

LORD HOWE ISLAND BOARD

Application to Modify Development Consent

Date Received: 15/06/2023 MDC No: MDC2022.4.2

If there is insufficient room on this form to describe the proposed modification, please support your application with additional information. Where modifications of the consent involve alterations to the approved plans, one copy of the amended plans must be provided.

APPLICANT DETAILS

☐ Mr ☐ Mrs ☒ Ms Other:

Name: Gillian Richards

Organisation: Vanishing Point Design ABN:

Postal Address:

Telephone: Fax:

Email:

PROPERTY DETAILS

Portion/Lot No.: DP757515/39 Lease No:

APPROVED DEVELOPMENT

Pursuant to Section 4.55 of the EPA Act 1979 application is hereby made to modify the following development consent.

Development Consent No.: DA2022.04 Date Approved: 13 October 2022

Description: Alteration & Additions to Club: including new storage areas & detached locker room

TYPE OF MODIFICATION

This application is made under Section 4.55 of the EPA Act 1979 as follows:

Minor S4.55 (1) – Indicate minor error, misdescription or miscalculation:

Minimal S4.55 (1A) – Give details of the proposed modification involving minimal environmental impact and the expected impacts:

No change to approved floor area from DA2022.04

Proposed Locker room relocated from the west of the green to the east of the green to avoid existing garden.

No change impact of development anticipated.

Other S4 55 (2) – Give details of the proposed modification, the expected impacts and the reasons for seeking these modifications. Provide evidence that the development (as to be modified) will remain substantially the same as the approved development. Please refer to relevant conditions of consent where appropriate:

Development is substantially the same as approved with the only change being the relocation of the proposed lockerroom. The reason for the relocation is to retain existing fence & garden.

APPLICATION FEE

Estimated cost of the original development: \$110,000
Total fees lodged: \$242.50 Date: 15/06/2023 Receipt No: 24063

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: Suzanne Christensen Name:

CEO, Lord Howe Island Board.

Date: 30/05/23 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: Gillian Richards Name:

Date: 28/05/2023 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. 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.**

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. This report must be signed by applicant on last page.

APPLICANT DETAILS

Name: **Gillian Richards**

Preferred Contact Phone No. [REDACTED]

PROPOSED DEVELOPMENT

Portion/Lot No.: **39** Deposited Plan No.: **757515**

Lease No.:

Address: Lord Howe Island Bowls Club, [REDACTED]

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

Dwelling House

Additions to Dwelling House

Home Business

Commercial

Shed or Garage

Dual Occupancy

Additions to Dual Occupancy

Subdivision including Boundary Realignment

X Other – please describe: **Community Association to Lord Howe Island Bowls ClubLocker 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.

The site is an existing club house, bowling green, fenced areas, outdoor seating & gardens. The existing Bowling Club Building Gross Floor Area 475 sq metres (365sqm ground floor and 110sqm upper floor). Please refer to the attached plans for more details.

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
Oc2022.04 & Da2022.04	Reconstruction of Kitchen & WC Facilities New Storage Areas & detached Bowler Locke room	2019 13 October 2022

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.

Owners Consent Application lodged concurrently.

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.

N/A

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, the development complies with clause 22: The building area s less than 15% of the allotment area. More than 50% of the total allotment area is landscaped area: No significant vegetation is removed as part of the development. The amendment to the DA2022.04 does not affect the compliance.

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 maximum height of the proposed locker rooms & stores is 4.5m above ground level, which is significantly lower than the existing buildings on the site & lower than the 7.5m required in clause 29. The amendment to DA2022.04 does not affect this compliance.

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, the site is zoned 6: Recreation: Sporting clubs are permitted in this zone. The proposed development is in support of the existing function of the Lord Howe Island Bowls Club. The amendment to DA2022.04 does not affect this compliance.

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.

N/A

BOUNDARY SETBACKS

How far is your development setback from the front boundary?

The setback from the front boundary is 94m, which is an existing fence. This will be unchanged as part of the amendment to DA2022.04.

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

The minimum setback from the side boundary is 6.3m.

The minimum setback from the rear boundary is 2.8m

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

The LHI LEP 2010 does not provide a minimum setback for Zone 6.

