

LORD HOWE ISLAND BOARD

Date Received:

Development Application

Section 4.12, Environmental Planning and Assessment Act 1979

Development Application No.: Date Lodged: 30/3/2022

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: [REDACTED]

Organisation: [REDACTED] ABN: [REDACTED]

Postal Address: [REDACTED]

Telephone: [REDACTED] Fax: [REDACTED]

Email: [REDACTED]

OWNER CONSENT

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

IDENTIFY THE LAND YOU PROPOSE TO DEVELOP

Portion/Lot No.: 254 Deposited Plan No.:

Lease No.: 1985 - 02

Address: [REDACTED]

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.

PROPOSED DEVELOPMENT CONSISTS OF CONSTRUCTION OF A NEW BUILDING FOR THE PURPOSE OF STAFF ACCOMODATION. THIS BEING 2 x ADJOINING UNITS EACH WITH OWN BATHROOM PLUS COMMUNAL KITCHEN AND LAUNDRY FACILITY. DETAILS AS PER FLOOR PLANS & ELEVATIONS ATTACHED.

Building Material: TIMBER FRAME / CORRUGATED CLADDING Roofing Material: CORRUGATED IRON

PAST/PRESENT LAND USES

State the past known uses of the site: NO PAST KNOWN USES OF SITE

State the present known uses of the site: NO PRESENT USES OF SITE

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. Please submit 1 copy of the plans 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.

- JUSTIFICATION LETTER
- STATEMENT OF ENVIRONMENTAL EFFECTS
- BASIN CERTIFICATE
- ELECTRICAL LAYOUT WITH APPLICATION
- AERIAL MAP SHOWING PROPOSED EXTENSION OF WASTE WATER IRRIGATION AREA PLUS NUTRIENT BALANCE SHEETS.
- SITE PLAN
- FLOOR PLAN + ELEVATIONS
- ENVIRONMENTAL IMPACT REPORT

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: \$300,000.00

Total fees lodged: Date: Receipt No.:

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: [Redacted]

Name: [Redacted] Name: [Redacted]

Date: 30/3/2022 Date: 30/3/2022

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: [Redacted]

Name: [Redacted] Name: [Redacted]

Date: 30/3/2022 Date: 30/3/2022

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. Your application, and any attached plans will be published on the Lord Howe Island Board website. 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.

Documentation provided with an application may also be accessed in accordance with the requirements of the Government Information Access (GIPA) Act 2009.

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 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

Phone: 02 9228 6111
Email: infocentre@dipnr.nsw.gov.au
Website: www.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
Email: northcoast@dipnr.nsw.gov.au
Website: www.dipnr.nsw.gov.au
BASIX Certificate: www.basix.nsw.gov.au

LORD HOWE ISLAND BOARD

Statement of Environmental Effects

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.

APPLICANT DETAILS

Name: [REDACTED]

PROPOSED DEVELOPMENT

Portion/Lot No.: 254 Deposited Plan No.: _____

Lease No.: 1985-02

Address: [REDACTED]

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 type="checkbox"/> Commercial | <input type="checkbox"/> Subdivision including Boundary Realignment |

Other - please describe: STAFF ACCOMODATION

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.

1 x RESIDENTIAL DWELLING WITH 2 x SELF CONTAINED APARTMENTS ATTACHED (283.7 m²)

1 x GARAGE (36m²)

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
DA 2016-25	CONVERSION OF CONFERENCE FACILITIES/RESTAURANT TO TWO TOURIST ACCOMMODATION APARTMENTS SOLAR PANELS AND WASTEWATER SYSTEM	7/6/2016

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.

OC 2016-17 ALL CONDITIONS HAVE BEEN MET
APART FROM INSTALLATION OF SOLAR PANELS DUE TO KILOWATT RESTRICTIONS

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, THE GROSS FLOOR AREA OF THE PROPOSED DEVELOPMENT
IS 95.45 m²

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 - SITE AREA 5,804 m² LESS MDA 3,000 m² = 2,804 m² @ 15% = 420 m²
TOTAL RESIDENCE + APARTMENT AREA 283.7 m² } 379.15 + EXISTING GARAGE 36 m²
TOTAL OF PROPOSED DEVELOPMENT 95.45 m² = 415.15

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.

YES, THE DEVELOPMENT COMPLIES AS OVERALL HEIGHT OF
PROPOSED BUILDING IS 5.2m.

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).

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, SEE BASIX CERTIFICATE ATTACHED

BOUNDARY SETBACKS

How far is your development setback from the front boundary?

Approx 450 mtrs

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

Approx 20 mtrs FROM EACH.

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

YES

LANDSCAPING

Please specify if the development complies with the landscaping requirements for Zone 2 land (clause 33 LHI LEP 2010)? If yes, this must be demonstrated below.

THERE WILL BE NO SIGNIFICANT ADVERSE IMPACT ON THE EXISTING LANDSCAPED CHARACTER - IN ADDITION FURTHER PLANTINGS WILL TAKE PLACE ON COMPLETION OF WORKS.

LAND ADJACENT TO ZONE 7 OR 8

Please specify if your development complies with the requirements for land adjacent to Zone 7 or 8 (under clause 34 LHI LEP 2010)? If yes, this must be demonstrated below.

N/A AS PROPOSED DEVELOPMENT IS NOT WITHIN 10 METRES OF LAND WITHIN ZONE 7 OR WITHIN 20 METRES OF ZONE 8

CONSTRAINTS

FORESHORE DEVELOPMENT

Is your land within the foreshore development area? If yes, please how the development complies with foreshore development requirements (Clause 35 LHI LEP 2010).

N/A

AIRCRAFT NOISE

Is your land subject to the Australian Noise Exposure Forecast? If yes, the development may need to include an Acoustic Report with the application.

NO

FLOODING

Is your land flood prone? If yes, what measures will be undertaken to ensure that:

- water is efficiently drained from your property without impacting upon any adjoining neighbours.
- the proposed development will not be adversely affected by flooding.

NO

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

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.

YES THE DEVELOPMENT IS CONSISTENT WITH APPROVED RECOVERY PLANS FOR THE ISLAND AND NO THE DEVELOPMENT WILL NOT HAVE ANY IMPACTS ON THREATENED SPECIES.

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

YES, EXISTING VEGETATION WILL BE RETAINED TOGETHER WITH ADDITIONAL PLANTINGS ON COMPLETION OF DEVELOPMENT.

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.

AS THERE IS TO BE NO REMOVAL OF VEGETATION SUPPLEMENTARY LANDSCAPING IS NOT NECESSARY.

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 PROPOSED BUILDINGS ROOFLINE HAS BEEN DESIGNED TO COMPLEMENT THE FALL OF THE LAND AND WILL NOT BE VISIBLE TO ANY ADJOINING PROPERTIES.

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.

AS ABOVE. PLUS FURTHER PLANTINGS BETWEEN THE EXISTING RESIDENCE AND THE PROPOSED BUILDING WILL BE CARRIED OUT ON COMPLETION OF WORKS FOR SCREENING PURPOSES.

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.

THE BUILDING HAS BEEN DESIGNED TO FACE THE NORTH/EAST AS PER ELEVATIONS PROVIDED. HIGHLIGHT WINDOWS AND A SKYLIGHT HAVE ALSO BEEN INCLUDED

Does the development overshadow adjoining properties?

NO, THERE WILL BE NO OVERSHADOWING ON ANY ADJOINING PROPERTIES.

VIEWS

Does the development obstruct any views from adjoining properties?

NO THE DEVELOPMENT WILL NOT BE SEEN BY ANY ADJOINING PROPERTIES.

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

N/A

PARKING AND TRAFFIC

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

BEING STRICTLY STAFF ACCOMODATION NO ON SITE PARKING WILL BE REQUIRED

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.

N/A

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.

