

# LORD HOWE ISLAND BOARD

## Development Application

Section 4.12, Environmental Planning and Assessment Act 1979

Date Received:
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Development Application No.: ..... DA2022.7.1 .. Date Lodged: ..... 15/12/2022 .....

Use this form to apply for development consent to:

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

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

### APPLICANT DETAILS

Mr     Mrs     Ms    Other: .....

Name: Chad Wilson.....

Organisation: ..... ABN: .....

Postal Address: [REDACTED].....

Telephone: [REDACTED]..... Fax: .....

Email: [REDACTED].....

### OWNER CONSENT

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

### IDENTIFY THE LAND YOU PROPOSE TO DEVELOP

Portion/Lot No.: 1..... Deposited Plan No.: 1279044.....

Lease No.: 2022.01.....

Address: [REDACTED].....

### PROPOSED DEVELOPMENT

<p>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.</p> <p>Proposed Tourist Accommodation alterations, additions and conversion of existing dwelling. Alterations to existing dwelling with two bedrooms and ensuites. Alteration second story, layout two bedrooms and ensuites to the existing building The second story will be added under the existing building. Conversion existing dwelling to tourist accommodation four bedroom and ensuites. Construction of new transit lounge and new laundry/ storage shed, construction of replacement residential dwelling and New waste water system.</p> <p>Building Material: <u>Concrete, timber, fibro</u>      Roofing Material: <u>Corrugated iron.</u></p>
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**PAST/PRESENT LAND USES**

State the past known uses of the site: Second dwelling.

State the present known uses of the site: Second dwelling, New Tourist accommodation.

**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.

BASIX certificate, Cost estimate report, Council DA Checklist, Floor plans, Generated Pre-DA form, Form - Electricity - Application for Supply - New Installation, Form - Electricity - Application for Supply - New Installation 2, Statement of environmental effects, Wastewater Management Systems Checklist, Waste Water Effluent Irrigation Area, ACE-3000-Brochure.

*NOTE: It will be necessary for you to place pegs showing the location of all building extremities and height of buildings within seven days of lodging your development application. These pegs will allows inspection by Board staff at an early stage of your development assessment.*

**APPLICATION FEE**

For development that involves a building or other work, the fee for your application is based on the estimated cost of the development. If your development needs to be advertised to the public you may also need to include an advertising fee. Clauses 246 to 263 of the Environmental Planning and Assessment Regulation 2000 provide a schedule of fees.

*NOTE: Fees will be calculated in accordance with Cordell’s Building estimates and will form the basis for the fee. To save time and any delays in processing your application, please contact us if you need help to calculate the fee for your application.*

Estimated cost of the development: **\$850,000.00**

Total fees lodged: ..... **\$2319.00** ..... Date: ..... **15/12/2022** ..... Receipt No.: ..... **22774** .....

**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: .....  ..... Signature: .....

Name: **Chad Wilson** ..... Name: .....

Date: **30/05/2022** ..... 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: .....  ..... Signature: .....

Name: **Chad Wilson** ..... Name: .....

Date: **30/05/2022** ..... 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](http://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](mailto:administration@lhib.nsw.gov.au)  
Website: [www.lhib.nsw.gov.au](http://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](mailto:lordhowe.marinepark@npws.nsw.gov.au)  
Website: [www.mpa.nsw.gov.au](http://www.mpa.nsw.gov.au)

### Department of Infrastructure, Planning and Natural

#### Resources – General Enquiries

Phone: 02 9228 6111  
Email: [infocentre@dipnr.nsw.gov.au](mailto:infocentre@dipnr.nsw.gov.au)  
Website: [www.dipnr.nsw.gov.au](http://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](mailto:northcoast@dipnr.nsw.gov.au)  
Website: [www.dipnr.nsw.gov.au](http://www.dipnr.nsw.gov.au)  
BASIX Certificate: [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

# LORD HOWE ISLAND BOARD

## Statement of Environmental Effects

A Statement of Environmental Effects must be completed and submitted with your development application, this is a requirement under the *Environmental Planning & Assessment Act 1979*. The Statement of Environmental Effects report explains the likely impacts of the development proposal taking into consideration relevant planning and environmental matters. If you require any clarification about what information needs to be included, please contact the Board's office on (02) 6563 2066.

Failure to submit a completed Statement of Environmental Effects report will result in the development application being rejected or incurring unnecessary delays before the application can be determined.

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### APPLICANT DETAILS

Name: Chad Wilson

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### PROPOSED DEVELOPMENT

Portion/Lot No.: 1 Deposited Plan No.: 1279044

Lease No.: 2022.01

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

- |  |  |
|--|--|
| <input checked="" 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 Realignments |

Other – please describe: .....

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### 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.

Dwellings (4) Is existing with an internal floor space of 150 m<sup>2</sup>.

Dwelling (5) is existing with an internal floor space of 151 m<sup>2</sup>

Building (6) is a proposed commercial laundry and storage space 17.5 m<sup>2</sup>.

Building (1) is a proposed transit room, that is 39 m<sup>2</sup> internal space.

Building (7) is propose spot to move the dwelling allocation to this building internal space 142 m<sup>2</sup>

Building (3) is in existing shed internal square meterage is 50 m<sup>2</sup>.

(8)New Waste water management system. Please see attached document.

**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
DA2016-30	Renovation on dwelling (1)	20/01/2016
DA2021.7	Subdivision/Boundary adjustment.	26/04/2021

**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.

Dwelling (1) internal floor space is 150m<sup>2</sup>. Building (5) that is proposed area for dwelling (2) the structures internal space will be 142 m<sup>2</sup>.

Building (6) that is an existing shed 50 m<sup>2</sup>. The three structures add up to 392 m<sup>2</sup>. That is under the 400 m<sup>2</sup> allowed (under Clause 20 & 23 LHI Local Environmental Plan 2010)

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.

(under clause 27 LHI Local Environmental Plan 2010) (1)(a) N/A (b) No SNV Will be removed. (c) there is over 50 % SNV. (2)(a) yes, it is a Dual occupancy. (b) yes, it is occupied by family. (c) it does not exceed 400 m<sup>2</sup>. The domestic floor internal floor space is 392 m<sup>2</sup>.

**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.

(under clause 20 (4)(a) LHI Local Environmental Plan 2010) allows the dual block size to be 5000 m<sup>2</sup>

My calculations is the block is 6773 m<sup>2</sup> -5000 m<sup>2</sup> = 1773 m<sup>2</sup> 15% = 265.95 m<sup>2</sup> of commercial space.