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.

N/A

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.

The proposed development is not within 10m of land zoned 7 or 20m of land zoned 8. This will be unchanged as part of the amendment to DA2022.04.

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.

N/A

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.

The proposed development will manage all rainwater runoff drainage on site & will not be adversely affected by flooding as it is off the ground with a framed floor structure. Proposed floor levels for all new structures will be above the required flood level of 4.7m AHD. This will be unchanged as part of the amendment to DA2022.04.

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.

N/A

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 significant vegetation will be removed as part of this development. This will be unchanged as part of the amendment to DA2022.04.

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 native trees or shrubs are removed as part of this development. This will be unchanged as part of the amendment to DA2022.04.

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.

N/A

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

Yes

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.

N/A

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 development will be constructed in keeping with the existing LHI Bowls Club building and will have minimal visual impact on neighbouring properties. This will be unchanged as part of the amendment to DA2022.04.

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 proposed development will be constructed in keeping with the existing LHI Bowls Club building and will have minimal visual & acoustic impact on neighbouring properties. This will be unchanged as part of the amendment to DA2022.04.

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.

N/A

Does the development overshadow adjoining properties?

No. This will be unchanged as part of the amendment to DA2022.04.

VIEWS

Does the development obstruct any views from adjoining properties?

No. This will be unchanged as part of the amendment to DA2022.04.

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?

No change as existing use therefore no additional parking or traffic likely generated as part of this development. This will be unchanged as part of the amendment to DA2022.04.

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.

Existing site development with good parking and access provision.

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?

No additional wastewater proposed. The development does not increase the load on the existing system. This will be unchanged as part of the amendment to DA2022.04.

STORMWATER RUNOFF DISPOSAL

How will excess stormwater runoff be disposed?

Lord Howe Island Board

Statement of Environmental Effects

All roof stormwater runoff will be managed on site to existing from rainwater tanks with overflow absorption trenches. This will be unchanged as part of the amendment to DA2022.04.

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.

Silt control sedimentation fences to be erected as required. This will be unchanged as part of the amendment to DA2022.04.

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.

This will be unchanged as part of the amendment to DA2022.04.