THE POSSIBILITY OF A RETAINING WALL UP TO 800mm HIGH HAS BEEN ALLOWED FOR AS PER SITE PLAN CONSTRUCTION WILL CONSIST OF TREATED PINE SLEEPERS. S/EAST ELEVATION

WASTEWATER MANAGEMENT

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

YES. AS WE ALREADY HAVE A 'FUJI CLEAN' CE-1500 EX SYSTEM INSTALLED AN ASSESSMENT WAS CARRIED OUT BY THE L.H.I.B AUTHORITY RESULTING IN ONLY A NEED TO INCREASE THE IRRIGATION AREA BY 145M² (AS PER MAP SUPPLIED TOGETHER WITH NUTRIENT BALANCES)

STORMWATER RUNOFF DISPOSAL

How will excess stormwater runoff be disposed?

ALL STORMWATER RUN OFF FROM THE BUILDINGS ROOF
WILL BE DIRECTED TO WATER TANKS

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 CONSTRUCTION OF A RETAINING WALL (RE SOUTH)
EAST ELEVATION) WILL DIVERT ANY EXCESS WATER FROM
SITE TO SURROUNDING GARDENS

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.

AS ABOVE - RE SOUTH/EAST ELEVATION - HIGH SIDE
OF SLOPE

OTHER CONSIDERATIONS

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

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Justification needs for staff accommodation on Portion 254

Currently my wife [REDACTED] and I are operating two business on Lord Howe Island. [REDACTED]

[REDACTED] (which we established and have run for the last 20 years) and [REDACTED]
(which we established and also have run since 2016).

Demonstrated business need:

The proposal provides staff accommodation for the business of tourist accommodation on (Lease) and for the Airport Kiosk. Currently there is no staff accommodation on Lease. A minimum of 3 staff are required and extremely limited rental opportunities are available for staff on the island.

Justification:

1. The businesses require the following staff of 3 people for:
 - (i) Room attendant for daily room service of apartments and vacate of Covid19 clean (1.5 people).
 - (ii) Grounds person/handyman and maintenance (1 person) due to current health (back) problems which impact on the applicants OHS (1 person).
 - (iii) Airport Kiosk (0.5 person).
2. Total staff required = 3
3. Currently there is no staff accommodation on site.
4. Each unit will require a bathroom and a sink, with communal kitchen (as per floor plan).
5. The tourist accommodation requires staff as does the Airport Kiosk.
6. My family and I reside in the dwelling on lease which is not suitable to accommodate staff.
7. All buildings have been identified on the lease, including dwellings (see site plan).
8. Complies with Clause 22 (1) (a) and Clause 22 (1) (b) LEP2010.
9. There is adequate land available for the proposal.
10. All plumbing, electrical, internet, telephone and TV connections are easily accessible to site.
11. The existing and proposed buildings are screened from the main road and the entrance driveway with a thick band of vegetation.
12. The proposed development has been designed in consideration of existing adjacent setbacks, building mass and landscaped character.
13. There are no significant environmental, social, or economic impact. No native vegetation will be removed.
14. The proposal is permissible with development consent in Zone 2 settlement and satisfies Clause 9,11,14,22,29,32 and 33 of the LEP2010.
15. 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. The existing wastewater system had 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.
16. 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).
 17. Clause 29 – Maximum height of buildings. Existing building does not exceed 7.5m in height.
 18. Clause 32 – Setback of building. The proposal complies with setbacks, as there is no structural change.
 19. Clause 33 – Landscape character. The proposed development will not adversely impact on the existing landscaped character and dispersed pattern of housing in the zone.

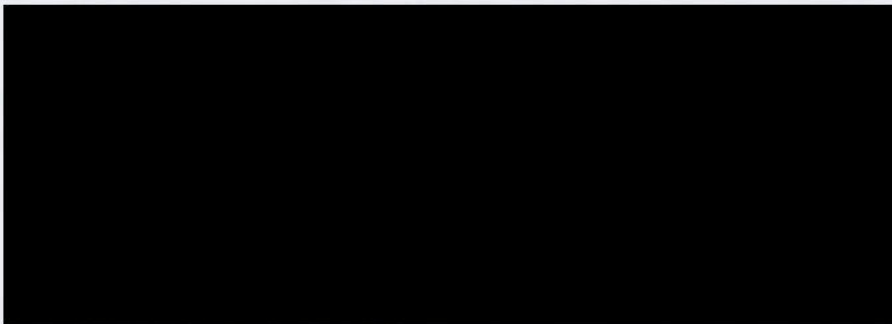
There will be no impact on the environment

- 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 Islands unique flora and fauna will be conserved and enhanced through the implementation of the existing Re-vegetation and Rehabilitation Plan.

Please note that the proposed site has been inspected and approved by the Lord Howe Island World Heritage Officer Mr. Hank Bower.

Your urgent consideration of this matter would be greatly appreciated.

Yours sincerely



30/3/22

ENVIRONMENTAL IMPACT REPORT

Re D.A. [REDACTED] Portion 254

Lord Howe Island

1. Statement summarising contents of E.I.R.
 1. Summary of contents
 2. Objectives of the proposed development
 3. Analysis of the proposed development
 4. Compilation of measures referred to in item 3 (e)
 5. Justification of the proposed development
 6. List of approvals required
 7. Compatibility with world heritage values of the island
 8. Evaluation of visual impact
 9. Evaluation of any adverse impact
 10. Justification RE L.H.I. L.E.P. 2010
 11. Assessment of feasible alternatives
 12. Principles of ecologically sustainable development

2. The objectives of the proposal are for the sole purpose of constructing staff accommodation in accordance with the L.H.I. L.E.P. 2010

3. Analysis: The proposed development consists of the construction of a new building on portion 254 for staff accommodation. This being two adjoining units each with own bathroom plus communal kitchen and laundry facility as per floor plan attached. Access to site is via driveway to existing garage (see site plan).

No development will be superseded by the proposal. No land clearing is required as site is presently lawn plus a few non-native plants i.e., frangipani and a loquat tree. So therefore, no adverse effects from proposed development.

The building is designed to suit the block i.e., Roofline follows contour of land, North/East aspect.

Rehabilitation: As there is currently no native vegetation on site the only rehabilitation to be undertaken on completion of works will be to screen development from existing private residence using native plant species i.e., palms (*howea forsteriana*) hopwoods (*dodonaea viscosa*) berrywoods (*ochrosia elliptica*) and melaleucas (*melaleuca howeana*) as all these plant species have proven to thrive in this area.

4. Compilation of measures referred to in item 3 (e) 'Contents of environmental report'
 - No likelihood of soil contamination from the proposed development
 - No impact on native flora and fauna
 - No likelihood of air, noise, or water pollution
 - No impacts on the health of people in the neighbourhood from the proposed development.
 - No hazards
 - No traffic impact as only staff accommodation, so bicycles being mode of transport
 - No impact on local climate
 - No social or economic impacts
 - No visual impacts as proposed development, as neighbouring properties well screened by S.N.V.
 - No impact on soil erosion
 - No impact on heritage significance

5. Justification: My wife and I operate two businesses on the island, the 'Airport Kiosk' (which we established and have run for almost 20 years) and 'Admiralty Apartments' (which we established and have run since 2016)
- In the past we have mostly managed to run both businesses within the family group, including our two daughters, now with the girls moving to the mainland we have found it impossible to find staff locally and alternative accommodation for staff on the island is virtually non-existent.
- Therefore, being able to provide accommodation for our staff ensures the continuation of both businesses concerned and the services they provide to the island.
- Also, as our staff will not be required to work nights for either business, they would be at liberty to seek further employment in the hospitality sector which could also assist in relieving further accommodation issues on the island.
6. List of approvals required, includes:
- Owner consent
 - Development application
 - Electrical supply
 - Upgrade of wastewater irrigation
 - Basix (supplied)
7. World Heritage Values
- As there is no heritage listing on the proposed site no world heritage values will be impacted.
8. Visual Impacts
- The proposed building's roofline has been designed to complement the fall of the land and will not be visible to any adjoining properties. Plus, further plantings will be carried out on completion of works for screening purposes (as outlines under rehabilitation).
9. Adverse Impacts
- As there is currently no significant vegetation on the proposed site no adverse impacts will be incurred.
10. Justification L.E.P. 2010
- Proposed site zone 2 – settlement (complies with clause 22)
 - Adequate land area as demonstrated:
 Site area $5,804\text{m}^2$ less MDA $3,000\text{m}^2 = 2,804\text{m}^2$
 @ 15% = 420m^2
 Total area of existing residence, apartments, and garage = 319.7m^2
 Proposed development = 95.45m^2
 Total = 415.15m^2
 - Complies with maximum building height as proposed development is 5.2m in height.
 - Proposed development is not within 10 metres of land within zone 7 or within 20 metres of land within zone 78
 - All services required such as electrical, wastewater disposal and telecommunications are within easy access to site.
 - No land clearing is required as site is currently lawn with exotic garden plantings such as frangipani and loquat tree.
 - The proposal will not cause any overshadowing of existing buildings or adjoining land.
 - There is significant SNV between properties so no reduction in privacy for occupants of adjoining land.
 - Access to site is via pre-existing driveway to garage, which is adjacent to site.
 - Adequate distances of approximately 20 metres from both the North/East and South/East boundaries.