All the buildings that erected for the commercial add up to 207 m<sup>2</sup>..(b) there is over 50 % SNV .(c) no

building is getting erected where there is SNV. (d) there is a growing market on Lord Howe for smaller

accommodation lodges. That offer more inclusive deals e.g. include charter vessel in price:.....

(2)N/A (3) N/A (4) The 8 tourist licenses are coming out of Oceanview Apartments (5)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.

On the commercial and dwelling buildings the ridge line does not exceed 7.5 m

**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, Falls under the land zone 2 settlement.

**ENERGY EFFICIENCY**

Does the development achieve the minimum BASIX requirements? To determine whether a BASIX certificate needs to be submitted with your application, please refer to [www.basix.nsw.gov.au/information/index.jsp](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.

I have Completed my basix.Documents attached.

**BOUNDARY SETBACKS**

How far is your development setback from the front boundary?

Every new building and dwelling is it at least 5 m or more back from every Boundary..

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

Every new building and dwelling is it at least 5 m or more back from every Boundary..

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

Yes.

**LANDSCAPING**

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

There will be no clearing of any SNV, There will be some modifications to existing gardens and orchard.

**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

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**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.

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.

**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.

Each of the red shapes that are marked on the SNV map. There 30 Kentia palm trees marked in each Section. Most of them can be re-planted in the shapes marked green on the SNV map. Besides the palms, I was re-planting I was also going to other various Native species of plants in those areas.

**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.

The landscaping areas are shown on the SNV map as green shape . Mainly landscaping with Kentia Palm's, Curly palms, Sally Woods, black butts, Hot Woods and any other native species that are common in the area.

**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 accommodation/commercial, will be a grey heritage colour for the roof and trimmings. The walls will be a white heritage colour. Hardwood timber deck.  
The second dwelling, The roof will be a SeaMist white colour and the trimmings. The walls will be a dark grey charcoal heritage colour. hardwood timber decks.

**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.

Please see attached documents for answer.

**SOLAR ACCESS**

Has the development been designed so that the main indoor and outdoor living spaces face north and east to take advantage of solar access? If yes, please specify the parts of the dwelling facing north and east.

The commercial/tourist accommodation one side of the roof faces to the north. That already has existing solar hot water.  
The second Dwelling will have poor solar access. Due to the way we had to outlay the building and dense native vegetation surrounding the dwelling.

Does the development overshadow adjoining properties?

N/A

**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?

Existing parking spots on the lease is two. There will be another two added to make a total of four parking spaces.

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.

With the construction of the access road there will be some minor excavation and retaining walls. The excavation will be mainly just removing the grass layer and flattening the axis. The accommodation car park. Will have a 400 mm high retainer wall at the north western side of it. That will be shown on the site plan. The other retaining wall is on the first level of the tourist accommodation. That won't exceed 1200 mm. Will be shown on drawings of dwelling.

**WASTEWATER MANAGEMENT**

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

Yes, Have spoken to Kate Dignam About the Application.

**STORMWATER RUNOFF DISPOSAL**

How will excess stormwater runoff be disposed?

The natural fall of the land runs to a Gully that then runs into old settlement. The run-off from the tanks run into that gully. There is no issue with the stormwater run-off.

**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

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**OTHER CONSIDERATIONS**

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

N/A

**Statement of environmental effects application for Chad Wilson.**

**Question: VISUAL AND ACOUSTIC PRIVACY**

**Answer.**

The commercial sites (5 & 1) of the tourist accommodation building. The front side of the building that faces West. As a first story Veranda that acoustically will have dense vegetation in front of the Veranda to dull the noise. The second story Veranda will project the noise out into old settlement. The back Veranda on the main accommodation is well screened by dense garden and will also have a fence behind that Shield in the first dwelling on the property. The other part of the commercial is the transit room (1). That is designed to have all the acoustics from the building. It has been designed to reflect it to the west. That is dense vegetation and behind that is old settlement.

The second dwelling is in a naturally screened position on the block. That acoustically will catch a lot of the noise. There is a little bit of landscaping to do on the west side through to the North eastern side. But it is minor.

This is the SNV map, the red shapes areas (1,2) are where the trees are being removed from. 3, 4, 5 & 6 are existing structures. 7 is the proposed area for the second dwelling, that currently exists at location number 5. 8 is the proposed waste water system area.

The green Shaped areas, where I'm planning to move some of the trees to and plant out.



EXISTING METAL-CLAD DWELLING WITH METAL ROOF

NEW TIMBER FENCE

EXISTING PATH TO BE REMOVED AND LANDSCAPED, NEW BOARDWALK ENTRY PATH

PROPOSED LAUNDRY & STORAGE SHED

LINE DENOTING SNV MAPPING

NEW TIMBER BOARDWALK TO EXISTING TRACK TO LAGOON ROAD

GUEST HOUSE PROPOSED EXTENSION TO EXISTING FC CLAD DWELLING WITH METAL ROOF

NEW TIMBER BOARDWALK TO EXISTING TRACK TO LAGOON ROAD

TRANSIT LOUNGE PROPOSED TRANSIT LOUNGE FC CLAD WITH METAL ROOF

PROPOSED BIKE STORAGE

PROPOSED SIGNAGE

NEW TIMBER BOARDWALK TO LAGOON ROAD

LAGOON

ROAD  
ROAD RL 50.00

286  
DP 48695

284  
DP 48687

285  
DP 48687

5950 SETBACK

10300 SETBACK

10300 SETBACK

1950 SETBACK

6.355

7.5

33.9

14.7

16.1

31.05

31.45

31.05

31.45

31.45

31.45

31.45

31.45

31.45

31.45

31.45

31.45

LINE DENOTING PREVIOUS BOUNDARY

LINE DENOTING SNV MAPPING

DWELLING NEW DWELLING 3 BEDROOMS

NEW RETAINING WALL TO PROPOSED CAR PARK AS PER STRUCTURAL ENGINEER'S DETAIL

NEW GEOHEX DRIVEWAY AND CAR PARK

NEW SIGNAGE

NEW CONCRETE SLAB TO ENTRY OF EXISTING SHED

C FOWL SHELTER

OCEAN VIEW DRIVE

NEW TIMBER FENCE

NEW GEOHEX DRIVEWAY AND CAR PARK

LOT NO. 1   DP 1279044	6773 SQM
BUILT AREA SUMMARY - COMMERCIAL	
EX. DWELLING TO BECOME GUEST HOUSE	152.5 SQM
PROP. TRANSIT LOUNGE	39 SQM
PROP. LAUNDRY/ STORAGE SHED	17 SQM
TOTAL COMMERCIAL	207 SQM
BUILT AREA SUMMARY - RESIDENTIAL	
EXISTING SHED	30 SQM
EXISTING DWELLING	150 SQM
PROP. DWELLING - 3 BEDROOM	142 SQM
TOTAL RESIDENTIAL	322 SQM

ROOM ON FIRE



ALL WORKS TO BE IN ACCORDANCE WITH BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, AND WITH MANUFACTURERS RECOMMENDATIONS AND INSTRUCTIONS.

