

NORFOLK ISLAND

Regional Council

16 April 2026

W Arundell
Norfolk Island Regional Council
PO Box 95
NORFOLK ISLAND 2899

Dear Mr Arundell

APPROVAL OF DEVELOPMENT APPLICATION DA.BA 2/2026:

**DEPOT: TEMPORARY ANCILLARY STRUCTURE FOR UNDERCOVER PARKING AT ROADS DEPOT
AT Lot: 1 Sec: 29 Por: 183 Sh: 93, 98 Ferny Lane (a) NORFOLK ISLAND 2899**

Thank you for your development application as described above, accepted in accordance with section 35(1) of the *Planning Act 2002 (NI)* (the Act), and approved under section 44(6)(a) of the Act. The development approval is subject to conditions shown in the attached Notice of Decision on Development Application. Please read the conditions carefully.

Please ensure that, prior to commencement of any ground disturbance associated with the construction of the approved development, all personnel working on site in the construction of the approved development and ancillary structures and services are provided with a copy of this Notice of Decision and the conditions of development approval. The landowner is responsible for compliance with the *Planning Act 2002 (NI)*; the *Building Act 2002 (NI)* and any other legislative requirements that apply to the approved development.

Please note that the attached Notice of Decision is for development approval under the *Planning Act 2002 (NI)* only. Your Building Application is being assessed for building approval by the Building Inspector. You will be contacted regarding any additional plans that may be required.

Please do not hesitate to contact Planning and Development on email planning@nirc.gov.nf if you have any queries.

Yours sincerely



Jodie Brown
Senior Strategic Planner

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)* 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 11/12/2026

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 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)*, the decision made by the Minister in relation to this development application is a reviewable decision. Pursuant to Section 79 of the *Planning Act 2002 (NI)*, application may be made to the Administrative Review Tribunal for review of the decision. An application for review of the decision must be lodged within 28 days of the date of this Notice of 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 2/2026
APPLICATION MADE BY: (THE APPLICANT)	W Arundell
LAND TO BE USED OR DEVELOPED: (SUBJECT LAND)	Part Portion 183, Ben Christian Road
APPROVED USE OR DEVELOPMENT: (THE DEVELOPMENT)	<i>Depot: Temporary Ancillary Structure for undercover parking at Roads Maintenance Depot</i>
DECISION:	Approved
DATE OF DECISION:	15 April 2026
DATE THE DEVELOPMENT APPROVAL TAKES EFFECT:	14 May 2026
DATE THE DEVELOPMENT APPROVAL LAPSES:	14 May 2031

SCHEDULE 2 - CONDITIONS OF DEVELOPMENT APPROVAL

GENERAL CONDITIONS RELATING TO THIS APPROVAL

Scope of this Approval

1. The Applicant shall carry out the Development in accordance with:
 - a. DA.BA 2/2026 and the stamped approved plans and documentation accompanying this Notice of Decision;
 - b. All relevant requirements in the Norfolk Island Plan for the Airport Zone and in 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 other than the following uses in accordance with the *Administrative definitions* in Clause 101 and the *Purpose definitions* in Clause 104 the Norfolk Island Plan, as follows:

‘Ancillary use means any Use or Development that is integral and subservient to another Use or Development of the same Land.

‘Depot’ means the Use or Development of Land as a depot for the storage of any equipment, vehicles and/or materials used in the transport, building, construction or related industries, and includes the lease or hiring of such equipment, whether or not routine servicing of any of those items is carried out at that premise.

4. Any variation to the approved land uses and occupancy of any onsite 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.

Compliance

5. The conditions of this Notice of Decision must be complied with. The person responsible for the use and development of the subject land 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 officer of the Council.

Dispute resolution

6. For any unresolved dispute arising out of the implementation of these conditions between the person responsible for the use or development of the sites 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

7. Prior to the commencement of any works or construction, building approval under the *Building Act 2002 (NI)* must be obtained to ensure compliance with the Building Code of Australia.

Erosion and sedimentation

8. 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 exiting the development site from entering a watercourse; and
 - b. Ensure that the Development does not result in increased erosion caused by runoff.

Public safety

9. 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 condition. Upon completion of the development, such temporary structures or appliances are to be removed within seven (7) days.

CONDITIONS TO BE COMPLIED WITH DURING BUILDING WORK**Obligation to minimise harm to the environment**

10. 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

11. 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

12. 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

13. 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 must be prevented from tracking material from the site.

- b. Stockpiles must 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 must be covered at all times, except during loading and unloading.

Traffic, access and parking

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

CONDITIONS RELATING TO ENVIRONMENTAL PERFORMANCE AND AMENITY

Consistency with relevant Use and Development Principles

- 16. The development must be consistent with the relevant principles for Use, Character, Environment and Access and Parking specified in Part B3 – General Provisions in the Norfolk Island Plan.

Visual amenity

- 17. The proposed dome structure shall be finished with non-reflective materials and colours that harmonise with the natural landscape.