11. Feasible Alternatives

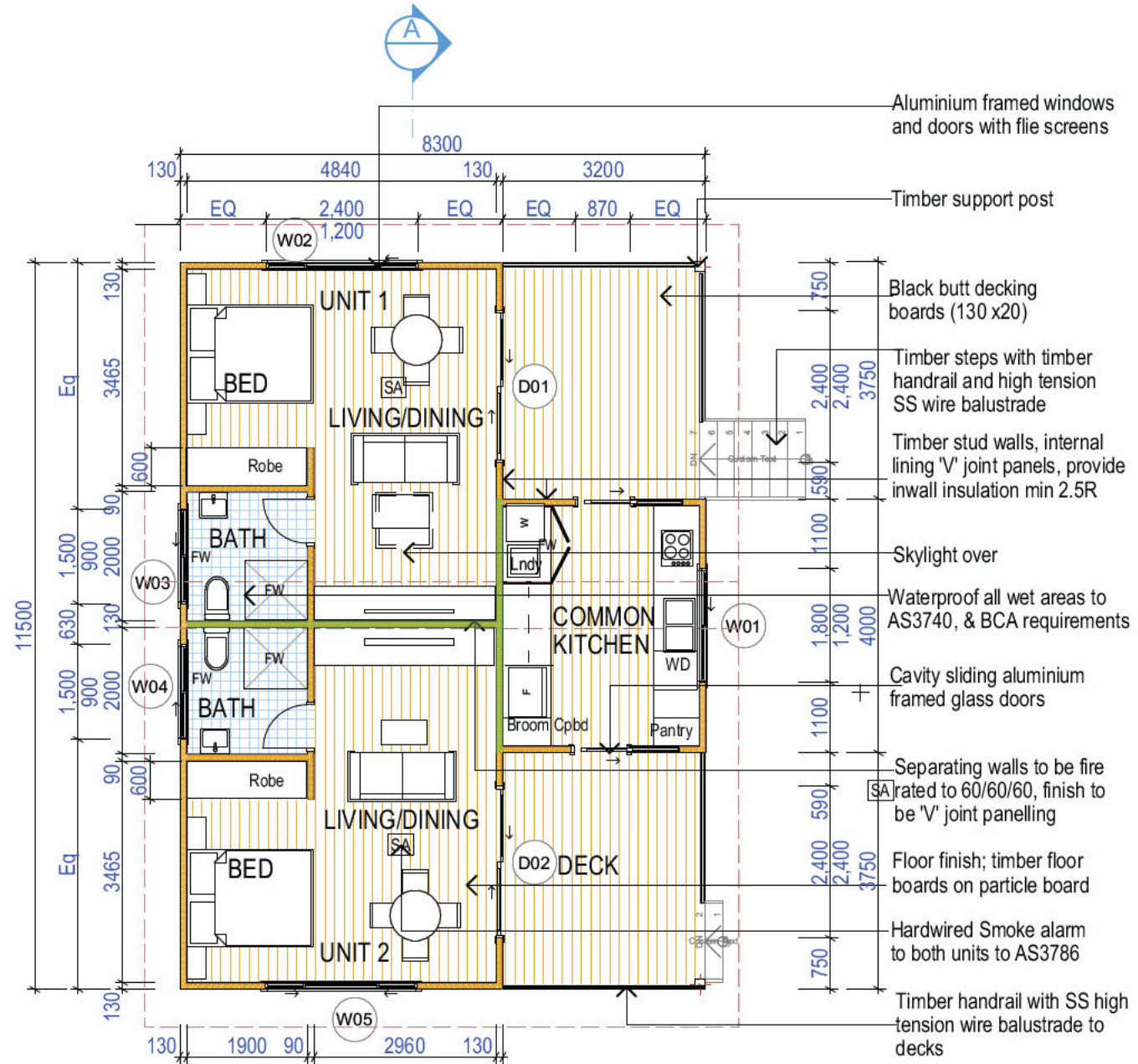
Having inspected and consulted with the Lord Howe Island World Heritage Officer no feasible alternative site was found on portion 254, without significant impact on SNV.

Consequences of not carrying out the proposed development would almost certainly result in the closure or at the very least limited operating hours of both the Airport Kiosk and Admiralty Apartments due to lack of staff whereas approval of the development would result in the continuation of both businesses.

12. Ecologically Sustainable Development.

- No environmental damage or degradation will be incurred
- During construction all waste materials will be disposed of in the appropriate manner at the L.H.I. Waste Management Facility.
- The present generation is aware of ensuring that the health, diversity, and productivity of the environment is maintained or enhanced for future generations.
- This proposal poses no threats to the environment.

General Notes
 The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the drafts person. Drawings shall not be used for construction purposes until issued for construction.
 Do not scale drawings.



Aluminium framed windows and doors with fly screens

Timber support post

Black butt decking boards (130 x 20)

Timber steps with timber handrail and high tension SS wire balustrade

Timber stud walls, internal lining 'V' joint panels, provide inwall insulation min 2.5R