OTHER CONSIDERATIONS

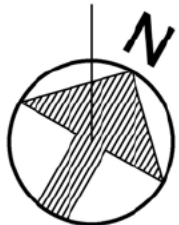
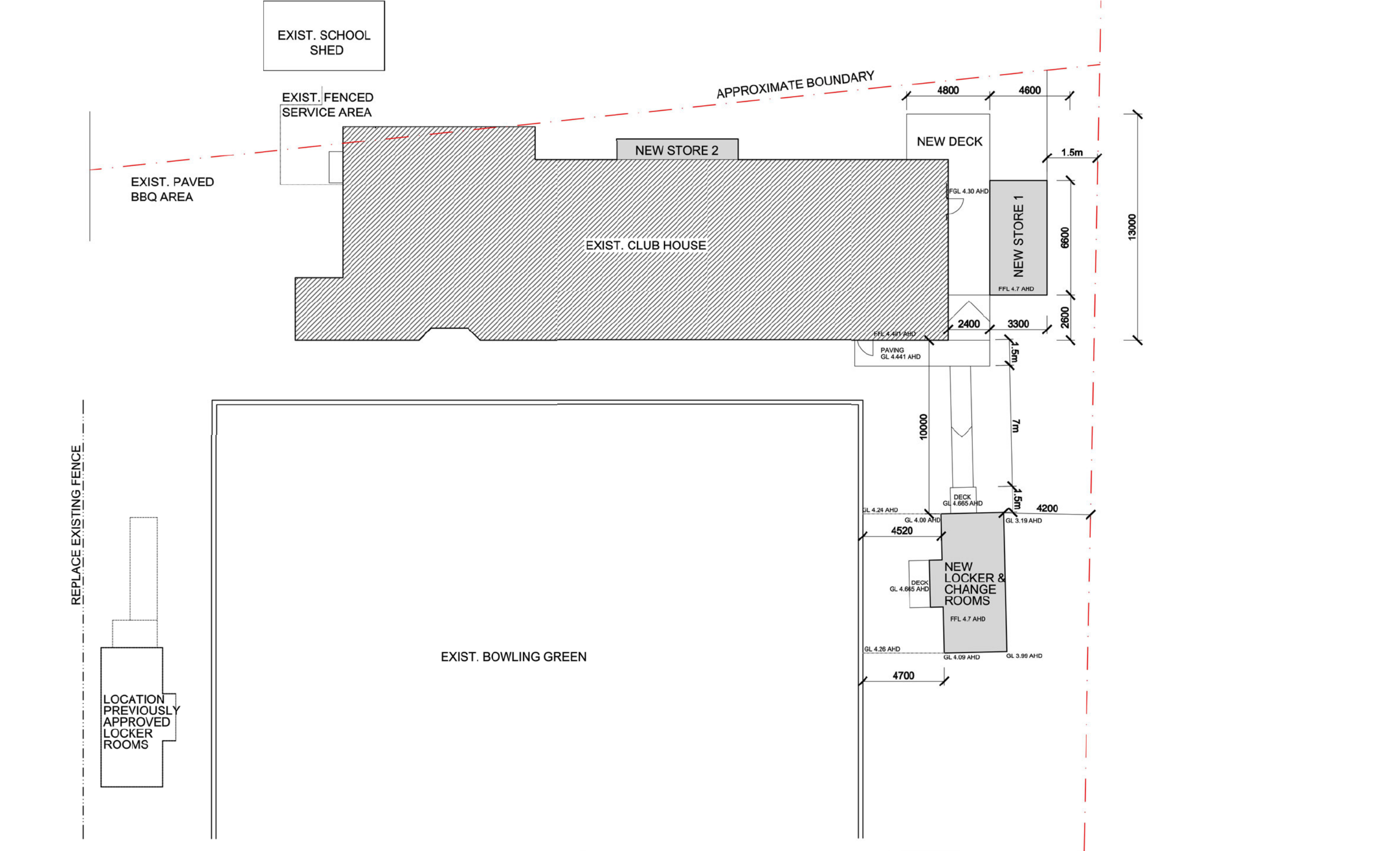
Are there any other particular measures proposed to mitigate and/or offset any significant impact caused by the development?

The works are being proposed to improve the standard of existing facilities and accessibility to premises. It is not anticipated that any greater intensity of use will result from these works. This will be unchanged as part of the amendment to DA2022.04.

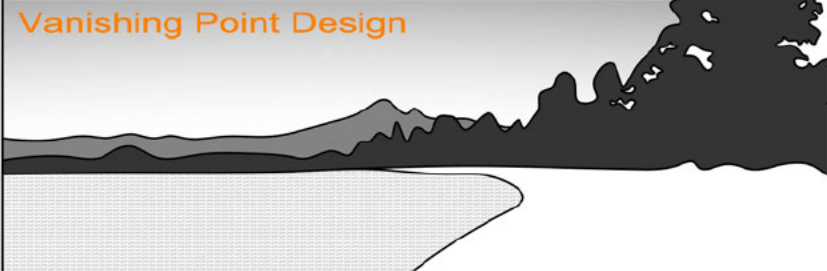
APPLICANT AUTHORISATION

Name: Gillian Richards

Signature:  Date: 28/05/2023



REVIEWS	W	GRR	21/06/2023	SITE PLAN ISSUED WITH CORRECTED SETBACKS
	U	GRR	13/06/2023	ISSUED FOR DA RFI
	T	GRR	04/05/2023	ISSUED FOR CLIENT REVIEW
	S	GRR	23/03/2023	ISSUED FOR AMMENDMENT OF DEVELOPMENT APPROVAL APPLCIATION
	R	GRR	16/03/2023	ISSUED FOR ACCESS RAMP DESIGN
	Q	GRR	27/02/2023	ISSUED FOR REVISED CLOCKROOM LOCATION
	P	GRR	16/09/2022	ISSUED WITH AHD FLOOR LEVELS ADDED
	O	GRR	12/05/2022	A-01, A-02, A-03 & A-06 ISSUED WITH MACHINE STORE DELETED
	REV BY	DATE	DESCRIPTION	CHK APP



