

# NORFOLK ISLAND

Regional Council

1 October 2024

R L Christian  
PO Box 257  
NORFOLK ISLAND 2899

Dear Ms Christian

**APPROVAL OF DEVELOPMENT APPLICATION DA.BA 21/2024:**

1. Change of Use to add **Residence – Accommodation Unit** as an additional permitted use of the *Dwelling Unit* at Portion 39r19, 115a-b Taylors Road; and
2. **Flush Wall Advertising Structure** at Portion 89I2, 3 Rocky Point Road associated with 'Whitewood Norfolk Island' tourist accommodation.

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.

Statutory requirements in your Notice of Decision refer to registration of the approved tourist accommodation unit for use as a tourist accommodation unit under the *Tourist Accommodation Act 1984 (NI)*. Please contact Council's Customer Care Office to progress the registration for tourist accommodation.

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.

Please do not hesitate to contact Planning and Development on email [planning@nirc.gov.nf](mailto: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

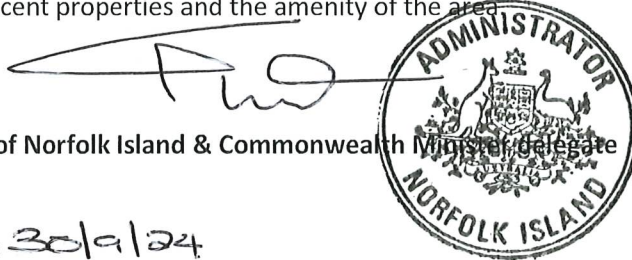
*'Whilst recognising that Norfolk Island is first and foremost home to its residents, to provide for development which is consistent with the protection of Norfolk Island's natural environment, the preservation of the unique cultural and built heritage, the preservation of the character and quality of 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: 30/9/24

#### 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)*, the decision 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

### SCHEDULE 1 – DEVELOPMENT APPLICATION

<b>DEVELOPMENT APPLICATION NO:</b>	DA.BA 21/2024
<b>APPLICATION MADE BY: (THE APPLICANT)</b>	R L Christian
<b>LAND TO BE USED OR DEVELOPED: (SUBJECT LAND)</b>	Portion 39r19,115a-115b Taylors Road and Portion 89l2, 3 Rocky Point Road
<b>APPROVED USE OR DEVELOPMENT: (THE DEVELOPMENT)</b>	1. Change of use to add <b>Residence – Accommodation Unit</b> as an additional permitted use of the <i>Dwelling Unit</i> at Portion 39r19, 115a-b Taylors Road; and 2. <b>Flush Wall Advertising Structure</b> at Portion 89l2, 3 Rocky Point Road associated with existing tourist accommodation use.
<b>DECISION:</b>	Approved
<b>DATE OF DECISION:</b>	30 September 2024
<b>DATE THE DECISION TAKES EFFECT:</b>	29 October 2024
<b>DATE THE DEVELOPMENT APPROVAL LAPSES:</b>	29 October 2029

### 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 21/2024 and the stamped approved plans accompanying this Notice of Decision;
  - b. All relevant requirements in:
    - i. the Norfolk Island Plan for the Mixed Use Zone and for the Rural Residential Zone; and
    - ii. Development Control Plan No. 2 – Water Resources (2021) and ,
    - iii. Development Control Plan No. 4 – Outdoor Advertising Structures and Signs;

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 uses

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 lands as identified below for any land use other than the following uses in accordance with the Purpose Definitions in the Norfolk Island Plan and Development Control Plan No. 4 – Outdoor Advertising Structures and Signs, as follows:

#### Portion 39r19

***'Residence – Dwelling House*** means a residential use of premises involving –  
*One dwelling for a single household and any domestic non-habitable buildings or structures associated with the dwelling; or*  
*One dwelling for a single household, a secondary dwelling and any domestic non-habitable buildings or structures associated with either dwelling.*

***'Residence – Accommodation Units*** means the use of premises for –  
*(a) providing accommodation of not more than 21 days to tourists or travelers; or*  
*(b) a manager's residence, office, or recreation facilities for the exclusive use of guests, if the use is ancillary to the use in subparagraph (a).*

***'Business Premises*** means the use or development of Land:  
*(a) for the carrying on of the business of a bank or building society;*  
*(b) for the carrying out of a business based on electronic data processing;*  
*(c) as an office in or in connection with-*  
*(i) the provision of professional services or the giving of professional advice by a person practicing or carrying on a profession; or*  
*(ii) a business or commercial purpose; or*  
*(iii) otherwise for business or commercial purposes,*  
*but does not include any Land used for a Shop or other purpose elsewhere specifically defined in this section.*

#### Portion 89l2

***'Flush wall advertising structure***  
*means any advertising structure which is:*  
*a. fixed parallel; or*  
*b. painted, either by direct painting or by signage comprising individual lettering or logo; or*  
*c. comprises the application of materials such as acrylic; or*  
*d. stuck or attached in any manner directly onto an exterior wall of a building or other structure such as:*  
*i. a fence of any material or size,*  
*ii. garden or retaining wall of any material or size; or*  
*iii. gate of any material or size;*

and not described as exempt use or development in clause 8, permitted (as of right) use or development in clause 9 or prohibited use or development in clause 11

**Residence – Accommodation Units** means the use of premises for –  
 (a) providing accommodation of not more than 21 days to tourists or travelers; or  
 (b) a manager’s residence, office, or recreation facilities for the exclusive use of guests, if the use is ancillary to the use in subparagraph (a).

