

Development Application

Section 4.12, Environmental Planning and Assessment Act 1979



Development Application No.: Date Lodged:

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: Lisa Makiiti & Rod Oxley

Organisation: ABN:

Postal Address: [Redacted]

Telephone: [Redacted] Fax:

Email: [Redacted]

OWNER CONSENT

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

IDENTIFY THE LAND YOU PROPOSE TO DEVELOP

Portion/Lot No.: Lot 1 Deposited Plan No.: DP1174920

Lease No.: PL2021 05 (new lease)

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.

Addition of small (14.4 sqm) unenclosed covered deck to dining area of residence.

Building Material: Timber Roofing Material: Iron.

State the past known uses of the site:

State the present known uses of the site: residence

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.

Site plan.
Structural details of deck.
Existing buildings on block.

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 allows 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: \$7000

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: Lisa Makihit Name: Rod Oxley

Date: 31/1/2022 Date: 31/1/2022

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: Lisa Makihit Name: Rod Oxley

Date: 31/1/2022 Date: 31/1/2022

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.

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.

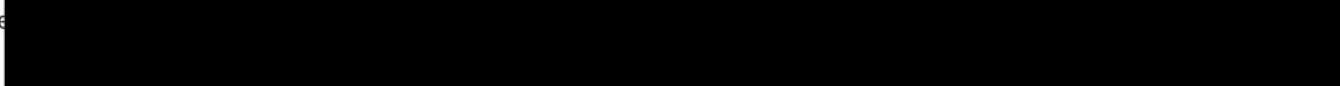
APPLICANT DETAILS

Name: Lisa Makiiti v Rod Oxley.

PROPOSED DEVELOPMENT

Portion/Lot No.: Lot 1 Deposited Plan No.: 1174920

Lease No.:

Address: 

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

- | | |
|---|--|
| <input type="checkbox"/> Dwelling House | <input type="checkbox"/> Shed or Garage |
| <input checked="" 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 Realignments |

Other – please describe:

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.

One residence 255.84m² (incl. an enclosed deck)

One tourist accommodation 75m²

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.....
.....
.....

DEVELOPMENT CONSENTS

nothing relevant.

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

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.

Lodging concurrently 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, Lot 1 is 3500 sqm, 3000 for existing dwelling, 500 for tourist building. Gross floor area allowed is 300 sqm, proposed dev. will be 270.28 sqm.

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.

Proposed deck increases dwelling area to 270.28 sqm - max. allowable is 300 sqm. No removal of any vegetation.

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.

not applicable.

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, roof on deck is under dwelling roof height. (New deck roof 3400m - max height 7.5 allowable)

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.

.....
not applicable.
.....

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 - no impact on setbacks,
building style, visual amenity or landscaping.
.....

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.

.....
not applicable.
.....

BOUNDARY SETBACKS

How far is your development setback from the front boundary?

.....
over 60 metres.
.....

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

.....
over 20 metres.
.....

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.

Yes. Sited in existing landscaped garden.

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.

Not applicable.

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).

No.

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.

No impacts on threatened species.

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

No removal of vegetation.

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.

not applicable.

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.

No visual impact on any adjoining properties - heavily screened with existing nature vegetation.

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.

No visual or acoustic impact due to existing vegetation.

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.

not applicable.

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.

Not applicable.

PARKING AND TRAFFIC

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

Not applicable, existing onsite parking.

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.

Not applicable.

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.

WASTEWATER MANAGEMENT

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

Not applicable.

STORMWATER RUNOFF DISPOSAL

How will excess stormwater runoff be disposed?

Not applicable -

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.

Not applicable.