DO NOT SCALE OFF THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.

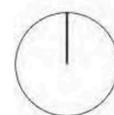
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DEVELOPMENT APPLICATION

LOT NO. 1 | DP 1279044  
LEASE NO. 2022.01



DATE 14 10 22  
ISSUE DA  
REVISION A



PROPOSED SITE PLAN

PROJECT NO. 035  
DRAWN CM

SCALE@A3  
1 : 500

DWG NO. DA-01  
ISSUE DA

CLIENT:  
ADDRESS:

C. WILSON  
LOT NO. 1 | DP 1279044  
LEASE NO. 2022-01

DRAWING REGISTER:

ISSUE DATE+REVISION

DESIGN DRAWINGS

DRWG NO. DRWG TITLE

035 DA-00	COVER PAGE	A SUBMISSION
035 DA-01	PROPOSED SITE	A SUBMISSION
035 DA-02	GUEST HOUSE	A SUBMISSION
035 DA-03	GUEST HOUSE	A SUBMISSION
035 DA-04	GUEST HOUSE	A SUBMISSION
035 DA-05	GUEST HOUSE	A SUBMISSION
035 DA-06	GUEST HOUSE	A SUBMISSION
035 DA-07	TRANSIT LOUNGE	A SUBMISSION
035 DA-08	TRANSIT LOUNGE	A SUBMISSION
035 DA-09	TRANSIT LOUNGE	A SUBMISSION
035 DA-10	DWELLING - PRELIMINARY	A SUBMISSION
035 DA-11	DWELLING - PRELIMINARY	A SUBMISSION
035 DA-12	DWELLING - PRELIMINARY	A SUBMISSION
035 DA-13	DWELLING - PRELIMINARY	A SUBMISSION
035 DA-14	DWELLING - PRELIMINARY	A SUBMISSION



APPENDIX

APP.1 SITE SURVEY

NOT FOR CONSTRUCTION

ROOM ON FIRE



EXISTING METAL-CLAD DWELLING WITH METAL ROOF

286  
DP 48695

NEW TIMBER FENCE

EXISTING PATH TO BE REMOVED AND LANDSCAPED. NEW BOARDWALK ENTRY PATH.

PROPOSED LAUNDRY & STORAGE SHED

LINE DENOTING SNV MAPPING

NEW TIMBER BOARDWALK TO EXISTING TRACK TO LAGOON ROAD

GUEST HOUSE PROPOSED EXTENSION TO EXISTING FC CLAD DWELLING WITH METAL ROOF

LAGOON

NEW TIMBER BOARDWALK TO EXISTING TRACK TO LAGOON ROAD

TRANSIT LOUNGE PROPOSED TRANSIT LOUNGE FC CLAD WITH METAL ROOF

PROPOSED BIKE STORAGE

PROPOSED SIGNAGE

NEW TIMBER BOARDWALK TO LAGOON ROAD

ROAD RL 50.00



284  
DP 48687

285  
DP 48687

LOT NO. 1   DP 1279044		6773 SQM
BUILT AREA SUMMARY - COMMERCIAL		
EX. DWELLING TO BECOME GUEST HOUSE	152.5 SQM	
PROP. TRANSIT LOUNGE	39 SQM	
PROP. LAUNDRY/ STORAGE SHED	17 SQM	
<b>TOTAL COMMERCIAL</b>	<b>207 SQM</b>	
BUILT AREA SUMMARY - RESIDENTIAL		
EXISTING SHED	30 SQM	
EXISTING DWELLING	150 SQM	
PROP. DWELLING - 3 BEDROOM	142 SQM	
<b>TOTAL RESIDENTIAL</b>	<b>322 SQM</b>	

ROOM ON FIRE



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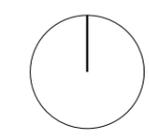
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DEVELOPMENT APPLICATION

