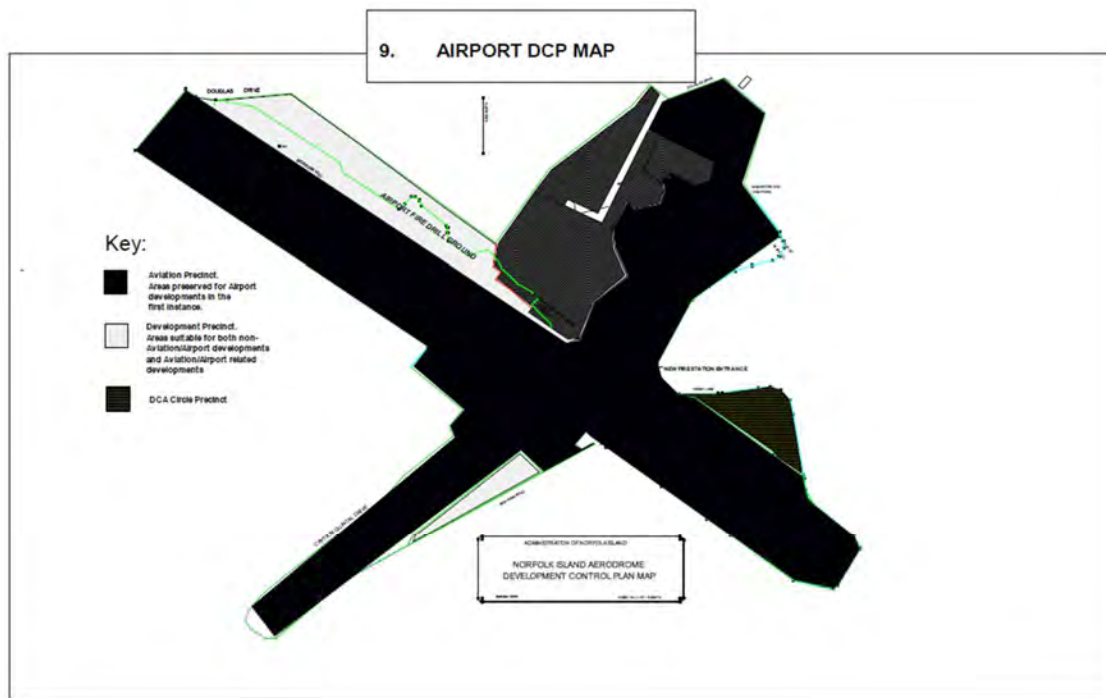
The building is proposed to be within the specified 75 metres of the existing sewer main and is proposed to be connected to the sewer at the nearby manhole via a pumped system.

Development Control Plan No. 4 - Outdoor Advertising Structures & Signs

The signing associated with the Community Resource Recovery Centre is yet to be developed, however it is intended to comply with the requirements of the DCP.

Development Control Plan No. 5 - Airport

As defined in the Norfolk Island Airport Land Use Document April 2010, the Waste Management Centre is a previously identified non-aviation use in the Airport Precinct and the site of the proposed Community Resource Recovery Centre is on land within the Airport Precinct identified for use by the Norfolk Island Roads Maintenance Depot. The introduction of the proposed additional waste management facility would not impact on the Airport precinct over and above previous uses.



Airport DCP April 2010

40

Figure 8. Airport Development Control Plan (DCP) Map

Public Interest

Health, safety and wellbeing of the general public;

The proposed development does not introduce new health, safety and wellbeing matters for the general public.

The facility will be managed to ensure workplace health and safety to employees and general public.

Consideration of the net social benefit of the proposed use or development including establishment of need;

Refer below.

Economic, social and environmental benefits of the proposed development

Need for the development

The need for the development was identified in Norfolk Island Waste Management System Options Analysis 2022 (refer attached). Also refer to the Summary Paper (attached).

The Options Analysis was commissioned to help address a range of waste management issues for the island and provides recommended options for:

- reducing, reusing, and recycling
- composting more materials
- modifying the charging regime
- processing bulky waste on the island.

The proposed CRRC will be a key component of the Island's waste management centre. The inclusion of these facilities is commonplace in modern waste management sites. Given Norfolk's unique situation of not having a landfill and being heavily constrained in options for managing waste it is critical that options to divert waste from entering the waste cycle are adopted.