Skylight over

Waterproof all wet areas to AS3740, & BCA requirements

Cavity sliding aluminium framed glass doors

Separating walls to be fire rated to 60/60/60, finish to be 'V' joint panelling

Floor finish; timber floor boards on particle board

Hardwired Smoke alarm to both units to AS3786

Timber handrail with SS high tension wire balustrade to decks

FLOOR PLAN

1:100

Refer Basix Certificate No: 1284517S-03 Dated 9.3.22

A	LHI BOARD DA ISSUE	13.4.22
No:	Amendments	Date

**Architectural
Drafting Services**

ABN: 97297162634
 Ph: 0414 770827
 E: mamaro@optusnet.com.au

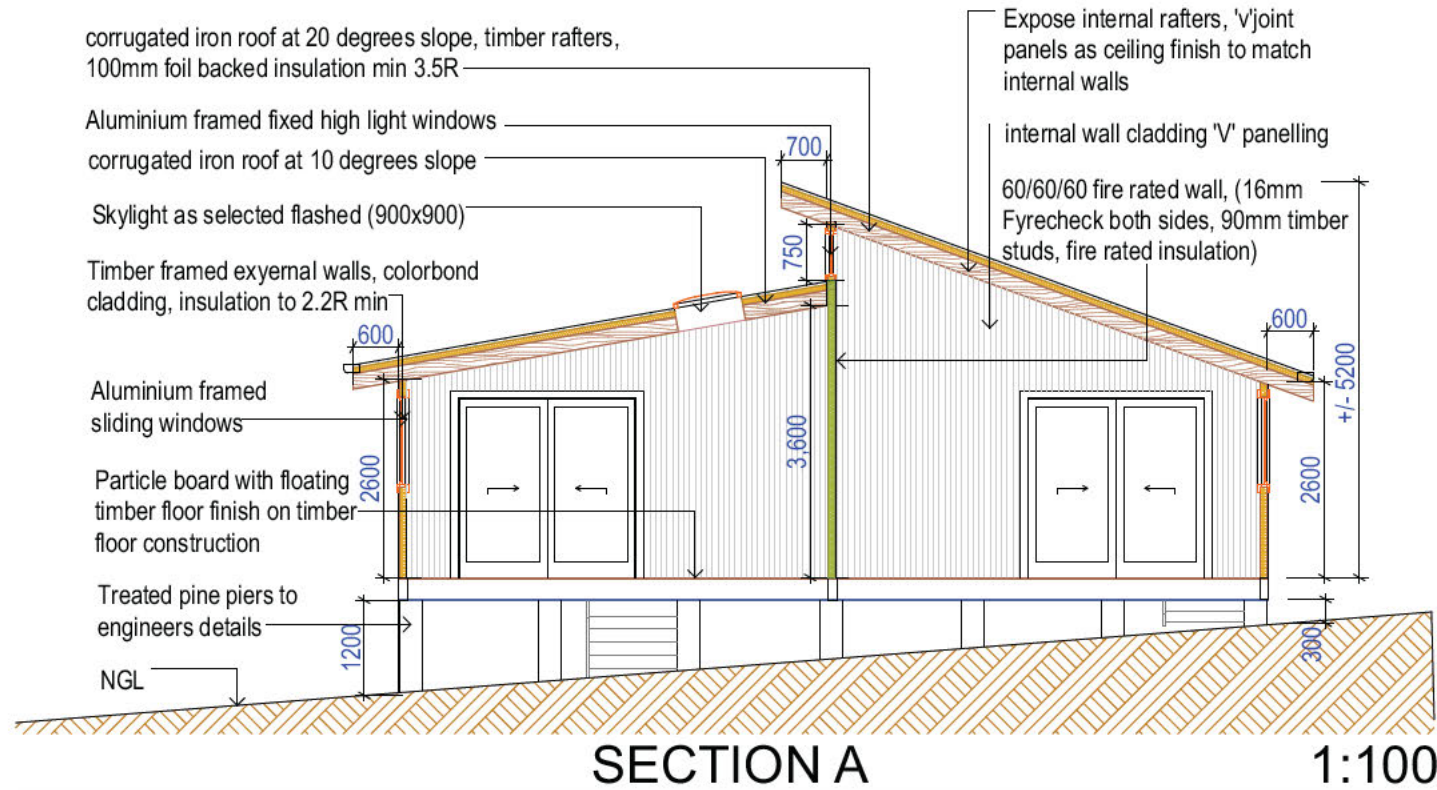
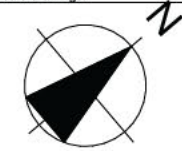
SITE & CLIENT NAME:
 [Redacted]
Lord Howe Island, POR 254
 [Redacted]

PROJECT NAME:
New Staff Accommodation

DRAWING TITLE:
FLOOR PLAN

REVISION NO. A	DRAWN BY: MA
DRAWING NO. 02	PROJECT NO. K/0402
	Plot/Date 13/04/2022

General Notes
 The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the drafts person. Drawings shall not be used for construction purposes until issued for construction.
 Do not scale drawings.



A	LHI BOARD DA ISSUE	13.4.22
No:	Amendments	Date

**Architectural
Drafting Services**

ABN: 97297162634
 Ph: 0414 770827
 E: mamaro@optusnet.com.au

SITE & CLIENT NAME:
 [Redacted]
 Lord Howe Island, POR 254

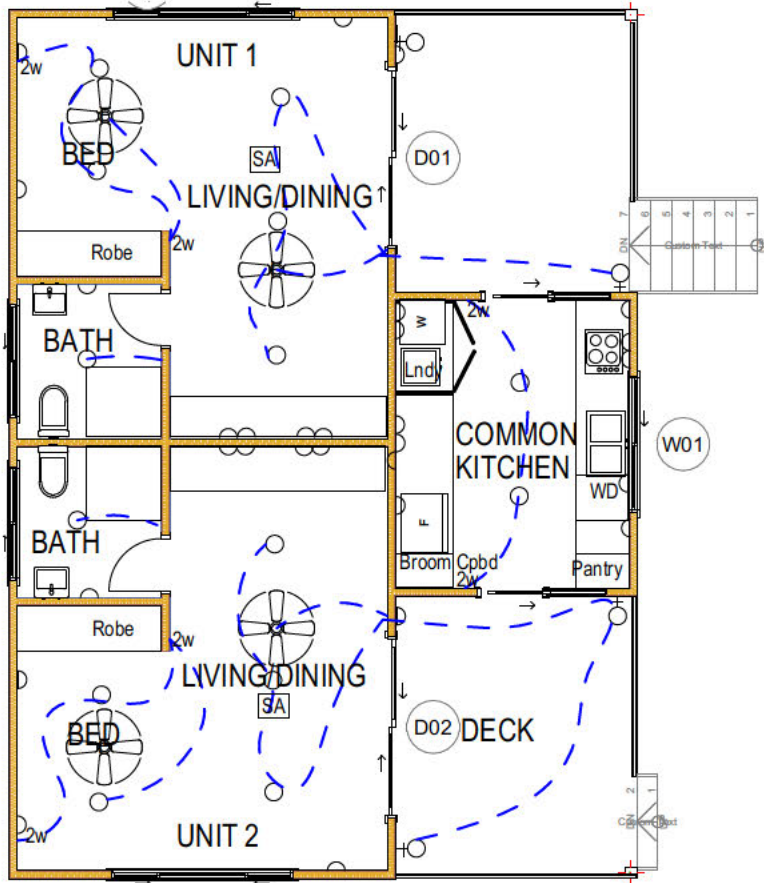
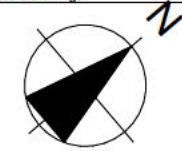
PROJECT NAME:
New Staff Accommodation

DRAWING TITLE:
SECTION

REVISION NO. A	DRAWN BY: MA
DRAWING NO. 03	PROJECT NO. K/0402
	Plot Date 13/04/2022

Refer Basix Certificate No: 1284517S-03 Dated 9.3.22

General Notes
 The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the drafts person. Drawings shall not be used for construction purposes until issued for construction.
 Do not scale drawings.



ELECTRICAL LEGEND

ELECTRICAL LEGEND

- D Single GPO
- B Double GPO
- LED recessed downlight
- +○ Wall bracket light
- ⊕ Ceiling Fan
- SA Hardwired smoke alarm

ELECTRICAL LAYOUT 1:100

A	LHI BOARD DA ISSUE	13.4.22
No:	Amendments	Date

**Architectural
Drafting Services**

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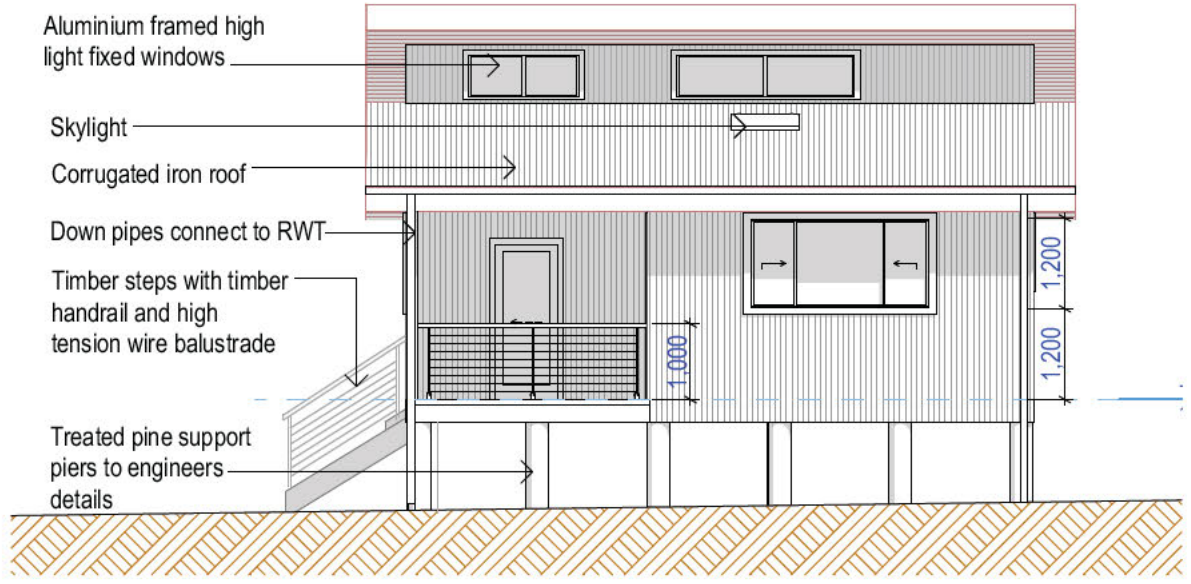
SITE & CLIENT NAME:
 [REDACTED] **POR 254**

