

NORFOLK ISLAND

Regional Council

24 September 2025

T J Sheridan
PO Box 154
NORFOLK ISLAND 2899

Dear Mr Sheridan

**APPROVAL OF DEVELOPMENT APPLICATION DA.BA 7/2025:
CLUB: ALTERATIONS AND ADDITIONS TO CADET HALL
AT Lot: 71 Sec: 6 Por: 54c16 Sh: 19, 17 Middlegate Road**

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: 24/12/25

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 7/2025
APPLICATION MADE BY: (THE APPLICANT)	T J Sheridan
LAND TO BE USED OR DEVELOPED: (SUBJECT LAND)	Lot: 71 Sec: 6 Por: 54c16 Sh: 19 17 Middlegate Road
APPROVED USE OR DEVELOPMENT: (THE DEVELOPMENT)	Club: Alterations and additions to Cadet Hall
DECISION:	Approved
DATE OF DECISION:	24 September 2025
DATE THE DEVELOPMENT APPROVAL TAKES EFFECT:	23 October 2025
DATE THE DEVELOPMENT APPROVAL LAPSES:	23 October 2030

SCHEDULE 2 - CONDITIONS OF DEVELOPMENT APPROVAL

GENERAL CONDITIONS RELATING TO THIS APPROVAL

Scope of this Approval

1. The Development shall be carried out in accordance with:
 - a. DA.BA 7/2025 and the stamped approved plan accompanying this Notice of Decision;
 - b. All relevant requirements in the Norfolk Island Plan for the Open Space Zone; and the relevant requirements in Development Control Plan No. 2 – Water Resources (2021); 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 use in accordance with the Purpose Definitions in Clause 104 the Norfolk Island Plan, as follows:

***‘Club** Means the Use or Development of Land for a club, lodge, friendly society or like organisation, whether incorporated or not, and includes Use of the Land, in part, as an office for the administration of the affairs of the club, lodge, friendly society or like organisation’.*

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.

Connections to public infrastructure services

8. Prior to the commencement of site works, Council sections responsible for the services listed in (a) – (c) below must be consulted to determine the location of existing services and infrastructure to prevent damage to infrastructure or inappropriate siting of development; and if necessary, to determine requirements in relation to installation and connections to services and any required upgrade of services. Such requirements must be complied with.

- a. Electricity
- b. Telecommunications
- c. Public Works

Erosion and Sedimentation

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

Public safety

10. 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

11. 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

12. 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

13. 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

14. The Development must be constructed, used and maintained in a manner that will minimise the generation of dust at 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

15. 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.
16. Vehicular access and parking to and within the site must be safe and convenient for occupants, visitors and emergency vehicles.

CONDITIONS RELATING TO ENVIRONMENTAL PERFORMANCE AND AMENITY

Consistency with relevant Use and Development Principles

17. 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.

Visual amenity

18. The roof area, external walls and any paving shall be finished with non-reflective materials and colours that harmonise with the existing development at the subject land and the natural landscape.

Vegetation and landscaping

19. Any existing vegetation at the development site that screens or partially screens the Development from neighbouring portions shall be retained and enhanced where practicable.
20. Landscaping at the Development shall aim to achieve the following objectives:
 - a. To preserve and enhance the unique visual quality of the vegetation and other natural features of the Island;
 - b. To encourage new plantings and landscaping; and
 - c. To enhance the setting of the Development.

CONDITIONS TO BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPANCY CERTIFICATE**Rain water storage and waste water management requirements**

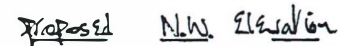
21. In accordance with Clause 19 of *Development Control Plan No. 2 – Water Resources (2021)* all roof areas of the Development must be fitted with rainwater collection systems capable of collecting rainwater and delivering it to water storage tanks with sufficient capacity to meet the anticipated water use demands of the approved Development.
22. Prior to the issue of an Occupancy Certificate under section 40 of the *Building Act 2020 (NI)* the following conditions must be satisfied and arrangements implemented as agreed by Council's Team Leader Public Health and Environment:
 - a. A plumber's certificate is obtained confirming the integrity of the existing septic holding tank.
 - b. Development of a clear maintenance plan for the septic holding tank, including regular pump-outs.
 - c. Installation of an overflow detection alarm at the septic holding tanks for early warning of system issues.
 - d. An independent water storage tank with sufficient capacity to meet anticipated water usage demand and dedicated to supply the Cadet Hall is pursued.

