

LORD HOWE ISLAND BOARD

REC: 18508

Date Received:
RECEIVED
15 APR 2021
Lord Howe Island Board

Development Application

Section 4.12, Environmental Planning and Assessment Act 1979

Development Application No.: DA2021-6 Date Lodged: 22/4/21

Use this form to apply for development consent to:

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

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

APPLICANT DETAILS

Mr Mrs Ms Other:

Name: Jessica Owens

Organisation: Lord Howe Island Services ATF Kentia trust ABN: 90 572 394 327

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 21 and Portion 183 Deposited Plan No.: 1169260

Lease No.: 1954/37

Address: Lot 21 and Portion 183, Lagoon road, Lord Howe Island

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.

Erect tourist accommodation and transfer of two tourist licenses from Diane Owens to Jessica Owens. Install a waste water system for whole site.

Further details in attached document.

Building Material: Pine Timber Roofing Material: Colourbond Steel

PAST/PRESENT LAND USES

State the past known uses of the site: Nil

State the present known uses of the site: Nil

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.

Survey plans.	Significant Native Vegetation Map
Zoning plans/map	Building Orientation Map
BASIX Certificate	Wastewater plans.
proposed building plans.	Aerial and landscape photographs.
proposed building elevations.	Supporting evidence document.

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.

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

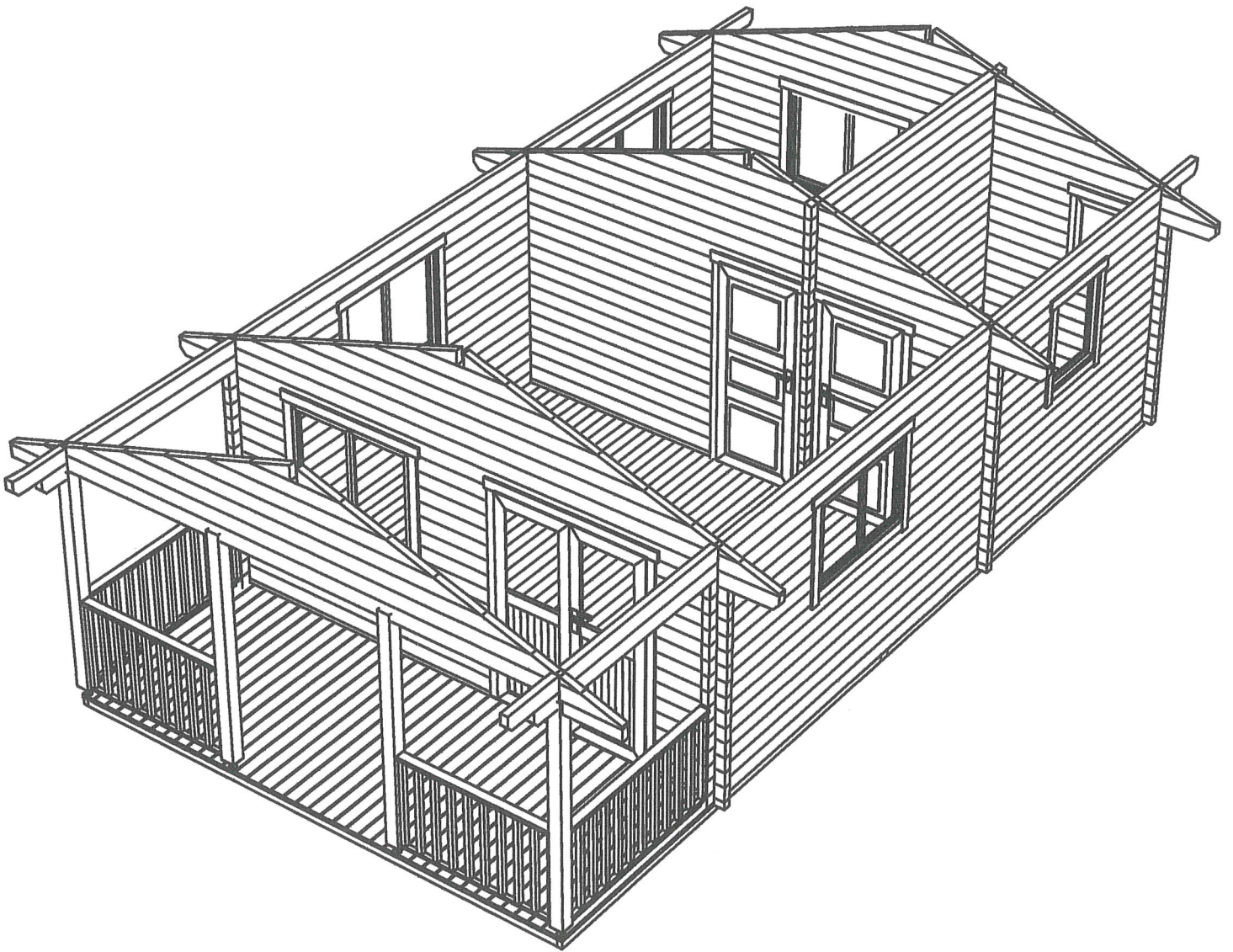
Department of Infrastructure, Planning and Natural Resources – General Enquiries

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

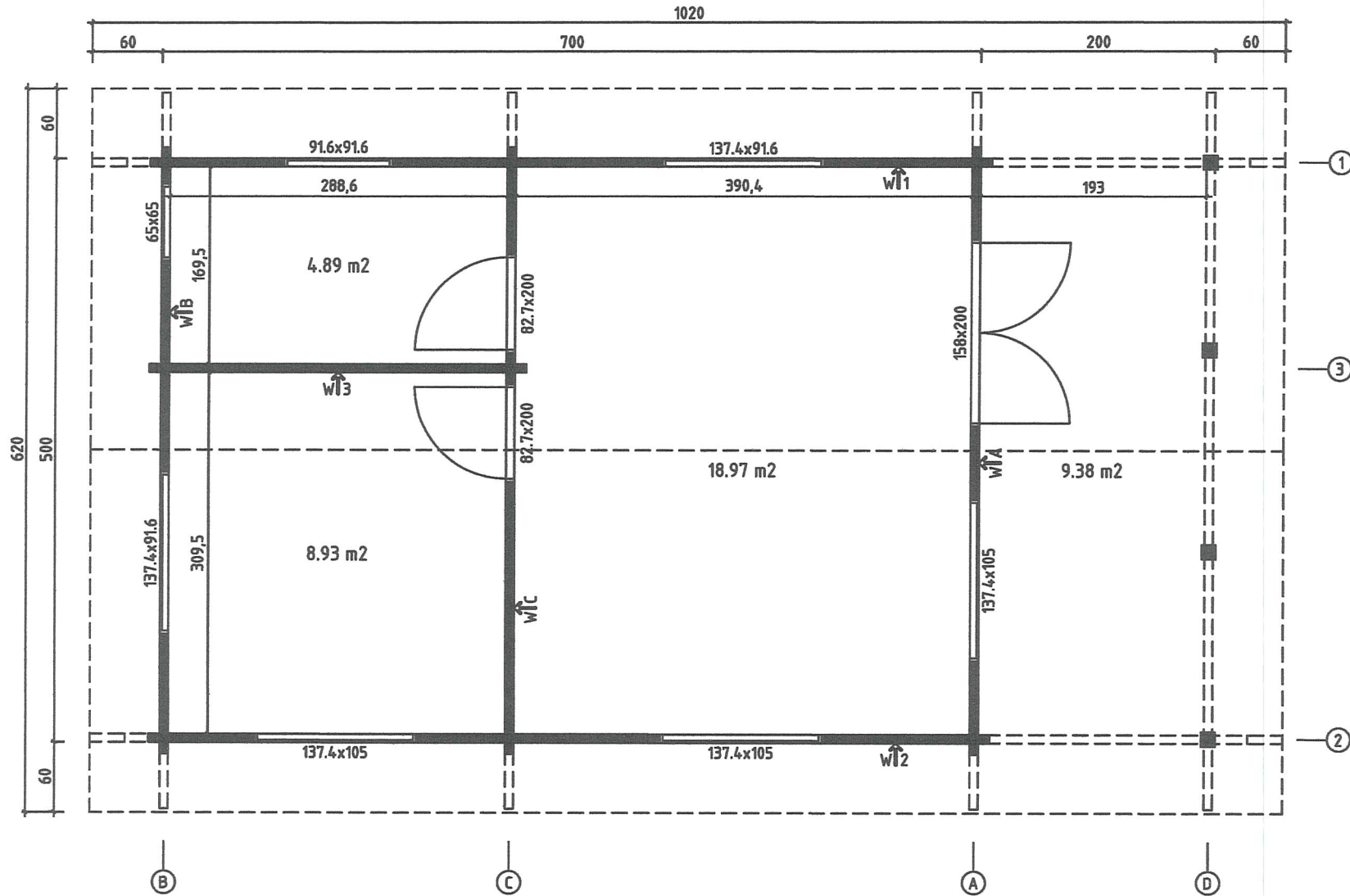
Department of Infrastructure, Planning and Natural Resources – North Coast Office

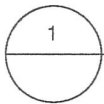
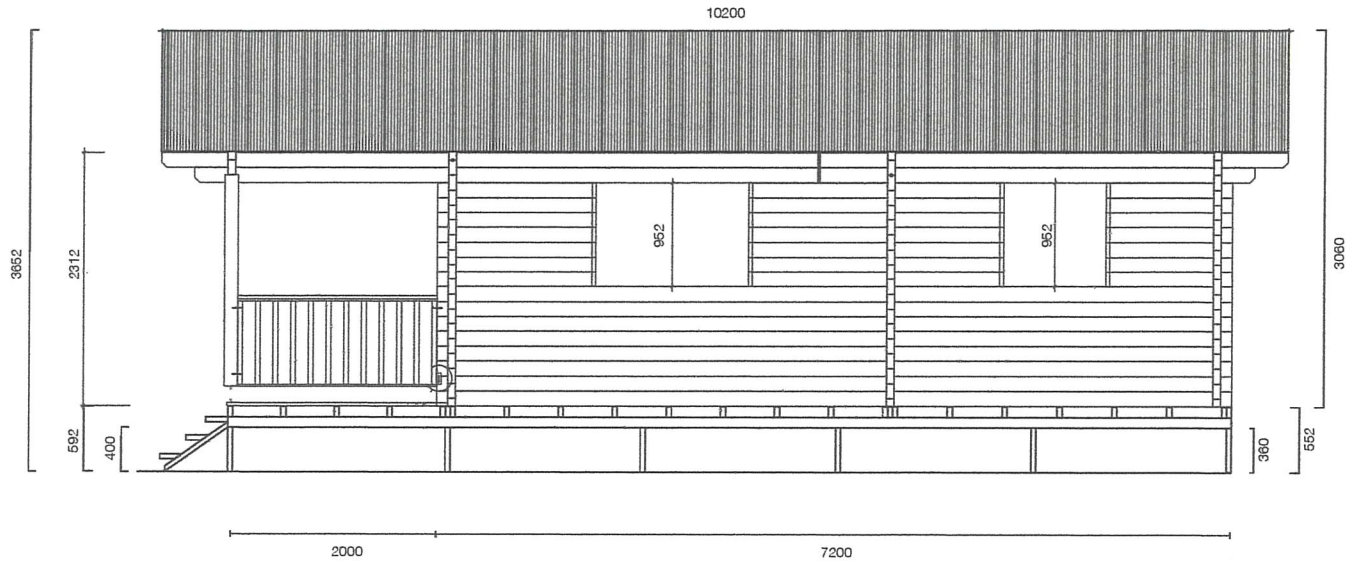
49 Victoria Street
(PO Box 6)
GRAFTON NSW 2460
Phone: 02 6642 0622
Email: northcoast@dipnr.nsw.gov.au
Website: www.dipnr.nsw.gov.au
BASIX Certificate: www.basix.nsw.gov.au