LOT NO. 1 | DP 1279044  
LEASE NO. 2022.01



DATE 14.10.22 ISSUE DA REVISION A



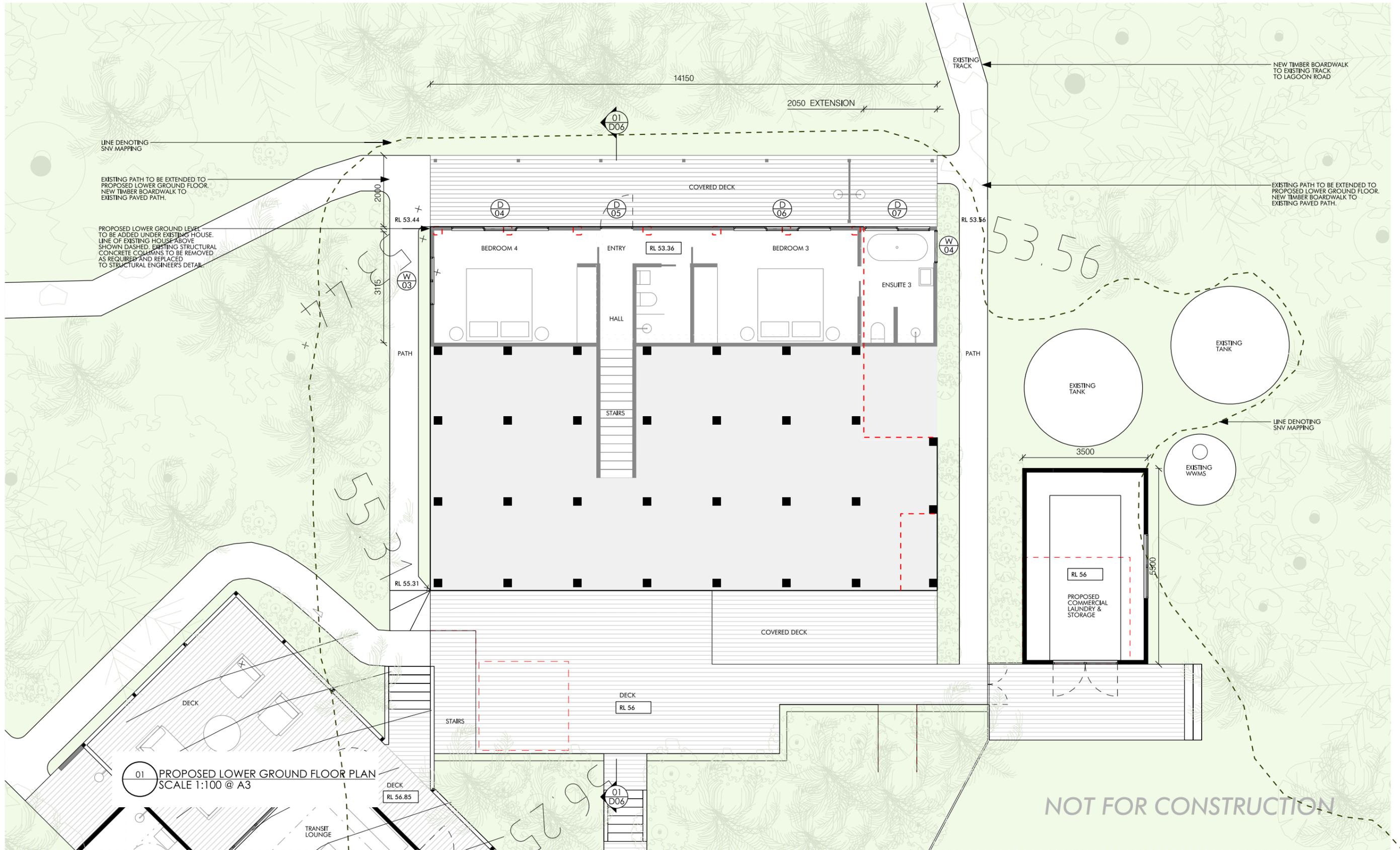
PROPOSED SITE PLAN

PROJECT NO. 035 DRAWN CM

SCALE@A3 1 : 500

DWG NO. DA-01 ISSUE DA





01 PROPOSED LOWER GROUND FLOOR PLAN  
SCALE 1:100 @ A3

ROOM ON FIRE



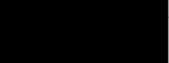
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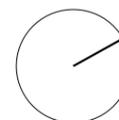
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DEVELOPMENT APPLICATION

LOT NO. 1 | DP 1279044  
LEASE NO. 2022 01



DATE	ISSUE	REVISION
14.10.22	DA	A



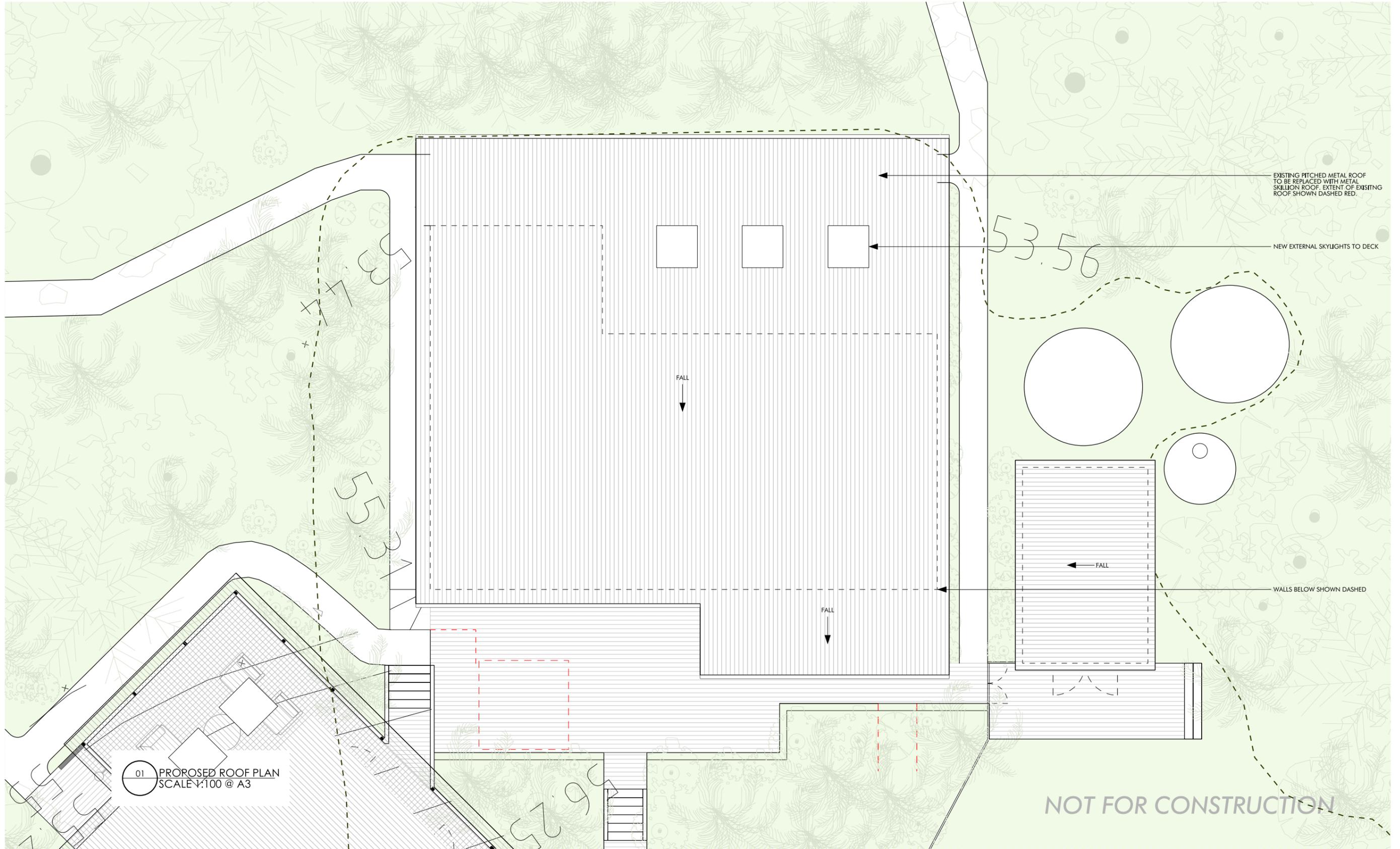
GUEST HOUSE  
PROPOSED LOWER GROUND FLOOR PLAN

PROJECT NO. 035 DRAWN CM

SCALE@A3  
1:100

DWG NO. DA-03 ISSUE DA

NOT FOR CONSTRUCTION



01 PROPOSED ROOF PLAN  
SCALE: 1:100 @ A3

NOT FOR CONSTRUCTION

ROOM ON FIRE



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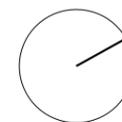
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DEVELOPMENT APPLICATION