The 2015 Norfolk Island Waste Management Strategic Plan (attached) outlined the unique waste challenges for the island and set out a framework for waste separation, treatment and disposal to bring practices in line with other Australian offshore islands. Targets for waste were established to:

- divert to composting 68%,
- export for recycling 10%,
- reuse 7%, and,
- bale and export 15%.

Since the plan was developed, the Island has seen substantial increase in waste costs due to changes to freight arrangements that currently require air freighting until shipping for residual disposal to mainland Australia process is rectified. Disposal pathways envisaged in the 2015 plan have not been achieved due to the many challenges including:

- "Escalating fees for disposal to the mainland
- Stockpiles of processed recyclables, e-waste and hazardous waste awaiting export when funds are available
- Stockpiling of bulky waste and building materials
- Significant gap in cost recovery" (Options Analysis, APC Waste Consultants 2022).

These issues have accelerated the need to reduce waste volumes requiring export. It is estimated that current exports could be reduced by 60% if waste was separated, diverted, reused and recycled through improved waste practices (Summary Paper 2022).

Financial and social benefits to community

An estimated 4,000 tonnes of waste is generated on the island each year with approximately 400 tonnes of baled waste and recycling exported. The proposed CRRC may be able to divert approximately 90 tonnes of this waste from entering the waste stream and thereby reduce the costs of ongoing processing and export. Preliminary estimates suggest this could amount to over \$100,000 in annual savings for the community.

The costs of operating the proposed facility are projected to be cost neutral based on research on other Community Resource Recovery Centres elsewhere on the mainland. The low staff costs and other operational expenses are expected to be offset by revenue from sales.

The proposed facility is expected to provide employment for 1 full time person with additional part time support (0.4FTE) from time to time.

Other Considerations

Visual Impacts

The proposed development is located amongst other existing industrial buildings and uses of similar and larger scale and would not be visually obtrusive or introduce any visual impacts external to the site. The building is single story and the use is of low scale and intensity.

Noise

The proposed use would generate limited noise. Activities would be limited to vehicles entering and leaving the site and the occasional use of equipment such as forklifts to manoeuvre goods around the site. There is no processing or manufacturing of materials as part of this operation.

Open Space

There is currently no public access to the site and as the proposed development is located amongst other industrial use type buildings it does not present a reduction in actual or visual sense of open space.

Overshadowing and Privacy

There are no overshadowing or privacy implications by the proposed development.

Disabled Access

The proposed development will provide for disabled access to the facility by suitable grades to the front entry and a PWD toilet within the building.

Security, Site Facilities and Safety

The site is proposed to have perimeter fencing as security for the goods on external display.

Waste Management

The facility's primary objective is the reduction and diversion of waste. The facility is proposed to be managed by an operator that is well aligned with the operations at the WMC facility and ensure any onsite generated waste aligns with Councils waste processing requirements.

Traffic

As the adjacent WMC currently accommodates all of the community waste disposal, the introduction of the CRRC would cause minimal increase in traffic impacts. The small nature of the use would not attract notable volumes of additional traffic.

Stormwater/flooding

Describe stormwater/flooding impact

The management of surface water is considered as part of the site development and is also being considered as part of the broader WMC precinct stormwater management upgrades.

The proposed development, construction and use would not introduce adverse impacts to groundwater through adequate stormwater collection and drainage discharge.

The development proposes to include the installation of approximately 60,000L water storage.

Conclusion

The proposed development for a Community Resource Recovery Centre was initiated into Norfolk Island infrastructure requirements in the 2015 Waste Management Strategy as part of closure of Headstone Reserve to dumping of waste and the need to reduce waste on the Island.

Community Resource Recovery Centres also called Community Reuse Centres and Second-Hand Centres are commonplace in many waste management facilities given the benefits in reducing waste, promoting sustainable practices in communities and providing employment opportunities.

The proposed development on Ben Christian Drive in the vicinity of the existing Waste Management Centre provides a low impact and convenient location in which to operate the Resource Recovery Centre. As identified in this Statement of Environmental Effects, the proposal is consistent with the provisions of the Norfolk Island Plan 2022 in order to support approval of development.

Figures

Figure 1. Proposed Development Location.	6
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Figure 3. Photo of area proposed to be used for external sales area.	7
Figure 4. Concept image of the proposed development.	8
Figure 5. Internal sales area, Noosa Council Waste Services Recycle Shop.	10
Figure 6. External sales area, Noosa Council Waste Services Recycle Shop.	11
Figure 7. Zoning Map identifying approximate site location within Airport Zone.	14
Figure 8. Airport Development Control Plan (DCP) Map	22

Appendices

Appendix A - Waste Management Strategic Plan, The Administration of Norfolk Island 2015.
Appendix B - Administration of Norfolk Island Waste Management Strategy Implementation Plan 2015/16.
Appendix C - Waste Management System Options Analysis for the Norfolk Island Regional Council, 2022.
Appendix D - Design Documents.

