

LORD HOWE ISLAND BOARD

Development Application

Section 78A, Environmental Planning and Assessment Act 1979

Date Received:
RECEIVED
10 FEB 2021
Lord Howe Island Board

Development Application No.: DA 2021.03 Date Lodged: 22/02/21

Use this form to apply for development consent to:

- Erect, alter or demolish a building or structure;
- Change the use of land or a building;
- Subdivide land;
- Display an advertisement;
- Any other development that requires consent from the Lord Howe Island Board.

To minimise delay in receiving a decision about your application, please ensure you submit all relevant information. To complete the form, please place a cross in the boxes and fill out the sections provided as appropriate. When your application has been assessed, you will receive a Notice of Determination. If you need help please phone or call the Board's office and discuss your queries with a development officer.

APPLICANT DETAILS

Mr Mrs Ms Other:

Name: Diane Owens

Organisation: Lorchiti Apartments ABN: 66044632590

Postal Address: [Redacted]

Telephone: [Redacted] Fax: [Redacted]

Email: [Redacted]

OWNER CONSENT

Has Owner Consent been issued? Yes No Owner Consent No.:

Owner Consent + DA submitted simultaneously

IDENTIFY THE LAND YOU PROPOSE TO DEVELOP

Portion/Lot No.: 2 Deposited Plan No.: DP1261010

Lease No.: 2020-02

Address: Lot 2, 78 Anderson Road, Lord Howe Island NSW 2898

PROPOSED DEVELOPMENT

Describe the proposed development; give a detailed outline of what you are going to do. If it involves a building, indicated what it will be used for.
change of use Unit 1 at Lorchiti Apartments from tourist accommodation to staff room, office, storage + utilities room. Decommission unit 1 and transfer 2 (two) tourist licenses from Diane Owens to Jessica Owens reducing Lorchiti licenses from 12 (twelve) to 10 (ten)

Building Material: N/A

Roofing Material: N/A

PAST/PRESENT LAND USES

State the past known uses of the site: Commercial Tourist Accommodation + Residential

State the present known uses of the site: Commercial Tourist Accommodation + Residential

STAGED DEVELOPMENT

You can apply for development consent for only part of your proposal now, and for the remaining part/s at a later time.

Are you applying for development consent in stages? Yes No

If yes please attach:

- Information which describes the stages of your development;
- A copy of any development consents you already have which relate to your development.

PLANS OF THE LAND AND DEVELOPMENT

You need to provide a number of different plans that show what you intend to do. Step 4 of the Development Application Guide sets out which plans to provide and the details to include. **3 copies** of the plans must be submitted with the application. Please attach:

- A site plan of the land, drawn to scale;
- Plans or drawings of the proposal, drawn to scale and, where relevant;
- An A4 size plan of the proposed building and other structures on the site;
- A plan of any existing buildings (and uses), drawn to scale.

ENVIRONMENTAL EFFECTS OF YOUR DEVELOPMENT

To assess your proposal, we need to understand the impacts it will have. Depending upon the nature and scale of your proposal, you need to provide one or more of the statements listed below to explain the environmental effects of your proposal.

Is your proposal likely to cause a major environmental impact (e.g. designated development)?

- Yes Please attach an environmental impact statement.
 No Please attach a statement of environmental effects (SEE).

Is your proposal likely to cause have significant effect on threatened species, populations, ecological communities or their habitats?

- Yes Please attach a species impact statement.
 No

SUPPORTING INFORMATION

You can support your application with additional material such as photographs (including aerial photographs), slides and models to illustrate your proposal.

Please list what you have attached.

Maps + plans + surveys

NOTE: It will be necessary for you to place pegs showing the location of all building extremities and height of buildings within seven days of lodging your development application. These pegs will allow inspection by Board staff at an early stage of your development assessment.

APPLICATION FEE

For development that involves a building or other work, the fee for your application is based on the estimated cost of the development. If your development needs to be advertised to the public you may also need to include an advertising fee. Clauses 246 to 263 of the Environmental Planning and Assessment Regulation 2000 provide a schedule of fees.

NOTE: Fees will be calculated in accordance with Cordell's Building estimates and will form the basis for the fee. To save time and any delays in processing your application, please contact us if you need help to calculate the fee for your application.

Estimated cost of the development: Nil (\$0)

Total fees lodged: \$110 Date: 22/2/21 Receipt No.: 18199

APPLICANT/S OR APPLICANT'S AGENT DECLARATION

Have you or any associated persons with a financial interest in this application in the last two years made any political donations or given any gifts to any local Board Member or Board employee? Yes No

If you ticked yes please fill out a Political Donations and Gift Disclosure Statement.

IMPORTANT NOTICE: It is an offence under the EP&A Act 1979 if you fail to disclose reportable donations and gifts.

LEASEHOLDER AUTHORISATION – All leaseholder/s of the land must sign this application.

As the leaseholder/s of the above property, I/we consent to this application.

Signature: [Redacted] Signature:

Name: Diane Owens Name:

Date: 20-2-21 Date:

APPLICANT AUTHORISATION – The applicant/s or the applicant's agent must sign the application.

I apply for consent to carry out the development described in this application. I declare that all the information given is true and correct. I also understand that, if incomplete, the application may be delayed or rejected and more information may be requested within 21 days of lodgement.

Signature: [Redacted] Signature:

Name: Diane Owens Name:

Date: 20-2-21 Date:

State the capacity in which you are signing if you are not the applicant:

PRIVACY POLICY

The information you provide in this application will enable us, and any relevant state agency, to assess your application under the Environmental Planning and Assessment Act 1979 and other applicable state legislation. If the information is not provided, your application may not be accepted.

If your application is for designated development or advertised development, it will be available for public inspection and copying during a submission period. Written notification of the application will also be provided to the neighbourhood. You have the right to access and have corrected information provided in your application. Please ensure that the information is accurate and advise us of any changes.

LODGEMENT

Before submitting your application, please ensure you have attached all the information the consent authority needs to assess your proposal. You can use the following checklist. Please place a cross in the box next to any items you have attached:

Plans

- A site plan of the land — **all applications**
- Plans or drawings of the proposal showing all dimensions — **all applications**
- An A4 size plan of the proposed building and other structures on the site - **all applications**
- A plan which is drawn to scale of all existing buildings.

Environmental effects

- An environmental impact statement for a designated development proposal and an electronic version of the executive summary
- A statement of environmental effects — **required for all applications** that are not designated development
- An environmental report — **if required under clause 42 of the LHI LEP 2010**. Contact the Board to see if you need to prepare an environmental report.
- A species impact statement
- A Basix Certificate – The Building Sustainability Index (BASIX) applies to all residential dwelling types and is part of the development application process in NSW. A BASIX certificate **MUST** be obtained for “**BASIX affected development**”. For further information please refer to www.basix.nsw.gov.au
- Electrical supply form must be completed (for new / alteration / addition to existing supply).

Staged development

- Information which describes the stages of the development
- A copy of any consents already granted for part of the development

Supporting information

- Other material to support your application, such as photos, slides and models. *Please ensure any items listed as an Advisory Note as part of the Owner Consent approval have been addressed.*

Application fee

- Your application fee — **required for all applications**.

Where to lodge your application

You can lodge your completed application form, together with attachments and fees at the Lord Howe Island Board's office. Contact details below.

CONTACT DETAILS FOR YOUR INFORMATION

Lord Howe Island Board

Bowker Avenue
(PO Box 5)
LORD HOWE ISLAND NSW 2898
Phone: 02 6563 2066
Fax: 02 6563 2127
Email: administration@lhib.nsw.gov.au
Website: www.lhib.nsw.gov.au

Lord Howe Island Marine Park Authority

Phone: 02 6563 2359
Fax: 02 6563 2367
Email: lordhowe.marinepark@npws.nsw.gov.au
Website: www.mpa.nsw.gov.au

Department of Infrastructure, Planning and Natural Resources – General Enquiries

Internet: www.dipnr.nsw.gov.au
Phone: 02 9228 6111
Email: infocentre@dipnr.nsw.gov.au

Department of Infrastructure, Planning and Natural Resources – North Coast Office

49 Victoria Street
(PO Box 6)
GRAFTON NSW 2460
Phone: 02 6642 0622
Fax: 02 6642 0640
Email: northcoast@dipnr.nsw.gov.au
Website: www.dipnr.nsw.gov.au also for BASIX Certificate www.basix.nsw.gov.au

Change of use Unit 1 at Lorhiti
Apartments

LORD HOWE ISLAND BOARD

RECEIVED

Statement of Environmental Effects

13 FEB 2021

Lord Howe Island

A Statement of Environmental Effects must be completed and submitted with your development application, this is a requirement under the *Environmental Planning & Assessment Act 1979*. The Statement of Environmental Effects report explains the likely impacts of the development proposal taking into consideration relevant planning and environmental matters. If you require any clarification about what information needs to be included, please contact the Board's office on (02) 6563 2066.

Failure to submit a completed Statement of Environmental Effects report will result in the development application being rejected or incurring unnecessary delays before the application can be determined. This report must be signed by applicant on last page.

APPLICANT DETAILS

Name: Diane Owens

Preferred Contact Phone No.: [REDACTED]

PROPOSED DEVELOPMENT

Portion/Lot No.: 2 Deposited Plan No.: DP 1261010

Lease No.: 2020-02

Address: Lot 2, 78 Anderson Road, Lord Howe Island, NSW, 2898

Please tick the type/s of development you are applying for:

- | | |
|--|---|
| <input type="checkbox"/> Dwelling House | <input type="checkbox"/> Shed or Garage |
| <input type="checkbox"/> Additions to Dwelling House | <input type="checkbox"/> Dual Occupancy |
| <input type="checkbox"/> Home Business | <input type="checkbox"/> Additions to Dual Occupancy |
| <input checked="" type="checkbox"/> Commercial | <input type="checkbox"/> Subdivision including Boundary Realignment |

Other – please describe: Change of use Unit 1 at Lorhiti Apartments tourist accommodation to staffroom, office, storage and utilities room

DEVELOPMENT DESIGN ATTRIBUTES

EXISTING BUILDINGS

What buildings and/or structures already exist on the subject site? Existing structures located on the subject site (including their gross floor area where applicable) as well as adjoining properties need to be shown on a site plan. Please show floor space.