LOT NO. 1 | DP 1279044  
LEASE NO. 2022.01



DATE	ISSUE	REVISION
14.10.22	DA	A

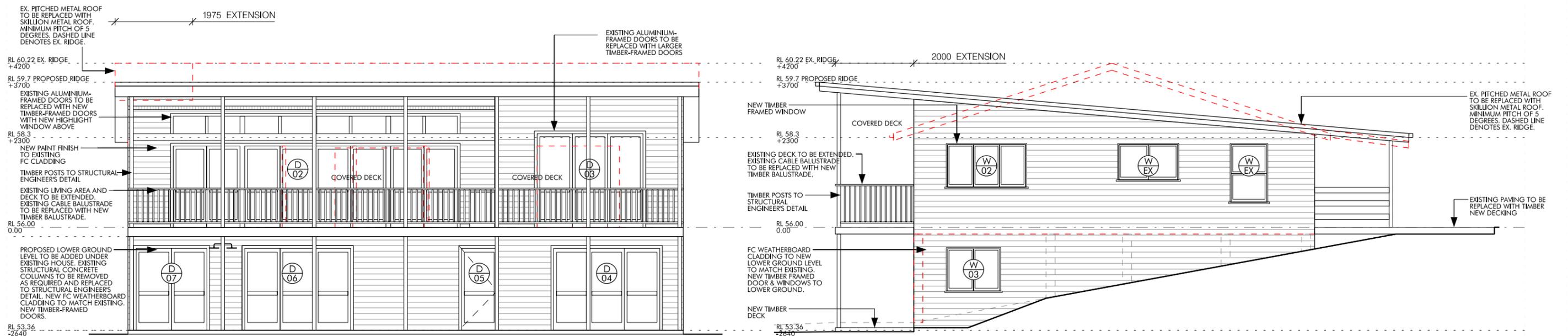
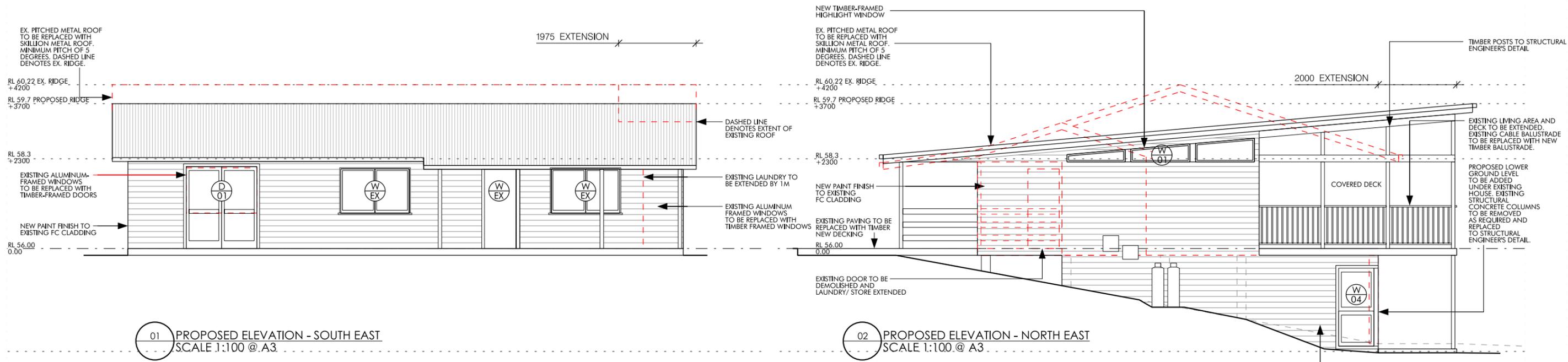


