



MEDIA RELEASE

Unapproved Structures and Developments

Regrettably, Council has recently become aware of several unapproved developments on-island. Developments requiring planning and/or building approval typically include structures, but can also include activities such as the disturbance of ground or soil in excess of 100 square metres, or the erection of signage above a particular size.

While some minor activities on properties do not require an approval, the majority require a planning and/or a building approval. Critically, building approvals and subsequent inspections ensure structural integrity and other safety considerations are factored into the development. The Building Act on Norfolk Island applies the National Construction Code as developed by the ABCB. Not complying with this code can compromise the structural integrity of a building or other structure, putting at risk its occupants or users.

In accordance with the Planning and Building Acts, where unapproved structures are found, Council will issue a compliance order on the property owner and will likely require the structure to be removed. It is an offence not to comply with compliance orders, with penalties ranging from fines to imprisonment. It is important that the community are aware of the need to obtain approval before a development is commenced.

Importantly, where an approval has been obtained, a development may not commence until 28 days after the approval is issued. This is a statutory requirement under the Planning and Building Acts and is a timeframe, within which, appeals against the approval can be made.

If you are planning any buildings or other development activities, you are encouraged to contact Council's Planning and Building Team at planning@nirc.gov.nf to discuss your proposal and determine what, if any, approvals might be required.

Phil Reid
MANAGER PLANNING AND ENVIRONMENT

21 July 2022

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