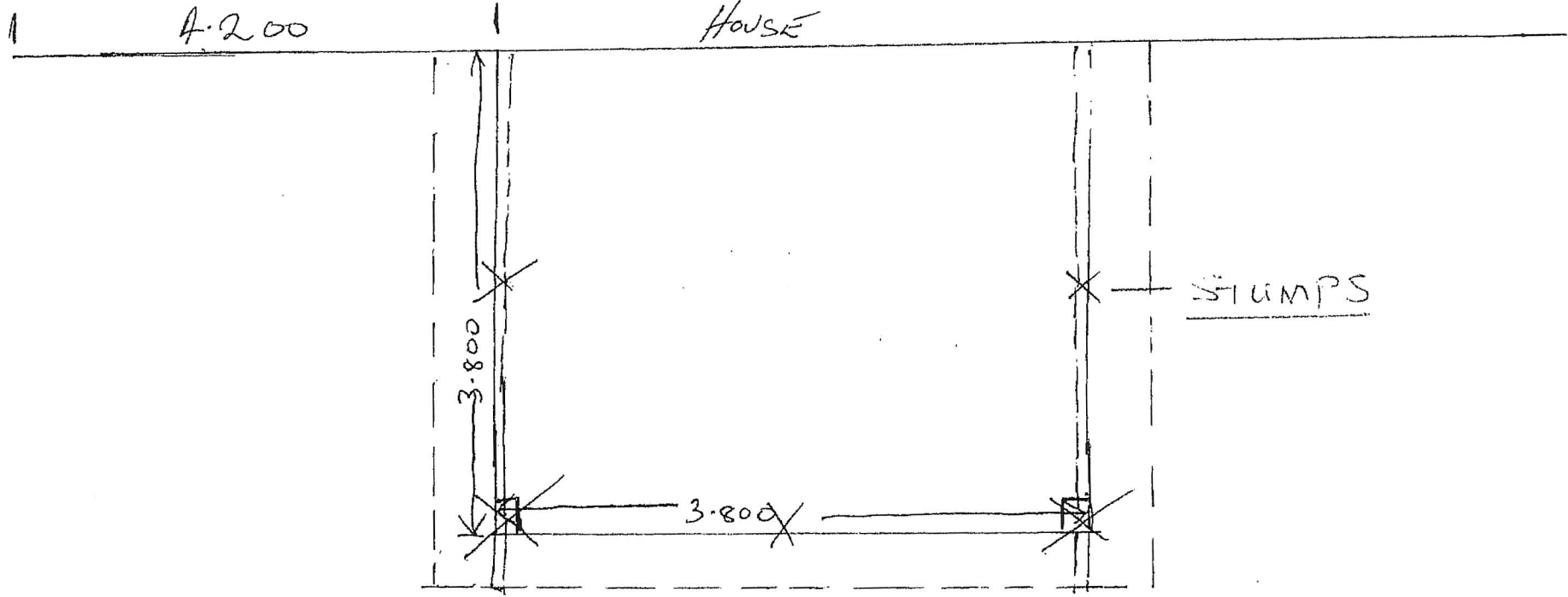
Where will the erosion and sediment control measures be provided on-site? Please identify the location of the erosion and sediment control measures on the site plan.

Not applicable.

OTHER CONSIDERATIONS

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

None needed.