GILLIAN RICHARDS

Acc. No. CC6421

Lord Howe Island Bowls Club

DP 757515

Lord Howe Island NSW

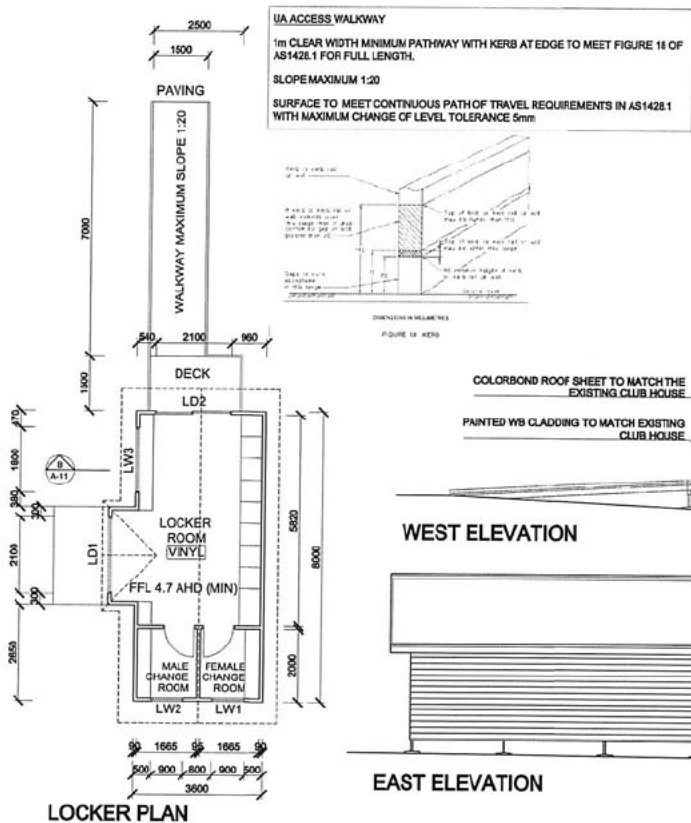
DESIGN DEVELOPMENT

SCALE
1:200

DRAWING No
LHI A-02

CONTRACTOR TO CHECK ALL
DIMENSIONS PRIOR TO COMMENCEMENT
DIMENSIONS OVERRULE SCALE

REV
REV W



LORD HOWE ISLAND BOARD

ELECTRICAL SUPPLY

NOTIFICATION OF PROPOSED ADDITIONS AND/OR ALTERATIONS TO EXISTING ELECTRICAL SUPPLY

To be submitted in duplicate and signed by the customer or the electrical contractor.

NAME OF APPLICANT:

Gillian Richards

ADDRESS OF PREMISES:

PORTION NO. DP757515/39

SERVICE NO.

PARTICULARS OF PROPOSED ADDITIONS AND/OR ALTERATIONS:

LIGHTING POINTS		GPO'S		OTHER APPARATUS (Motors, Solar Heaters etc.)		
NO.	WATTS	SINGLE	DOUBLE	TYPE	NO.	WATTS
11	15 (16)		12	Coolroom	1	1200

Particulars of any work to be disconnected:

N/A

Name and Address of Electrical Contractor:

TBA

(Steve Caram)

Licence No.

Signature of Applicant:

Date:

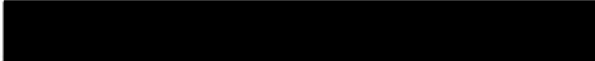
~~8.3.2022~~

28/05/2023

LORD HOWE ISLAND BOWLING CLUB INC



Lord Howe Island Board



26th May 2023

To Whom It May Concern;

RE: Authorisation

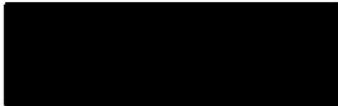
We wish to advise that Gillian Richards, Vanishing Point Design, is authorised to submit OC and DA applications and amendments on behalf of the Lord Howe Island Bowling Club Inc.



Amy Hickey /
Office Manager & Treasurer



Steve Krick
Committee & build co-ordinator



LINDA CAMERON
PRESIDENT