<u>Tourist Accommodation (6 apartments)</u>	<u>286.79 sqm</u>
<u>Transit lounge and laundry</u>	<u>27.74 sqm</u>
<u>Infrastructure building</u>	<u>91 sqm</u>
<u>Dwelling</u>	<u>87 sqm</u>

DEVELOPMENT CONSENTS

If known, please list previous development and building approvals for the last 10 years which are considered relevant to this application. If necessary please consult Board staff.

DA Number	Development Description	Date of Consent
CC 2018-05	Extension Infrastructure Building Cyclone Alley, Sheawater Dayspa Subdivision	9-8-16
FOC 2019-08 + CC 2019-08		2-3-19 to dwelling
DA 2016-06		27-11-15
DA 2017-22		23-5-17

OWNERS CONSENT

Please provide the reference number for the Owners Consent application. Please confirm that all conditions of owners consent have been met for this development application.

..... Applied for with DA

DEVELOPMENT REQUIREMENTS

DWELLINGS/RESIDENTIAL

Does your development comply with the **maximum gross floor area** and the **minimum dwelling area** (under Clause 20 & 23 LHI Local Environmental Plan 2010)? If yes, this must be demonstrated below.

..... Yes, GFA for buildings on site comply (see existing buildings)

Please specify if your development complies with the enlargements or extensions of a dwelling (under clause 27 LHI Local Environmental Plan 2010)? If yes, this must be demonstrated below.

..... N/A

COMMERCIAL

Please specify if your development complies with the requirements in Clause 22 for tourist accommodation, staff accommodation and commercial premises? If yes, this must be demonstrated below.

..... Yes, there is adequate land available (8,446.5 sqm)

ALL BUILDINGS – MAXIMUM BUILDING HEIGHT

Please specify if your development complies with the maximum building height (under clause 29 LHI LEP 2010)? If yes, this must be demonstrated below.

..... The building exists

SUBDIVISION

Please specify if your development complies with the subdivision requirements under clause 21 of LHI LEP 2010? If yes, this must be demonstrated below.

.....
N/A
.....
.....

ZONING – Does your development meet the objectives of the zone in which the site is in? Please provide how the development meets these objectives (clause 13-19 LHI LEP 2010).

.....
Yes, Zone 2 settlement
.....
.....

ENERGY EFFICIENCY

Does the development achieve the minimum BASIX requirements? To determine whether a BASIX certificate needs to be submitted with your application, please refer to www.basix.nsw.gov.au/information/index.jsp. Each development application for a residential dwelling and each development application for alterations and additions must have a BASIX certificate.

.....
Yes, the building exists and complies with BASIX
.....
.....

BOUNDARY SETBACKS

How far is your development setback from the front boundary?

.....
The building exists (50 m)
.....
.....

How far is your development setback from the side and rear boundaries?

.....
The building exists (20 m from side + 20 m from rear)
.....
.....

Does the development comply with the Board’s minimum setback requirements? If no, provide reasons why the development should be supported?

.....
Yes
.....
.....
.....

HERITAGE

Is the development listed as a heritage item, located in a heritage conservation area or located adjacent to any known heritage item or archaeological site? If yes, a Statement of Heritage Impact and referral to NSW Heritage Branch may be required.

No

SIGNIFICANT VEGETATION

Will the development require the removal of any vegetation in areas mapped as 'significant vegetation' in LHI LEP 2010 Sheet 3 as well as the proposed 'significant vegetation' map on exhibition? If yes, the proposed development may be prohibited.

No

RETENTION OF TREES AND LANDSCAPING

Will the development require the removal of any native trees and/or shrubs? If yes, please specify how many trees/shrubs need to be removed and indicate their location on the site/landscape plan.

No, the building exists

RECOVERY PLANS AND HABITAT AREAS

Is the development consistent with approved Recovery Plans for the island? Does the development have any impacts on threatened species? If the answer to this question is yes then an Environmental Report, a seven part test or a Species Impact Statement may be required (Clause 42 of LHI Local Environment Plan 2010). It is important to remember that it is illegal to clear, modify, underscrub or remove any vegetation within areas of identified habitat.

No, the building exists

Can the development be sited to retain existing vegetation? If no, explain why this is not possible.

No, the building exists

Do you intend to provide any landscaping to compensate for the removal of vegetation? If yes, please include a landscape plans specifying the species to be used. If no, please explain why supplementary landscaping is not necessary.

No, the building exists

VISUAL APPEARANCE

Explain how the external appearance of the development has been designed to take into consideration of the adjoining properties and character of the area.

The building exists. These issues have been addressed

VISUAL AND ACOUSTIC PRIVACY

Describe how the development has been designed to reduce any possible impact on the visual or acoustic privacy of adjoining properties. Consider the use of screening, landscaping, offsetting windows and balconies.

The building exists and is screened with suitable windows + doors.

SOLAR ACCESS

Has the development been designed so that the main indoor and outdoor living spaces face north and east to take advantage of solar access? If yes, please specify the parts of the dwelling facing north and east.

Yes, the building exists

Does the development overshadow adjoining properties?

No

VIEWS

Does the development obstruct any views from adjoining properties?

No

Is it possible to site the development to minimise the obstruction of views? If no, explain why this is not possible.

No, the building exists

PARKING AND TRAFFIC

How many on-site parking spaces are existing and how many will result from the proposed development?

4 onsite parking spaces exist

Does the development provide adequate manoeuvring areas without impacting on existing access and parking arrangements? If no, please justify why the development should be supported.

Yes, the building exists

EARTHWORKS AND RETAINING WALLS

Does the site need to be excavated or filled? If yes, specify the maximum retaining wall heights and type of construction. Retaining wall details need to be shown on the development plans.

No, the building exists

WASTEWATER MANAGEMENT

Have you completed the Lord Howe Island Board Onsite Wastewater Management System checklist for Applicants and submitted with this application?

No, the building exists. ES 9000 wastewater system exists

STORMWATER RUNOFF DISPOSAL

How will excess stormwater runoff be disposed?

The building and stormwater pipes exist. N/A

EROSION AND SEDIMENT CONTROL

What erosion and sediment control measure will be used to keep the soil on your site? Consider siltation fencing, diversion channels, stockpile protection, stormwater pit protection and gravel vehicle access.

The building exists N/A

Where will the erosion and sediment control measures be provided on-site? Please identify the location of the erosion and sediment control measures on the site plan.

N/A

OTHER CONSIDERATIONS

Are there any other particular measures proposed to mitigate and/or offset any significant impact caused by the development?

No

APPLICANT AUTHORISATION

Name: [Redacted] Diane Owens

Signature: Date: 20-2-20

OWNER CONSENT and DEVELOPMENT APPLICATION

Diane Owens
78 Anderson Road
Lord Howe Island
NSW 2898

19 February 2021

RECEIVED
19 FEB 2021
Lord Howe Island Board

Lot 2 in Deposited Plan 1261010 Lease No: 2020-02 depicted as Part 2

DECOMMISSION Unit 1 from Tourist Accommodation at Lorhiti Apartments and CHANGE OF USE Unit 1 to staff room/office, utilities room and storage on Lot 2 Deposited Plan 1261010

AND

TRANSFER 2 TOURIST LICENCES from Diane Owens to Jessica Owens Lot 21 DP 1169260 and Portion 183 (detailed letter addressed to CEO) effective from 30 September 2021

1. Contents

1. Statement of Environmental Effects
2. Photos
3. Site plan and building plans
 - ◆ Dwelling
 - ◆ Infrastructure building
 - ◆ Tourist accommodation
 - ◆ Total site plan and survey
 - ◆ GFA calculations
 - ◆ Adjacent Perpetual Leases
 - ◆ Vegetation plan
 - ◆ Parking
 - ◆ OC/DA application
 - ◆ SEE

Address: Lot 2 of DP1202580 Lease No: 2020-02, 78 Anderson Road, Lord Howe Island.

Applicant: Diane Owens

Zone: Zone 2 settlement.

Biodiversity -Significant native vegetation: No significant native vegetation will be damaged or removed with this application.

Site description Lot 2: The tourist (commercial) business is known as Lorhiti Apartments. The tourist apartments are situated on an irregular shaped block with the total site area of 8,446.5 square metres with Anderson Road dividing the site (5,284 sqm plus 3,162sqm). The site is 8,447.3 sqm slopes to the North west. The site is zone 2 Settlement. The existing buildings on site are outside of mapped SNV.

Existing improvements Lot 2:

- 1 dwelling and 1 dwelling entitlement
- An infrastructure building (laundry, office, storage, day spa, bathroom).
- 6 tourist accommodation units (license- 12 beds) with guest transit lounge and guest laundry attached to the southern end of the building
- Landscaping design
- Driveway access and parking

Portion 174 (adjacent) includes a right of way of variable width from 4.350m at its' narrowest point located in the south western corner of the allotment and provides access to the applicant's s lease. The southern part of the site is not developed and is heavily vegetated. The site is zoned 2 Settlement. The existing buildings on site are outside of mapped SNV.

Compliance:

EPA Act
EPA Reg's
LHI LEP2010

Contamination: None

Bushfire risk: None

Services: Existing water, electricity, telecommunications, and wastewater disposal

Stormwater: Existing surface water flows south west

Landscaping: No additional landscaping proposed

Tourist license allocations: Existing tourist facility on Lot 2 is licensed for 12 people. Consent is sought for decommissioning two (2) tourist licenses (email sent to Peter Adams, CEO of LHI Board, on 19 February 2021- letter attached) from Unit 1 and change the use from tourist accommodation to staff room, office, utilities room and storeroom.