Delux 5x7
Art.No. 7014202



Delux 5x7, Art.No.7014-202
GROUNDPLAN

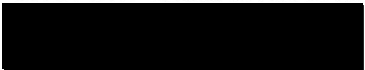




SOUTH EAST FACADE

1 : 50

Lord Howe Island Services ATF Kentia Trust



ELEVATION 01 - SOUTH EAST FACADE

SCALE ON A4

1 : 50

FOR PROPOSAL - LOT 21 TOURIST ACCOM

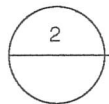
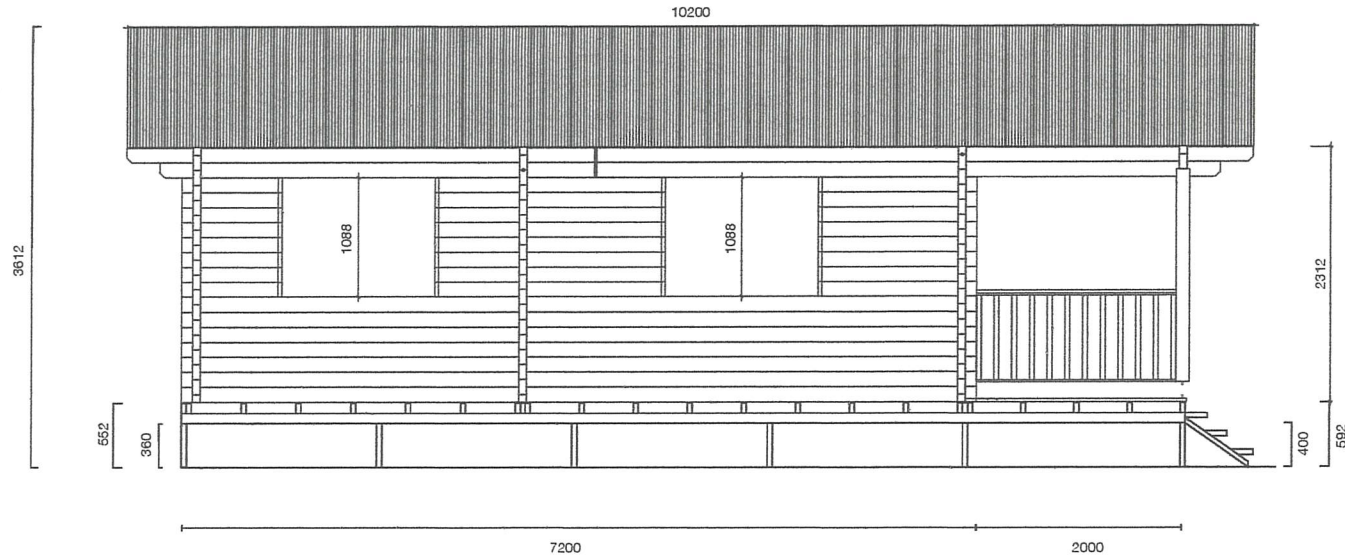
SHEET NUMBER

PAGE 1

Project Number: N/A
 LOT 21, DP1169260

DATE

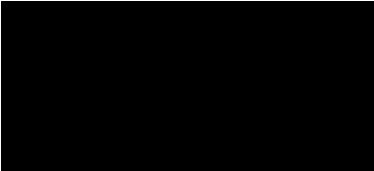
13 APRIL 2021



NORTH WEST FAÇADE

1 : 50

Lord Howe Island Services ATF Kentia Trust



ELEVATION 02 - NORTH WEST FAÇADE

SCALE ON A4

1 : 50

FOR PROPOSAL - LOT 21 TOURIST ACCOM

SHEET NUMBER

PAGE 2

Project Number: N/A
 LOT 21, DP1169260

DATE

13 APRIL 2021



3

SOUTH WEST FACADE

1 : 50

Lord Howe Island Services ATF Kentia Trust



ELEVATION 03 - SOUTH WEST FACADE

SCALE ON A4

1 : 50

FOR PROPOSAL - LOT 21 TOURIST ACCOM

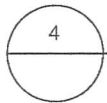
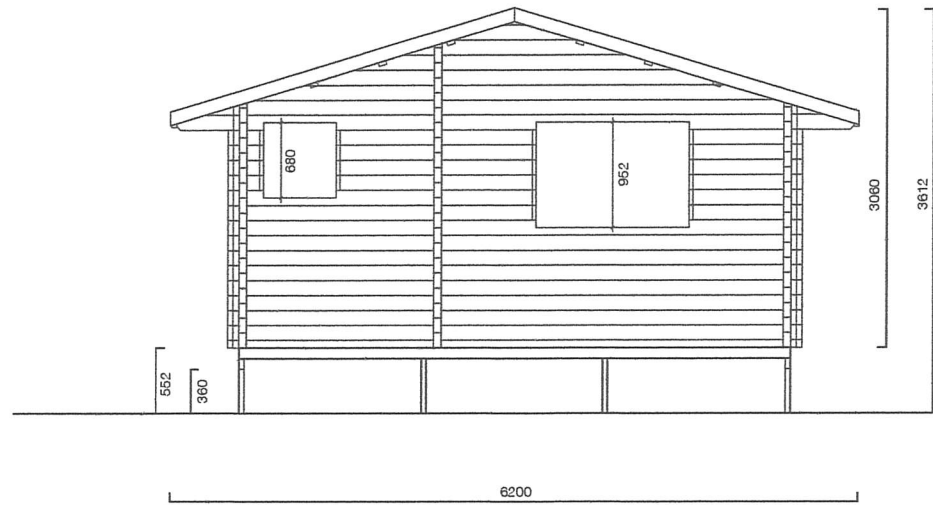
SHEET NUMBER

PAGE 3

Project Number: N/A
 LOT 21, DP1169260

DATE

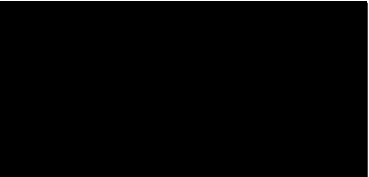
13 APRIL 2021



NORTH EAST FACADE

1 : 50

Lord Howe Island Services ATF Kentia Trust



ELEVATION 02 - NORTH EAST FACADE

SCALE ON A4

1 : 50

FOR PROPOSAL - LOT 21 TOURIST ACCOM

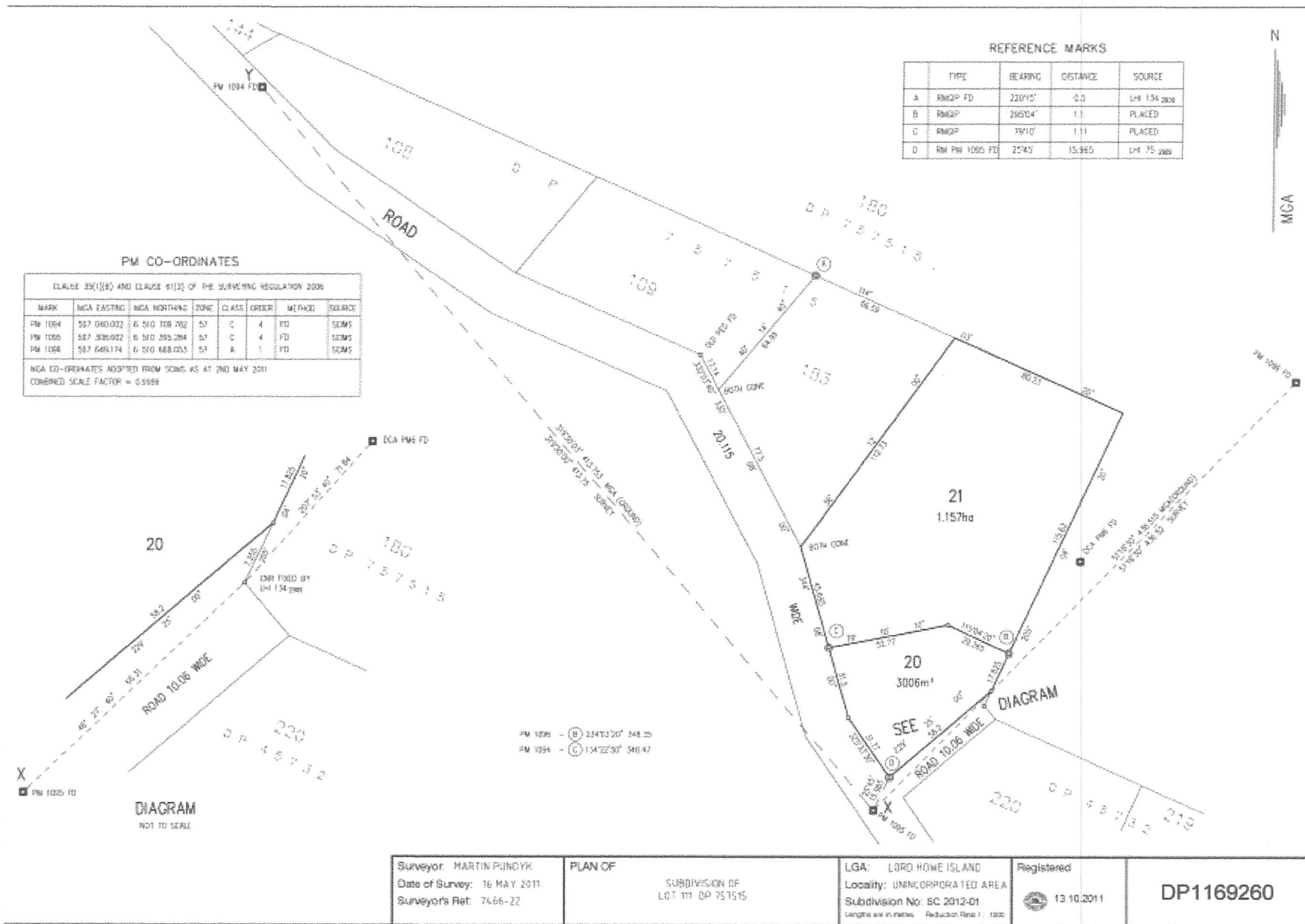
SHEET NUMBER

PAGE 4

Project Number: N/A
 LOT 21, DP1169260

DATE

13 APRIL 2021



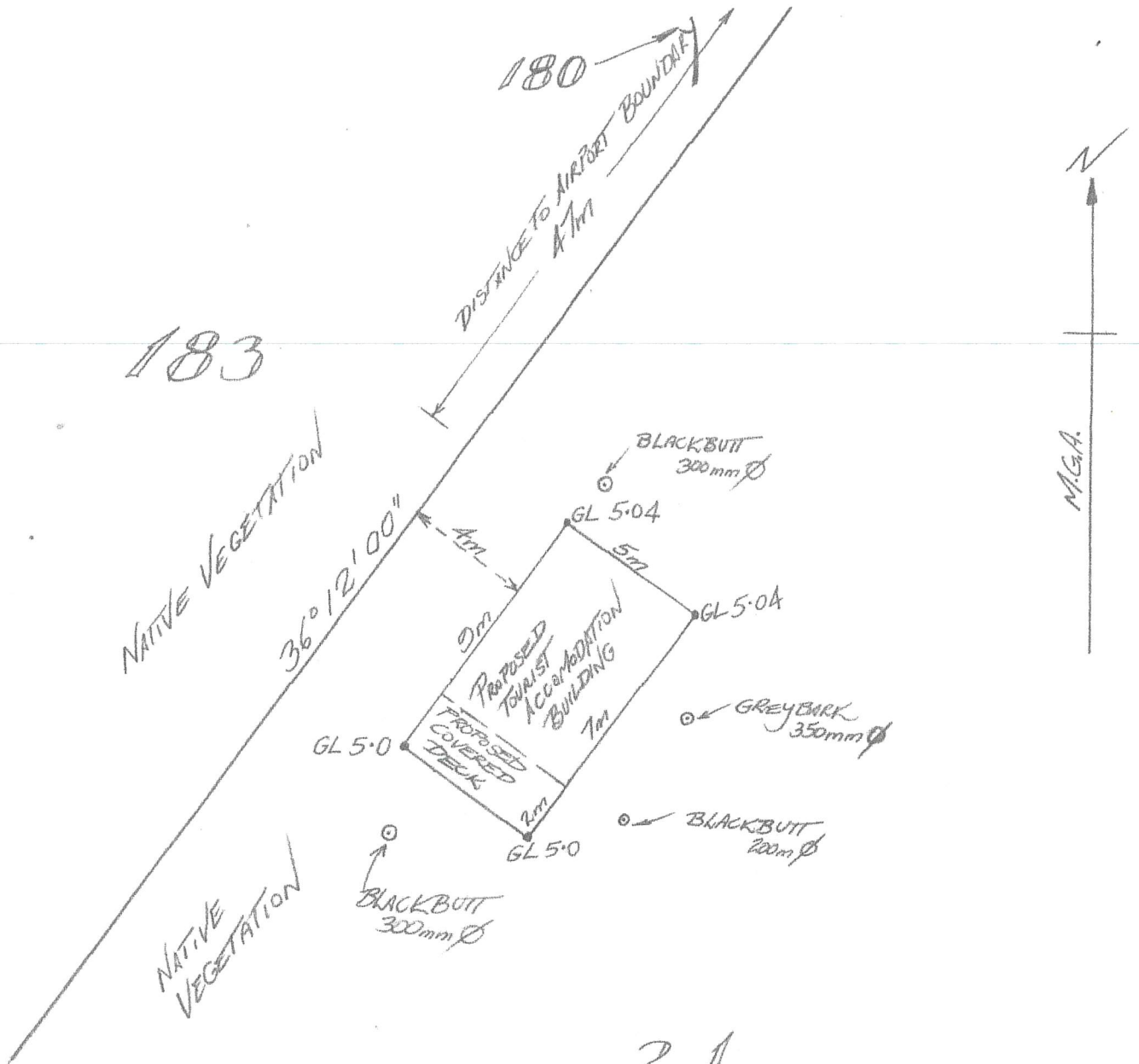
Surveyor: MARTIN PUNDYK
Date of Survey: 16 MAY 2011
Surveyor's Ref: 7466-22

