



Unauthorised Dwelling Policy

What if my building is old and I am unable to find any approval history?

In some circumstances, it may be difficult to find approval history for buildings on your property. If this is the case, there are options available.

Option 1

Supply relevant documentation that may be in the form of an old development consent, a building approval, a building certificate or the like for the identified building; OR

Option 2

Provide a [statutory declaration](#) from yourself and/or a previous owner confirming the known history of the identified building, with relevant documentation attached.

Note: Buildings in existence before the Byron Shire Interim Development Order No.1 as gazetted on 8 November 1968, may not have formal records and may need to rely on point 2 above.

Note: There may also be buildings that Council may no longer have formal records for and may need to rely on point 2 above.

Verification Process

Once the information is submitted, a site inspection by a Council Building Certifier will occur as part of the verification process.


If Option 1 or 2 does not apply to your buildings, you will need to submit a formal request to Council to conduct an historical search which may include:

- Hard copy historical aerial photography searches
- Rates history searches
- Site inspection

The history search request will determine the approximate age of the identified building.

Fees may apply and vary depending on individual circumstances.

For further advice and information, please contact Council:

 02 6626 7150 or

 unauthorised@byron.nsw.gov.au.