Completion of approved use or development

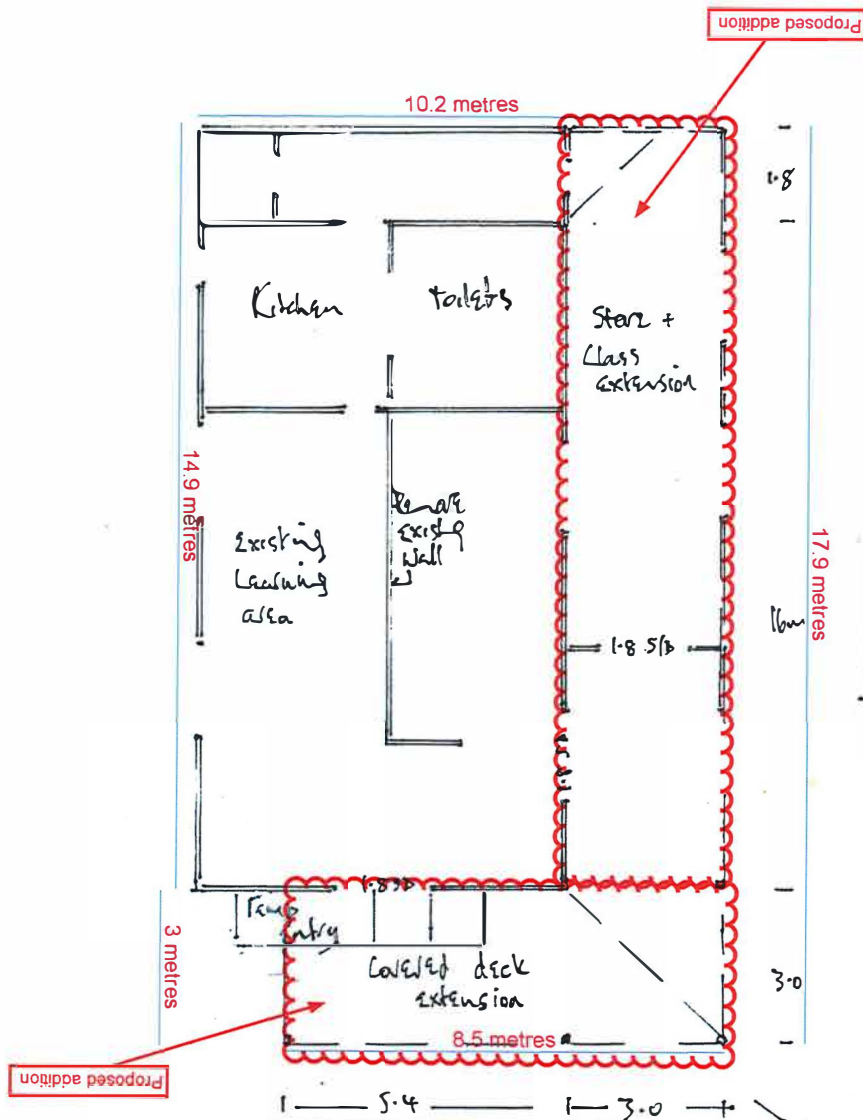
23. Not later than 30 days following the completion of construction, the General Manager must be notified in writing that the Development has been completed and the conditions of this Notice of Decision have been complied with.

End.

Scale 1:100 & A3



- remove + replace existing flooring in learning area with laminate
- remove internal partition
- build bank extension to NE + NW to create deck and additional storage + instruction areas.
- remove + replace existing windows with new doors + windows
- line internal ceilings to roof rake with asphalt on sand batten
- create accessible ramp entry to building
- paint + stain to match existing all new works.



NORFOLK ISLAND
Regional Council

APPROVED PLANS

Application Number: DABA 7 / 2025

Approved 24/9/25

Sheet: 1 of 1