PLAN OF
SUBDIVISION OF
LOT 11 DP 757515

LGA: LORD HOWE ISLAND
Locality: UNINCORPORATED AREA
Subdivision No: SC 2012-01
Lengths in metres. Reduction Ratio: 1:1000

Registered
13.10.2011

DP1169260



21
 (DP1169260)
 1.157ha

"B"
PLAN OF PROPOSED TOURIST ACCOMMODATION BUILDING
SHOWING CLOSE TREES AND LEVELS AT CORNERS
(GROUND LEVEL ADOPTED)
SCALE 1:200
DRAWN BY GARY MILLMAN
(MAR 2021)

BUILDING AREAS
PROPOSED TOURIST ACCOM. BLDG. 45m²
(INCLUDES 10m² COVERED DECK)
FROM SITE PLAN "A" STUDIO/STORAGE SHED 130m²
(INCLUDES 39.6m² COVERED DECK)
MAIN HOUSE 210m²
(INCLUDES 73.8m² COVERED DECK)



180 (PLAN 13A)

114° 03' 20"
80.23m

OPEN GRASSED AREA

PROPOSED TOURIST ACCOMMODATION BUILDING

183 (PLAN 13A)

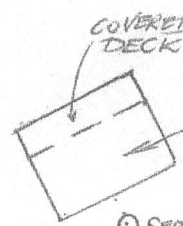
4m

NATIVE VEGETATION
36° 12' 00"
112.73m



OPEN GRASSED AREA

EXISTING STUDIO/STORAGE SHED

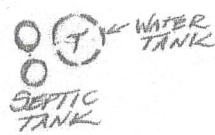


COVERED DECK

SEPTIC TANK

DAIVEWAY

COVERED DECK



WATER TANK

SEPTIC TANK

PALMS

21 (DP1169260)
1.157ha

NATIVE VEGETATION

115.62m

205° 04' 20"

AIRPORT TERMINAL

79° 10' 10"
58.77m

115° 04' 20"
29.265m

20 (DP1169260)

"A"
SITE PLAN SHOWING
PROPOSED TOURIST
ACCOMMODATION BUILDING

SCALE 1:750

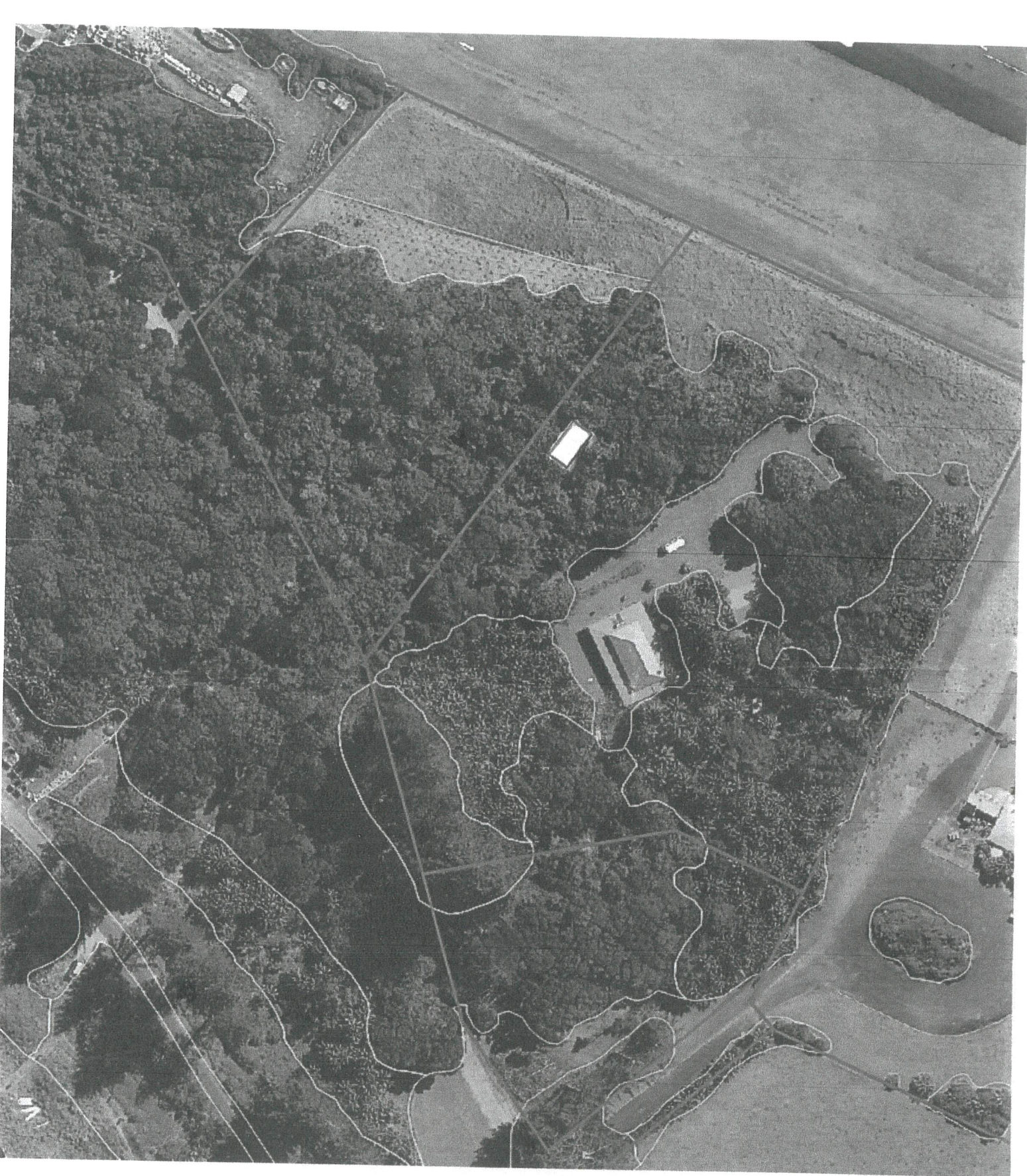
DRAWN BY
GARY MILLMAN
(MAR 2021)

220 (DP45732)

ROAD

ROAD

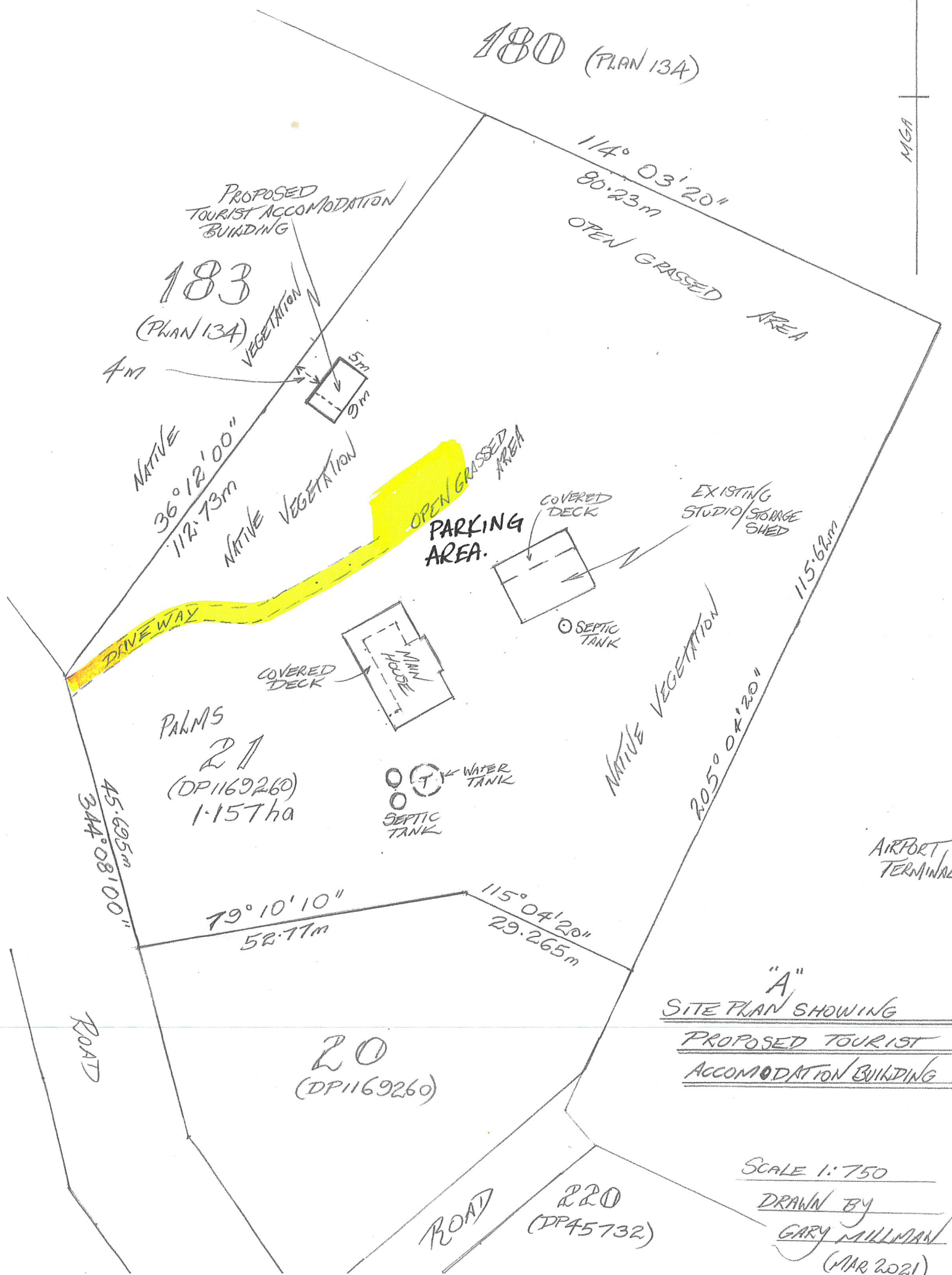
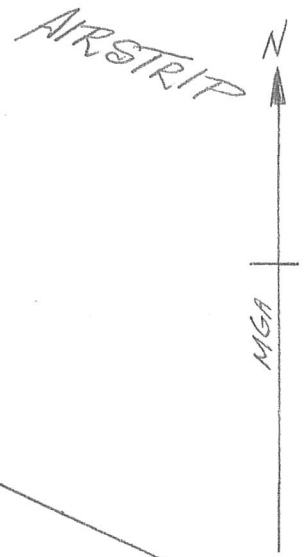
45.695m
344° 08' 00"



☐ - SITE OF
PROPOSED TOURIST
ACCOMMODATION BUILDING

SCALE 1:100

DRIVEWAY ACCESS & PARKING



180 (PLAN 134)

183 (PLAN 134)

PALMS
21
(DP1169260)
1.157 ha

20
(DP1169260)

220
(DP45732)

"A"
SITE PLAN SHOWING
PROPOSED TOURIST
ACCOMODATION BUILDING

SCALE 1:750
DRAWN BY
GARY MILLMAN
(MAR 2021)

PROPOSED
TOURIST ACCOMODATION
BUILDING

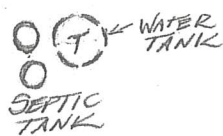
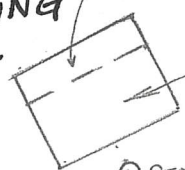
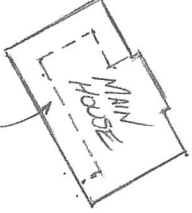
PARKING
AREA.