Transfer of two (2) tourist licenses to the applicant's daughter, Jessica Owens (Lot 21, DP1169260)

Supporting documentation:

Survey plan by Scott Ritter. DP1261010 Lots 1 and 2 P/L 2020-02, registered 9 March 2020

Tourist accommodation Unit 1 decommission floor plan

Letter Peter Adams, CEO, detailing the application to transfer tourist licenses

Zone and Permissibility: The land is in Zone 2 Settlement. The proposal complies with Clause 22 LEP2010

Heritage: No heritage listing of the subject site

Sewer: Existing approved wastewater system on Lot 2 supports waste from dwelling and tourist accommodation ES9000

Access: Existing from Anderson road is sealed.

Surrounding development: Typical dispersed settlement pattern

Impacts and mitigation: The proposal will not impact on the environment or SNV or impact on World Heritage values
Design principles comply with LEP2010.

Demonstrated business need:

1. The proposal to decommission Unit 1 and transfer 2 tourist licenses from Lohiti Apartments allows the applicants daughter to start her own business.
2. Decommissioning unit 1 at Lohiti Apartments and change of use from tourist accommodation to staff room, office, utilities, and storeroom will enable the business to operate efficiently, as the infrastructure building is proposed (DA2020-02) change of use from commercial to residential and use the dwelling allocation from MDC2018-02
3. DA2020-10 Infrastructure building change of use to a dwelling will result in loss of existing office, staff room, utilities and linen room, laundry, and storage. Unit 1 space will provide an essential area for staff room, office, and storeroom

There are no additional bed licenses being sought by this application, just a redistribution of 2 tourist licenses proposed to be transferred from the applicant on Lot 2 at Lohiti to Jessica Owens (Lot 21 DP1169260) Clause 22 (1)(d).

There will be no increase in tourist license numbers (Clause 22(4))

Justification:

1. DA2020-10 - change the use of the existing Infrastructure building to dwelling 2 on Lot 2 is currently being processed. This will result in the loss of the business office/staff room/storage area/laundry and linen room. Unit 1 will provide this essential area (office, storeroom, utilities, and staff room)
2. Decommissioning and change of use of unit 1 will utilise an existing commercial area for essential purposes of office/staff room and storage.
3. Transfer of 2 tourist licenses from Diane Owens Lot 2 of DP1202580 Lease No: 2020-02, to Jessica Owens on Lot 21 DP1169260 will allow Jessica to start her own business
4. The leaseholder's son, Fletcher Owens, will reside in the dwelling on Lot 2 (DA2018-04 approved December 2017)
5. CC2018-05 -commercial Garage and shed attached to Infrastructure building (proposed dwelling DA2020-10) has yet to be actioned but it is intended to do so.
6. Recent example approved by the LHI Board: Val Turk at Hideaway and Therese Turner decommissioned tourist units and change of use was approved
7. All buildings have been identified on the lease, including dwelling
8. There is adequate land available for the proposal
9. The proposal is permissible with development consent in Zone 2 settlement and satisfies Clause 9,11,14,22,27,29,32 and 33 of the LEP2010.
 - Clause 11 –Matters that must be satisfied before development consent is granted
 - (a) The site falls within Zone 2 Settlement and is consistent with zone objectives
 - (b) There is adequate area for treatment of effluent. No new effluent will be produced. The existing wastewater system has been approved by the Lord Howe Island Board
 - (c) The proposal will not result in any SNV to be damaged or removed.
 - (d) The proposal does not involve any change in access on the site.
 - (e) The proposal does not involve landscaping
 - (f) The site is not located in a flood hazard area
 - (g) No additional infrastructure services are required
 - (h) The proposal will have no adverse impact on locality
 - (i) No overshadowing will result
 - (j) No privacy issues will result.
 - (k) Complies with Clause 22 (1) (a) and Clause 22 (1)(b)
10. Clause 22- Tourist accommodation, staff accommodation and commercial premises- the proposal complies with the minimum 15% of the balance of the area of the allotment occupied after the minimum dwelling area is deducted from the total area of the allotment (see GFA provided in this document)
11. Clause 29 – Maximum height of buildings. Existing building does not exceed 7.5m in height
12. Clause 32-Setback of buildings. The proposal complies with setbacks, as there is no structural change
13. Clause 33- Landscaped character. The proposed development will not adversely impact on the existing landscaped character and dispersed pattern of housing in the zone
14. The site is suitable and can accommodate the proposal
15. There is no cut and fill
16. The existing buildings are screened from the main road and the entrance driveway with a thick band of vegetation.
17. The proposed development has been designed in consideration of existing adjacent setbacks, building mass and landscaped character.
18. There is no significant environmental, social, or economic impact.

No native vegetation will be removed

- a. Soil suitability, stability, slope, natural drainage patterns and erosion control are not affected
- b. There is no effect on plants or animals that are native to the island
- c. There will be no change to air, noise or water pollution arising from the proposed subdivision
- d. There is no impact on the health of people in the neighborhood
- e. There are no hazards arising from the proposed development.
- f. There will be no impact on traffic in the neighborhood
- g. There is no impact on the local climate
- h. There is no change to visual impact
- i. There is no impact on soil erosion
- j. There is no impact on heritage significance
- k. There is no visual exposure.
- l. The existing access is landscaped and established. There is no requirement for cut and fill.
- m. There is no impact on fauna habitats on the site or existing native vegetation.

19. There will be no impact on the environment

- The area is landscaped using an approved Environmental plan.
- Visual and climatic screening exists.
- No impact on visual exposure,
- No negative impacts on significant native vegetation
- Main Access road exists and is landscaped and screened.
- Adequate distance from boundaries
- World Heritage values will not be compromised.
- The Island's unique flora and fauna will be conserved and enhanced through the implementation of the existing Re-vegetation and Rehabilitation Plan.

Proposed Development objectives and analysis:

2 and 3 (a)

The proposal is to:

1. Decommission Unit 1 at Lorhiti Apartments (2 tourist licenses) and change the use from Tourist accommodation to staff room, office, utilities room and storeroom on Lot 2.
2. Transfer 2 tourist licenses from Diane Owens Lot 2, DP1261010 to Jessica Owens Lot 21, DP1169260. The proposal will not involve removal of any existing vegetation
3. The existing buildings are screened from the main road and entrance driveway by an area of native and exotic vegetation.
4. The proposal is in keeping with the general objectives of the LEP2010, which are. *"To ensure that any further development on the Island does not destroy the natural environment and does not adversely affect the lifestyle of the residents"*.
5. The proposal satisfies objectives of Zone 2 (settlement) LEP 2010
6. The proposal complies with the Environmental protection and Biodiversity Conservation Act 1999, NSW Threatened Species Conservation Act 1995, NSW Heritage Act 1977, LHILEP2010, Lord Howe Island Act 1953, LHI DCP2010 and the NSW Environmental Planning and Assessment Act 1979.

GFA existing on site on the date of 19 January 2021

Lot 2 EXISTING GFA CALCULATIONS (Total site area = 8,446.5sqm)

Building	GFA (sqm)	Area required
<u>Existing Residential</u>		
Dwelling 1 (previously Cyclone Alley and Shearwater Cottage)	= 87 sqm	=3,000 sqm
<u>Existing Commercial GFA</u>		
Units (27,630 m x 10.38 m)	=286.79 sqm	
Transit lounge and laundry (3.4m x 8.16 m)	= 27.74 sqm	
Infrastructure building (proposed dwelling 2 DA2020-02)	= 91 sqm	
Total GFA commercial floor area	= 405.53 sqm	
Area required for commercial site cover		= 2,703.53sqm
To calculate area required to comply LEP 2010: 405.53 sqm divided by 15 x 100		
TOTAL EXISTING AREA REQUIRED		5,703.53 sqm
TOTAL AREA AVAILABLE		=8,446.5 sqm
Area remaining		= 2,742.9 sqm

Complies with Clause 23 and Clause 24 of LHI LEP2010

Electrical: No change to existing load

Environmental: No impact on any threatened species, populations or ecological communities or their habitats.

Effluent: The proposal will continue to use the existing approved ES9000 wastewater system

(b) Details of any existing development that may be superseded by the proposal.

None

(c) A general description of the environment that, in the opinion of the consent authority, is likely to be affected by the proposed development

There will be no impact on the environment.

(d) A detailed description of any aspects of the environment that, in the opinion of the consent authority, are likely to be significantly adversely affected by the proposed development, including an assessment of whether there is any significant native vegetation that is likely to be significantly adversely affected by the proposed development.

The proposal satisfies the pre-requisites because it is using existing buildings on site which has an approved wastewater disposal system and approved ecological assessments and Rehabilitation plans.

- The area is landscaped using an approved Environmental plan.
- Visual and climatic screening exists.
- No impact on visual exposure,
- No negative impacts on significant native vegetation
- Adequate distance from boundaries

(e) The likely impacts of the proposed development on the environment, having regard to the following

(i) The nature and extent of the proposed development.

No impact

(ii) The nature and extent of any building work associated with the development

No impact.

(iii) The nature and extent of any building or work.

No Impact

Any rehabilitation measures to be undertaken in relation to the proposed development.

Continued implementation of the Ecological Restoration and Rehabilitation plan approved by the Board on 31 October 2014.

(f) A full description of the measures proposed to mitigate any adverse impacts of the proposed development on the environment.

- Soil suitability, stability, slope, natural drainage patterns and erosion control are not affected
 - There is no effect on plants or animals that are native to the island
 - There will be no change to air, noise, or water pollution
 - There is no impact on the health of people in the neighborhood
 - There are no hazards arising from the proposal.
 - There will be no impact on traffic in the neighborhood
 - There is no impact on the local climate
 - There is no change to visual impact
 - There is no impact on soil erosion
 - There is no impact on heritage significance
 - There is no visual exposure.
 - The existing access is landscaped and established. There is no requirement for cut and fill.
 - There is no impact on fauna habitats on the site.
 - The proposal will not impact on existing native vegetation.
- There will be no adverse effects on the environment.

