

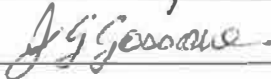

NORFOLK ISLAND

Regional Council

ABN 6010 3855 713

APPLICATION FOR DEVELOPMENT APPROVAL AND / OR BUILDING APPROVAL

APPLICATION NO.	DABA	30 /2024
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1. APPLICANT DETAILS (May be an agent acting on behalf of a landowner)		
Name Applicant 1	John Gossow	
	First Name	Last Name
Name Applicant 2	Sandra Schloss	
	First Name	Last Name
Postal Address	PO BOX 278, Kingaroy QLD 4610	
Phone No.	Mob. No.	0407 130 956
Email (s)	sandy@sjaccounting.com.au	
Signature Applicant 1		
Signature Applicant 2		

2. LANDOWNER(S) DETAILS (if not the Applicant)		
Name		
	First Name	Last Name
Name		
	First Name	Last Name
Postal Address		
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	120 Red Road Norfolk Island						
Portion No.	13704	Lot No.	54	Section No.	24	Land Area:	4.0850 hectares.
Please attach a copy of the Title Search for the subject property:							
Current Land Use	Vacant Land.						
Land Tenure	<input checked="" type="checkbox"/>	Freehold		Crown Lease		Un-alienated Crown Land	
		Road Reserve		Vacant Crown Land			
Zoning	<input checked="" type="checkbox"/>	Rural		Mixed Use		Open Space	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)		
<input checked="" type="checkbox"/>	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
	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.
<input checked="" type="checkbox"/>	Earthworks	Excavation, filling, site works
	Other	

5. THE ACTIVITIES INVOLVED IN THE PROPOSED USE OR DEVELOPMENT (please tick where relevant)	
<input checked="" type="checkbox"/>	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

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)

The ^{ed build} proposal is to be constructed with hardwood timber frames with hardwood weather boards. There will be external ^{hardwood weather boards} internal hardwood VT with some hardiflex sheeting. An underground water tank 60750 litres, detached garage that will be covering the underground tank.

7. APPLICATION FEES

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.

Total estimated cost of building and works

\$ 180,000.

8. USE, DEVELOPMENT AND BUILDING DETAILS & MATERIALS (as applicable)

	HOUSE	Garage		
Gross floor area of all new proposed buildings	187.5 m ²	19.8 sqm 18 m²		
Gross floor area of all existing buildings on site	N/A	N/A		
Total roof area (sqm) of all buildings on the lot	204.36 m ²	21.6 m ²	TOTAL: 225.96 m ²	
Total number of bedrooms	1 bedroom	N/A		
Maximum height of new building(s) or structure(s) in metres	4.912 m 5.2 mts high	3.5 mts high		
Building setbacks – minimum distance to front, rear, and side boundaries in metres. Note: it will be necessary to peg out the general footprint of proposed structures at the subject land.	Boundary	Distance	Garage	Orientation
	Front SIDE	80 mts	73 mts	West.
	Rear SIDE	178 mts	161 mts	East.
	Side FRONT	7 mts	17 mts	North South
Side REAR	78 mts	73 mts	South	
Wall construction material (external) & colour	Iron bark weather boards (light brown in colour).			
Floor construction material	Brush Box Hardwood Flooring Iron Bark Hardwood Verandah.			
Roof construction material & colour	Corrugated Iron (unpainted colour)			

Frame construction material	Red Iron bark Hardwood.	
Water supply and storage <i>Note: Please refer to DCP No. 2 - Water Resources for minimum water storage requirements.</i>	Water tank material	Concrete
	Water tank capacity (existing)	N/A.
	Water tank capacity (new)	13.500 ^{thousand} Gallons 60.750 ^{thousand} Litres.
	Total combined capacity (new and existing tanks)	60.750 ^{thousand} Litres.
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	BIO System.
	System tank capacity	1450 Litres.
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	N/A.
	Total Display Area	N/A.
	Maximum height of structure	N/A.
	Total number of signs or structures	N/A.
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>	Volume of soil to move cut & fill 36 m³ Inground water tank dug out 61 m ³ to be removed TOTAL 46 m ³ 52.0 m ³ est 58.5 m ² 180 m ² to level house pads & entrance pads.	
Swimming pool - above ground / below ground, dimensions, (length, depth, width) construction materials and dimensions for associated decking / structures/ fences and gates.	N/A.	