PROJECT NAME:
New Staff Accommodation

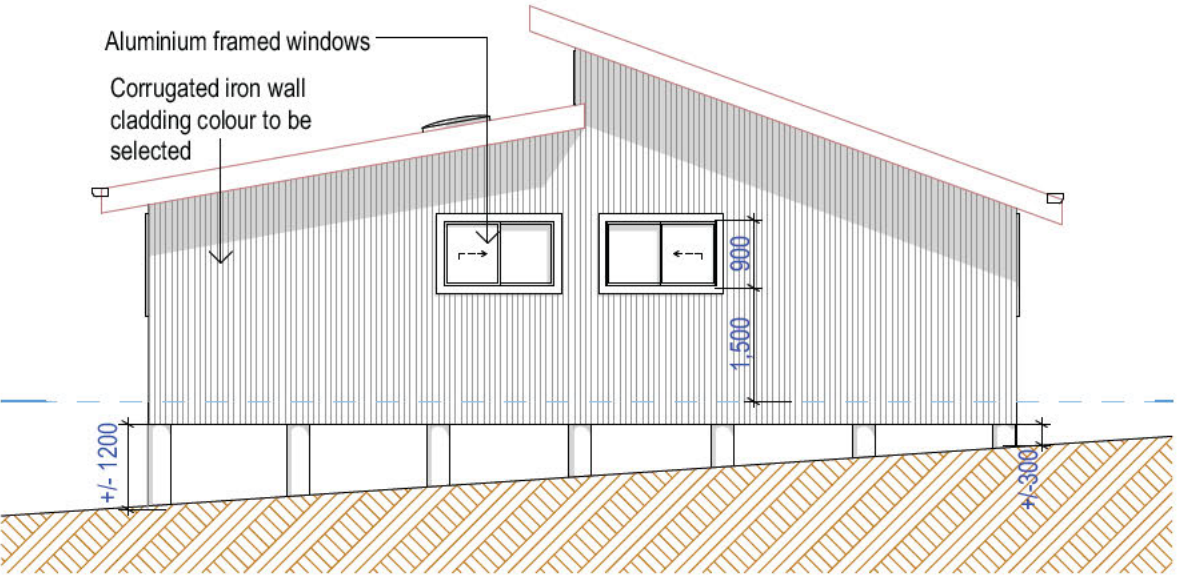
DRAWING TITLE:
ELECTRICAL LAYOUT

REVISION NO. A	DRAWN BY: MA
DRAWING NO. 04	PROJECT NO. K/0402
	Plot/Date 13/04/2022

Refer Basix Certificate No: 1284517S-03 Dated 9.3.22



NORTH/WEST ELEVATION 1:100



SOUTH/WEST ELEVATION 1:100

General Notes
 The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the drafts person. Drawings shall not be used for construction purposes until issued for construction.
 Do not scale drawings.



A	LHI BOARD DA ISSUE	13.4.22
No:	Amendments	Date

**Architectural
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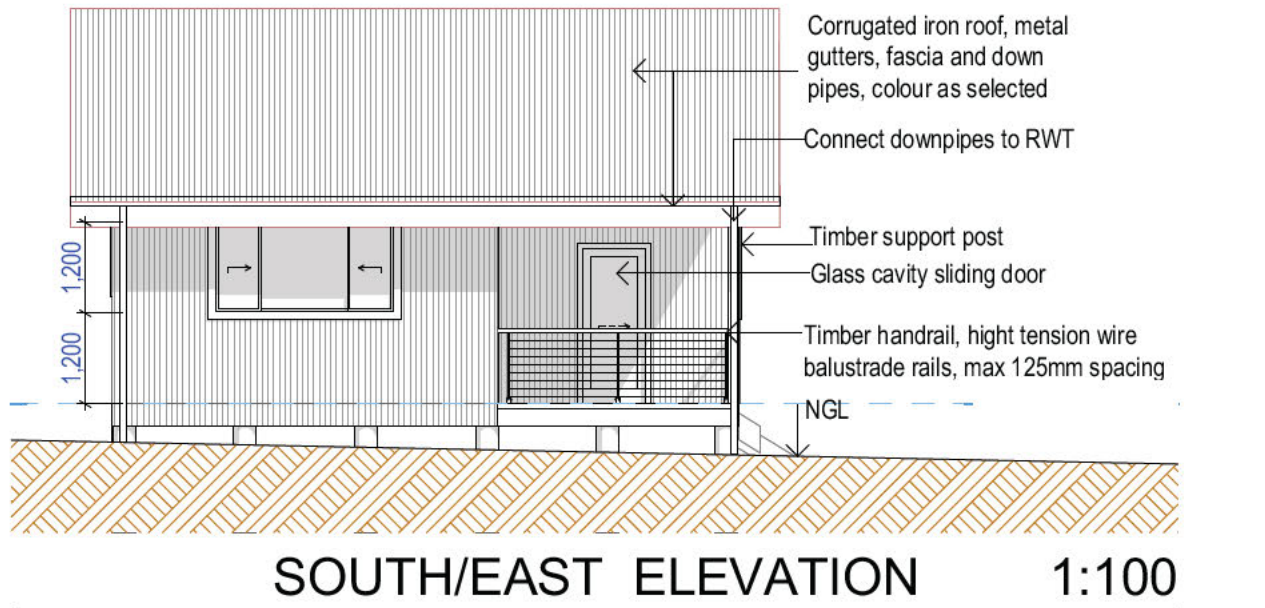
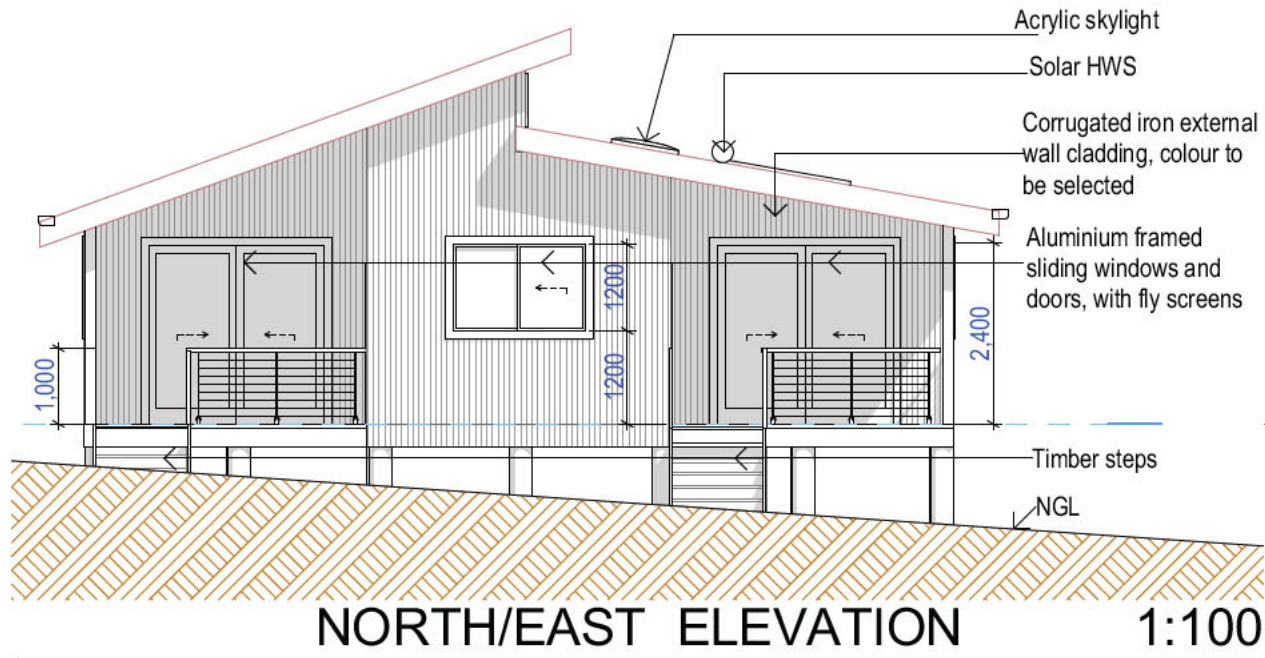
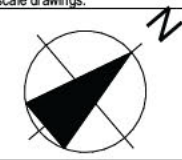
SITE & CLIENT NAME :
 [REDACTED]
Lord Howe Island, POR 254

PROJECT NAME :
New Staff Accommodation

DRAWING TITLE :
ELEVATIONS

REVISION NO. A	DRAWN BY : MA
DRAWING NO. 05	PROJECT NO. K/0402
	Plot Date 13/04/2022

General Notes
 The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the drafts person. Drawings shall not be used for construction purposes until issued for construction.
 Do not scale drawings.