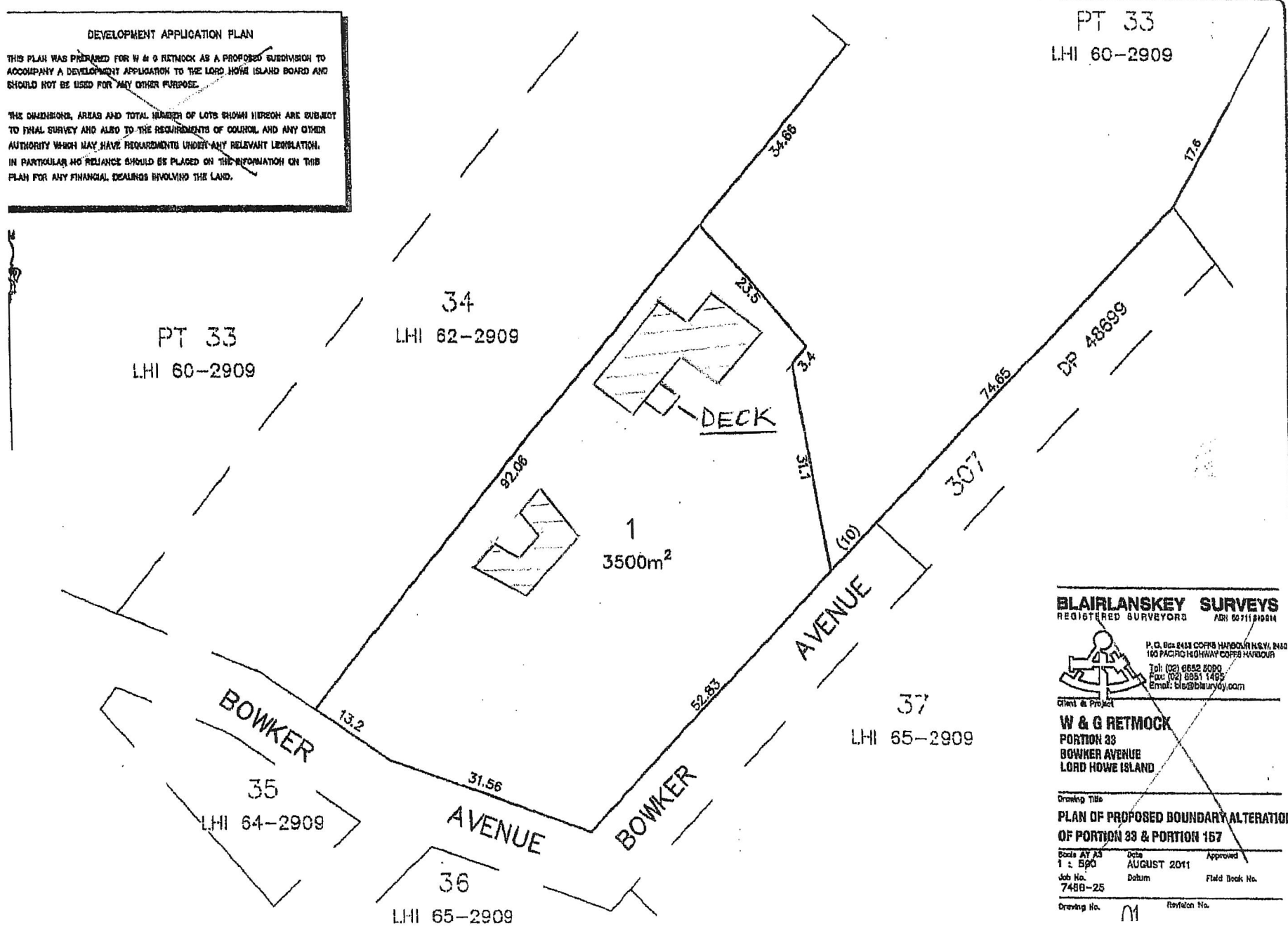


SITE PLAN LOT 1 DP1174920

DEVELOPMENT APPLICATION PLAN

THIS PLAN WAS PREPARED FOR W & G RETMOCK AS A PROPOSED SUBDIVISION TO ACCOMPANY A DEVELOPMENT APPLICATION TO THE LORD HOWE ISLAND BOARD AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.

THE DIMENSIONS, AREAS AND TOTAL NUMBER OF LOTS SHOWN HEREON ARE SUBJECT TO FINAL SURVEY AND ALSO TO THE REQUIREMENTS OF COUNCIL AND ANY OTHER AUTHORITY WHICH MAY HAVE REQUIREMENTS UNDER ANY RELEVANT LEGISLATION. IN PARTICULAR NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS INVOLVING THE LAND.