5. The reasons justifying the carrying out of the proposal having regard to the biophysical, economic, and social considerations and the principles of ecologically sustainable development.

(a) Biophysical

The site satisfies Zone 2 (settlement) objectives LEP 2010. The proposal is justified as the land is capable of urban development.

1. The proposal does not involve any negative impacts on significant native vegetation. The land will continue to be re vegetated and weeded.
2. The proposal will not impact on the ecology.
3. Endangered or protected species or habitats will not be disturbed.
4. Landscape Unit: DP1261010 lies within the East Coast Unit
5. A description of the existing environment:

♦ Terrain: The site Part 2 is gently sloping to the West.

♦ The RES (RES1984, Land Resources, p.8.) classifies the soil on the proposed site as weakly structured sandy soil.

The soil profile is deep. The Great Soil Group is Calcareous Litho sol.

♦ Slope: There is a minor slope of 5-10% to the North West

♦ Surface drainage: The site drains generally to the North West. There are no discernible drainage lines on the site.

♦ Surface Geology: is described as Ned's Beach Calcaranite. This is cross-bedded calcareous sandstone composed of fragments of coralling algae, pulverised coral, foraminifera, and fragmented mollusk shells.

The depth at which Ned's beach Calcarenite is encountered on the proposed subdivision site is variable and can range from 20cm to 2 metres.

- ◆ Urban Capacity: Sub-Class: B-sec. This category covers the entire proposed subdivision site. The negligible constraints identified are slope, erodibility, and permeability.
- ◆ Degree of Physical Constraint: Low
- ◆ Capabilities: Residential, Zone 2 Settlement
- ◆ Rural Capabilities: The land is classified (IV), which is suitable for grazing and gardens due to the sandy soil.
- ◆ Fire Hazard: is low. The RES (1984, Bushfire Hazard) indicates that the threat posed by bushfires on Lord Howe Island is insufficient to warrant special planning controls or management programs.
- ◆ Vegetation: Approximately 60 % of the Lease is native vegetation. 3,162 sqm across Anderson Road is SNV. The remainder is grassed lawns and exotic gardens. Exotic weeds are regularly removed. The native occurring species include Sallywood *Lagunaria patersonis*, Greybark *Drypetes australasica*, Blackbutt *Crypocarya triplinervis* and Thatch Palm *Howea forsteriana*.
- ◆ Fauna: In the forested areas the native birds present include The Lord Howe Island Silvereye *Zosterops tephropleura*, Green winged pigeon *Chalcophaps indica*, Golden Whistler *Pachycephala pectoralis*, Woodhen *Tricholimnas sylvestris* and Fleshy-footed Shearwaters *Puffinus carneipes*
- ◆ Soil stability: gentle slope, natural drainage, and no erosion.
- ◆ Visual exposure: Trees provide privacy. The tree canopy protects the area from strong winds. There is potential for additional visual and climatic screening by additional planting.

(b) Economic.

The proposal is justified as it will benefit the business on Lot 2 by providing a staff room, office, utilities and storeroom after the Infrastructure change of Use to dwelling 2 is processed (DA2020-02).

Transferring 2 tourist licenses from the applicant to Jessica Owens will allow the applicant to retain her tourist accommodation business on her lease, licensed for 10 guests instead of 12 guests, and provide her daughter, Jessica, with a business

The proposal will utilize a commercial space for the business.

(a) Social

The proposal is justified as it will not affect the neighborhood in terms of traffic, privacy, overshadowing of adjoining land, noise, or visual impact.

6. A list of approvals that may be obtained under any other Act or Law before the development may be lawfully carried out.

None.

7. An assessment of the compatibility of the proposal with the objectives which underlies the Island's inclusion as a World Heritage Site.

This proposal is compatible with the objectives for the following reasons.

World Heritage values will not be compromised.

The Island's unique flora and fauna will be conserved and enhanced by the implementation of the existing Re-vegetation Plan.

Conserve of World heritage values

Protect significant vegetation

Protect existing habitat of threatened species

Protect potential habitat of threatened species

Re-vegetate existing disturbed areas with native plants suited to the area approved by the Lord Howe Island Board.

8. A detailed evaluation of the visual impact of the proposed development and measures to be taken to reduce any detrimental visual impact, including the extent to which vegetation may be used to restore a natural landscape character.

This has been addressed in Biophysical (5)

9. A detailed evaluation of any effect of the proposed development upon a locality, place or building having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific, or social significance or other special value for present or future generations.

Locality

No effect.

Aesthetic

No effect.

Anthropological

No effect.

Archaeological

No effect.

Architectural

No effect.

Scientific

No effect.

Cultural

No effect.

Historical

No effect.

10. Justification of the proposal in terms of

(a) The aims of the Lord Howe Island Local Environmental Plan 2010:

The proposal satisfies the pre-requisites of Zone 2 (settlement) and the LEP2010. There is no damage to the environment. There is adequate suitable land area.

(b) Any objectives of the zone in which the proposed development is to be carried out as set out in this plan:

The proposal is in sympathy with existing development on site and complies with Zone 2 Settlement (1) (a).

(c) Any relevant development controls that are set out in this plan:

There is adequate land area for further commercial development on Lot 2 and the proposal complies with BCA and Lord Howe Island Board regulations within Zone 2 Settlement (1) (b)

(d) The applicant will ensure that no part of the proposed development:

(i) will result in any damage to, or the removal of, significant native vegetation, or

(ii) will have a significantly adverse impact on the habitat of any plants, or animals, that are native to the Island,

(e) Access exists and will not:

(i) Result in any damage to, or the removal of, significant native vegetation.

(ii) have a significantly adverse impact on the habitat of any plants, or animals, that are native to the Island,

(f) any proposed landscaping will use species of plants that are native to the Island and common in the locality to enhance any significant native vegetation in compliance with the approved Revegetation plan 2009,

(g) the proposal will not be adversely affected by any landform limitations, including flooding, landslip, unstable soils, and steep slopes,

(h) adequate services exist with no cost to the Board or the community

(i) the appearance of the proposal (when considered by itself or in conjunction with existing buildings and works) will not have any significantly adverse impact on the locality

(j) the proposal will not cause any significant overshadowing of adjoining land,

(k) The proposal will not cause any significant reduction in the privacy of occupiers of adjoining land. There are thick privacy plant screens existing between the driveway and the proposed building

11. An Assessment of whether there are any feasible alternatives to carrying out the proposed development including:

(a) The consequences of not carrying out the proposed development.

The applicant wishes to utilise decommissioned space for a staff room, office, utilities and storage required to operate the tourist accommodation on Lot 2. The consequences of not carrying out the proposal will result in Lot 1 and Lot 2 businesses operating inefficiently.

(a) The reasons justifying the carrying out of the development.

- The proposal satisfies the pre-requisites of design principles in the LEP 2010
- The proposal will have no negative environmental impact because no changes will be made to the environment.
- The proposal uses existing commercial areas

12. Ecologically sustainable development

- The consideration of the environment has been set out above
- There will be no pollution generated.
- The present generation is currently preserving the environment and social wellbeing for future generations.
- There are no threats to the environment

FIRE SAFETY MEASURES

- The existing buildings satisfy the BCA New South Wales Fire safety conditions
- Existing materials used for the alterations and additions are compliant
- All buildings have fire rated insulation in the roof cavity and walls
- All kitchens have a fire blanket and exhaust fan
- All buildings have fire smoke alarms fitted
- There are fire extinguishers in all building

Conclusion.

This environmental impact report is intended to justify the applicant's proposal to.

- ◆ Utilise areas in existing buildings on site
- ◆ Comply with the LHI LEP 2010 and DCP
- ◆ Justify and provide evidence that the proposal will have no negative impact on the environment and is following all related Acts and Legislations.
- ◆ It is considered that this application is a reasonable proposal which seeks consent to
 1. transfer two (2) tourist licenses from the applicant Lot 2, DP1261010 to Jessica Owens Lot 21 DP1169260 and Portion 183. Effective from 30 September 2021
 2. decommission 1 tourist unit at Lorhiti Apartments on Lot 2 to provide space for staff room, storage, utilities, and office leaving five (5) tourist apartments with ten (10) tourist licenses

3. Enable the applicant's daughter to establish her own tourist accommodation business

References:

Atkinson, G Land Resources and Study of the Lord Howe Island Settlement Area. Soil Conservation Service NSW: Sydney

E.P & A Act (1979). Environmental Planning and Assessment Act. D West, Government Printer: Sydney

Hutton, I (1986). Discovering Australia's World Heritage-Lord Howe Island Conservation Press: Canberra

LEP (2010). Lord Howe Island-Regional Environmental Plan Lord Howe Island Board: Sydney

Reference: CC2019.08
Enquiries: Kate Dignam

20 March 2019

Diane Owens
C/- POST OFFICE
LORD HOWE ISLAND NSW 2898

Dear Mrs Owens

RE: ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 - FINAL OCCUPATION CERTIFICATE

Pursuant to Sections 8.6 and 8.17 of the Act, notice is hereby given of the determination of Final Occupation Certificate No: FOC2019.08 relating to: to transfer Shearwater Cottage dwelling and renovate Cyclone Alley

Land: Lot 10

Development: Acknowledgement of the Shearwater Cottage dwelling entitlement on Lot 10 and to undertake alteration to Shearwater Cottage and Cyclone Alley to consolidate those two cottages
Determination: Final Occupation Certificate Approved

The Lord Howe Island Board certifies that:

- a) It has taken into consideration the health and safety of the occupants of the building;
- b) A development consent is in force in respect to the building;
- c) A construction certificate has been issued with respect to the plans and specifications for the building; and
- d) The building is suitable for occupation or use in accordance with its building classification of Class 1a under the Building Code of Australia.