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

- 18. 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.

Roads Depot - Floor Plan
Container Dome Roof



NORFOLK ISLAND
Regional Council

APPROVED PLANS

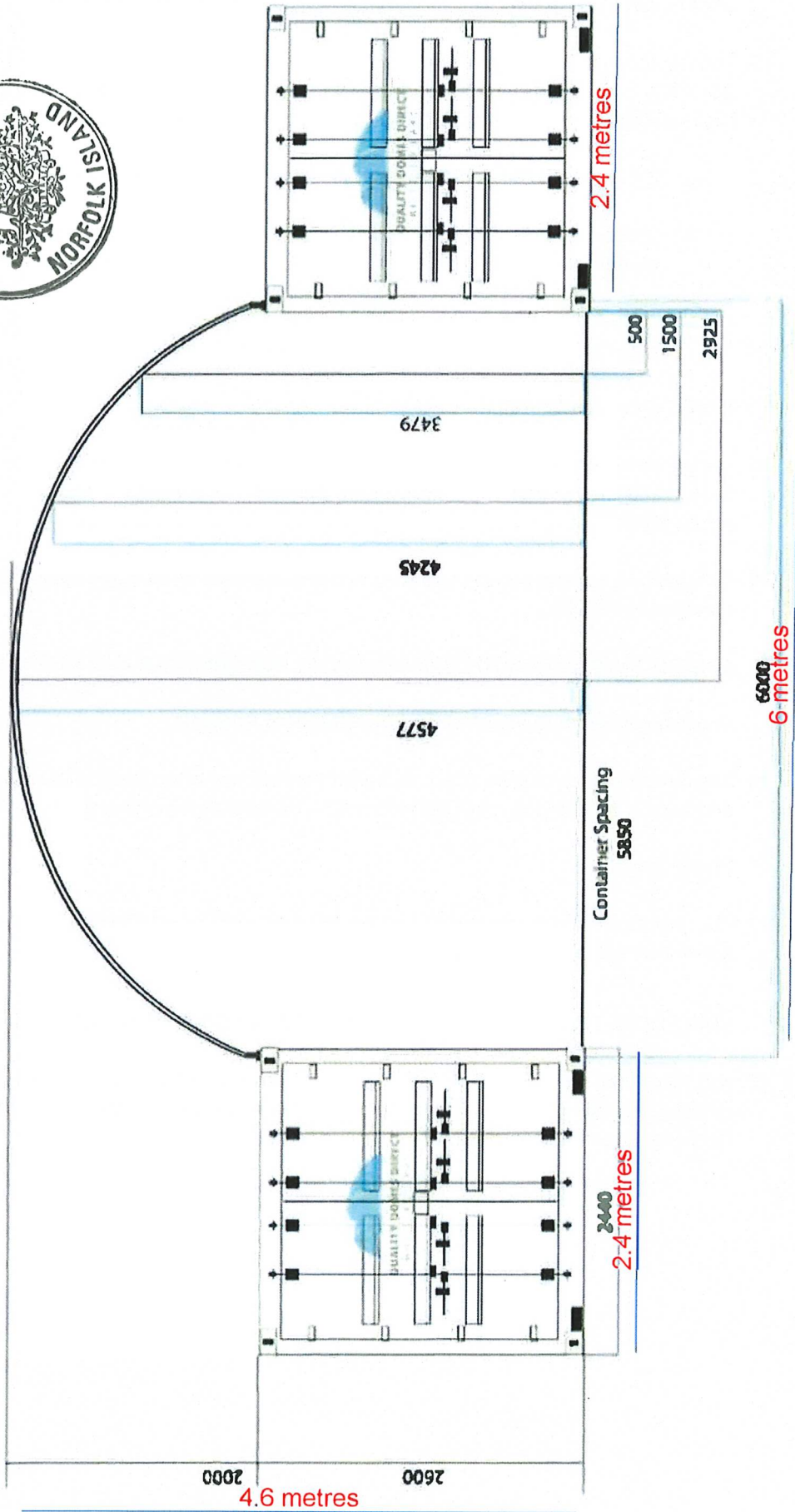
Application Number: DABA 2/2026

Approved 15/4/26

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**20x20ft (6x6m) Quicklock Commercial Grade Dome
with Semi Permanent End Wall**



Scale 1:50

FRONT - EAST ELEVATION

ROADS DEPOT - SITE PLAN



NORFOLK ISLAND
Regional Council

APPROVED PLANS

Application Number: DABA 2/2026

Approved 15/1/26

Sheet: 2 of 3



Roads Depot

Proposed Dome - Roads depot

Legend

- Norfolk Island Waste Management Center

Proposed site for temporary dome, within Roads Maintenance Depot

Roads Maintenance Depot

Waste Management Centre

NORFOLK ISLAND
GOVERNMENT
APPROVED PLANS
Application Number: DABA 21/0726
Approved 13/12/20
Sheet 3 of 3



SCALE
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