BLAIRLANSKEY SURVEYS
REGISTERED SURVEYORS ADI 6031180814

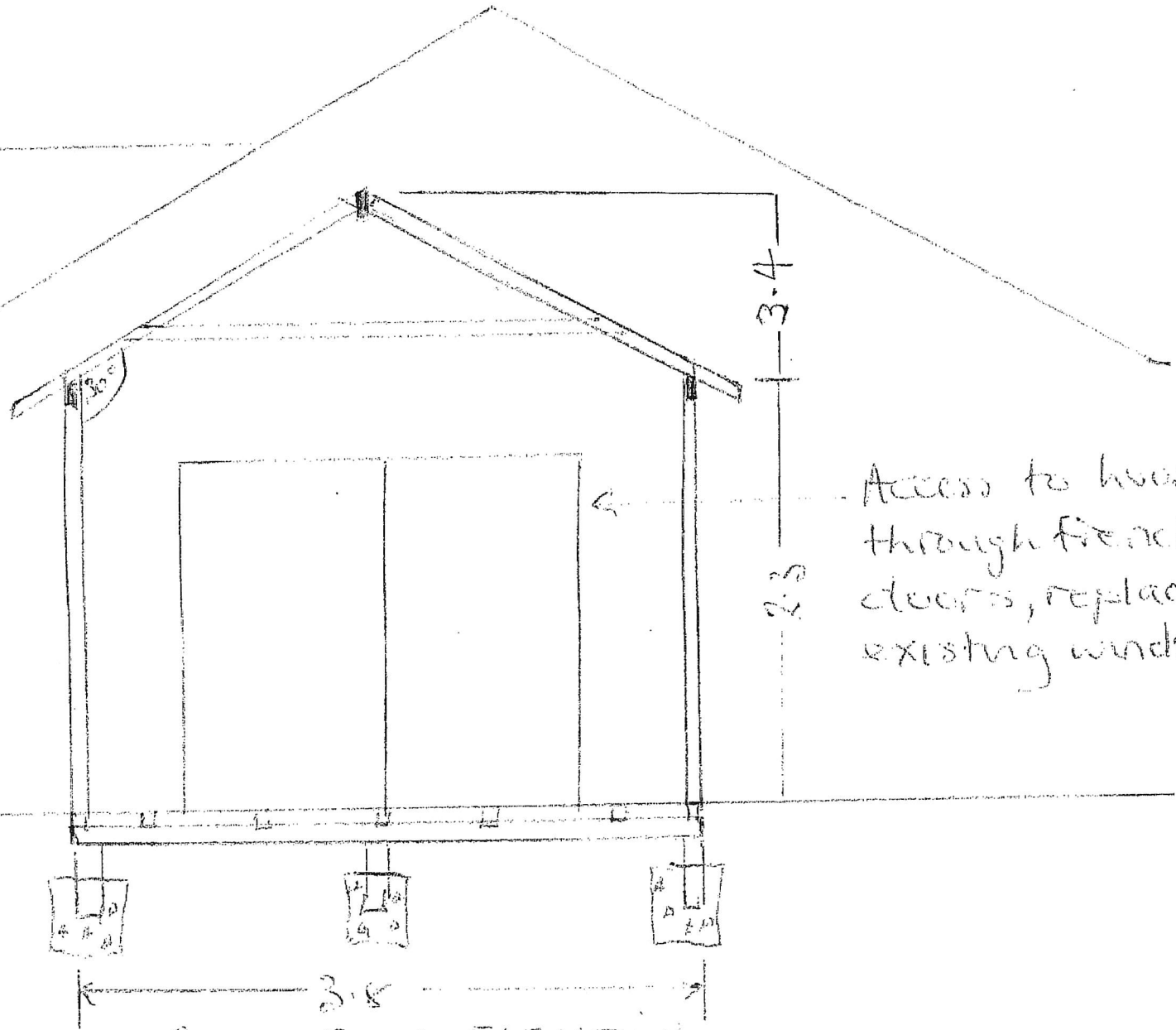
P. O. Box 2438 COFFS HARBOUR NSW 2450
160 PACIFIC HIGHWAY COFFS HARBOUR
Tel: (02) 6652 6090
Fax: (02) 6651 1405
Email: bls@blairsydney.com