Notes:

(1) Under Section 8.16 and 8.17 of the Environmental Planning and Assessment Act 1979 and where LHIB is the certifying authority, an applicant may appeal to the Land and Environment Court against the refusal to issue a final occupation certificate within 12 months from the date of the decision.


Kate Dignam
TEAM LEADER - COMPLIANCE & PROJECTS

Lord Howe
ISLAND BOARD

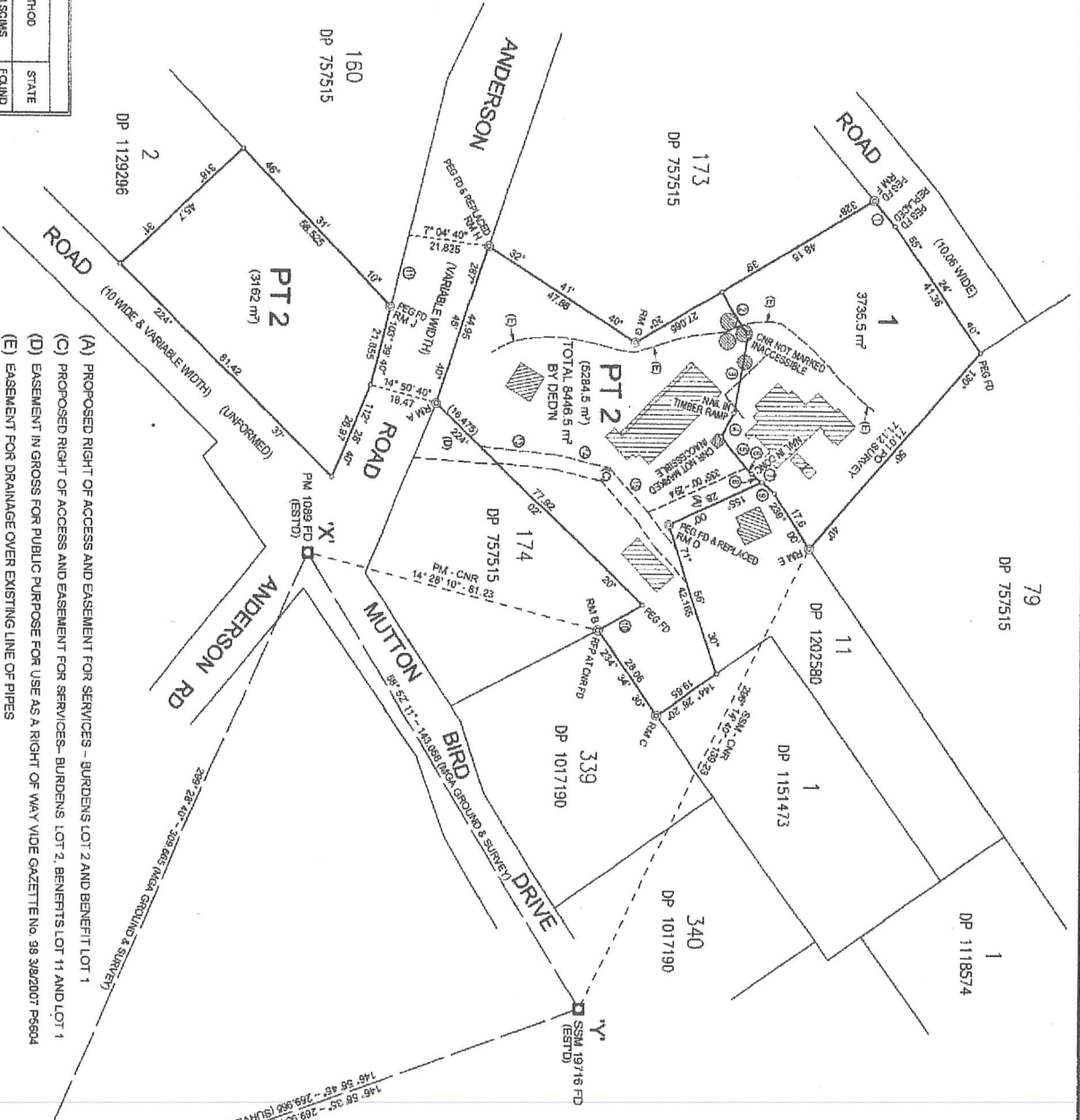


Administrative Office
P.O. Box 5
Lord Howe Island 2898

Phone: 02 6563 2066
Facsimile: 02 6563 2127
Email: administration@lhib.nsw.gov.au

RM	DESCRIPTION	BEARING	DISTANCE	ORIGIN
A	RM GIP FD	44° 01' 40"	0.78	LH1 129 - 2808
B	RM GIP FD	88° 48' 30"	0.48	LH1 129 - 2808
C	RM GIP FD	144° 25' 00"	1	DP 1151473
D	RM GIP GOM	58° 20' 40"	0.35	DP 1202580
E	RM GIP	21° 32' 40"	0.26	PLACED
F	RM GIP FD	333° 31' 00"	1	DP 118574
G	RM STAKE PICKET	330° 27' 45"	15.01	PLACED
H	RM TREE FD	192° 18' 20"	7.85	PLACED
I	RM TREE FD	167° 02' 40"	3.25	LH1 127 - 2808
J	RM GIP	158° 08' 20"	1.32	PLACED
K	RM GIP FD	228° 30' 40"	1.26	LH1 120 - 2808

No	BEARING	DISTANCE	COMMENTS
1	57° 29' 40"	8.89	BOUNDARY
2	238° 30' 20"	14.135	BOUNDARY
3	238° 00' 00"	21.125	BOUNDARY
4	238° 00' 00"	7.2	BOUNDARY
5	238° 30' 00"	1.3	BOUNDARY
6	(238° 30' 00")	(2.21)	EASEMENT
7	220° 00' 00"	9.1	BOUNDARY
8	220° 00' 00"	3.6	BOUNDARY
9	220° 00' 00"	4.5	BOUNDARY
10	330° 52' 30"	1.4	BOUNDARY
11	102° 39' 40"	20.085	BOUNDARY
12	284° 10' 40"	16.235	EASEMENT
13	185° 37' 45"	20.74	EASEMENT
14	183° 34' 05"	14.86	EASEMENT
15	(228° 34' 15")	(15.875)	EASEMENT



COORDINATE SCHEDULE				
MARK	EASTING	NORTHING	CLASS	ORDER
PM 1089	508 416 757	8 512 889 850	C	4
SSM 19716	508 538 183	8 512 883 821	C	4
SSM 59733	508 498 225	8 512 458 770	A	1

DATE OF SCIMS COORDINATES: 30-6-2017 MGA ZONE 58 MGA DATUM: GDA 94
 COMBINED SCALE FACTOR: 0.99859

SURVEYOR Name: DALLAS BRIAN LAUNDRY
 Date: 30-6-2017
 Reference: 5842 LH 573

PLAN HEADING
 SUBDIVISION OF
 LOT 10 IN DP 1202580

LGA: UNINCORPORATED
 Locality: LORD HOWE ISLAND
 Reduction Ratio: 1:800
 Lengths are in metres

REGISTERED

DP

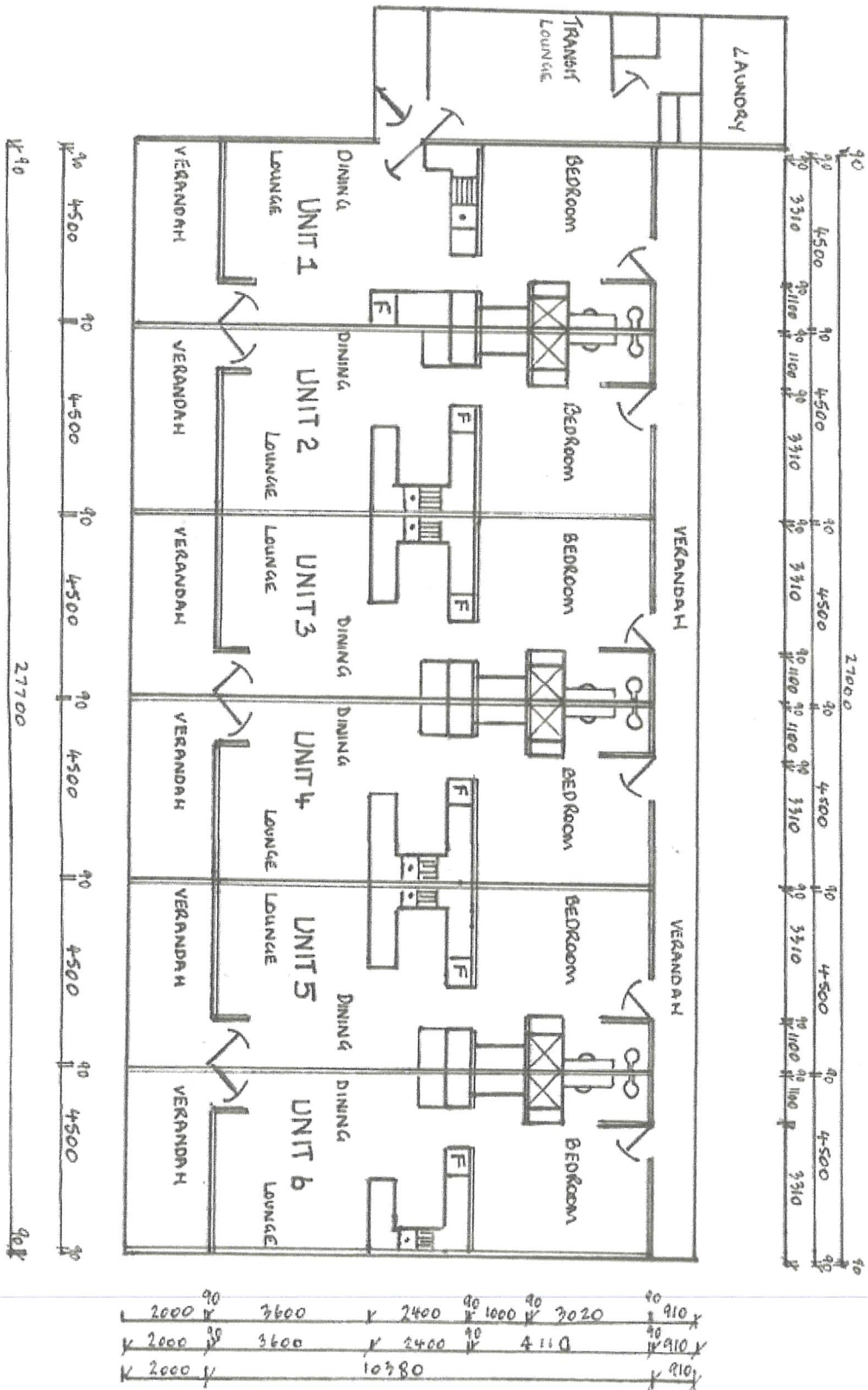
- (A) PROPOSED RIGHT OF ACCESS AND EASEMENT FOR SERVICES - BURDENS LOT 2 AND BENEFIT LOT 1
- (B) PROPOSED RIGHT OF ACCESS AND EASEMENT FOR SERVICES - BURDENS LOT 2, BENEFITS LOT 11 AND LOT 1
- (C) PROPOSED RIGHT OF ACCESS AND EASEMENT FOR SERVICES - BURDENS LOT 2, BENEFITS LOT 11 AND LOT 1
- (D) EASEMENT IN GROSS FOR PUBLIC PURPOSE FOR USE AS A RIGHT OF WAY WIDE GAZETTE NO. 93 308/2007 P5694
- (E) EASEMENT FOR DRAINAGE OVER EXISTING LINE OF PIPES