EXISTING
STUDIO/STORAGE
SHED

DRIVEWAY

COVERED
DECK

COVERED
DECK



NATIVE
36°12'00"
112.73m

114°03'20"
80.23m

205°04'20"
115.62m

79°10'10"
52.77m

115°04'20"
29.265m

45.695m
344°08'00"

ROAD

ROAD

AIRPORT
TERMINAL

4m

5m

9m

VEGETATION

NATIVE VEGETATION

OPEN GRASSED
AREA

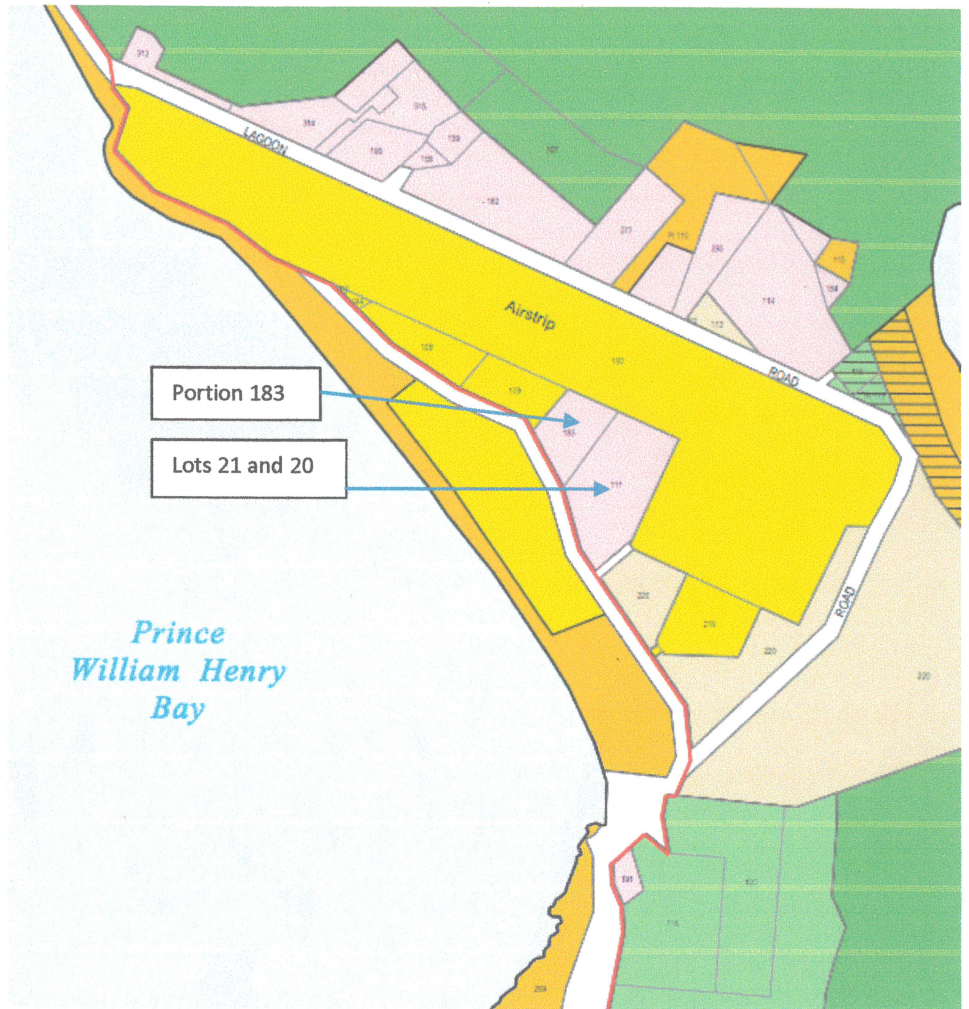
NATIVE VEGETATION

AREA

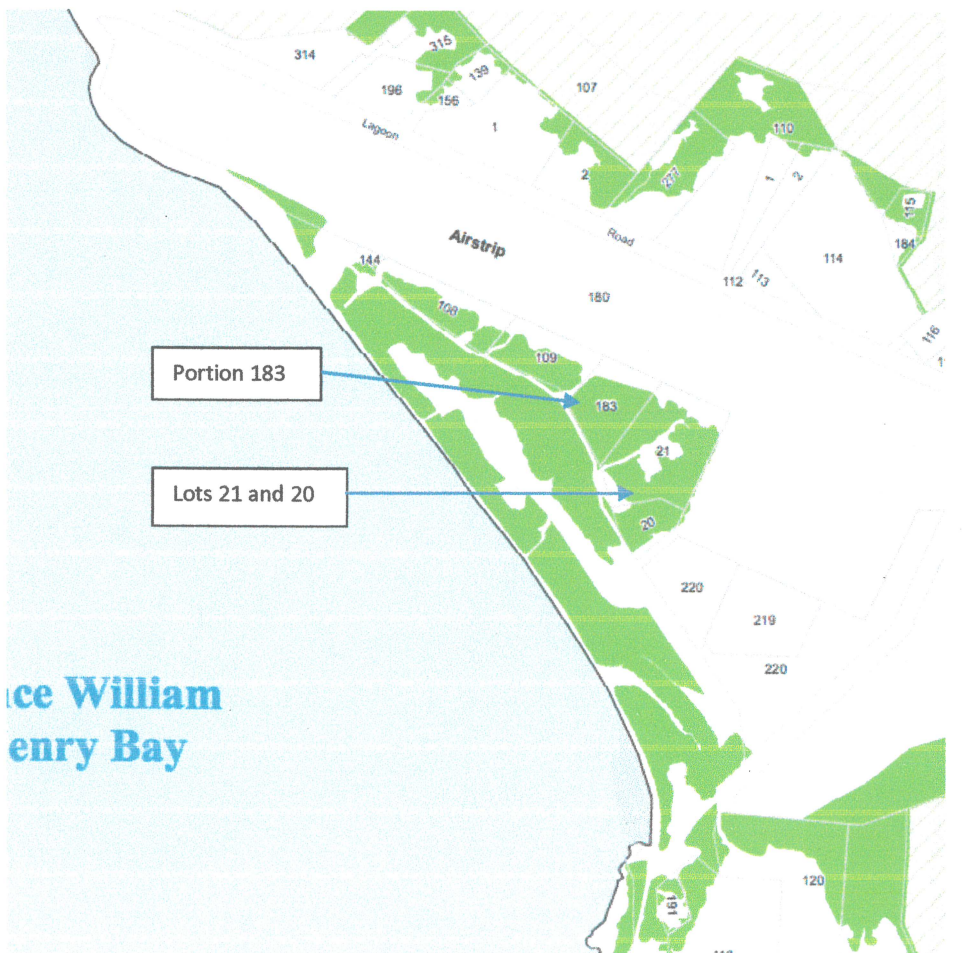
OPEN GRASSED
AREA

LEP 2010 Location Portion 183 and Lots 20 and 21 and adjoining leases

Zone 2 Settlement (pink) showing
Portion 183 and Lots 20 and 21



Significant Native Vegetation
Portion 183 and Lots 20 and 21



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: JESSICA OWENS / CAMERON KIRKPATRICK

PROPOSED DEVELOPMENT

Portion/Lot No.: LOT 21 Deposited Plan No.: 1169260

Lease No.: 1954/37

Address: LOT 21 AND PORTION 183, LAGOON RD, LORD HOWE ISLAND

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

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

Other – please describe:

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.

ATTACHED

.....

.....

.....

.....

.....

.....

.....

.....

.....

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

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.

.....

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 - ATTACHED

.....

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 - ATTACHED

.....

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 - PROPOSED BUILDING WILL NOT EXCEED 7.5M IN HEIGHT
PLANS ATTACHED

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).

.....
THE PROPOSAL SATISFIES OBJECTIVES OF ZONE 2 (SETTLEMENT)
LEP 2010
ATTACHED
.....

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 - CERTIFICATE ATTACHED
.....
.....

BOUNDARY SETBACKS

How far is your development setback from the front boundary?

.....
56.75M
.....

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

.....
SIDE BOUNDARY - 4M
REAR BOUNDARY - 47M
.....

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

.....
ATTACHED
.....
.....

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 THE PROPOSED DEVELOPMENT COMPLIES WITH THE
LANDSCAPING REQUIREMENTS FOR ZONE 2.
ATTACHED

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.

THE LAND IS NOT FLOOD PRONE
ATTACHED

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.

HERITAGE HOUSE - 'KENTIA'

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.

THE PROPOSAL WILL NOT RESULT IN ANY SNV TO BE DAMAGED OR REMOVED ATTACHED

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 AND/OR SHRUBS WILL BE REMOVED FROM THE SITE ATTACHED

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.

THE PROPOSAL DOES NOT HAVE ANY IMPACT ON THREATENED SPECIES. ATTACHED

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

ALL EXISTING VEGETATION WILL REMAIN AT THE PROPOSED SITE.

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

NO ADDITIONAL LANDSCAPING PROPOSED AS NO VEGETATION
WILL BE REMOVED.

ATTACHED

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.

ATTACHED

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.

ATTACHED

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.

ATTACHED

Does the development overshadow adjoining properties?

ATTACHED

VIEWS

Does the development obstruct any views from adjoining properties?

NO

ATTACHED

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?

ATTACHED

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

YES

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?

YES

STORMWATER RUNOFF DISPOSAL

How will excess stormwater runoff be disposed?

ATTACHED

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.

ATTACHED

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?

ATTACHED

OWNER CONSENT and DEVELOPMENT APPLICATION JESSICA OWENS

Lot 21 in Deposited Plan 1169260 Lease No: 1954/37 on the subdivision survey plan

ERECT TOURIST ACCOMMODATION AND TRANSFER OF 2 (TWO) TOURIST LICENCES FROM DIANE OWENS (LORHITI APARTMENTS) TO JESSICA OWENS. INSTALL WASTEWATER SYSTEM FOR THE WHOLE SITE.

(A separate OC/DA has been submitted by Diane Owens to decommission Unit 1 at Lorhiti Apartments as a result of the transfer of 2 (two) tourist licenses)

Address: Lot 21 and Portion 183, Lagoon Road, Lord Howe Island.

Applicant: Jessica Owens

Zone: Zone 2 settlement.

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

Site description Lot 21:

The subject land is located on the northern side of Lagoon Road, approximately 65 metres north of this road's "T" intersection with Airport Road.

Development within proximity to the subject property include the Lord Howe Island Airport directly to the north and northeast and the LHI Waste Management Facility to the west.

The subject property is located by road approximately 2.7 kilometres south east of the Lord Howe Island Board Administration Centre and 3.6 kilometres south east of the Lord Howe Island Post Office.

The land is irregular in shape, though this is not considered to affect the enjoyment or development potential of the land.

The dimensions of the land are 123.20 irr / 146.82 x 82.04 irr / 64.99 metres.

The site area is 17,576 square metres.

The topography of the land is generally level throughout.

DEVELOPMENT DESIGN ATTRIBUTES

EXISTING BUILDINGS

Existing improvement Lot 21:

***ATTACHED BUILDING PLANS AND PROPERTY MAP**

The building improvements upon the land comprise a single storey freestanding heritage residence, known as "Kentia", and a detached studio/garage.