9. BUILDER'S DETAILS (if applicable; and if a builder has been selected)

Name	John Gossow (owner Builder).		
Phone No.		Mob No.	0402 788 171.
Email:	sandy@sjaccounting.com.au		

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	Comments have been received by planning as per email to us. 3/11/23
Public Health and Environment Water storage and wastewater management requirements Team Leader, Arthur Travalloni Ph: 22001 Email: arthur.travalloni@nirc.gov.nf	As attached.
Fire Service Team Leader, Shane Wallis Ph: 22049 Email: shane.wallis@nirc.gov.nf	As attached.
Telecom Team Leader, Simon Peapell Ph: 23905 Email: simon.peapell@nirc.gov.nf	As attached.
Public Works and Depot Road works, driveways Team Leader, Mal Snell Ph: 22006 Email: malcolm.snell@nirc.gov.nf	Comments have been received by planning as per email to us 3/11/23
Biodiversity Protected trees, Argentine ants etc Team Leader, Tara Patel Ph: 22001 Email: tara.patel@nirc.gov.nf	As attached.

11. OTHER APPROVALS	
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.	
	Environmental Protection and Biodiversity Protection Act 1999 (Cth). Please refer to http://www.environment.gov.au/protection/environment-assessments
	Crown Lands Act 1996 (NI) – applies to Crown land.
	Local Government Act 1993 (NSW)(NI) – approvals may be required for specified activities.
✓	Trees Act 1997 (NI) – permit required to remove protected trees. Please refer to the Trees Regulations 1999 - Schedule of Protected Trees.
	Public Reserves Act 1997 (NI) – permit required for an activity in a Public Reserve.
	Subdivision Act 2002 (NI) – registration of plan of subdivision.
	Tourist Accommodation Act 1984 (NI) – registration of tourist accommodation.
	Sale of Food Act 1950 (NI) – licence required for production and / or sale of food.
	Liquor Act 2005 (NI) – licence required to supply liquor.
	Heritage Act 2002 (NI) – Proposals for use or development that affect listed heritage items .
	Roads Act 2002 (NI) – opening and closing public roads.
	Other Approvals

12. ENVIRONMENTAL IMPACTS OF YOUR DEVELOPMENT	
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 :	
<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. 	
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.	
Environmental Impact Statement attached:	N/A
Statement of Environmental Effects attached:	N/A
Description of Potential Environmental and Heritage Impacts:	N/A.
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.	
No environmental or Heritage impacts	

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>	
✓	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.
✓	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.
✓	<p>Site Plan - Drawings to a scale of not less than 1:500 showing:</p> <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.
✓	<p>Earthworks Plan- Drawings (Site Plan) at a scale of not less than 1:100 showing at least:</p> <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
N/A	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>	
Contour maps show the position of the house & garages, Water tank & Bio tank.	
Aerial picture shows the proposed trees that may need to be removed, also shows the cut & fill, distance between batters from house to entrance.	
Supporting photos of cut & fill from East end of the property.	
Statement of reasons to seek variation to front boundary minimum setbacks standards	
Statement of environmental impact of earthworks	

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.	✓		
b) The use or development of the land at the date of application.		✓	
c) The intended use or development of the land.	✓		
d) A plan or plans drawn to a scale available on a standard scale rule which show clearly:	✓		
(i) the relationship of the land to lot boundaries, levels or contours, title boundaries and roads;	✓		
(ii) rights of way, easements and covenants affecting the land;	✓		
(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;			✓
(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;			✓
(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;	✓		
(vii) existing and proposed landscaping – including details of site beautification, tree planting, and screening;		✓	
(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;			✓
(x) floodlighting and other exterior lighting including the location and strength of illumination.			✓
(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			✓
(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.	✓		

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:

Customer Care

Date:

23/8/2024

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:

Earthworks details to conform volumes

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: 5/11/2024

Variance of Rural zone front boundary setback.

We are seeking a variation to the front boundary (north) setback requirements of clause 24(1)(d) due to the shape, topography and contours of the land. The land has a natural steep slope, west to east, and very steep drop on the southern boundary. There is no flat building site. The building site options are limited and a variation of the setback to allow the proposed residence to be situated 7.0 meters from the front boundary is sought. The north boundary is Red Road, which is closed and not in use, and the east boundary is Quarantine Reserve.

Environmental Impact Statement

We have made an application for the construction of a one-bedroom cottage on our land, Portion 137c4, Red Road, zoned Rural and freehold. The land is adjacent to Red Road (north), with the Quarantine Reserve to the east. We are seeking a waiver of the EIS (Section 34 of the *Planning Act*). The land slopes gradually from west to east with a steep drop to the southern boundary, limiting the building site to its proposed location. Additionally, we request a relaxation of the front boundary setback (north) to 7.0 metres, with earthworks to be completed for the proposed cottage.

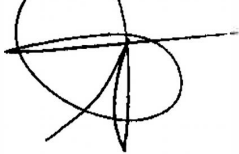
The southern portion of the land has overgrown woody weeds, along with native trees. We plan to apply for the removal of up to 3-4 native trees.

The cut and fill will create a batter at the entrance to the property, with cut material used as fill for the driveway. An underground water tank will be installed for the residence, with a garage on top. The excavation from the underground water tank will be used as fill for the house site to create a level area.

Further excavation at the house site will create a level area for the house pad, and all cut material will remain and be used on-site.