**‘Residence – Dwelling House** means a residential use of premises involving –  
 One dwelling for a single household and any domestic non-habitable buildings or structures associated with the dwelling; or  
 One dwelling for a single household, a secondary dwelling and any domestic non-habitable buildings or structures associated with either dwelling.

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 sites 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 RELATING TO STATUTORY REQUIREMENTS

### Requirement for Building Approval

7. Prior to the use of the dwelling unit at Portion 39r19 for *Residence – Accommodation Unit*, building approval under the *Building Act 2002 (NI)* must be obtained to recognise the appropriate class of building and ensure compliance with the Building Code of Australia.

### Registration as a tourist accommodation house

8. Prior to the use of the dwelling unit at Portion 39r19 for *Residence – Accommodation Unit*, application must be made for registration of the tourist accommodation house in accordance with section 7 of the *Tourist Accommodation Act 1984 (NI)*.

### Provisions for Emergencies

9. Prior to making an application for registration of the tourist accommodation unit at Portion 39r19 under the *Tourist Accommodation Act 1984 (NI)* the requirements of clause 16 of the *Tourist Accommodation Regulations 1984 (NI) - Provision for Emergencies* must be implemented in full.
10. The person responsible for the Development must make arrangements for the Norfolk Island Regional Council's responsible officer to complete an inspection of the provisions for emergencies to confirm compliance with the *Tourist Accommodation Regulations 1984 (NI)*.
11. Written advice must be provided with the application to register the tourist accommodation unit confirming that the Norfolk Island Regional Council's responsible officer has completed an inspection of the premises and is satisfied the provisions for emergencies comply with the requirements specified in clause 16 of *Tourist Accommodation Regulations 1984 (NI)*.

#### **Quality Assurance Program for Supply of Drinking Water**

12. Prior to making an application for registration of the tourist accommodation unit at Portion 39r19 under the *Tourist Accommodation Act 1984 (NI)*, Norfolk Island Regional Council's Public Health and Environment Section must be consulted to determine requirements for a Quality Assurance Program for the supply of drinking water at the premises.
13. Written advice must be provided with the application to register the tourist accommodation house confirming that Council's responsible officer is satisfied with the Quality Assurance Program for use of the premises as a *Residence – Accommodation Unit*.

#### **Advertising structures and signs**

14. The *Flush wall advertising structure* must comply with the Development Standards and Design Guidelines specified in clause 26 of Development Control Plan No. 4 – Outdoor Advertising Structures and Signs, *Flush wall advertising structure*.
15. Special design features as described in clause 13 of Development Control Plan No. 4 – Outdoor Advertising Structures and Signs; and external lighting as described in clause 31 of Development Control Plan No. 4 – Outdoor Advertising Structures and Signs, require a development approval under the *Planning Act 2002 (NI)* and must not be implemented without first obtaining separate development approval.

### **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, Amenity, Access and parking, and Infrastructure and Services, specified in Part B3 – General Provisions in the Norfolk Island Plan.

#### **Obligation to minimise harm to the environment**

17. All practicable measures must be undertaken to prevent or minimise any harm to the environment that may result from the use of the Development.

#### **Rainwater capture and storage requirements**

18. In accordance with Clause 19 of *Development Control Plan No. 2 – Water Resources (2021)* all roof areas of the dwelling / approved tourist accommodation unit 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 tourist accommodation unit.

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

**Ready for Test**

19. The person responsible for the Development must make arrangements for a ready for test of the electrical equipment and connections installed at the tourist accommodation unit at Portion 39r19 to be conducted at the completion of all electrical work at the premises. Written advice that the ready for test has been completed and satisfies requirements must be provided with the Compliance Declaration under section 38 of the *Building Act 2002 (NI)*.

**Compliance with conditions of this Notice of Decision**

20. Not later than 30 days following the completion of activities to achieve the change of use to *Residence – Accommodation Unit*, 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.



Taylor's Road.