The residence is constructed of timber frame with timber board and weatherboard exterior cladding, aluminium and timber frame windows, a corrugated metal roof with a solar hot water system and two satellite dishes attached. Most of the building improvements sit on timber and brick style footings. A wooden veranda wraps around three sides of the house. The total gross building area of the residence is approximately 134 square metres excluding the veranda areas of approximately 73 square metres.

The house on the land, known as "Kentia", is listed as a Heritage Item under Section 2 of the Lord Howe Island Local Environmental Plan 2010.

- Covered timber verandas to the northern, southern, and western sides of the house.

- The studio on the Southern side has a large open plan room being painted gyprock lined walls and ceiling and a timber float floor. The room contains some wall mounted cupboards and a sink. From this main room is a bathroom containing tiled floor and part tiled walls, shower, toilet, and vanity. To the western side of this structure is a covered deck area. The gross building area is approximately 47 square metres with a deck area of approximately 20 square metres.

- The double garage on the Northern side is accessed via two metal roller doors. The internal is partially lined and sits on a concrete base. There is a concrete base extension at the front. The gross building area is approximately 43 square metres

The freestanding single storey structure constructed of steel frame with "weathertex" exterior cladding, aluminium frame windows and sliding doors with a corrugated metal roof and satellite dishes attached. The building improvements sit on a concrete base.

The total gross building area of the structure, excluding the deck, is approximately 90 square metres.

DEVELOPMENT CONSENTS

N/A

OWNERS CONSENT

TBC

DEVELOPMENT REQUIREMENTS

DWELLINGS/ RESIDENTIAL

Existing site coverage and gross floor area calculations

Existing Residential GFA

Dwelling	= 134 sqm	=3,000 sqm
Studio/shed	= 90 sqm	
Garage		

There is currently no existing Commercial GFA on site

Proposed Commercial GFA

Cabin for tourist accommodation	= 45 sqm
---------------------------------	----------

To calculate area required to comply LEP 2010: $45 \text{ sqm} \div 15 \times 100 = 300 \text{ sqm}$

Total land required	= 3,300 sqm
Total Land available	= 17,576 sqm

There is adequate land available for the proposal

COMMERCIAL – *COMPLIANCE MAP ATTACHED

ALL BUILDINGS – MAXIMUM BUILDING HEIGHT – *BUILDING ELEVATIONS ATTACHED

SUBDIVISION

N/A

ZONING

The proposal satisfies objectives of Zone 2 (Settlement) LEP 2010. – *ATTACHED ZONE MAP

1. The proposal is permissible with development consent in Zone 2 settlement and satisfies Clause 9,11,14,22,27,29,32 and 33 of the LEP2010.
 - Clause 11 –Matters that must be satisfied before development consent is granted
 - (a) The site falls within Zone 2 Settlement and is consistent with zone objectives
 - (b) There is adequate area for treatment of effluent. The new wastewater system upgrade has been submitted with this DA.
 - (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.
 - The land can support the proposed development
 - 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)
 - Clause 29 – Maximum height of buildings. Proposed building does not exceed 7.5m in height.
 - Clause 32-Setback of buildings. The proposal complies with setbacks, as there is no structural change
 - Clause 33- Landscaped character. The proposed development will not adversely impact on the existing landscaped character and dispersed pattern of housing in the zone
2. There is no cut and fill
3. The existing and proposed buildings are screened from the main road and the entrance driveway with a thick band of vegetation.
4. The proposed development has been designed in consideration of existing adjacent setbacks, building mass and landscaped character.
5. There is no significant environmental, social, or economic impact.

No native vegetation will be removed

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

There will be no impact on the environment

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

ENERGY EFFICIENCY – *ATTACHED BASIX CERTIFICATE

BOUNDARY SETBACKS – *ATTACHED SURVEY PLAN

Front boundary setback - 56.75m

Rear boundary setback – 47m

Side boundary setback – 4m

The development does not comply with the minimum boundary setback on one side however this boundary is for portion 183 which is incorporated within the same lease. The land immediately adjacent to this boundary is covered with dense significant native vegetation and is not compatible with future development.

LANDSCAPING –

The proposed development complies with the landscaping requirements of zone 2 (Settlement)
The proposed development will not adversely impact on the existing landscaped character and dispersed pattern of housing in the zone.

LAND ADJACENT TO ZONE 7 OR 8

N/A

CONSTRAINTS

FORESHORE DEVELOPMENT

N/A

AIRCRAFT NOISE

N/A

FLOODING

The land is not flood prone.

HERITAGE

Freestanding heritage residence known as "Kentia"

SIGNIFICANT VEGETATION – *ATTACHED MAP OF SNV

The proposal will not require the removal of any vegetation in areas mapped as 'significant vegetation' in LHI LEP 2010.

A site inspection by Hank Bower and survey plans can confirm that this location does not have any impact on SNV. There are plans in place to re-vegetate the area so World Heritage values are not compromised and the Island's unique flora and fauna are conserved and enhanced.

RETENTION OF TREES AND LANDSCAPING

No native trees and/or shrubs will be removed from the site.

RECOVERY PLANS AND HABITAT AREAS

The proposed development is consistent with approved Recovery Plans for the island.

The development has no impact on threatened species.

A site inspection by Hank Bower and survey plans can confirm that this location does not have any impact on threatened species.

All existing vegetation will remain at the proposed site and further re vegetation will continue.

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

World Heritage values will not be compromised.

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

Conserve of World heritage values

Protect significant vegetation

Protect existing habitat of threatened species

Protect potential habitat of threatened species

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

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

The proposal does not involve any negative impacts on significant native vegetation. The land will continue to be re vegetated and weeded.

The proposal will not impact on the ecology.

Endangered or protected species or habitats will not be disturbed.

Vegetation: Approximately 80% of the Lease is native vegetation. The remainder is grassed lawns and exotic gardens. Exotic weeds are regularly removed. The native occurring species include Sallywood *Lagunaria patersonis*, Greybark *Drypetes australasica*, Blackbutt *Crypocarya triplinervis* and Thatch Palm *Howea forsteriana*.

Fauna: In the forested areas the native birds present include The Lord Howe Island Silvereye *Zosterops tephroleura*, Green winged pigeon *Chalcophaps indica*, Golden Whistler *Pachycephala pectoralis*, Woodhen *Tricholimnas sylvestris*, Lord Howe Currawong *Strepera granculina crissalis*

VISUAL APPEARANCE

The appearance of the proposal (when considered by itself or in conjunction with existing buildings and works) will not have any significant adverse impact on locality. The proposed building is shielded by vegetation from the main road and is designed to be low impact and blend with the native vegetation. (Natural wood/ cabin style)

There are no neighbours. The adjoining properties and surrounding development are Airport, WMF and BOM.

VISUAL AND ACOUSTIC PRIVACY

The proposed development will have no visual or acoustic impact to adjoining properties.

SOLAR ACCESS – *MAP OF BUILDING ORIENTATION

The development has been designed to maximize privacy as well as take advantage of solar access.

The proposed development does not overshadow adjoining properties. The proposal will not affect the neighborhood in terms of overshadowing adjoining land, noise or visual impact.

VIEWS

The development does not obstruct and views from adjoining properties.

PARKING AND TRAFFIC

The property has a large grass lawn. One on site parking space will result from the proposed development with no impact or change to the existing environment.

The development provides adequate maneuvering areas without impacting on existing access and parking arrangements. The current driveway will be used.

EARTHWORKS AND RETAINING WALLS

The site does not need to be excavated or filled

WASTEWATER MANAGEMENT – *WASTEWATER PLANS ATTACHED

Included in the development application will be a waste water system upgrade. Currently the property is serviced by a septic system. For compatibility with regulations a Fuji clean waste water system will be installed to service both the existing and new buildings on the property.

LHIB Onsite Wastewater Management Checklist for applicants has been submitted with this application.

STORMWATER RUNOFF DISPOSAL

To manage excess stormwater and reduce its environmental impact. Any excess stormwater will be used for a market garden a surrounding fruit trees.

- Avoid cut and fill on your block when preparing the building foundations. Attempt to maintain the existing topography and drainage pattern.
- Retain vegetation, particularly deep-rooted trees. They lower the water table, bind the soil, filter nutrients, decrease runoff velocities, capture sediment and reduce the potential for dry land salinity.
- Reduce erosion potential on site during building works by minimising the time that land is left in an exposed, unstable condition. Employ sediment traps and divert 'clean' stormwater around the disturbed site (see Sediment control).
- Minimise the area of impervious surfaces such as paved areas, roofs and concrete driveways.
- Grade impervious surfaces, such as driveways, during construction to drain to vegetated areas.
-

EROSION AND SEDIMENT CONTROL

There will be no erosion or sediment control measures provided on-site. The proposed development is on flat, sandy, well drained soil. The site is covered in vegetation. Natural fencing will be used as screening

A description of the existing environment:

- ◆ Terrain: The site Part 21 is generally level.
- ◆ The RES (RES1984, Land Resources, p.8.) classifies the soil on the proposed site as weakly structured sandy soil.
The soil profile is deep. The Great Soil Group is Calcareous Litho sol.
- ◆ Slope: There is a no slope
- ◆ Surface drainage: There are no discernible drainage lines on the site.
- ◆ Surface Geology: This is cross-bedded calcareous sandstone composed of fragments of coralling algae, pulverised coral, foraminifera, and fragmented mollusk shells.

Urban Capacity: Sub-Class: B-sec. This category covers the entire site. The negligible constraints identified are slope, erodibility, and permeability

OTHER CONSIDERATIONS

Pending the transfer of two tourist licenses from Diane Owens, the proposal is to build a small cabin for the purpose of tourist accommodation. The cabin is a kit home type structure supplied by Cabinlife with a living room, bedroom, bathroom and covered verandah. A small kitchenette would be installed also.

The proposed location for the new building is in land mapped as significant native vegetation however the footprint of the building does not include the removal of any physical native vegetation. A site inspection by Hank Bower and survey plans can confirm this with the location of the nearest native vegetation to the proposed building. Previous leaseholders have removed vegetation from the area but it is intended that significant revegetation will be carried out around the proposed building location to restore the SNV area to its former state.

Included in the development application will be a waste water system upgrade. Currently the property is serviced by a septic system. For compatibility with regulations a Fuji clean waste water system will be installed to service both the existing and new buildings on the property.

There is a 'request for variation' for the North West boundary setback from 5m to 4m.

The development does not comply with the minimum boundary setback on one side however this boundary is for portion 183 which is incorporated within the same lease.

The land immediately adjacent to this boundary is covered with dense significant native vegetation and is not compatible with future development. The reason for the request is so as not to disturb the vegetation and use existing cleared land and retain as much SNV as possible in the area.

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

- a) The consequences of not carrying out the proposed development.
 - The applicant wishes to utilise a building space for tourist accommodation on Lot 21. The consequences of not carrying out the proposal will result in the applicant missing an opportunity to start her own business
- b) The reasons justifying the carrying out of the development.
 - The proposal satisfies the pre-requisites of design principles in the LEP 2010
 - The proposal will have no negative environmental impact because no changes will be made to the environment.

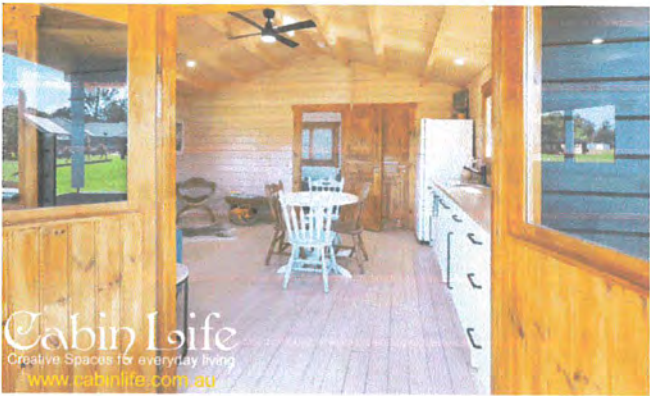
Ecologically sustainable development

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

Our goal is to provide accommodation that will educate and highlight conservation, biodiversity and environmental goals of the Island. We want to create a space of low impact/ carbon footprint and contribution to the environment.