Subdivision showing Part 1= 3735.5sqm and Part 2= 8446.5sqm

FLOOR PLAN LOKHITI APARTMENTS LORD HOWE ISLAND NSW 2898

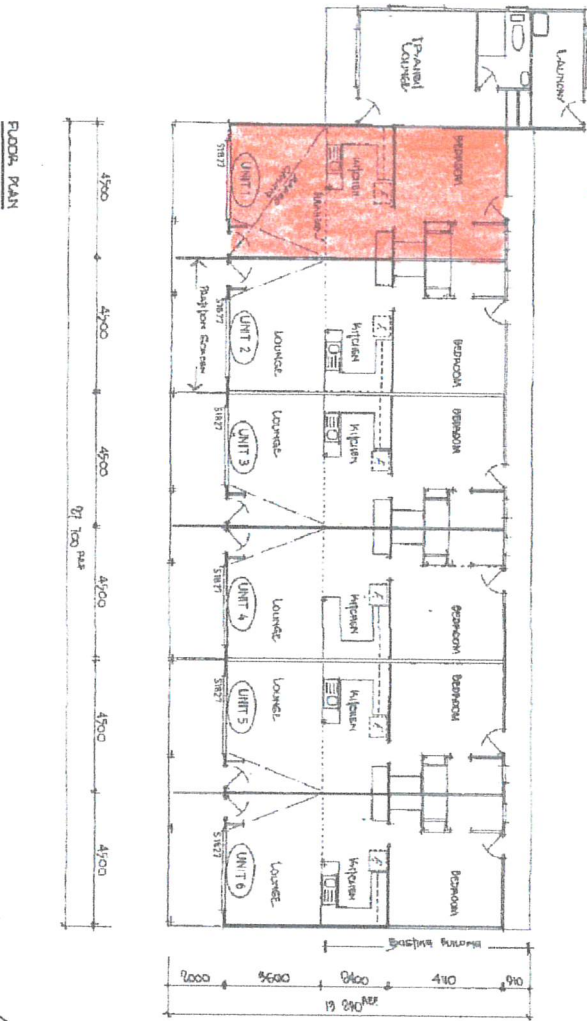
MRS DIANE OWENS 1993

APPROVED

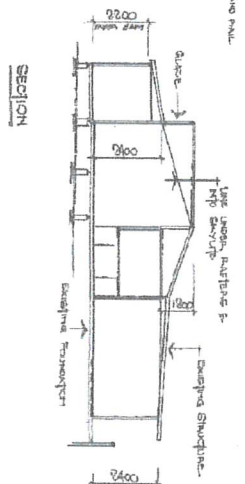
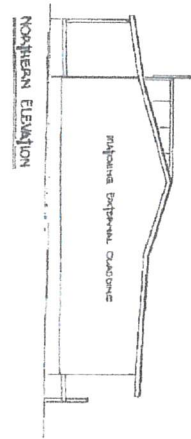
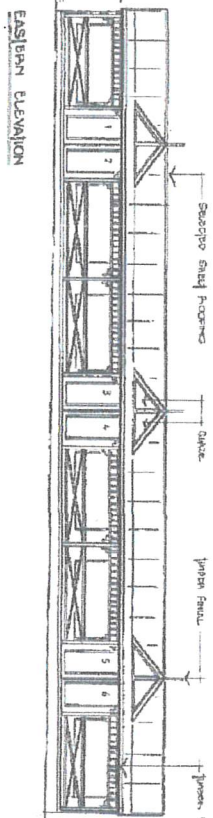
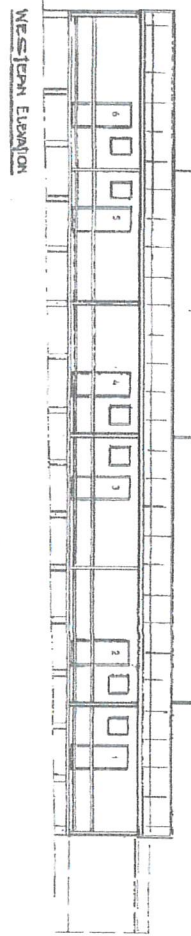
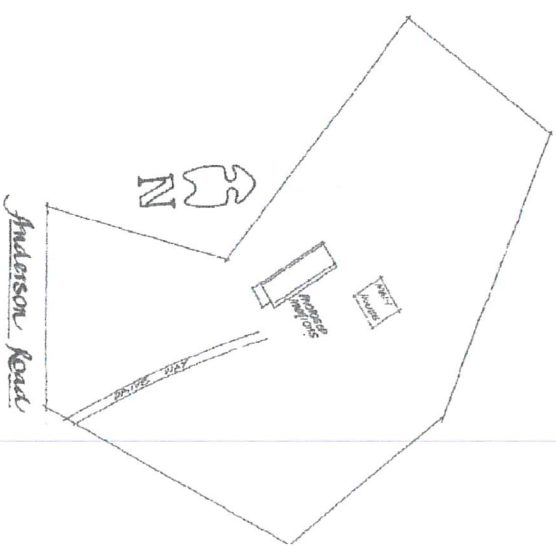


Tourist units on Lot 2 showing Unit 1 proposed to be decommissioned and change of use tourist accommodation to office, staffroom, and storage

Tourist Accommodation Lorphi! Apartments (Lot 2)



PROPOSED ALTERATIONS TO EXISTING UNITS (6) AT LORPHI! LODGE, ANDERSON ROAD, LARD HOWE ISLAND FOR: MR. & MRS. G. D. OWENS



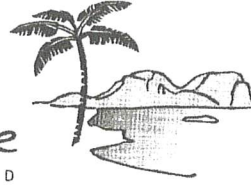
Unit 1 (shaded in red) proposed to be decommissioned /change of use tourist accommodation to staff room, office and storage

Record Number: ED20/6070
Enquiries: John van Gaalen

03/07/2020

Mrs D Owens
C/- Post Office
LORD HOWE ISLAND NSW 2898

Lord Howe
ISLAND BOARD



Administrative Office
P.O. Box 5
Lord Howe Island 2898
Phone: 02 6563 2066
Facsimile: 02 6563 2127
Email: administration@lhib.nsw.gov.au

Dear Diane

RE: LICENCE TO PROVIDE TOURIST ACCOMMODATION

I am pleased to enclose your licence to provide tourist accommodation for the period
1 July 2020 to 30 June 2023.

Please note the conditions attached.

Yours sincerely

A handwritten signature in black ink, appearing to read 'J. van Gaalen'.