Client & Project
W & G RETMOCK
PORTION 33
BOWKER AVENUE
LORD HOWE ISLAND

Drawing Title
**PLAN OF PROPOSED BOUNDARY ALTERATION
OF PORTION 33 & PORTION 157**

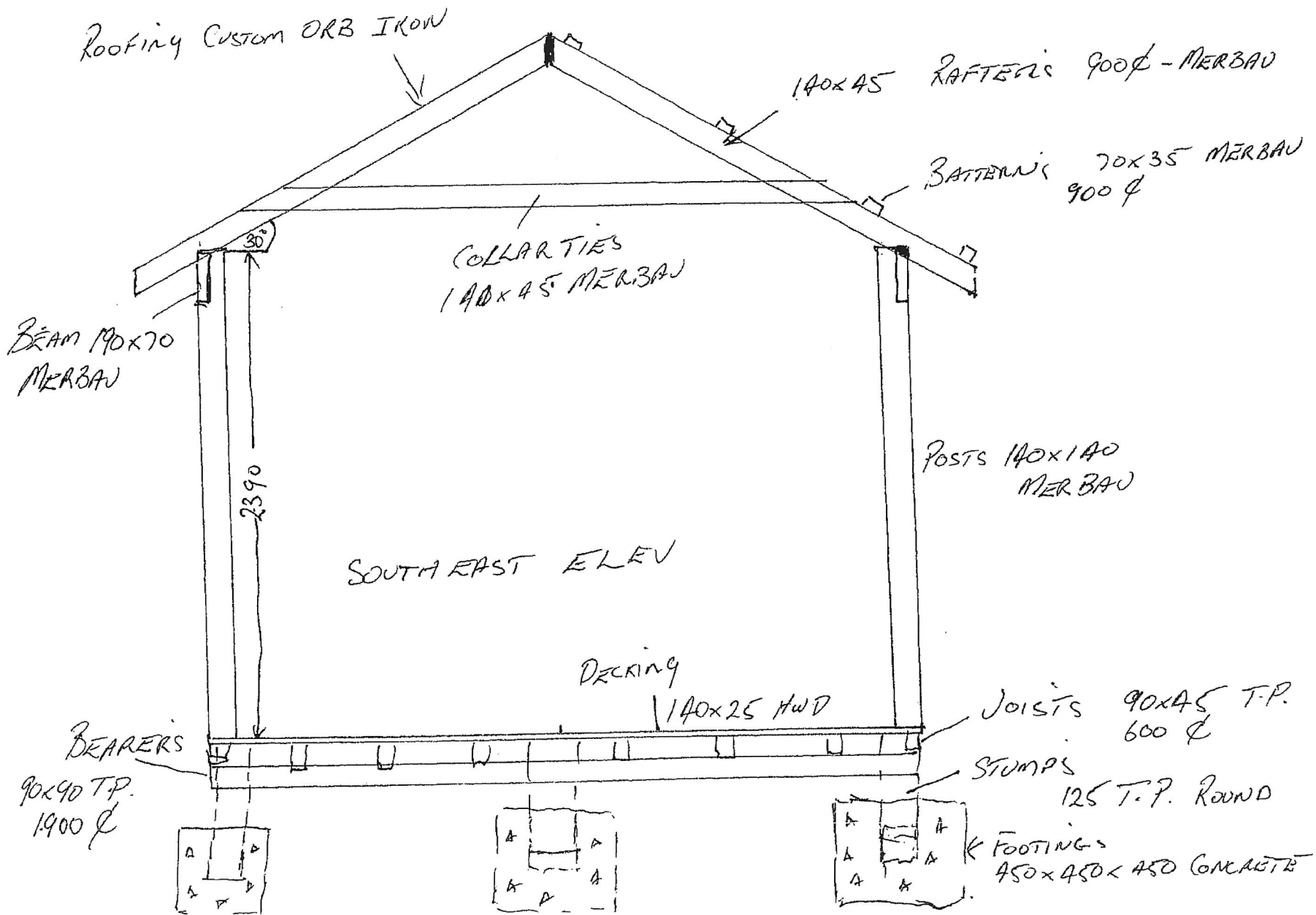
Scale A1 A3 1 : 500	Date AUGUST 2011	Approved
Job No. 7488-25	Datum	Field Book No.
Drawing No. M	Revision No.	

existing
residence.



Access to house
through french
doors, replacing
existing window

3.8
SOUTH EAST ELEVATION



Roofing CUSTOM ORB IKON

140x45 RAFTERS 900φ - MERBAU

BATTENS 70x35 MERBAU 900φ

COLLARTIES 140x45 MERBAU

BEAM 140x70 MERBAU

2390

SOUTHEAST ELEV

POSTS 140x140 MERBAU

DECKING 140x25 HWD

BEARERS 90x90 T.P. 1900φ

JOISTS 90x45 T.P. 600φ

STUMPS 125 T.P. ROUND

FOOTINGS 450x450x450 CONCRETE

