

# 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: SHARON WHITFIELD

### PROPOSED DEVELOPMENT

Portion/Lot No.: 348 LOT 2 Deposited Plan No.: 1183351

Lease No.: .....

Address: 74 LAGOON ROAD, LORD HOWE ISLAND

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

- |  |   |
|--|---|
| <input type="checkbox"/> Dwelling House              | <input checked="" 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: .....

### 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 HOUSE  
1 x LARGE CARBON STEEL } SEE SITE PLAN

**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
N/A		

**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.

OWNER CONSENT & DA LODGED AT THE SAME TIME

**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.

AREA OF EXISTING DWELLING INCLUDING COVERED DECKS IS 270 m<sup>2</sup> PLUS EXISTING SHED 79 m<sup>2</sup> + PROPOSED ART STUDIO 12 m<sup>2</sup> TOTAL = 361 m<sup>2</sup>

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.

N/A

**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 HEIGHT 2.79M

**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 DEVELOPMENT IS ON OUR LEASE ZONED

RESIDENTIAL

**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](http://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?

APPROX 26M

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

SIDE - 5M REAR 25M

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.

SCREENING ALREADY IN PLACE NO ADDITIONAL  
LANDSCAPING REQUIRED.

**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

**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.

N/A

**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.

NA

**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

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.

VISUAL APPEARANCE OF THE STUDIO IS IN KEEPING WITH EXISTING RESIDENCE & ADJOINING PROPERTY I.E. TIMBER CABIN STYLE - SEE ATTACHED DRAWINGS

**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.

WELL ESTABLISHED SCREENING IS ALREADY IN PLACE

**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.

NO LIVING SPACES - SHED/ART STUDIO ONLY  
SHED WILL FACE NW

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.

N/A

**PARKING AND TRAFFIC**

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

N/A

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.

No

**WASTEWATER MANAGEMENT**

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

NO PUMPING REQUIRED

**STORMWATER RUNOFF DISPOSAL**

How will excess stormwater runoff be disposed?

N/A

**EROSION AND SEDIMENT CONTROL**

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

N/A

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

N/A

**OTHER CONSIDERATIONS**

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

THE APPLICATION IS FOR A SMALL 3x4M SHED/ART STUDIO FOR MY OWN USE. THERE IS NO REQUIREMENT FOR THE REMOVAL OF ANY NATIVE VEGETATION OR REMOVAL OF SOIL. THE STUDIO WILL NOT BE VISIBLE FROM THE ROAD & IS SCREENED BY EXISTING VEGETATION (NOT NATIVE) THE PROPOSED SITE IS EXISTING LEVEL LAWN.