DA.BA 4/2024

DEVELOPMENT
APPLICATION

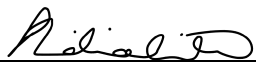
APPLICATION FOR DEVELOPMENT APPROVAL AND / OR BUILDING APPROVAL

APPLICATION NO.


4

2024

1. APPLICANT DETAILS (May be an agent acting on behalf of a landowner)

Name Applicant 1	Norfolk Island Regional Council		
	First Name Adam	Last Name Britton	
Name Applicant 2			
	First Name	Last Name	
Postal Address	PO Box 95. Norfolk Island. 2899		
Phone No.		Mob. No.	+0478002572
Email (s)	adam@brittonprojectservices.com.au		
Signature Applicant 1	 Philip Reid on behalf of NIRC		
Signature Applicant 2			

2. LANDOWNER(S) DETAILS (if not the Applicant)

Name	Norfolk Island Regional Council		
	First Name Andrew	Last Name Roach	
Name			
	First Name	Last Name	
Postal Address	PO Box 95 Norfolk Island 2899		
Phone No.		Mob. No.	
Email			
Signature(s) of all landowners. This signature provides landowner's permission for the Applicant to make this Development and / or Building Application only.			
Landowner 1			
Landowner 2			

3. PROPERTY DESCRIPTION								
Address	Waste Management Centre, Ben Christian Drive.							
Portion No.	POR183	Lot No.	1	Section No.		Land Area:	118Ha	
Please attach a copy of the Title Search for the subject property:								
Current Land Use	Vacant / Gravel storage / informal vehicle wash down area							
Land Tenure	x	Freehold		Crown Lease		Un-alienated Crown Land		
		Road Reserve		Vacant Crown Land				
Zoning		Rural		Mixed Use		Open Space	x	Airport
		Rural Residential		Business		Conservation		Roads
		Residential		Industrial		Special Use		

4. THE TYPE(S) OF USE, DEVELOPMENT AND / OR BUILDING INCLUDED IN THIS APPLICATION (please tick where relevant)		
	Residential	E.g. Dwelling House, Dual Occupancy, Multiple Dwellings
	Tourist Accommodation	E.g. Accommodation Units, Hotel, Resort, Tourist Park
	Commercial	E.g. Business Premises, Food & Drink Premises, Shop, Tourist Attraction, Entertainment Facility, Health Care Service
	Industrial	E.g. General, Light, Rural, Noxious, Hazardous or Offensive, Extractive
	Community	E.g. Educational Establishment, Hospital, Community Facility
x	Infrastructure	E.g. Electricity Works, Waste Facilities , Communications Facilities, Transport Facilities, Roadworks
	Public Facilities	E.g. Airport, Car Park, Port Service, Public Building
	Recreation	E.g. Open Space, Outdoor Sport and Recreation Facility, Indoor Sport and Recreation Facility, Park
	Subdivision	E.g. Create additional lots; Boundary adjustment; Amalgamation of lots
	Alterations and Additions	Structural changes to existing structure(s)
	Ancillary structures	Structures integral and subservient to another development e.g. garage, shed, verandah
	Change of Use	Changing the purpose of a premises e.g. from residence to holiday house, from shop to offices.
	Signage	E.g. Advertising structures and signs, Directional and guidance signs.
	Earthworks	Excavation, filling, site works
	Other	

5. THE ACTIVITIES INVOLVED IN THE PROPOSED USE OR DEVELOPMENT (please tick where relevant)	
x	Erecting, altering or adding to a building or structure
	A temporary building, structure, or use
	Subdividing land
	Demolition
	Changing the use of land or a building or the classification of a building under the Building Code of Australia (without building, subdividing or demolishing)