John van Gaalen
Manager Business and Corporate Services

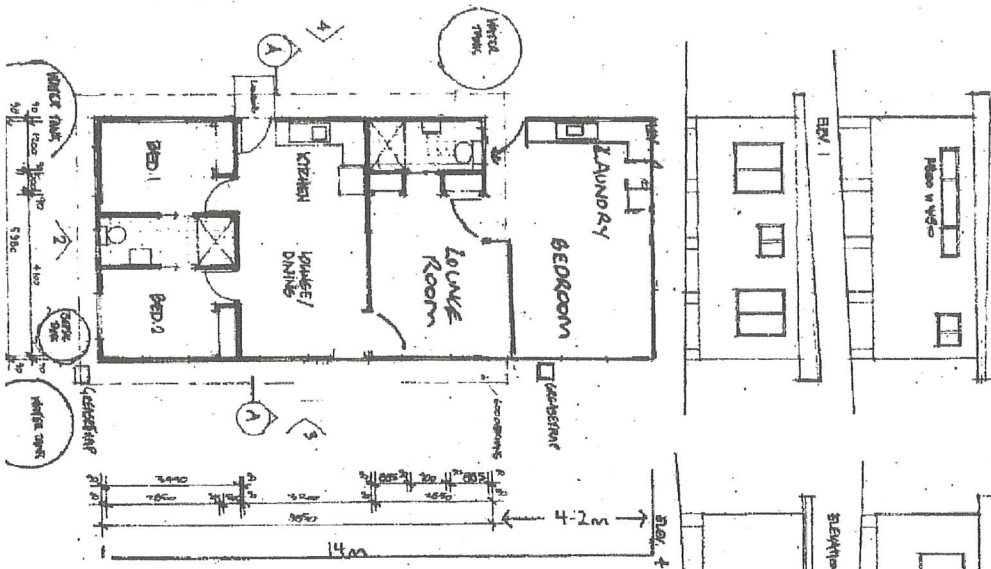
Page 1 of 1



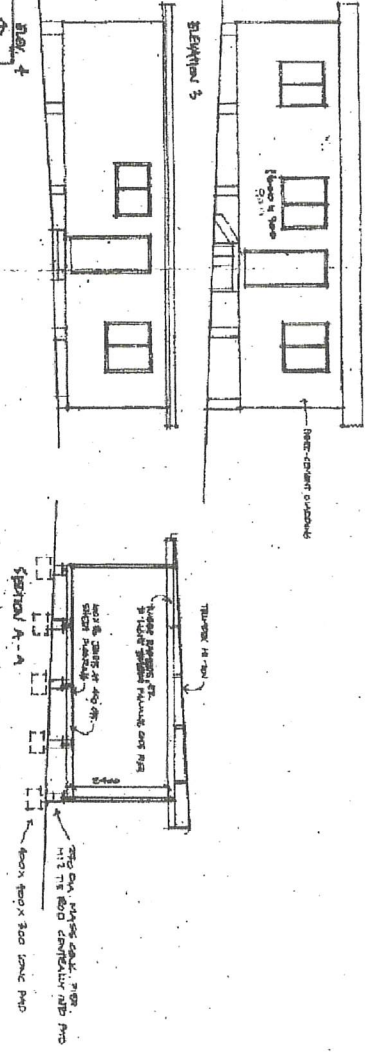
WORLD HERITAGE AREA

Lorhiti Apartments Business License= twelve (12)

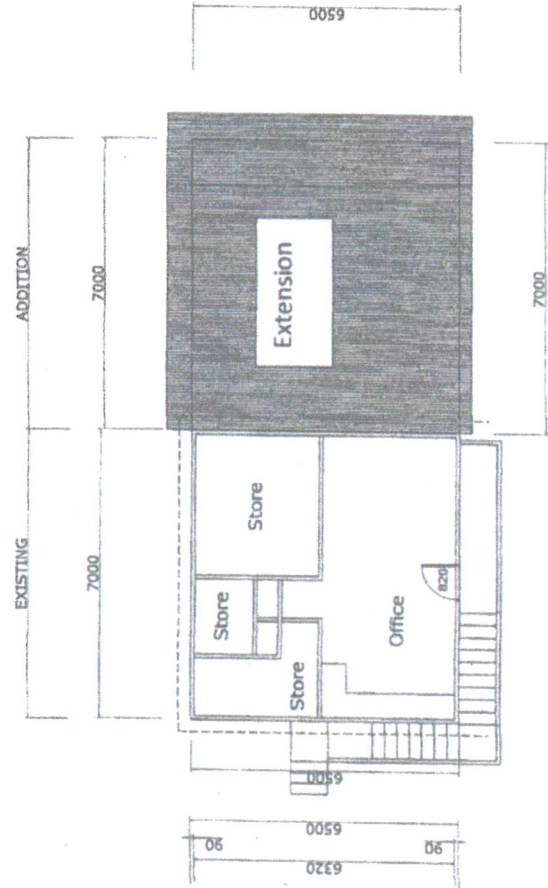
Site Plan



CONSOLIDATION SHEARWATER COTTAGE + CYLONE ALLEY
 OCCUPATION CERTIFICATE: FOC 2019-08 REF: CC2019-08 20 MARCH 2019



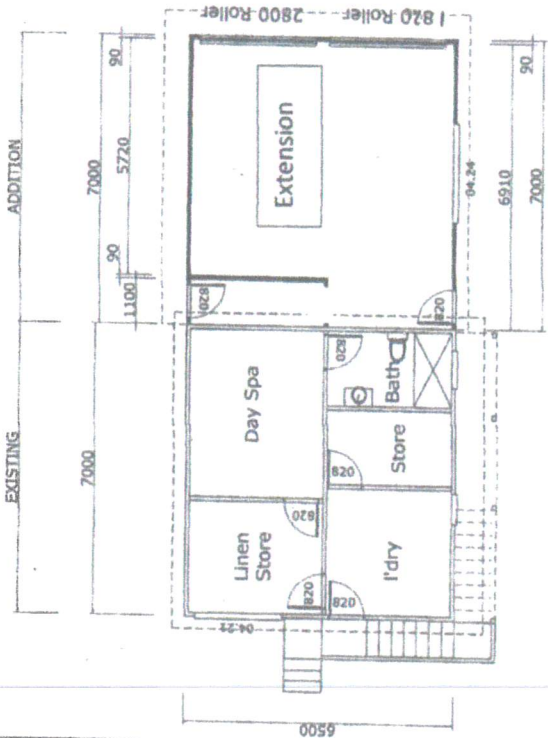
Dwelling 1 (Lot 2) Plan



FIRST FLOOR PLAN 1:100

ADDITION

External Cladding Rusticated weatherboard
 Internal cladding James Hardy Villalboard
 Colour same as existing building Dulux "Wild Rice"
 Roof Colourbond zincaloum Colour the same as existing "Sea Mist"



GROUND FLOOR PLAN 1:100

1. REFER TO GENERAL NOTES FOR SITE PREPARATION
2. CONSTRUCTION PROCEDURE
3. CURE SLAB FOR MIN 5 DAYS
4. DESIGN TO AS 1170 LIVE LOAD 2KPa, CONCENTRATED LOAD 0.5KN
5. SUBGRADE OR FILL UNDER SLAB IS TO BE COMPACTED TO 98% STANDARD COMPACTION BY MECHANICAL IMPLEMENT - NOT BY SATURATION.
6. SUB BASE TO SLAB IS TO BE 100mm COMPACTED QUARRY DUST
7. DESIGN CRITERIA SITE SOIL CLASS "M" WIND CATEGORY "N1"



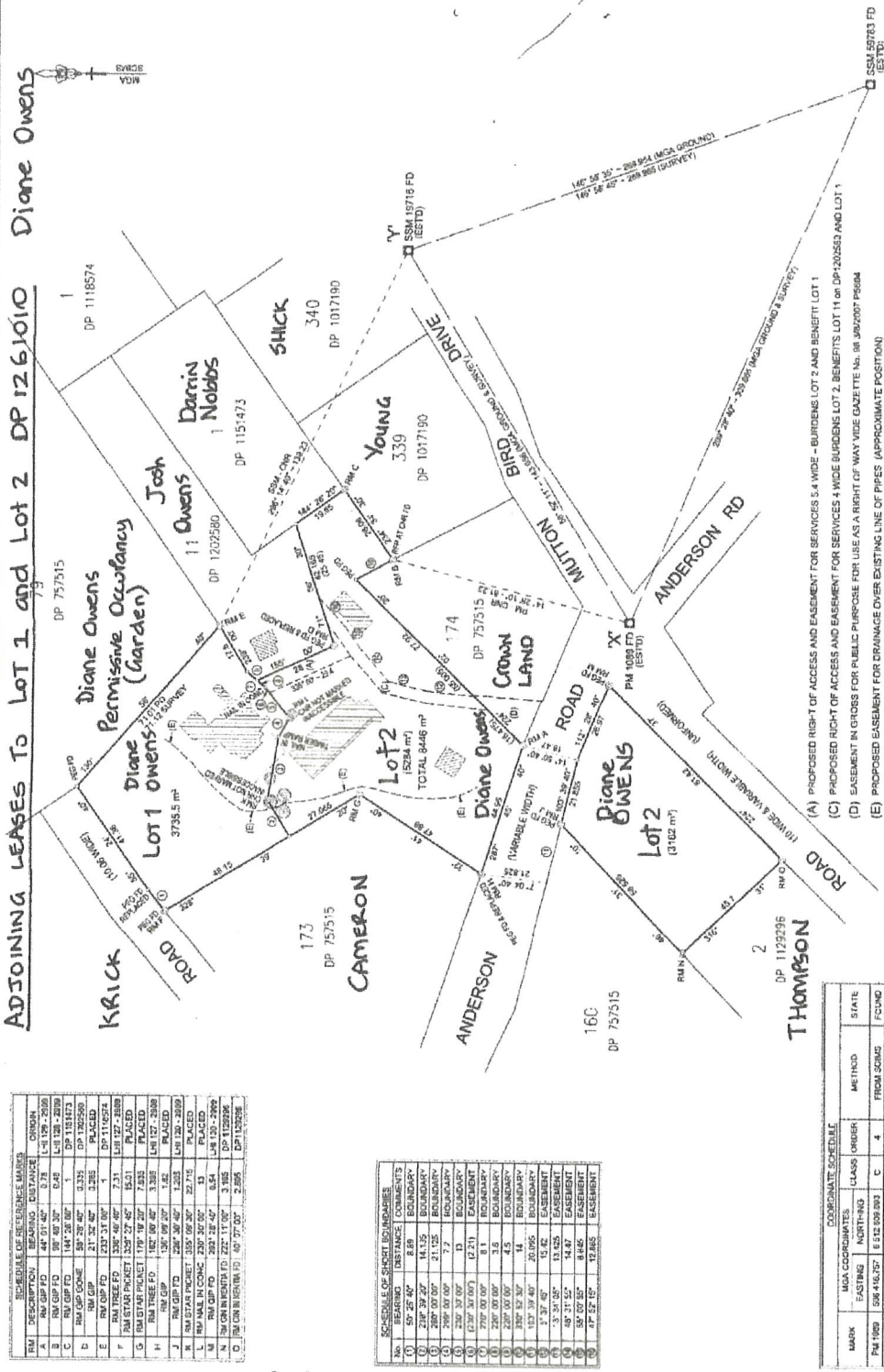
Beukers & Ritter Consulting
 Engineers • Civil & Structural Engineering • Planning

A 64 Lord St, Port Macquarie
 P (02) 6583 2733
 F (02) 6583 7808
 E office@brcconsulting.net.au

FLOOR PLAN	
Client:	OWENS
Job Address:	INFRASTRUCTURE BUILDING LORHITI APARTMENTS LORD HOWE ISLAND
Dwg No:	5775-3
Date:	30/03/2012
Scale:	1:100 (0A3)
Checked:	

DO NOT SCALE PLAN

IF IN DOUBT...ASK!!!!!!