For further information about the proposed structure, detailed cabin specs and visual examples
The Byron Cabin 45m2

<https://www.cabinlife.com.au/byron-45m/>



View along Lagoon Road frontage Lot 21 and Portion 183



Entrance Driveway



Dwelling on Portion 21 "Kentia"



Studio/ shed on Lot 21



View towards dwelling and studio/garage



View toward site from driveway entrance



View along land adjoining airport Portion 183



Proposed tourist accommodation site



Tourist accommodation proposal, Jessica Owens **Lot 21 & Portion 183, Lagoon Road**

Attached:

- Site plan with existing and proposed building locations
- Proposed building plan
- Site plan of proposed building with existing vegetation locations
- Vegetation plan with proposed building location
- Parking plan
- Proposed upgraded waste water installation location

Pending the transfer of two tourist licenses from Diane Owens, the proposal is to build a small cabin for the purpose of tourist accommodation. The cabin is a kit home type structure supplied by Cabinlife with a living room, bedroom, bathroom and covered verandah. A small kitchen would be installed also.

The proposed location for the new building is in land mapped as significant native vegetation however the footprint of the building does not include the removal of any physical native vegetation. A site inspection by Hank Bower and survey plans can confirm this with the location of the nearest native vegetation to the proposed building. Previous lease holders have removed vegetation from the area but it is intended that significant revegetation will be carried out around the proposed building location to restore the SNV area to its former state.

Included in the development application will be a waste water system upgrade. Currently the property is serviced by a septic system. For compatibility with regulations a Fuji clean waste water system will be installed to service both the existing and new buildings on the property.

Existing site coverage and gross floor area calculations

Existing Residential GFA

Dwelling	= 134 sqm	=3,000 sqm
Studio/shed	= 90 sqm	
Garage		

There is currently no existing Commercial GFA on site

Proposed Commercial GFA

Area required for commercial site cover	= 45 sqm	
Studio/shed	= 45 sqm	
Garage		

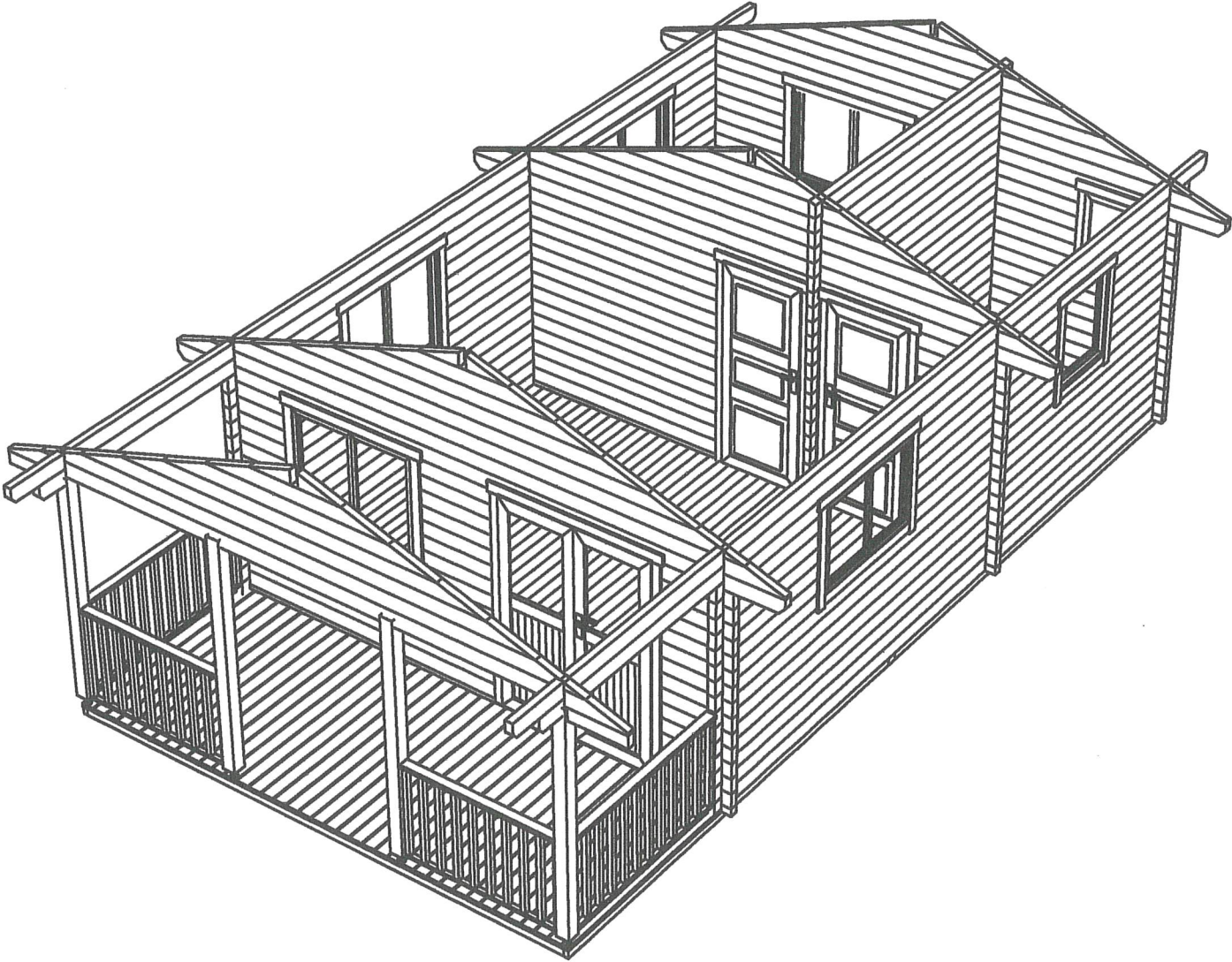
To calculate area required to comply LEP 2010: 45 sqm divided by 15 x 100 = 300 sqm

Total land required = 3,300 sqm

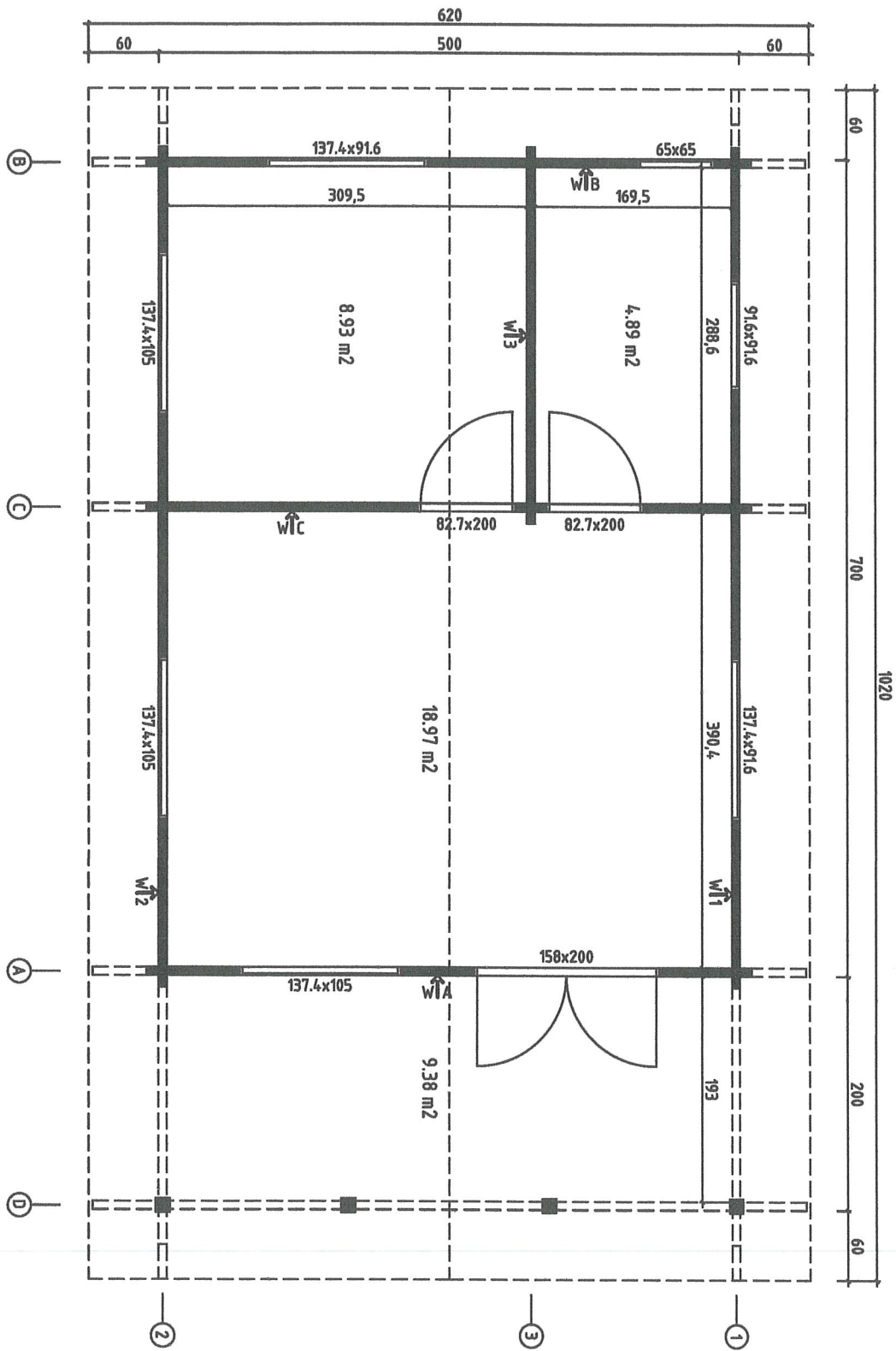
Total Land available = 17,576 sqm

There is adequate land available for the proposal

Delux 5x7
Art.No. 7014202



Delux 5x7, Art.No. 7014202
 GRUNDPLAN



parking
Waste Water

AIRSTRIP N
MGA

180 (PLAN 13A)

183 (PLAN 13A)

PROPOSED TOURIST ACCOMMODATION BUILDING

114° 03' 20"
80.23m

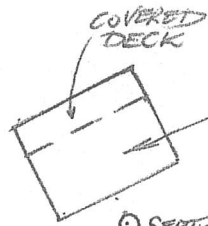
OPEN GRASSED AREA
Irrigation field

4m

NATIVE VEGETATION
36° 12' 00"
112.73m



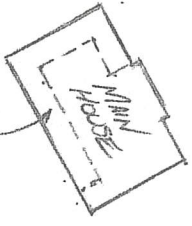
OPEN GRASSED AREA



EXISTING STUDIO/STORAGE SHED

DRIVEWAY

COVERED DECK



SEPTIC TANK

Palms
21 (DP1169260)
1.157ha

WATER TANK
SEPTIC TANK

NATIVE VEGETATION

115.62m

205° 04' 20"

AIRPORT TERMINAL

79° 10' 10"
52.77m

115° 04' 20"
29.265m

20 (DP1169260)