A	LHI BOARD DA ISSUE	13.4.22
No:	Amendments	Date

**Architectural
 Drafting Services**
 ABN: 97297162634
 Ph: 0414 770827
 E: mamaro@optusnet.com.au

SITE & CLIENT NAME :
 [REDACTED], POR 254
 [REDACTED]

PROJECT NAME :
New Staff Accommodation

DRAWING TITLE :
ELEVATIONS

REVISION NO. A	DRAWN BY : MA
DRAWING NO. 06	PROJECT NO. K/0402
	Plot Date 13/04/2022

Refer Basix Certificate No: 1284517S-03 Dated 9.3.22

LORD HOWE ISLAND BOARD

ELECTRICAL SUPPLY

NEW INSTALLATION APPLICATION FOR SUPPLY

To be submitted no later than three months before supply is required.

NAME OF APPLICANT: _____

ADDRESS OF PREMISES: _____

LORD HOWE ISLAND NSW 2898

PORTION NO. 254

Note: A sketch plan of the portion showing all boundaries and adjacent portion numbers is to be submitted with this form. The plan should show the building where supply is required and indicate a preferred location of the external meter box.

Applicants should not incur any expenses in anticipation of receiving electricity until they have ascertained that the supply can be made available and of the conditions under which the supply is given.

Printed copies of the Service and Installation Rules are available from the Board upon request. Each applicant is advised to be familiar with them prior to completing this form.

SIGNATURE OF APPLICANT: _____

DATE: 30/3/2022

POSTAL ADDRESS: _____

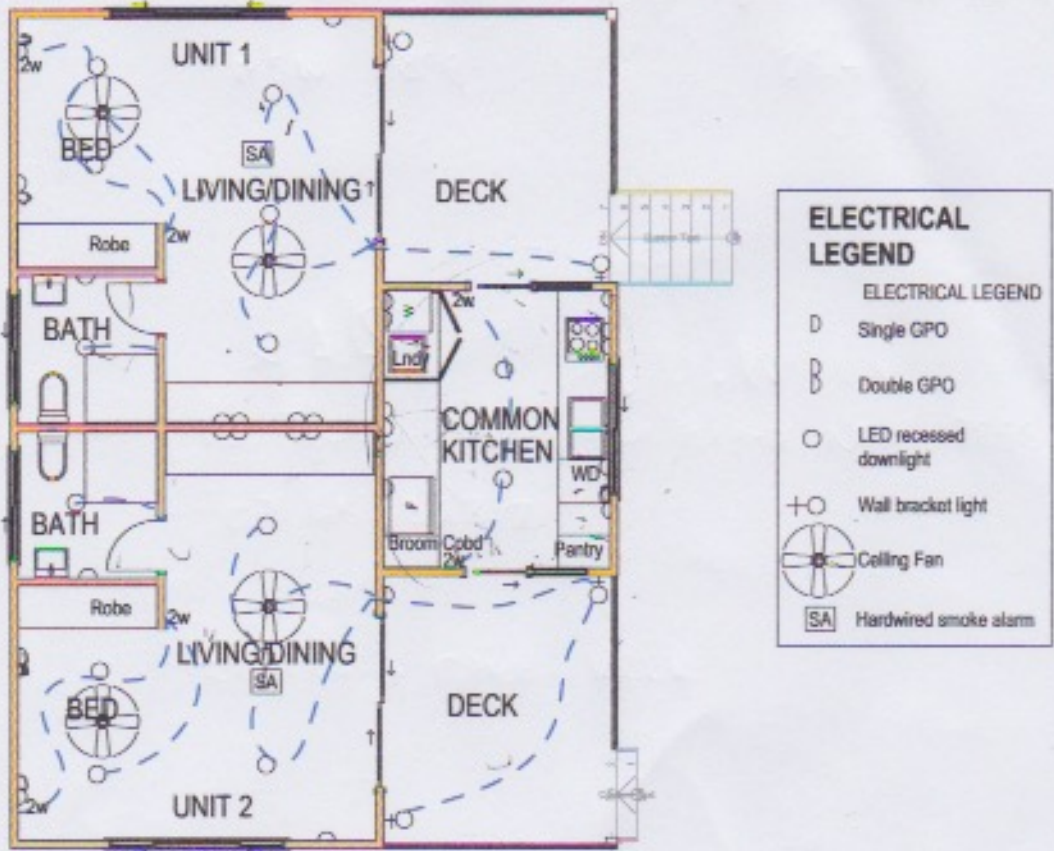
LORD HOWE ISLAND NSW 2898

PHONE NUMBER: _____

SCHEDULE OF REQUIREMENTS

LIGHTS	Number of Points	18	Total Rating (Watts)	
POWER	Number of Single GPO'S	9	Number of Double GPO'S	12
SOLAR WATER HEATERS	Number	1	Total Rating (Watts)	2400
	Capacity of each Heater (Litres)			
MOTORS	Number	1	Total Rating (Watts)	724
	Phase (Single/Three)			

OTHER APPARATUS PERMANENTLY CONNECTED:



ELECTRICAL LAYOUT

1:100

Lord Howe Island Board

Onsite Wastewater Management Systems

Checklist for Applicants to Streamline Development Consent

The installation of onsite wastewater management systems on Lord Howe Island requires development consent as they are not listed as exempt development under the LHI Local Environmental Plan 2010.

A streamlined assessment process has been put in place for minor developments that, in the opinion of the Board, are of minimal social and environmental impact.

This checklist has been developed to ensure applicants provide all necessary information to support their application. If your answers match those required for all of the 3 stages in the form, then the application will be deemed to be minor and can be determined by the CEO under delegated authority. Applications that fall outside of this will need to be considered under the standard development application process.

The Board will accept Owner Consent (OC) and Development Application (DA) information as one (1) submission, however the DA will not be able to be lodged until the OC is approved. You will receive written advice when the OC is approved, at which time you will need to attend the Board offices and pay the DA lodgement fee. Subject to the provision of the adequate information, Owner Consent will be processed in 5 working days and Development Application within 15 working days.

Pre-Lodgement Meeting

Have you had a pre-lodgement meeting with LHIB staff?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, have you incorporated comments and suggestions into your submission?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Owner Consent Requirements – Please include information below in the application

Stage	Forms, Plans	
1	Have you completed an OC application form (incl signatures from all lessees)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Have you provided a scaled site plan showing the lease, system and disposal areas?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
All answers to Stage 1 must be 'Yes' before proceeding to Stage 2.		
2	Environment & Heritage	
	Is the treatment or disposal area mapped as containing significant native vegetation?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Is construction access to the area for the system through significant native vegetation?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	If a heritage item (as per Schedule 2 of the LHI Local Environmental Plan 2010) is located on the land, then is the system located within 10m of the Heritage item?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Is the treatment or disposal area mapped as flood hazard? <i>The LHIB holds flood mapping GIS layers.</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Is the disposal area an insufficient size for the soil type? <i>Note disposal areas should not be within areas of SNV, heritage and flooding.</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
System		
	Is the application for a commercial wastewater management system?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

If all Stage 2 answers are 'No', and you wish to lodge a DA at this stage, proceed to Stage 3.