Every effort will be made to ensure no harm to the environment or surrounding areas. Soil erosion will be prevented by constructing the batter and diverting drainage toward Red Road. The cottage is sited at a significant distance from any neighbours, ensuring no conflict. The site will be rehabilitated, and all environmental impact concerns will be addressed.

Sandy Schloss
28th October 2024

A handwritten signature in black ink, consisting of a large, stylized 'S' and 'S' intertwined, with a horizontal line crossing through the middle.

John Gossow
28th October 2024

A handwritten signature in black ink, appearing to read 'J Gossow' in a cursive style.



TITLE SEARCH

Registered Proprietor and Tenancy

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Land

Lot	Section	Portion	Area	Sheet Number

Notations

Instrument No	Description	Comments

Encumbrances

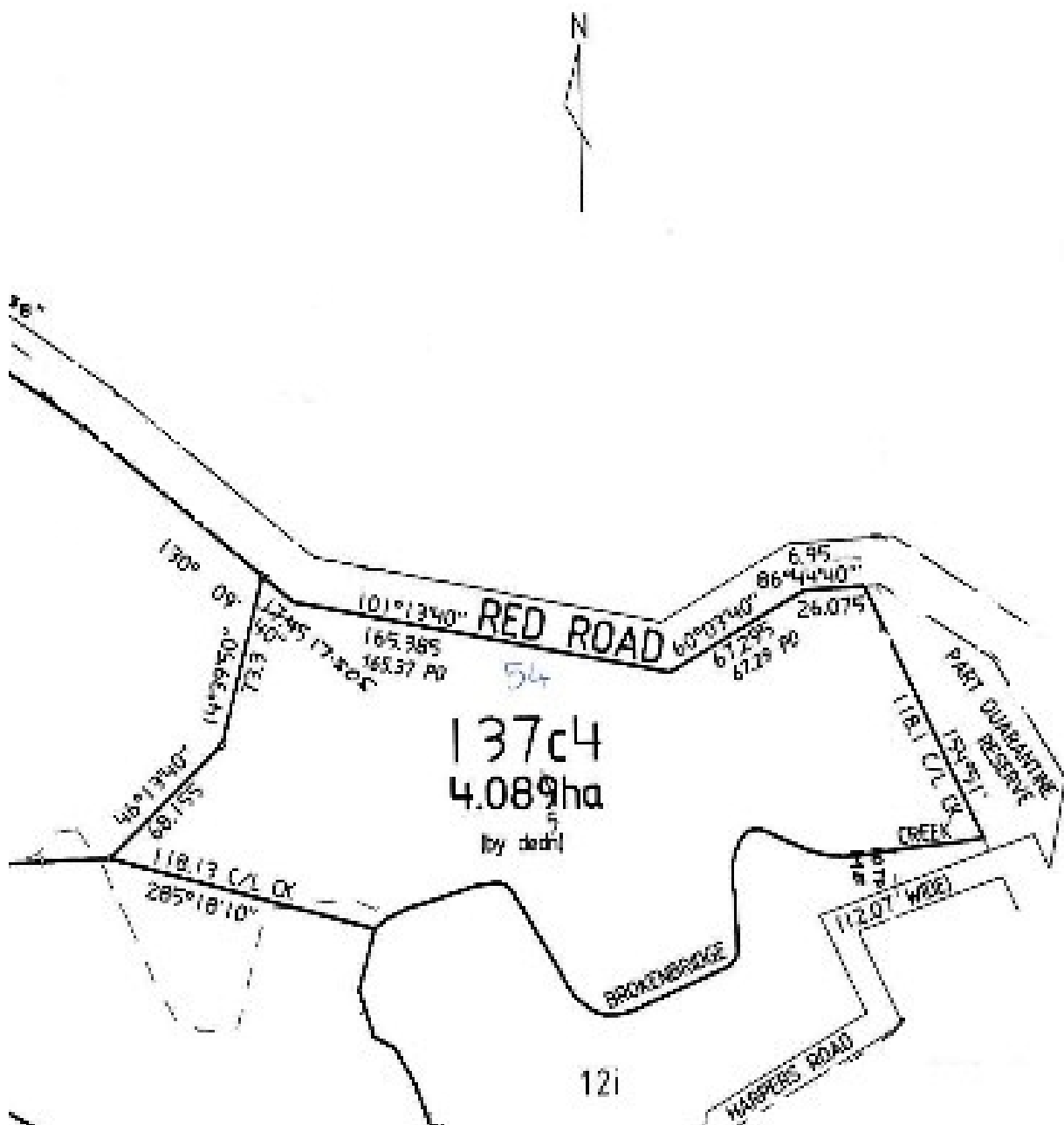
Instrument No	Description	Registered
12294	Mortgage	30/11/2021

Unregistered dealings

Instrument No	Description	Lodge date

Certification

The information in this search is certified correct by the Registrar of Titles at



This diagram is for identification purposes only and is not to scale