"A"
SITE PLAN SHOWING
PROPOSED TOURIST
ACCOMMODATION BUILDING

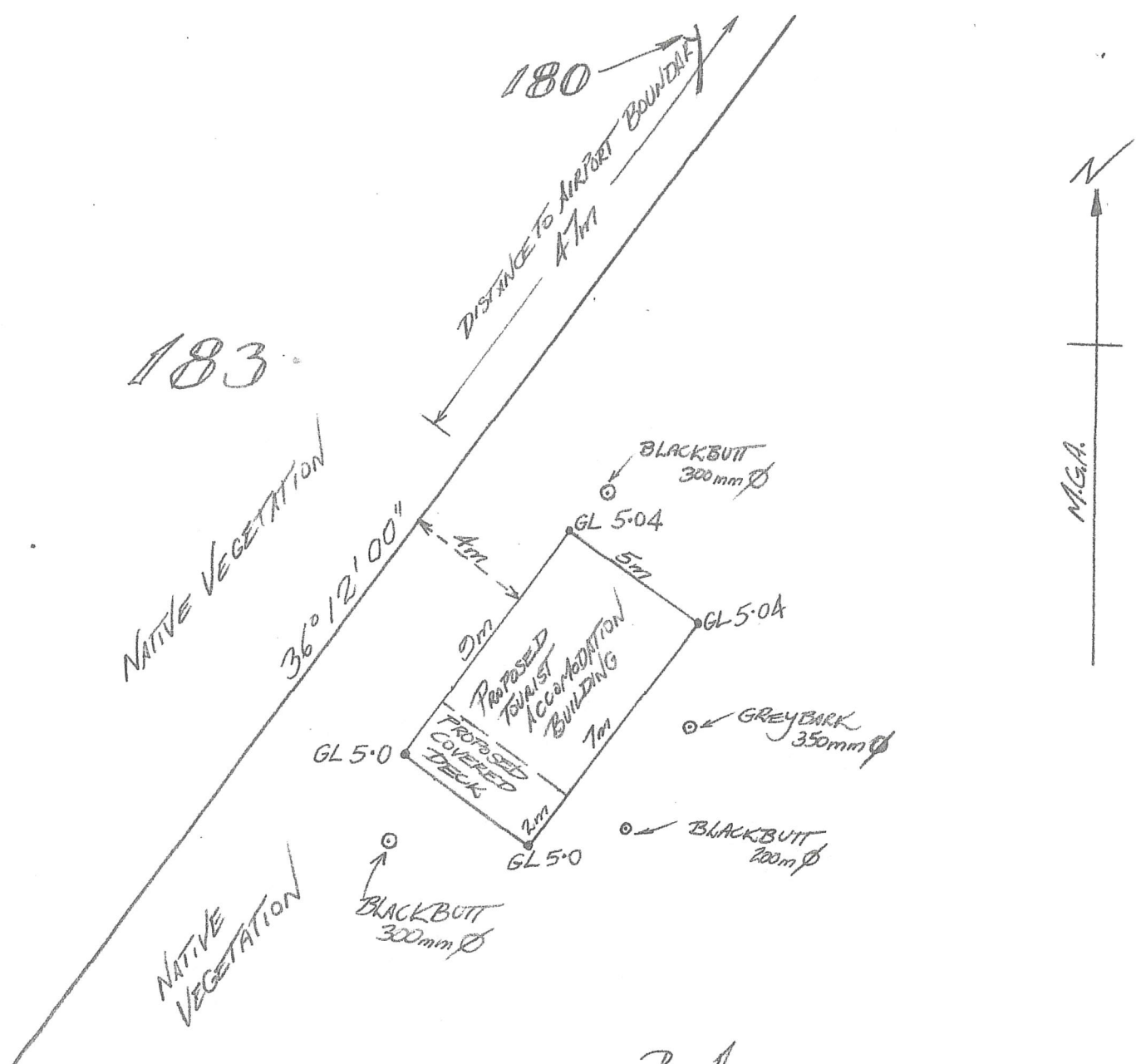
SCALE 1:750

DRAWN BY
GARY MILLMAN
(MAR 2021)

220 (DP45732)

ROAD

ROAD

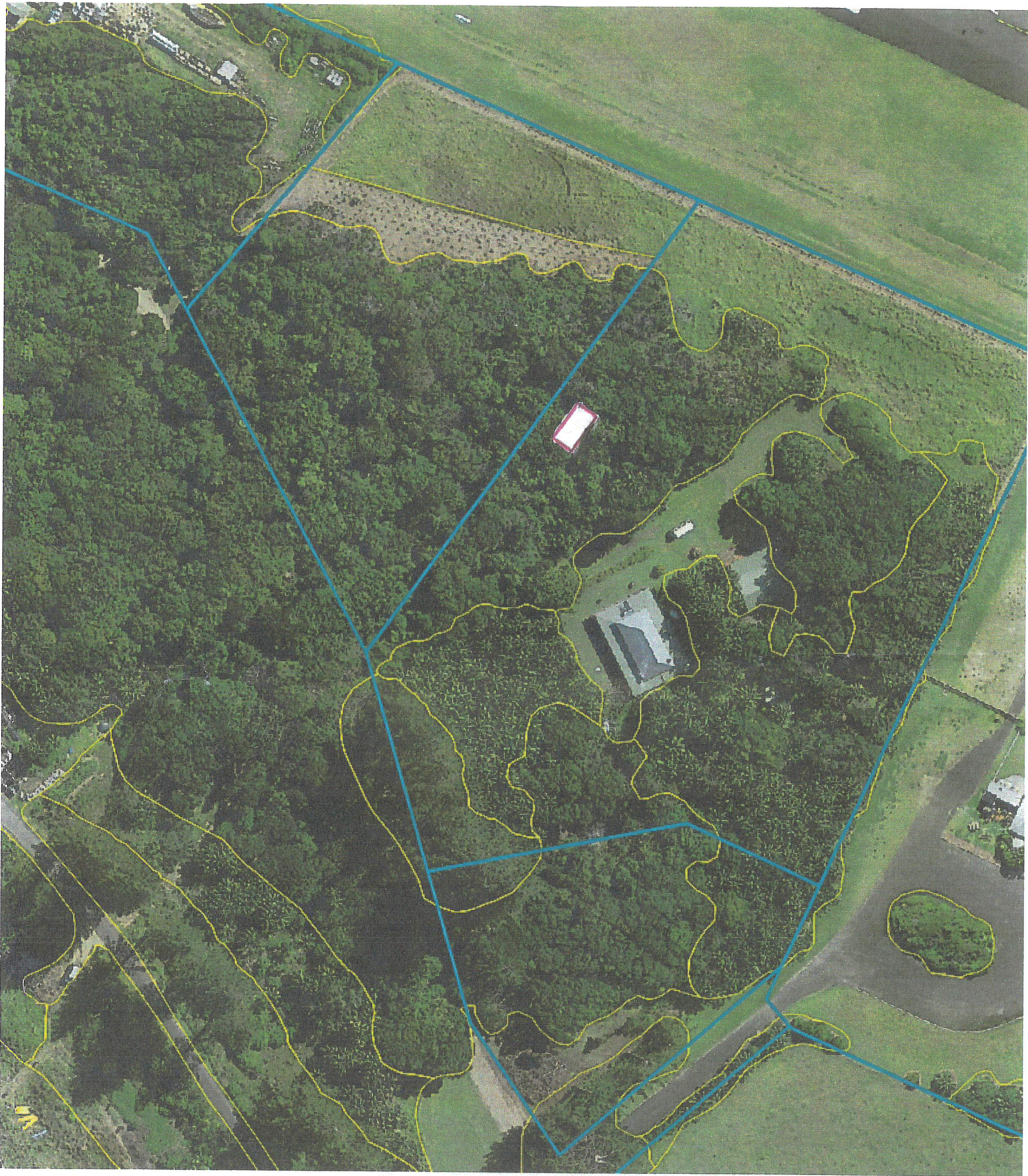



183

21
 (DP1169260)
 1.157ha

"B"
PLAN OF PROPOSED TOURIST
ACCOMMODATION BUILDING
SHOWING CLOSE TREES
AND LEVELS AT CORNERS
(GROUND LEVEL ADOPTED)
SCALE 1:200
DRAWN BY GARY MILLMAN
(MAR 2021)

BUILDING AREAS
PROPOSED TOURIST ACCOM. BLDG. 45m²
(INCLUDES 10m² COVERED DECK)
FROM SITE PLAN "A" STUDIO/STORAGE SHED 130m²
(INCLUDES 39.6m² COVERED DECK)
MAIN HOUSE 210m²
(INCLUDES 73.8m² COVERED DECK)



 - SITE OF
PROPOSED TOURIST
ACCOMMODATION BUILDING

SCALE 1:100

BASIX[®] Certificate

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

Single Dwelling

Certificate number: 1192947S

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: Monday, 12 April 2021

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



Planning,
Industry &
Environment

Project summary		
Project name	Byron Deluxe Cabin	
Street address	2 Lagoon Road LORD HOWE ISLAND 2898	
Local Government Area	Lord Howe Island Board	
Plan type and plan number	deposited DP116926	
Lot no.	Lot 21	
Section no.	-	
Project type	separate dwelling house - secondary dwelling	
No. of bedrooms	1	
Project score		
Water	✓ 72	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 50	Target 50

Certificate Prepared by

Name / Company Name: Cameron Kirkpatrick

ABN (if applicable): N/A

Description of project

Project address	
Project name	Byron Deluxe Cabin
Street address	2 Lagoon Road LORD HOWE ISLAND 2898
Local Government Area	Lord Howe Island Board
Plan type and plan number	Deposited Plan DP116926
Lot no.	Lot 21
Section no.	-
Project type	
Project type	separate dwelling house - secondary dwelling
No. of bedrooms	1
Site details	
Site area (m ²)	300
Roof area (m ²)	45
Conditioned floor area (m2)	35.0
Unconditioned floor area (m2)	10.0
Total area of garden and lawn (m2)	300
Roof area (m2) of the existing dwelling	210
No. of bedrooms in the existing dwelling	3

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	✓ 72	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 50	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 250 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 5 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 22500 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 45 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: <ul style="list-style-type: none"> • all toilets in the development • the cold water tap that supplies each clothes washer in the development • all hot water systems in the development • all indoor cold water taps (not including taps that supply clothes washers) in the development 		✓ ✓ ✓ ✓	✓ ✓ ✓ ✓

Water Commitments

Greywater treatment system

The applicant must install a greywater treatment system on the site. This system must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.

Show on
DA plans

Show on CC/CDC
plans & specs

Certifier
check



The applicant must configure the greywater treatment system so that greywater for recycling is collected from:

- the laundry
- each bathroom (but not the toilets)
- the entire household



The applicant must connect the greywater treatment system to:

- a sub-surface or non-aerosol irrigation system, or if the greywater has been appropriately treated in accordance with applicable regulatory requirements, to at least one outdoor tap in the development (Note: NSWHealth does not recommend that greywater be used to irrigate edible plants which are consumed raw.)



Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
General features			
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			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓

Construction	Additional insulation required (R-Value)	Other specifications
floor - suspended floor above open subfloor, AAC panel on frame (75 mm)	nil	
external wall - other/undecided	2.20 (including construction)	
external wall - other/undecided	2.20 (including construction)	
external wall - other/undecided	2.20 (including construction)	
external wall - other/undecided	2.20 (including construction)	
ceiling and roof - raked ceiling / pitched or skillion roof, framed	ceiling: 3.5 (down), roof: foil backed blanket (75 mm)	framed; dark (solar absorptance > 0.70)

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. <ul style="list-style-type: none"> - Aluminium single clear - Aluminium double (air) clear - Timber/uPVC/fibreglass single clear - Timber/uPVC/fibreglass double (air) clear 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. 	✓	✓	✓ ✓
	✓	✓	✓

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North-East facing					
W01	952	1384	timber/UPVC/fibreglass, double (air), clear	eave 600 mm, 130 mm above head of window or glazed door	>4 m high, 8-12 m away
W02	680	658	timber/UPVC/fibreglass, double (air), clear	eave 600 mm, 130 mm above head of window or glazed door	>4 m high, 8-12 m away
South-East facing					
W03	952	926	timber/UPVC/fibreglass, double (air), clear	eave 600 mm, 130 mm above head of window or glazed door	>4 m high, 8-12 m away
W04	952	1384	timber/UPVC/fibreglass, double (air), clear	eave 600 mm, 130 mm above head of window or glazed door	>4 m high, 8-12 m away
South-West facing					

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
W06	1088	1384	timber/UPVC/fibreglass, double (air), clear	verandah 2000 mm, 1210 mm above base of window or glazed door	>4 m high, 8-12 m away
W07	2040	1590	timber/UPVC/fibreglass, double (air), clear	verandah 2000 mm, 2176 mm above base of window or glazed door	>4 m high, 8-12 m away
North-West facing					
W08	1088	1384	timber/UPVC/fibreglass, double (air), clear	eave 600 mm, 130 mm above head of window or glazed door	>4 m high, 8-12 m away
W09	1088	1384	timber/UPVC/fibreglass, double (air), clear	eave 600 mm, 130 mm above head of window or glazed door	>4 m high, 8-12 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: gas instantaneous.	✓	✓	✓
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			
<p>The applicant must install the following exhaust systems in the development:</p> <p>At least 1 Bathroom: no mechanical ventilation (ie. natural); Operation control: n/a</p> <p>Kitchen: no mechanical ventilation (ie. natural); Operation control: n/a</p> <p>Laundry: natural ventilation only, or no laundry; Operation control: n/a</p>		✓ ✓ ✓	✓ ✓ ✓
Artificial lighting			
<p>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:</p> <ul style="list-style-type: none"> • at least 1 of the bedrooms / study; dedicated • at least 1 of the living / dining rooms; dedicated • the kitchen; dedicated 		✓ ✓ ✓	✓ ✓ ✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<ul style="list-style-type: none"> • all bathrooms/toilets; dedicated • the laundry; dedicated • all hallways; dedicated 		✓ ✓ ✓	✓ ✓ ✓
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 1 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Other			
The applicant must install a gas cooktop & gas 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.		✓	

Legend

In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

Commitments identified with a ✓ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.