GUEST HOUSE  
PROPOSED ROOF PLAN

PROJECT NO. 035  
DRAWN CM

SCALE: A3  
1:100

DWG NO. DA-04  
ISSUE DA



NOT FOR CONSTRUCTION

ROOM ON FIRE

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DEVELOPMENT APPLICATION

LOT NO. 1 | DP 1279044  
LEASE NO. 2022.01

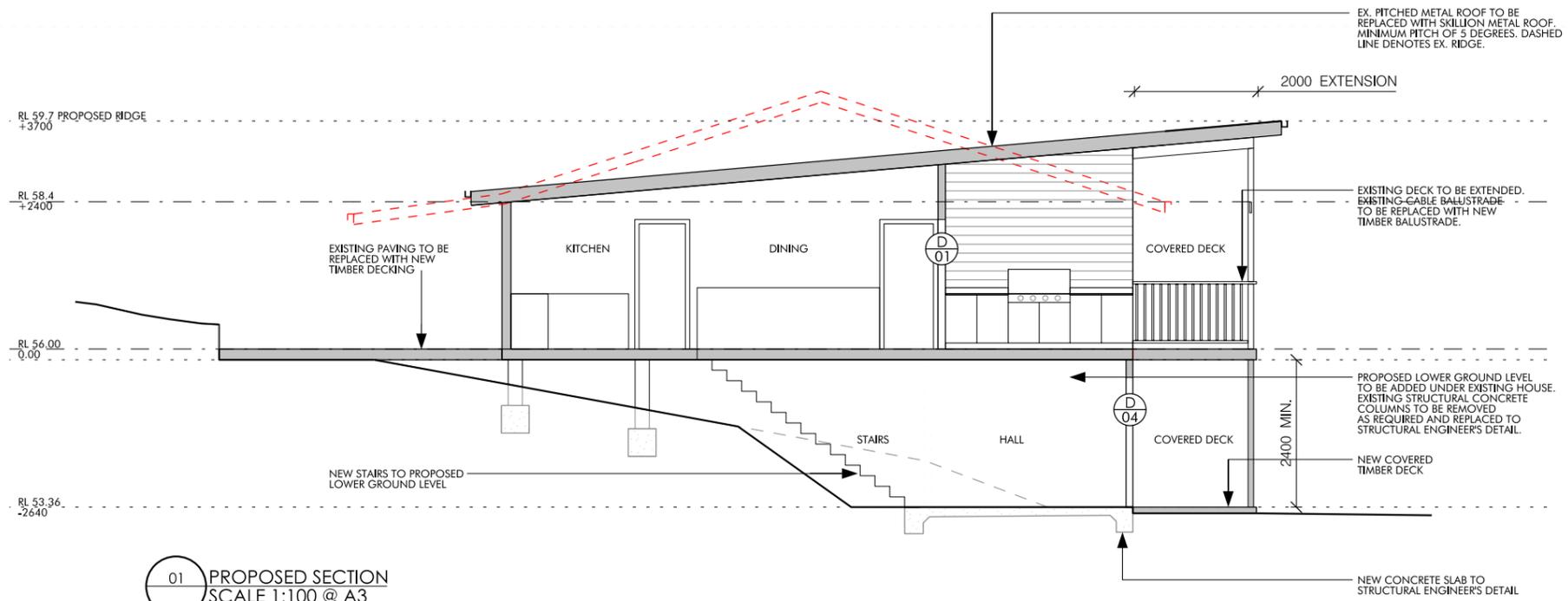
DATE	ISSUE	REVISION
14.10.22	DA	A

GUEST HOUSE  
PROPOSED ELEVATIONS

PROJECT NO. 035  
DRAWN CM

SCALE@A3  
1:100

DWG NO. DA-05  
ISSUE DA



01 PROPOSED SECTION  
SCALE 1:100 @ A3

NOT FOR CONSTRUCTION

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DEVELOPMENT APPLICATION