SCHEDULE OF REFERENCE MARKS

MARK	DESCRIPTION	BEARING	DISTANCE	COORDINATES
A	RM GIP	87° 01' 42"	7.78	4-119-2008
B	RM GIP	50° 26' 40"	1.44	DP 1181573
C	RM GIP	144° 28' 00"	1	DP 1202580
D	RM GIP	50° 26' 40"	0.325	DP 1202580
E	RM GIP	211° 52' 00"	0.285	PLACED
F	RM GIP	220° 31' 00"	1	DP 1102574
G	RM STAR	179° 10' 00"	0.51	DP 1202580
H	RM STAR	179° 10' 00"	7.885	PLACED
I	RM TREE	192° 00' 45"	3.385	LHI 127-2008
J	RM TREE	192° 00' 45"	1.6	PLACED
K	RM GIP	220° 30' 45"	1.255	LHI 120-2009
L	RM GIP	220° 30' 45"	0.51	PLACED
M	RM GIP	220° 30' 45"	0.51	PLACED
N	RM GIP	220° 31' 00"	0.54	LHI 120-2008
O	RM CON	100° 00' 00"	2.895	DP 1202580

SCHEDULE OF SHORT BOUNDARIES

No.	BEARING	INSTANCE	COMMENTS
1	50° 26' 40"	8.88	BOUNDARY
2	211° 52' 00"	11.15	BOUNDARY
3	220° 31' 00"	7.2	BOUNDARY
4	220° 31' 00"	13	BOUNDARY
5	179° 10' 00"	12.21	EASEMENT
6	179° 10' 00"	8.1	BOUNDARY
7	192° 00' 45"	13.5	BOUNDARY
8	220° 30' 45"	4.3	BOUNDARY
9	220° 30' 45"	14	BOUNDARY
10	100° 00' 00"	20.095	BOUNDARY
11	5° 37' 45"	15.42	EASEMENT
12	192° 00' 45"	13.925	EASEMENT
13	192° 00' 45"	14.47	EASEMENT
14	192° 00' 45"	12.865	EASEMENT

COORDINATE SCHEDULE

MARK	MGA COORDINATES	NORTHING	EASTING	CLASS	ORDER	METHOD	STATE
PM 1009	598 416.257	6 512 026.293	C	4	4	FROM SONG	FOUND
ISM 10716	598 510.163	6 512 063.024	C	4	4	FROM SCMS	FOUND
ISM 10723	598 646.226	6 512 058.775	A	1	1	FROM SCMS	FOUND

DATE OF SCMS COORDINATES: 3-04-2017 MGA ZONE 57
 COMBINED SCALE FACTOR: 0.99998

SUBDIVISION OF LOT 10 IN DP 1202580

PLAN NUMBER: DP1261010

REGISTERED: 9.3.2020

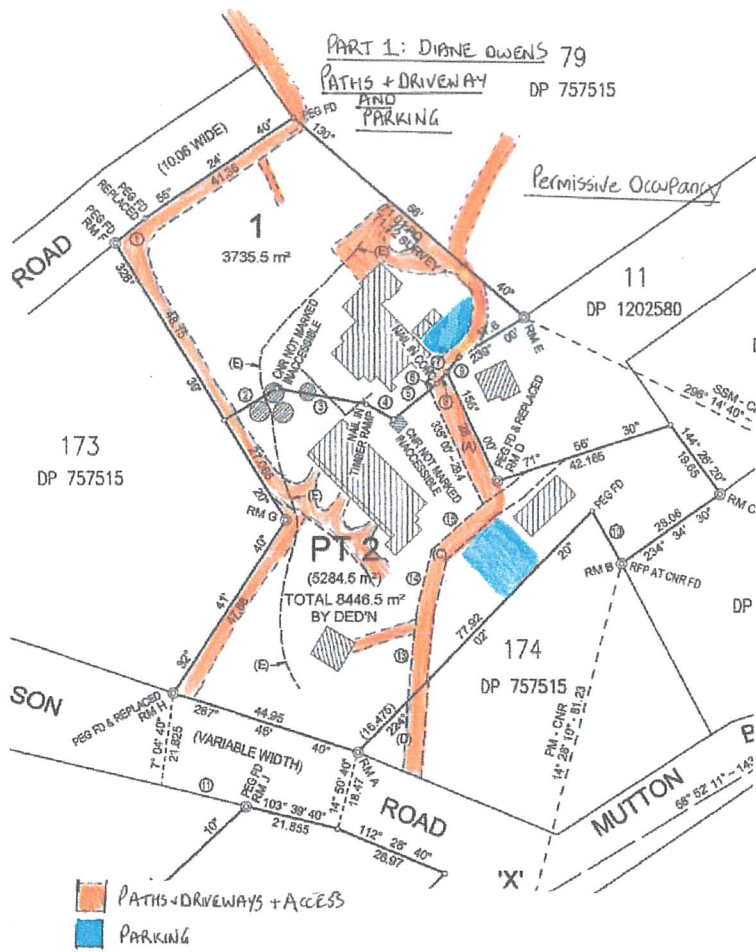
LGA: UNINCORPORATED
 Locality: LORD HOWE ISLAND
 Revision: None: 1.03
 Lengths are in metres

SURVEYOR: DALLAS BRINDLAUNDRY
 Name: 3042317
 Reference: 3042317

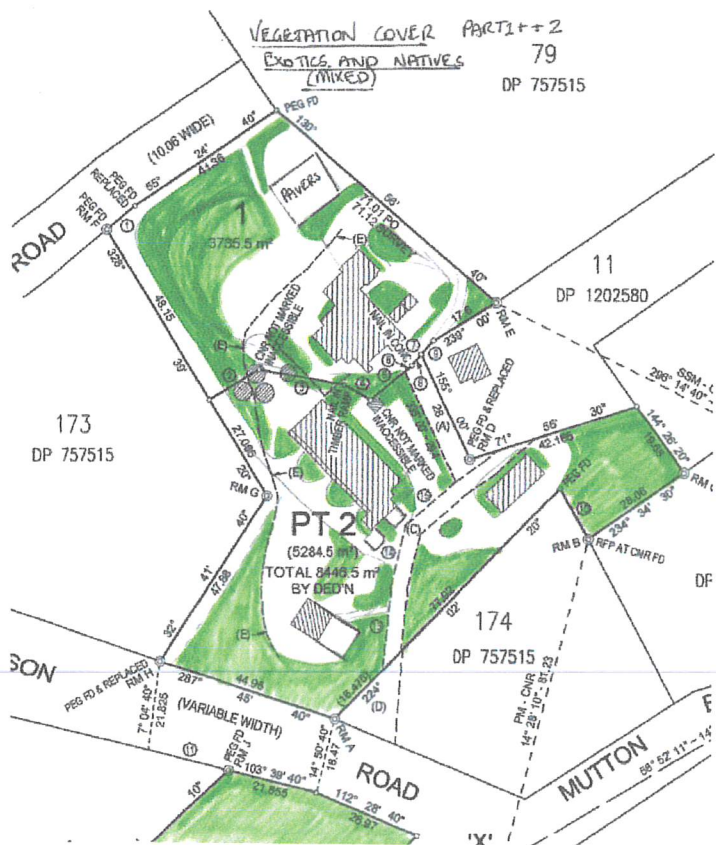
ADJOINING LEASES TO LOT 1 and Lot 2 DP 1261010 Diane Owens

WARNING: DIE-SUMS OR FOLDING WILL LEAD TO REJECTION

Adjoining leases



Paths and driveways



Vegetation cover

Diane Owens
Lorhiti Apartments
Lord Howe Island
NSW 2898

19 February 2021

Peter Adams
CEO Lord Howe Island Board
PO Box 5
Lord Howe Island NSW 2898

**TRANSFER 2 TOURIST LICENCES FROM DIANE OWENS, LOT 2, DP1261010 effective from 30 September 2021
TO
JESSICA OWENS, LOT 21 DP1169260**

Dear Peter

I wish to transfer two (2) of Lorhiti Apartments tourist licenses on Lot 2, DP1261010 to Jessica Owens on Lot 2, DP1169260

There will be no change to the tourist license number on Lord Howe Island.

There will be no structural change to the building at Lorhiti Apartments.

A plan of the decommissioned Lorhiti Apartments unit (UNIT 1) is attached.

I currently hold twelve (12) tourist licenses accommodated in six (6) tourist self-contained apartments

The transfer of tourist licenses has been approved many times between leaseholders on the island since 2010. Justin Sauvage assured me of the following via email on 3-12-19 regarding the transfer of tourist licenses:

The application itself does not need to be in the OC/DA format. A detailed letter addressed to the CEO should suffice.

I submitted an OC/DA on 19 February 2021 to decommission Unit 1 by change of use from tourist accommodation to staff tea room, office, utilities and storeroom. Justin Sauvage has assured me this is possible with submission of an OC/ DA.

There will be no structural change to Lorhiti Apartments buildings and units. There is no change to GFA.

I understand that transfer of tourist license process may be dealt with in an out of session meeting.

I request that the transfer of two (2) of Lorhiti Apartments tourist licenses on Lot 2, DP1261010 to Jessica Owens on Lot 2, DP1169260 effective from 30 September 2021.

Please find attached a plan of the existing units and location of Unit 1 in the building, which will be decommissioned, and change of use Remaining Lorhiti units ,2,3 ,4,5 and 6 will operate as usual with 10 tourist licenses (2 per unit).

Thank you and regards

Diane Owens