NORFOLK ISLAND REGIONAL COUNCIL  
APPROVED PLANS AND DOCUMENTS

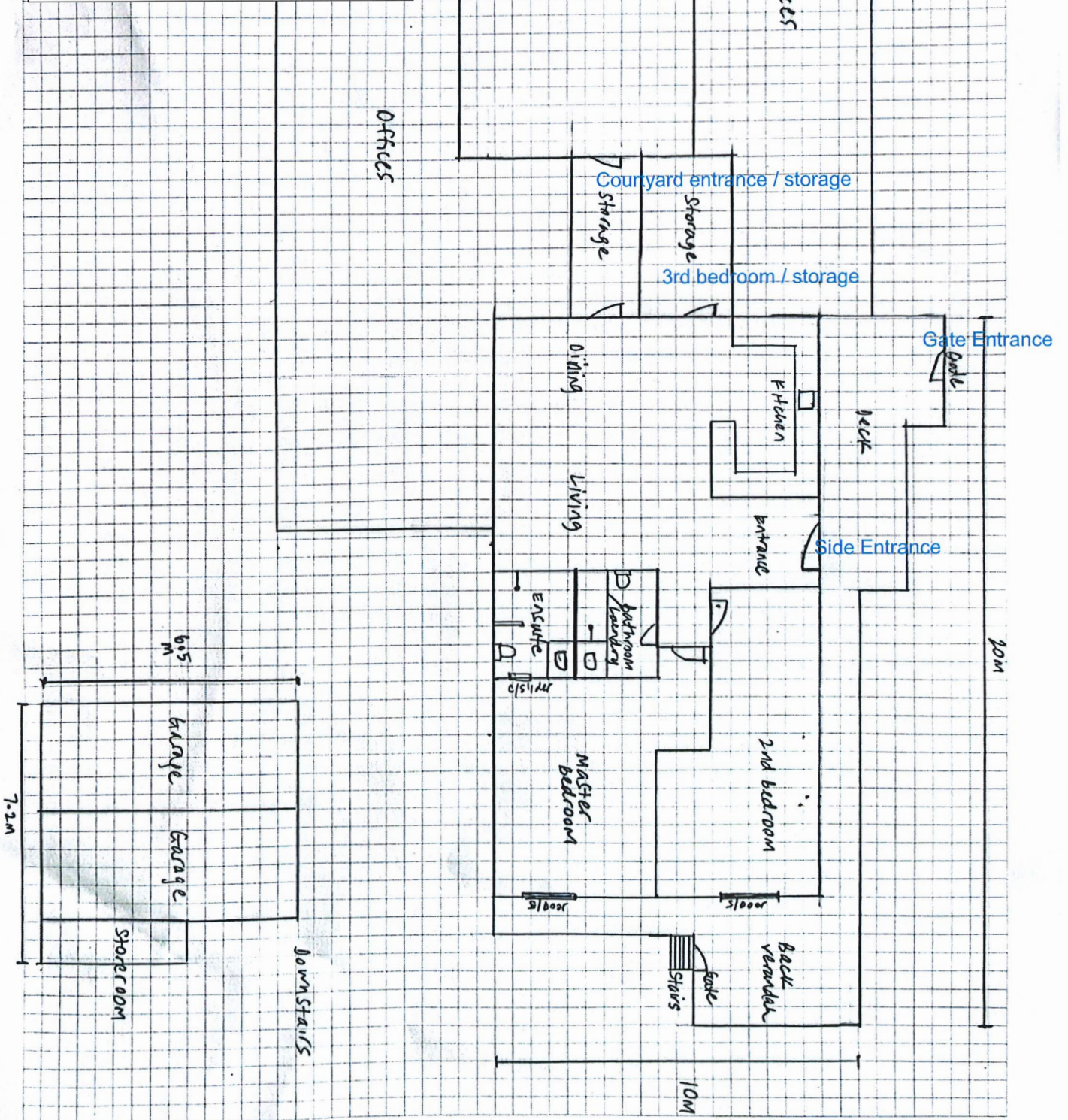
DEVELOPMENT APPLICATION No. DA.BA 21/2024

DATE OF APPROVAL 30/9/24

MINISTER'S DELEGATE



115 Taylor's Road  
Norfolk Island





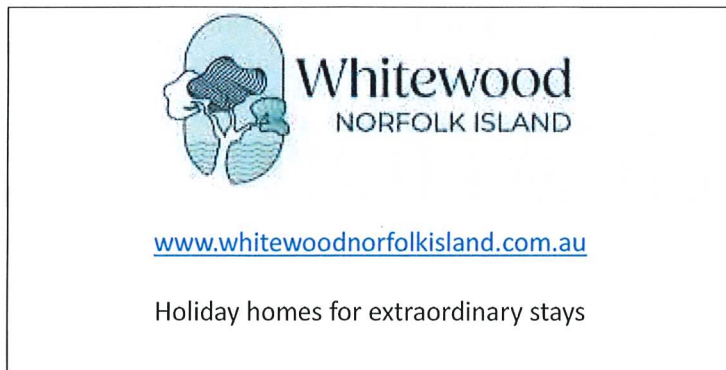
**8912: 3 Rocky Point Road**

Application to include New Flush Wall advertising structure

To reflect new branding for the business now Whitewood Norfolk Island

I have the job on standby with Graphic Designer to be completed once sizing is approved, I'm checking with designer re options to put colour on black as per original/current sign. Also playing with the best tagline. Please see example mock up of the sign below. I can start working with the Designer based on the proposed size and send through a better mock up soon.

1m wide x 500mm high



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MINISTER'S DELEGATE