LOT NO. 1 | DP 1279044  
LEASE NO. 2022.01

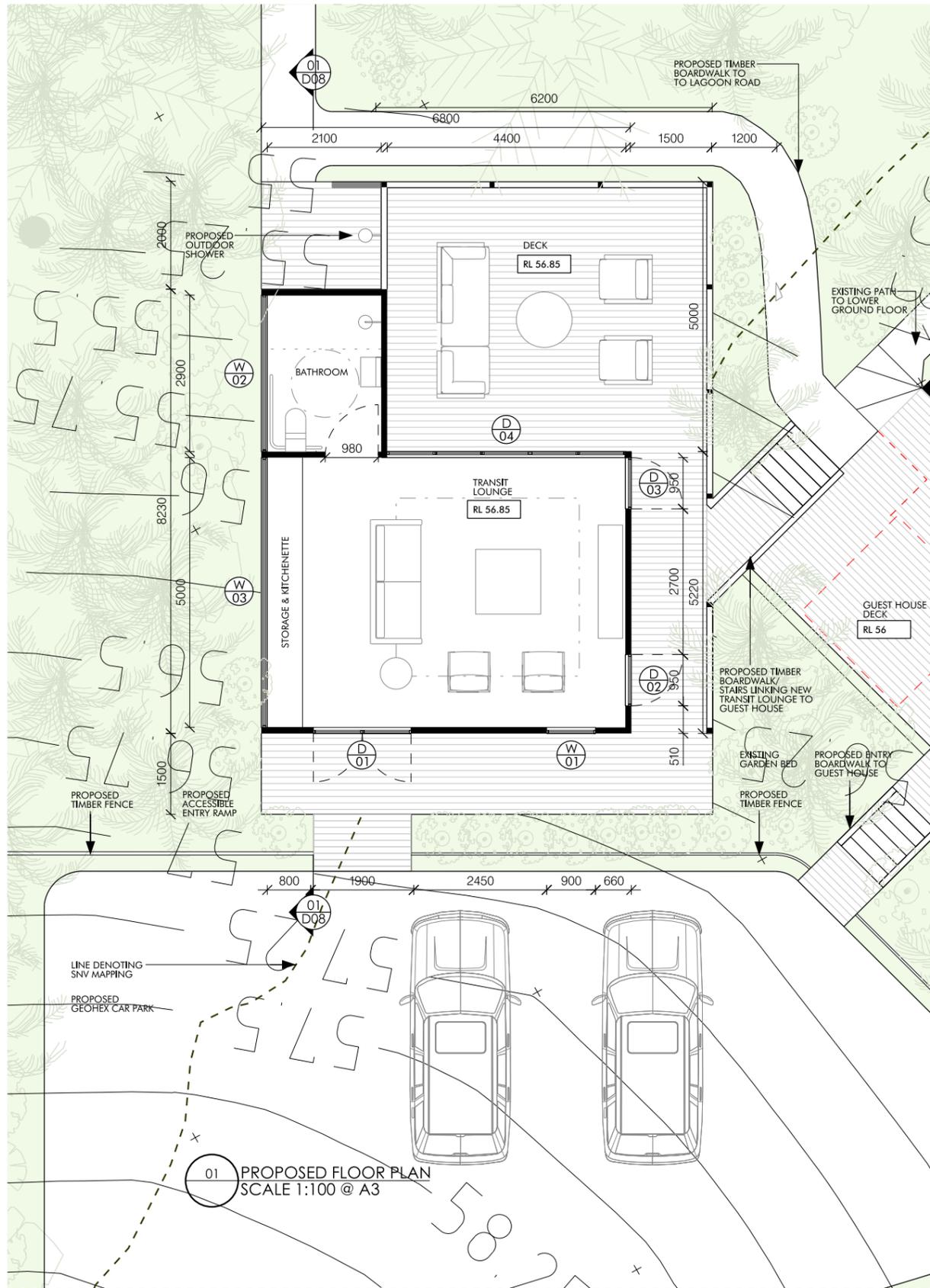
DATE	ISSUE	REVISION
14.10.22	DA	A

GUEST HOUSE  
PROPOSED SECTION

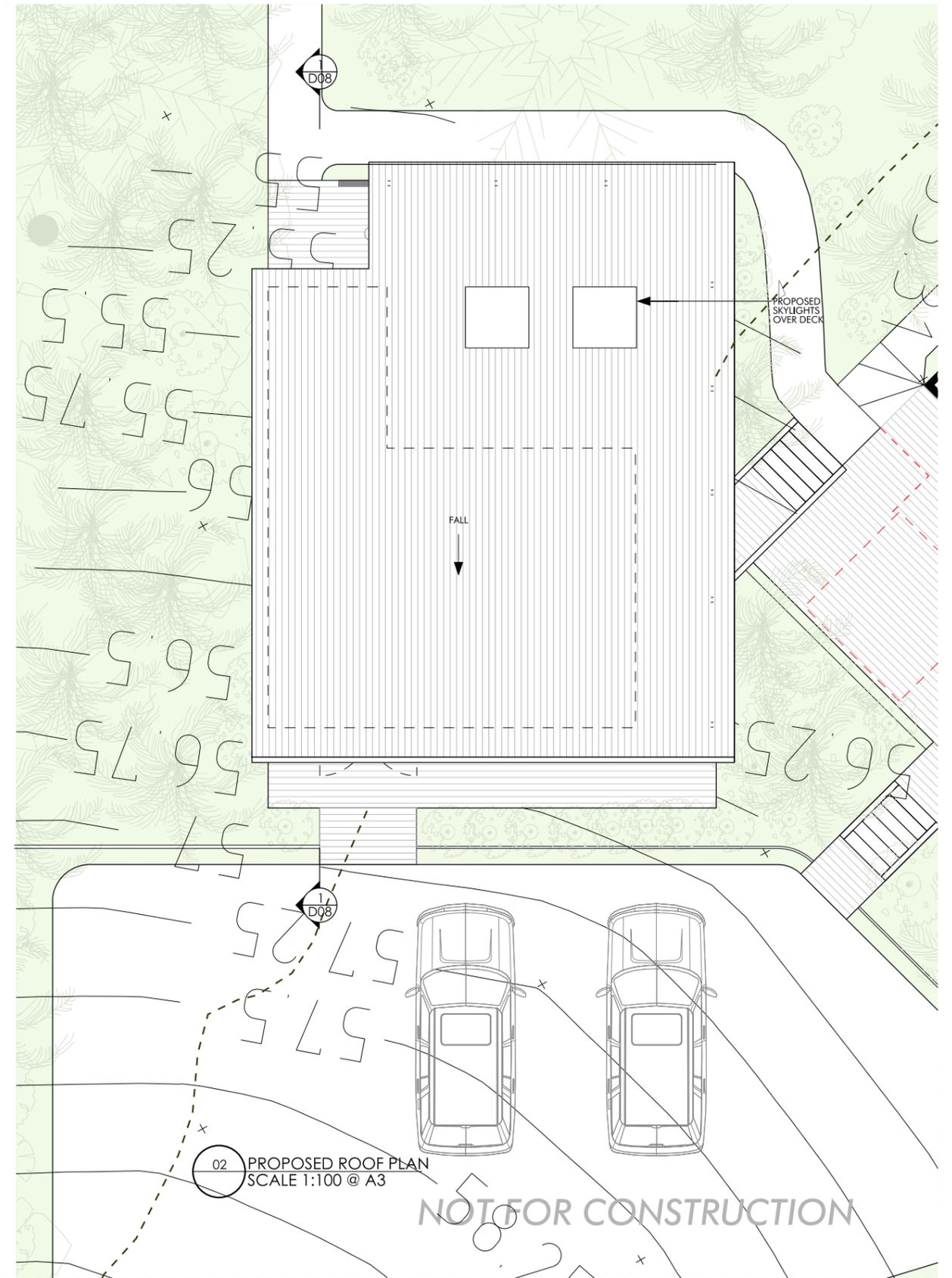
PROJECT NO. 035 DRAWN CM

SCALE@A3 1:

DWG NO. DA-06 ISSUE DA



01 PROPOSED FLOOR PLAN  
SCALE 1:100 @ A3



02 PROPOSED ROOF PLAN  
SCALE 1:100 @ A3

NOT FOR CONSTRUCTION

ROOM ON FIRE

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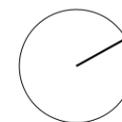
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DEVELOPMENT APPLICATION

