



# MEDIA RELEASE

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## Building and Development Approval Requirements

Recently, the island has been experiencing a healthy volume of development activity including new construction works. With this activity comes several approval obligations on the developer in successfully concluding their projects. This includes new development or a change of use to existing premises. It must be noted that landowners are ultimately responsible for any development and construction activity on their land.

There are some low impact activities that may not require a planning or building approval, such as fences, animal shelters, decks, garden sheds and antennas; depending on the scale of the work. It is best to check with the Planning and Building team to determine whether an approval is required.

Norfolk Island planning and building regulations prescribe whether a development requires development approval, building approval, or both development and building approval. Most development and construction activities require building approval as a minimum, and may also require development approval. Activities such as signage, constructing a pre-fab shed and changing the use of a building, for example, from a residence to a shop or café may also require a development and/or building approval. Building approvals ensure that buildings are structurally sound and comply with relevant building codes and standards. Development approvals ensure that land does not unreasonably impact on the environment or amenity of neighbouring land and the Island generally.

Please contact the Planning and Building team in the initial stages of planning your project for advice on what (if any) approvals may be necessary for your development and what level of documentation may be required to support an application. Penalties apply for any unapproved building and/or development activities that begin without the necessary approvals.

It is also important to know that approvals or consents are subject to conditions, which are included in the Notice of Decision for the development. It is the Applicant's obligation to ensure all persons or contractors associated with their development are aware of the conditions of the Approval and their obligations in providing contracted services. It is the Applicant's responsibility to ensure that any building inspection stages required under the Building Act 2002(NI) are undertaken at the appropriate time. Approval for occupancy or certification of completion of a project will not be granted until conditions of the Approval have been complied with. It is an offence to occupy a structure prior to council approval to do so.

To avoid delays in progressing your projects and possible penalties for non-compliance with planning or building requirements please keep the Planning and Building team informed of progress and any potential issues in completing your project. Please call 23595 during office hours or email at [planning@nirc.gov.nf](mailto:planning@nirc.gov.nf) for further assistance if required.

Phil Reid

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**MANAGER – PLANNING AND ENVIRONMENT**

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