On-site Wastewater Treatment Proposal

Kentia, Lot 20, 21 & 183 Old Lagoon Rd Lord Howe Island

P/L No. 1954.37

System Install Overview

It is proposed to install a NSW Health accredited FujiClean CE1500EX Aerated Wastewater Treatment System to service the wastewater needs of the property known as 'Kentia'.

The FujiClean system will be installed next to the existing septic tank servicing the main house. The system comes with its own visual alarm to alert of system malfunction such as high water, aeration pump failure etc.

The existing septic tank by the studio will become a 'catch tank' and be pumped to the FujiClean System for treatment. Our proposal is turn this studio into staff accommodation. All pipework connecting this 'catch tank' to the FujiClean system, located within areas mapped as Significant Native Vegetation (SNV), will be laid on the surface.

Our proposal is to build a Tourist Unit accommodating 2 persons. This unit will also have a 'catch tank' installed with the effluent pumped to the FujiClean System for treatment. All pipework connecting to the FujiClean system, located within areas mapped as SNV, will be laid on the surface.

The treated effluent will be disinfected with chlorine prior to discharge to the irrigation field to the north west of the property (see attached site plan). The irrigation field will have small diameter (12mm) drip pipe laid in a 10m x 42m area which will then be planted with native vegetation. Due to the close proximity to the runway the native vegetation selected will be small shrubs such as coprosma, bully bush and the like. All pipework connecting the FujiClean system to the irrigation field, located within areas mapped as SNV, will be laid on the surface.

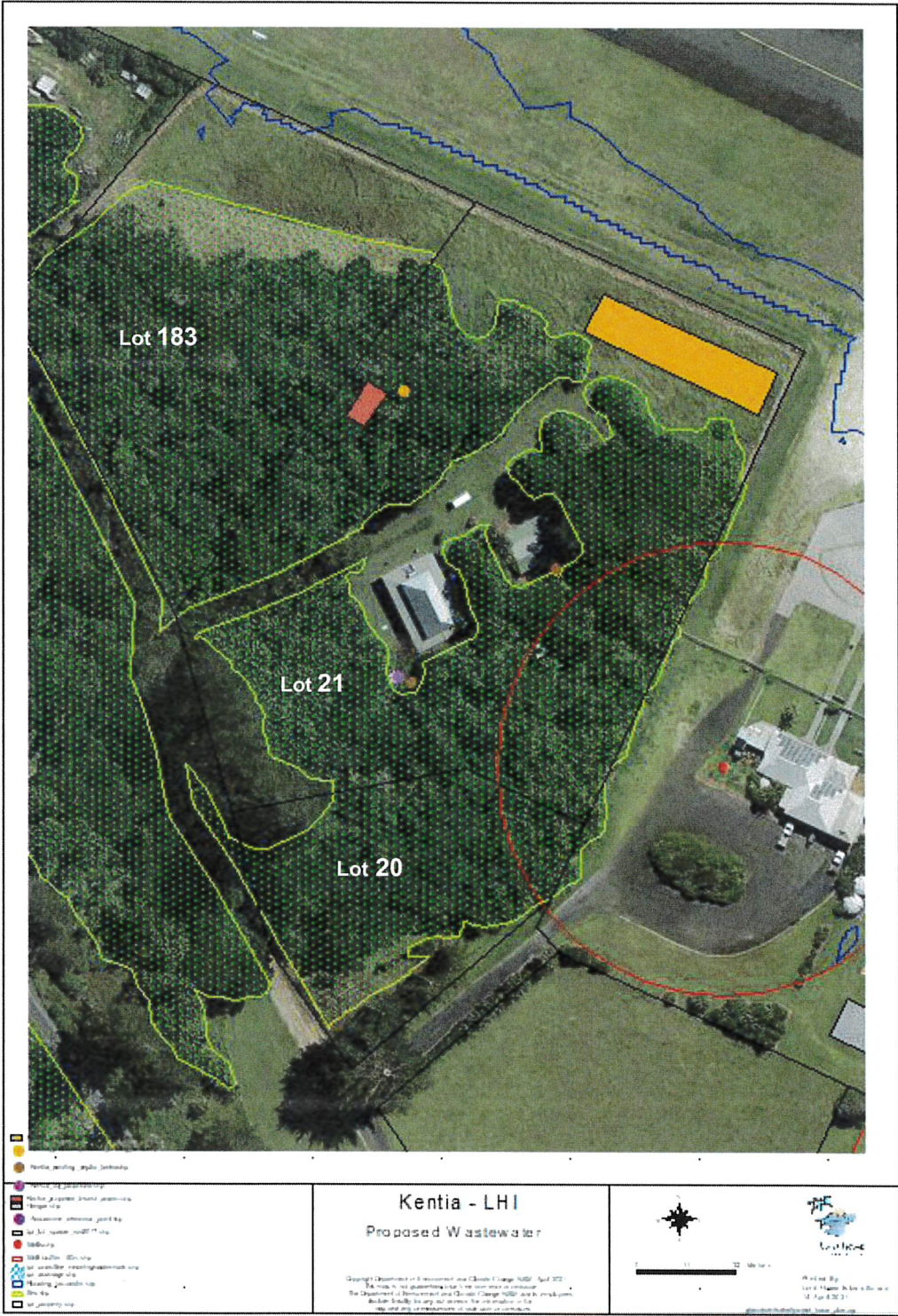
The daily hydraulic load of effluent to be treated is 1,020lt. This is calculated by the following flow rates:

Source	Number	Lt/day	Total Lt/day
Main House	3 x bed = 4EP	120	480
Studio (proposed staff accom.)	1 x bed = 2EP	120	240
Proposed Tourist Unit	2 x pax	150	300
Total Daily Flow			1,020

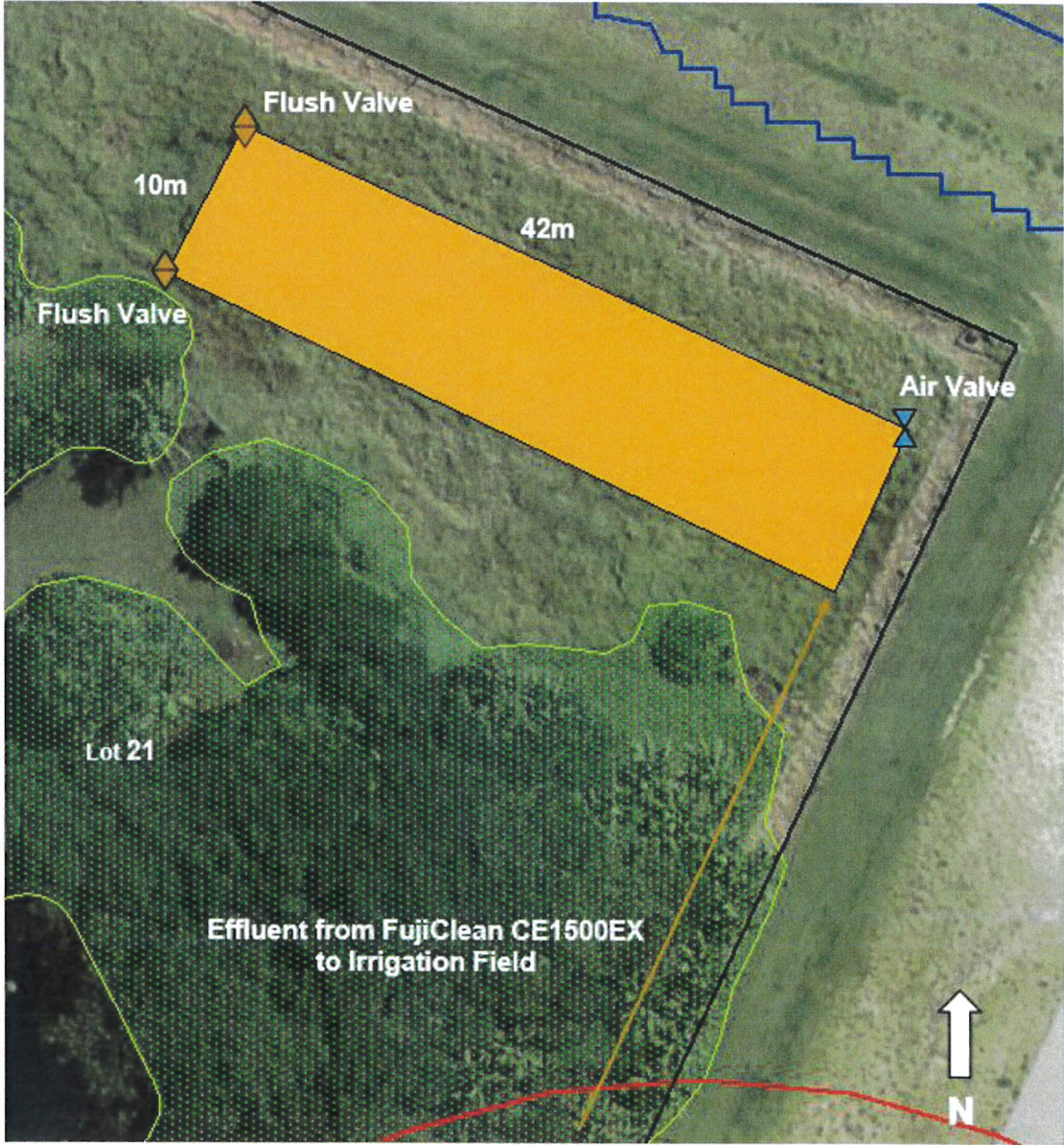
The proposed effluent irrigation area is to be situated on Lot 21 of P/L No. 1954.37. The soil type on Lot 21 is sand. A soil sample will be provided to the Board for confirmation. The area required for the effluent irrigation with this soil type is 412m² - see attached Water and Nutrient Balance calculations provided by the Lord Howe Island Board.

Jessica Owens and Cameron Kirkpatrick
14 April 2021

Kentia
 Site Plan – Proposed Wastewater



Kentia
Site Plan – Irrigation Area



Nutrient Balance

Site Address: **Kentia - 14/04/2021**

Please read the attached notes before using this spreadsheet.

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

412 m²

INPUT DATA ^[1]							
Wastewater Loading				Nutrient Crop Uptake			
Hydraulic Load		1,020	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		3,694	mg/day	P-sorption result	170	mg/kg	which equals 0 kg/ha
Remaining N Load after soil loss		14,778	mg/day	Bulk Density	1.8	g/cm ³	
Effluent P Concentration		2	mg/L	Depth of Soil	0	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	270 m ²	Nominated LAA Size	412 m ²
Phosphorus	372 m ²	Predicted N Export from LAA	-2.85 kg/year
		Predicted P Export from LAA	-0.08 kg/year
		Phosphorus Longevity for LAA	0 Years
		Minimum Buffer Required for excess nutrient	0 m ²

PHOSPHORUS BALANCE

STEP 1: Using the nominated LAA Size

Nominated LAA Size	412 m ²				
Daily P Load	0.00204 kg/day	→	Phosphorus generated over life of system	37.23 kg	
Daily Uptake	0.002258 kg/day	→	Phosphorus vegetative uptake for life of system	0.100 kg/m ²	
Measured p-sorption capacity	0 kg/m ²				
Assumed p-sorption capacity	0.000 kg/m ²	→	Phosphorus adsorbed in 50 years	0.000 kg/m ²	
Site P-sorption capacity	0.00 kg	→	Desired Annual P Application Rate	0.824 kg/year	
				which equals	0.00226 kg/day
P-load to be sorbed	-0.08 kg/year				