6. DESCRIPTION OF PROPOSAL	
<p><i>Please describe details of your proposal here Please include all components of the use, development and / or building activity; such as the number of lots created if subdivision; number of dwellings / units to be developed; number of bedrooms; number of seats if Food & Drink Premises; Hours of operation for commercial or industrial activity; volume of production if processing or manufacturing. (attach additional pages if more space is required)</i></p>	
<p>The proposal is for the development of a Community Resource Recovery Centre (CRRC) adjacent the existing Waste Management Centre site on Ben Christian Drive. The primary objective of the facility is for public to donate goods that have a residual use and resale value rather than goods entering the waste stream. The CRRC would provide additional community benefits through demonstration and education of sustainable practices, training and employment skilling. Refer attached Statement of Environmental Effects for detailed information.</p>	
7. APPLICATION FEES	
<p><i>Development and Building Application fees are specified in Council's Annual Operational Plan and are based on the estimated cost of building and works. It is necessary to specify the total estimated cost of building and works (including labour and materials) to determine the fees for the Development and or Building Application. For development that involves building work, Council is currently assessing fees on the basis of \$1200.00 / square metre. This is required prior to acceptance of the Application.</i></p>	
Total estimated cost of building and works	\$ 542,500

8. USE, DEVELOPMENT AND BUILDING DETAILS & MATERIALS (as applicable)			
Gross floor area of all new proposed buildings	Exclosed area: 300m2. Awnings 114m2		
Gross floor area of all existing buildings on site	TBC		
Total roof area (sqm) of all buildings on the lot	TBC		
Total number of bedrooms	Nil		
Maximum height of new building(s) or structure(s) in metres	7m		
Building setbacks – minimum distance to front, rear, and side boundaries in metres. <i>Note: it will be necessary to peg out the general footprint of proposed structures at the subject land.</i>	Boundary	Distance	Orientation
	Front	Refer plans. Boundary at distance.	
	Rear		
	Side		
	Side		
Wall construction material (external) & colour	Trimdeck or equivalent. Green.		
Floor construction material	Concrete		
Roof construction material & colour	Trimdeck or equivalent. Green.		

Frame construction material	Galvanised steel		
Water supply and storage <i>Note: Please refer to DCP No. 2 - Water Resources for minimum water storage requirements.</i>	Water tank material	Poly	
	Water tank capacity (existing)	TBC	
	Water tank capacity (new)	60kL	
	Total combined capacity (new and existing tanks)	TBC	
On-site wastewater management system proposed / existing (e.g., sewer connection, AWTs, other – please specify;) and total capacity <i>Note: Please refer to DCP No. 2 - Water Resources for minimum waste water management requirements.</i>	Type of system	Sewer connection	
	System tank capacity		
Advertising Structure or Sign - construction material, size, total number of signs or structures (new and existing) <i>Note: Please refer to DCP No. 4 – Outdoor Advertising Structures and Signs to determine requirements and standards for the display of signage.</i>	Construction material	TBC	
	Total Display Area		
	Maximum height of structure		
	Total number of signs or structures		
Describe any earthworks required as a component of building work; such as site works to create building pad, construct access and driveways, retaining walls, drainage works. Include total volume of earthworks (m ² and m ³) <i>Note: an Earthworks Plan as described in section 11 will be required to support your Application if in excess of 50 cubic metres</i>	Cut to fill and compaction to achieve level building pad and associated external sales area and internal carpark area. Propose to batter cut faces and turf. Total estimated volume cut and fill: 500m ³ cut to fill over a surface area of approximately 2000m ² . Refer earthworks plan in Attachment 4.		
Swimming pool - above ground / below ground, dimensions, (length, depth, width) construction materials and dimensions for associated decking / structures/ fences and gates.	Not applicable.		

9. BUILDER'S DETAILS (if applicable; and if a builder has been selected)			
Name	To be selected.		
Phone No.		Mob No.	
Email:			

10. CONSULTATION WITH COUNCIL INFRASTRUCTURE, SERVICES AND ENVIRONMENT STAFF

In planning and designing your proposed development you should contact relevant Council staff with responsibility for infrastructure and services to ensure infrastructure required for your development is available or can be made available; to determine whether there any specific requirements for infrastructure and services and whether any additional permits, licences or approvals may be required for your proposal.

You should also consult with Council's environment staff to determine any specific environmental matters to consider in developing your proposal, such as identifying protected trees or potential impacts on threatened species; and requirements for additional permits and approvals.

It is strongly suggested that you present a description of your proposal and preliminary building plans for your development to enable the relevant Council staff to provide advice on requirements.

Please request the relevant staff member(s) to email their advice to you as the Applicant and to also email direct to planning@nirc.gov.nf. Alternatively, advice can be provided in the spaces below.