If all Stage 2 answers are 'No', and you wish to only lodge Owner Consent (OC) at this stage, the OC application can be determined by the CEO.

If any answer to Stage 2 answer is 'Yes', then the application will be considered under the standard DA process. Please contact LHIB to discuss.

Development Application Requirements – Please include information below in the application

Stage	Forms, Plans	
3	Have you completed a Development Application form?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Have you provided a site plan & soil plan (including plans from the supplier, irrigation area, lease boundaries, vegetation, underground pipes, pumps, tanks, buffer distances)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Is the system from the list of LHIB preferred suppliers—Truewater, Rootzone, Earthsafe or Supertreat?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Is the system being installed in full compliance with the NSW Health accreditation?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

If the system is not from a preferred supplier, is it accredited with NSW Health?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA
Design – to be completed by your supplier	
Does the proposal meet the LHIB Onsite Wastewater Management Strategy?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the design meet the domestic performance standards in Table 5.1.1?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Has your supplier calculated the predicted daily wastewater load on the system & is this included in your DA?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Has the soil type & presence of any subsoil barriers on the site been checked?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Has your supplier calculated the water & nutrient balance for your site & is it in the DA?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If your system has a pump to move wastewater, has your supplier assessed the pumping heights against the pump capacity & included this in your DA?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Where a wastewater pipe goes under a road or vehicle track, has the supplier ensured it will be buried at least 500mm?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Has the irrigation system for effluent disposal being specifically designed for your property and taken consideration of your specific soil types?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the irrigation system include a flushing point?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is there adequate disposal area for the treated effluent?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the proposed system only use sub-soil or dripper irrigation?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the proposed system include a visual alarm which is visible on approach to the dwelling and is it shown on the plans?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Site Arrangements	
Is the treatment area and disposal area on the same lease? <i>If No, you will need a written agreement with the other leaseholder(s) permitting the disposal of effluent.</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is the disposal area more than 20m from all neighbouring property boundaries? <i>If No, you will need a written agreement with neighbouring leaseholder(s) incl in application.</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is the system or disposal area more than 100m from permanent surface waters?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is the system & disposal area more than 50m from a well/bore used for human supply?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is the system or disposal area more than 20m from non-permanent water ways (eg. drainage gullies or channels)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
For surface irrigation, is the irrigation area not used for food production?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Is the irrigation area unaffected by flooding? <i>The LHIB holds flood mapping GIS layers.</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is the irrigation area unaffected by stormwater from above?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is the property more than 1,500sqm in size?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Based on 2 people for the 1 st bedroom and 1 person\ bedroom for remaining bedrooms in the dwelling, are there less than 10 people being serviced by the proposed system?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Have you provided: <ul style="list-style-type: none"> • Statement of warranty and service life; • Quality Assurance Certification; • Installation Manual; • Service Manual for use by service technicians. • Household Operators Manual • Service Report Form suitable for use by service technicians; • Engineering Drawings on A3 format & system specifications; • A4 site plans showing location of system and associated irrigation areas; • Accreditation from NSW Health (if not from an LHIB preferred supplier); and • Service agreement with the agent who will maintain the systems. 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Stage 3 answers are 'Yes', the application can be determined by the CEO. If any Stage 3 answer is 'No', then the application will be considered under the standard DA process. Please contact LHIB to discuss.	
Office use only	
Approved by:	Date received:
Signature:	Date approved:

Admiralty Apartments

Proposed WWSI Irrigation Extension

PL No. 1985.02
Area: 5804m²
Portion No. 254
DP No. 46262

2 x Bed Staff
Accommodation

3EP x 120t = 360t









Additional irrigation
required = 145m²

(see attached Water and
Nutrient Balances)

Proposed Area is:

10m x 14.5m = 145m²

Irrigation: Surface drip

-  Fujahp
-  Admiralty_march_2022.shp
-  Admiralty -img_2018.shp
-  Isl Isl Update_nov2017.shp
-  Wells.shp
-  Well buffer -50m.shp
-  Flooding_hazardline.shp
-  Srv.shp

0 5 10 Meters



24-March-2022

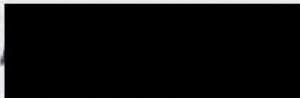


Original Irrigation area:
496m² - as constructed
September 2016

Proposed Irrigation Area
- Additional: 145m²

Nutrient Balance

Site Address:



x 4 (5 x 120), T Flat x 1 (2 x 150), T Flat x 1 (2 x 150) = 1200

Please read the attached notes before using this spreadsheet.

SUMMARY - LAND APPLICATION AREA REQUIRED BASED ON THE MOST LIMITING BALANCE =

484 m²

INPUT DATA ^[1]					
Wastewater Loading			Nutrient Crop Uptake		
Hydraulic Load	1,200	L/Day	Crop N Uptake	200	kg/ha/yr which equals 55 mg/m ² /day
Effluent N Concentration	18.11	mg/L	Crop P Uptake	20	kg/ha/yr which equals 5 mg/m ² /day
% Lost to Soil Processes (Geary & Gardner 1996)	0.2	Decimal	Phosphorus Sorption		
Total N Loss to Soil	4,346	mg/day	P-sorption result	170	mg/kg which equals 2,448 kg/ha
Remaining N Load after soil loss	17,386	mg/day	Bulk Density	1.8	g/cm ³
Effluent P Concentration	1.33	mg/L	Depth of Soil	0.8	m
Design Life of System	50	yrs	% of Predicted P-sorp. ^[2]	0.5	Decimal

METHOD 1: NUTRIENT BALANCE BASED ON ANNUAL CROP UPTAKE RATES					
Minimum Area required with zero buffer		Determination of Buffer Zone Size for a Nominated Land Application Area (LAA)			
Nitrogen	317 m ²	Nominated LAA Size	484	m ²	
Phosphorus	131 m ²	Predicted N Export from LAA	-3.33	kg/year	
		Predicted P Export from LAA	-1.57	kg/year	
		Phosphorus Longevity for LAA	-154	Years	
		Minimum Buffer Required for excess nutrient	0	m ²	

PHOSPHORUS BALANCE

STEP 1: Using the nominated LAA Size

Nominated LAA Size	484	m ²			
Daily P Load	0.001596	kg/day	→	Phosphorus generated over life of system	29.127 kg
Daily Uptake	0.002652	kg/day	→	Phosphorus vegetative uptake for life of system	0.100 kg/m ²
Measured p-sorption capacity	0.2448	kg/m ²			
Assumed p-sorption capacity	0.122	kg/m ²	→	Phosphorus adsorbed in 50 years	0.122 kg/m ²
Site P-sorption capacity	59.24	kg	→	Desired Annual P Application Rate	2.153 kg/year
				which equals	0.00590 kg/day
P-load to be sorbed	-0.39	kg/year			

NOTES

Nutrient Balance

Site Address: [REDACTED] - Proposed Staff Accommodation (1 x 2 = 3EP)

Please read the attached notes before using this spreadsheet.