Contact	Comments
Electricity Team Leader, John Christian Ph: 22078, 23206 Email: john.christian@nirc.gov.nf Mitchell Graham Email: mitchell.graham@nirc.gov.nf	Advice sought.
Public Health and Environment Water storage and wastewater management requirements Team Leader, Arthur Travalloni Ph: 22001 Email: arthur.travalloni@nirc.gov.nf	Advice sought.
Fire Service Team Leader, Shane Wallis Ph: 22049 Email: shane.wallis@nirc.gov.nf	Advice sought.
Telecom Team Leader, Simon Peapell Ph: 23905 Email: simon.peapell@nirc.gov.nf	Advice sought.
Public Works and Depot Road works, driveways Team Leader, Mal Snell Ph: 22006 Email: malcolm.snell@nirc.gov.nf	Advice sought.
Biodiversity Protected trees, Argentine ants etc Team Leader, Tara Patel Ph: 22001 Email: tara.patel@nirc.gov.nf	Advice sought.

11. OTHER APPROVALS	
<p>You may need approvals, licences or permits under other legislation in force on Norfolk Island such as those listed below. Please tick the relevant legislation. If in doubt, please contact the Planning Office.</p>	
	<p><i>Environmental Protection and Biodiversity Protection Act 1999 (Cth)</i>. Please refer to http://www.environment.gov.au/protection/environment-assessments</p>
	<p><i>Crown Lands Act 1996 (NI)</i> – applies to Crown land.</p>
	<p><i>Local Government Act 1993 (NSW)(NI)</i> – approvals may be required for specified activities.</p>
	<p><i>Trees Act 1997 (NI)</i> – permit required to remove protected trees. Please refer to the <i>Trees Regulations 1999</i> - Schedule of Protected Trees.</p>
	<p><i>Public Reserves Act 1997 (NI)</i> – permit required for an activity in a Public Reserve.</p>
	<p><i>Subdivision Act 2002 (NI)</i> – registration of plan of subdivision.</p>
	<p><i>Tourist Accommodation Act 1984 (NI)</i> – registration of tourist accommodation.</p>
	<p><i>Sale of Food Act 1950 (NI)</i> – licence required for production and / or sale of food.</p>
	<p><i>Liquor Act 2005 (NI)</i> – licence required to supply liquor.</p>
	<p><i>Heritage Act 2002 (NI)</i> – Proposals for use or development that affect listed heritage items .</p>
	<p><i>Roads Act 2002 (NI)</i> – opening and closing public roads.</p>
	<p>Other Approvals</p>

12. ENVIRONMENTAL IMPACTS OF YOUR DEVELOPMENT	
<p>To assess your proposal, we need to understand any potential impacts it may have on the environment. Depending on the nature and scale of your proposal, you may need to either:</p> <ol style="list-style-type: none"> 1. Provide a Description of Potential Environmental and Heritage Impacts in your Development Application; or 2. Submit a Statement of Environmental Effects with your Development Application; or 3. Submit an Environmental Impact Statement prepared in accordance with the Planning Act 2002 (NI) & Planning Regulations 2004 (NI) with your Development Application. <p>Please consult Council's Planning Office to determine which environmental impact assessment documentation is required for your proposal. Please tick below the information provided with this application.</p>	
Environmental Impact Statement attached:	
Statement of Environmental Effects attached:	Yes
Description of Potential Environmental and Heritage Impacts:	
<p>Description of Potential Environmental and Heritage Impacts: Please describe the potential impact of your proposed use or development on the environment and heritage of the development site and surrounding area.</p>	

13. PLANS AND MAPS	
<i>Applications must be supported by relevant plans and maps that clearly shows what is being proposed. A full list of the information that may be required is provided at Clause 12 of the Norfolk Island Plan 2002. Please tick below the information provided with this application.</i>	
Y	Drawings showing the plan and proposed usage at each floor level, elevations, sections and dimensions of the building, the sizes and locations of structural members to a scale of not less than 1:100.
TBC	Drawings containing sufficient detail and at a scale appropriate to the work proposed to be carried out, to show the plumbing and drainage work to be carried out.
Y	Site Plan - Drawings to a scale of not less than 1:500 showing: <ul style="list-style-type: none"> - The boundaries and dimensions of the allotment, relevant easements and adjacent streets. - The position and dimension of the building to the boundaries of the allotment, existing buildings on the allotment and adjoining allotments together with details of the purposes for which the buildings are to be used. - The levels of the site and of the floors of the building in relation to an adjoining street channel, if any. - The location of protected trees, identifying or specifying the species of the trees, where the distance of the protected tree from the proposed building is less than or equal to the height of the tree plus 5 metres.
Y	Earthworks Plan- Drawings (Site Plan) at a scale of not less than 1:100 showing at least: <ul style="list-style-type: none"> - Existing natural contour levels and proposed finished contour levels. - Cross section plans showing the nature, extent and depth of excavation and /or land filling and associated works, batter slopes and any retaining structures.
N/A	Subdivision - Preliminary Plan of Subdivision
	In the case of an alteration or modification of a building, a statement that describes the purposes for which the building has been used and is to be used.

14. SUPPORTING INFORMATION
<i>You can support your application with additional material, such as photographs, to illustrate your proposal. Please list what you have attached. (Attach additional pages if more space is required)</i>
The level of detail in the plans is to Development application stage. Detailed designs of structure to follow at Building Approval stage.
Plumbing and drainage information to be provided at Building Approval stage.

15. DEVELOPMENT APPLICATION AND / OR BUILDING APPLICATION - CHECKLIST OF REQUIREMENTS

Applications shall contain information as is necessary to determine compliance with the Norfolk Island Plan, Planning Act 2002 (NI), and Building Act 2002 (NI). Clause 12 of the Norfolk Island Plan 2002 specifies matters (listed below) that must be included in a Development Application, where applicable and relevant. It is the responsibility of the Applicant to demonstrate that each of the matters listed has been addressed by placing a tick in the relevant box. Failure to provide all the relevant information may result in the Application not being accepted by Council or delays in the processing of the application.

Requirement	Yes	No	N/A
a) The name and address of the applicant, the location of the land, a copy of the title to the land, the name and address of the owner, and written consent from the owner of the land if not the applicant.	Y		
b) The use or development of the land at the date of application.	Y		
c) The intended use or development of the land.	Y		
d) A plan or plans drawn to a scale available on a standard scale rule which show clearly:	Y		
(i) the relationship of the land to lot boundaries, levels or contours, title boundaries and roads;	Y		
(ii) rights of way, easements and covenants affecting the land;			N/A
(iii) existing buildings, works, trees, and vegetation;			
(iv) site preparation – including details of buildings and works to be demolished, areas to be cut and/or filled, existing vegetation and trees to be removed, and other land clearing;	Y		
(v) proposed buildings, works, and services, and alterations to existing buildings and works – including floor plans, elevations, dimensions, relative site levels, provisions for drainage, and the purpose of rooms, other spaces and structures;	Y		
(vi) existing and proposed vehicular access/egress points to roads from the land, and the areas set aside and other provisions made for vehicular passage, manoeuvring and parking;	Y		
(vii) existing and proposed landscaping – including details of site beautification, tree planting, and screening;			X
(viii) the materials proposed for construction purposes and the colour of such materials on all exterior surfaces;			
(ix) signs – including details of dimensions, wording, logos, colours, illumination, supporting structures, and positioning on buildings and works and the method of affixing thereto;		TBC	
(x) floodlighting and other exterior lighting including the location and strength of illumination.			N/A
(xi) A written statement by or on behalf of the Applicant of the likely impact of the proposed use or development on the environment and heritage; and	Y		
(xii) A written statement from relevant infrastructure managers regarding the infrastructure requirements necessary to enable the proposed use or development, and the availability of such infrastructure; and / or the need to upgrade any infrastructure to support the proposed use or development.	Y		

LODGEMENT DETAILS

You can lodge the completed Application by:

Email: planning@nirc.gov.nf

Deliver: Council Bicentennial Complex
39 Taylors Road
Burnt Pine
NORFOLK ISLAND 2899

Mail: Norfolk Island Regional Council
P.O. Box 95
NORFOLK ISLAND 2899

What now: Once your application is received a Council Officer will respond within 10 working days to advise whether your application has all the information that is required for the application to be accepted for assessment.

OFFICIAL USE ONLY

Receiving Officer: J Brown

Date:

CONSIDERATION OF ADEQUACY FOR ACCEPTANCE – TO BE COMPLETED BY COUNCIL

Application satisfactory to lodge and accept

Yes

No

Additional information required before the application will be accepted:

Planning Act 2002 (NI):

Development Approval Required:

Yes

Tick category:

Category of Development

Permitted Use or Development

Permissible (with consent) Use or Development

*

Declared significant development

Building Act 2002 (NI):

Building Approval Required:

Yes

No

APPLICATION ACCEPTANCE – TO BE COMPLETED BY COUNCIL

Officer: J Brown

Date: 9 February 2024