SUMMARY - LAND APPLICATION AREA REQUIRED BASED ON THE MOST LIMITING BALANCE =

145 m²

INPUT DATA ^[1]					
Wastewater Loading			Nutrient Crop Uptake		
Hydraulic Load	360	L/Day	Crop N Uptake	200	kg/ha/yr which equals 55 mg/m ² /day
Effluent N Concentration	18.11	mg/L	Crop P Uptake	20	kg/ha/yr which equals 5 mg/m ² /day
% Lost to Soil Processes (Geary & Gardner 1995)	0.2	Decimal	Phosphorus Sorption		
Total N Loss to Soil	1,304	mg/day	P-sorption result	170	mg/kg which equals 2,448 kg/ha
Remaining N Load after soil loss	5,216	mg/day	Bulk Density	1.8	g/cm ³
Effluent P Concentration	1.33	mg/L	Depth of Soil	0.8	m
Design Life of System	50	yrs	% of Predicted P-sorp. ^[2]	0.5	Decimal

METHOD 1: NUTRIENT BALANCE BASED ON ANNUAL CROP UPTAKE RATES					
Minimum Area required with zero buffer		Determination of Buffer Zone Size for a Nominated Land Application Area (LAA)			
Nitrogen	95 m ²	Nominated LAA Size	145	m ²	
Phosphorus	39 m ²	Predicted N Export from LAA	-1.00	kg/year	
		Predicted P Export from LAA	-0.47	kg/year	
		Phosphorus Longevity for LAA	-154	Years	
		Minimum Buffer Required for excess nutrient	0	m ²	

PHOSPHORUS BALANCE

STEP 1: Using the nominated LAA Size

Nominated LAA Size	145	m ²			
Daily P Load	0.000479	kg/day	→	Phosphorus generated over life of system	8.7381 kg
Daily Uptake	0.000795	kg/day	→	Phosphorus vegetative uptake for life of system	0.100 kg/m ²
Measured p-sorption capacity	0.2448	kg/m ²			
Assumed p-sorption capacity	0.122	kg/m ²	→	Phosphorus adsorbed in 50 years	0.122 kg/m ²
Site P-sorption capacity	17.75	kg	→	Desired Annual P Application Rate	0.645 kg/year
				which equals	0.00177 kg/day
P-load to be sorbed	-0.12	kg/year			

NOTES

BASIX[®] Certificate

Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 1284517S_03

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary

Date of issue: Wednesday, 09 March 2022

To be valid, this certificate must be lodged within 3 months of the date of issue.



Planning,
Industry &
Environment

Project summary

Project name	[REDACTED]
Street address	[REDACTED]
Local Government Area	Lord Howe Island Board
Plan type and plan number	deposited POR 254
Lot no.	254
Section no.	-
Project type	separate dwelling house - secondary dwelling
No. of bedrooms	2

Project score

Water	✓ 68	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 56	Target 50

Certificate Prepared by

Name / Company Name: Maria Amaro

ABN (if applicable): N/A

Description of project

Project address	
Project name	[REDACTED]
Street address	[REDACTED]
Local Government Area	Lord Howe Island Board
Plan type and plan number	Deposited Plan POR 254
Lot no.	254
Section no.	-
Project type	
Project type	separate dwelling house - secondary dwelling
No. of bedrooms	2
Site details	
Site area (m ²)	5804
Roof area (m ²)	116
Conditioned floor area (m ²)	61.0
Unconditioned floor area (m ²)	8.7
Total area of garden and lawn (m ²)	5110
Roof area (m ²) of the existing dwelling	402
No. of bedrooms in the existing dwelling	4

Assessor details and thermal loads		
Assessor number	n/a	
Certificate number	n/a	
Climate zone	n/a	
Area adjusted cooling load (MJ/m ² .year)	n/a	
Area adjusted heating load (MJ/m ² .year)	n/a	
Ceiling fan in at least one bedroom	n/a	
Ceiling fan in at least one living room or other conditioned area	n/a	
Project score		
Water	✓ 68	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 56	Target 50

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 5000 square metres of the site.	✓	✓	
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 50000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 116 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to:			
• all toilets in the development		✓	✓
• the cold water tap that supplies each clothes washer in the development		✓	✓
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓
• all hot water systems in the development		✓	✓

Water Commitments

- all indoor cold water taps (not including taps that supply clothes washers) in the development

Show on
DA plans

Show on CC/CDC
plans & specs

Certifier
check



Department of Planning, Industry & Environment

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
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General features			
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The dwelling must not have more than 2 storeys.	✓	✓	✓
The conditioned floor area of the dwelling must not exceed 300 square metres.	✓	✓	✓
The dwelling must not contain open mezzanine area exceeding 25 square metres.	✓	✓	✓
The dwelling must not contain third level habitable attic room.	✓	✓	✓

Floor, walls and ceiling/roof			
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The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓
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Construction	Additional insulation required (R-Value)	Other specifications
floor - suspended floor above open subfloor, framed	nil	
external wall - framed (weatherboard, fibre cement, metal clad)	1.80 (or 2.20 including construction)	
ceiling and roof - raked ceiling / pitched or skillion roof, framed	ceiling: 3.5 (down), roof: foil backed blanket (100 mm)	framed; medium (solar absorptance 0.475-0.70)

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| Note | • Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia. |
| Note | • In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials. |

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Windows, glazed doors and skylights			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:	✓	✓	✓
<ul style="list-style-type: none"> • For the following glass and frame types, the certifier check can be performed by visual inspection. - Aluminium single clear - Aluminium double (air) clear - Timber/uPVC/fibreglass single clear - Timber/uPVC/fibreglass double (air) clear • For other glass or frame types, each window and glazed door must be accompanied with certification showing a U value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range of those listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. Frame and glass types shown in the table below are for reference only. • Overshadowing buildings/vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column. 			✓
The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).	✓	✓	✓

Skylight no.	Maximum area (square metres)	Type	Shading device
S01	0.81	aluminium, moulded plastic single clear	no shading

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
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North-East facing

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
W08	600	1200	U-value: 3, SHGC: 0.234 - 0.286 (aluminium: thermally broken, double (argon), Lo-Tsol Low-e/clear)	eave 700 mm, 100 mm above head of window or glazed door	not overshadowed
D1	2400	2400	U-value: 3, SHGC: 0.234 - 0.286 (aluminium: thermally broken, double (argon), Lo-Tsol Low-e/clear)	verandah 3200 mm, 2500 mm above base of window or glazed door	not overshadowed
W01	1200	1800	U-value: 3, SHGC: 0.234 - 0.286 (aluminium: thermally broken, double (argon), Lo-Tsol Low-e/clear)	eave 600 mm, 100 mm above head of window or glazed door	>4 m high, 2-5 m away
D2	2400	2400	U-value: 3, SHGC: 0.234 - 0.286 (aluminium: thermally broken, double (argon), Lo-Tsol Low-e/clear)	verandah 3200 mm, 2500 mm above base of window or glazed door	not overshadowed
W07	600	1200	U-value: 3, SHGC: 0.234 - 0.286 (aluminium: thermally broken, double (argon), Lo-Tsol Low-e/clear)	eave 700 mm, 100 mm above head of window or glazed door	not overshadowed
South-East facing					
W05	1200	2400	U-value: 3, SHGC: 0.234 - 0.286 (aluminium: thermally broken, double (argon), Lo-Tsol Low-e/clear)	eave 600 mm, 100 mm above head of window or glazed door	>4 m high, 2-5 m away
South-West facing					
W03	900	1200	U-value: 3, SHGC: 0.234 - 0.286 (aluminium: thermally broken, double (argon), Lo-Tsol Low-e/clear)	none	not overshadowed
W04	900	1200	U-value: 3, SHGC: 0.234 - 0.286 (aluminium: thermally broken, double (argon), Lo-Tsol Low-e/clear)	none	not overshadowed
North-West facing					
W02	1200	2400	U-value: 3, SHGC: 0.234 - 0.286 (aluminium: thermally broken, double (argon), Lo-Tsol Low-e/clear)	eave 600 mm, 100 mm above head of window or glazed door	>4 m high, 2-5 m away

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: solar (electric boosted) with a performance of 26 to 30 STCs or better.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: ceiling fans; Energy rating: n/a		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: ceiling fans; Energy rating: n/a		✓	✓
Heating system			
The living areas must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: no mechanical ventilation (ie. natural); Operation control: n/a		✓	✓
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Laundry: natural ventilation only, or no laundry; Operation control: n/a		✓	✓
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:			
• at least 2 of the bedrooms / study; dedicated		✓	✓
• at least 2 of the living / dining rooms; dedicated		✓	✓
• the kitchen; dedicated		✓	✓

Energy Commitments

- all bathrooms/toilets; dedicated
- the laundry; dedicated
- all hallways; dedicated

Show on
DA plans

Show on CC/CDC
plans & specs

Certifier
check



Natural lighting

The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.



The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.



Other

The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.



The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.



The applicant must install a fixed outdoor clothes drying line as part of the development.



The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.