LOT NO. 1 | DP 1279044  
LEASE NO. 2022.01

DATE	ISSUE	REVISION
14.10.22	DA	A

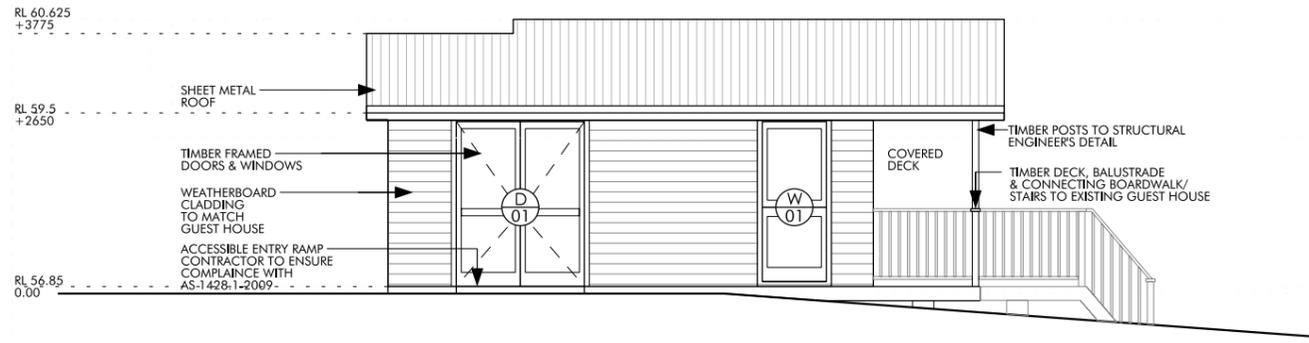


TRANSIT LOUNGE  
PROPOSED FLOOR PLAN & ROOF PLAN

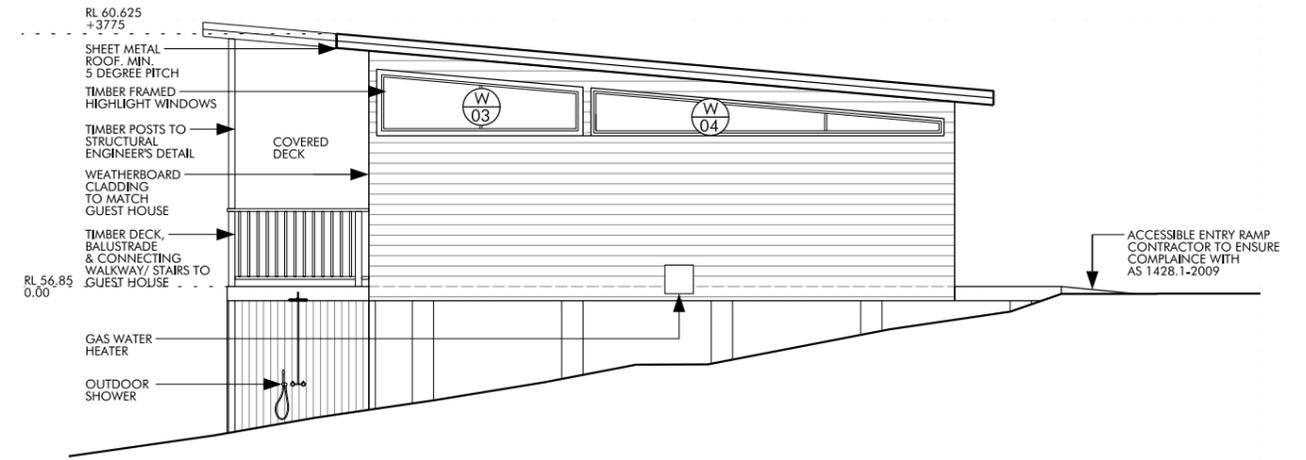
PROJECT NO. 035  
DRAWN CM

SCALE@A3  
1:100

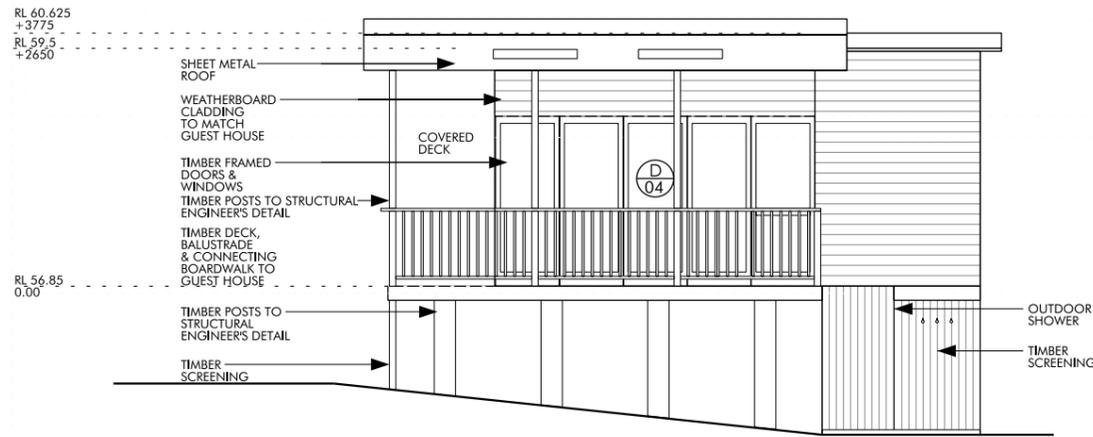
DWG NO. DA-07  
ISSUE DA



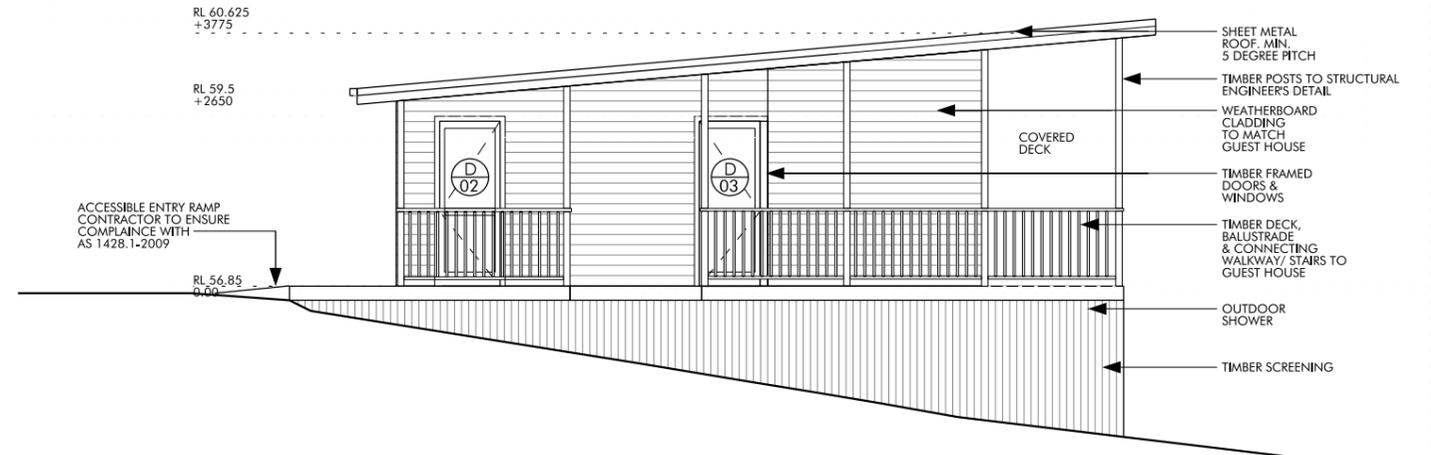
01 PROPOSED ELEVATION - EAST  
SCALE 1:100 @ A3



02 PROPOSED ELEVATION - SOUTH  
SCALE 1:100 @ A3



03 PROPOSED ELEVATION - WEST  
SCALE 1:100 @ A3



04 PROPOSED ELEVATION - NORTH  
SCALE 1:100 @ A3

NOT FOR CONSTRUCTION

ROOM ON FIRE

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DEVELOPMENT APPLICATION

LOT NO. 1 | DP 1279044  
LEASE NO. 2022 01

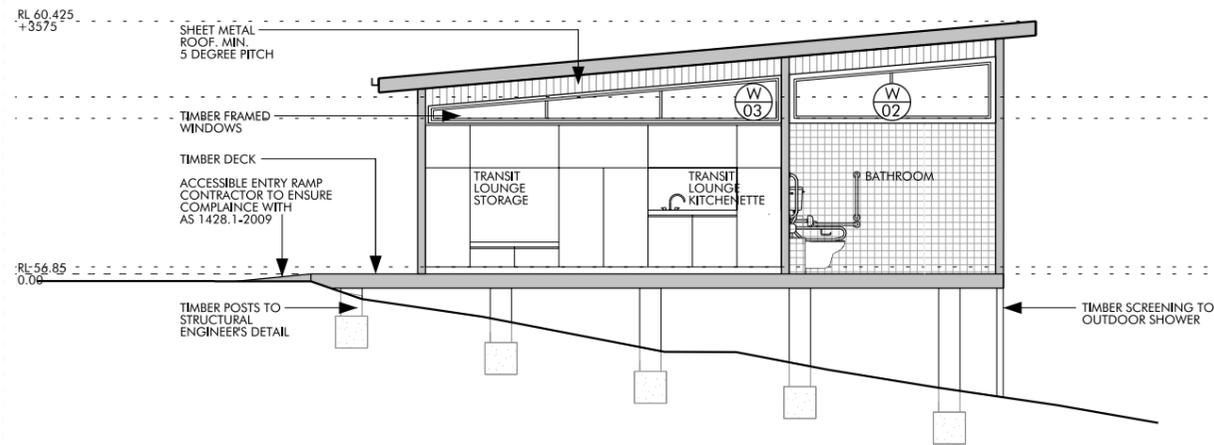
DATE	ISSUE	REVISION
14.10.22	DA	A

TRANSIT LOUNGE  
PROPOSED ELEVATIONS

PROJECT NO. 035  
DRAWN CM

SCALE@A3  
1 : 100

DWG NO. DA-08  
ISSUE DA



01 PROPOSED SECTION  
SCALE 1:100 @ A3

NOT FOR CONSTRUCTION

ROOM ON FIRE



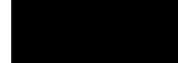
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DEVELOPMENT APPLICATION

LOT NO. 1 | DP 1279044  
LEASE NO. 2022 01



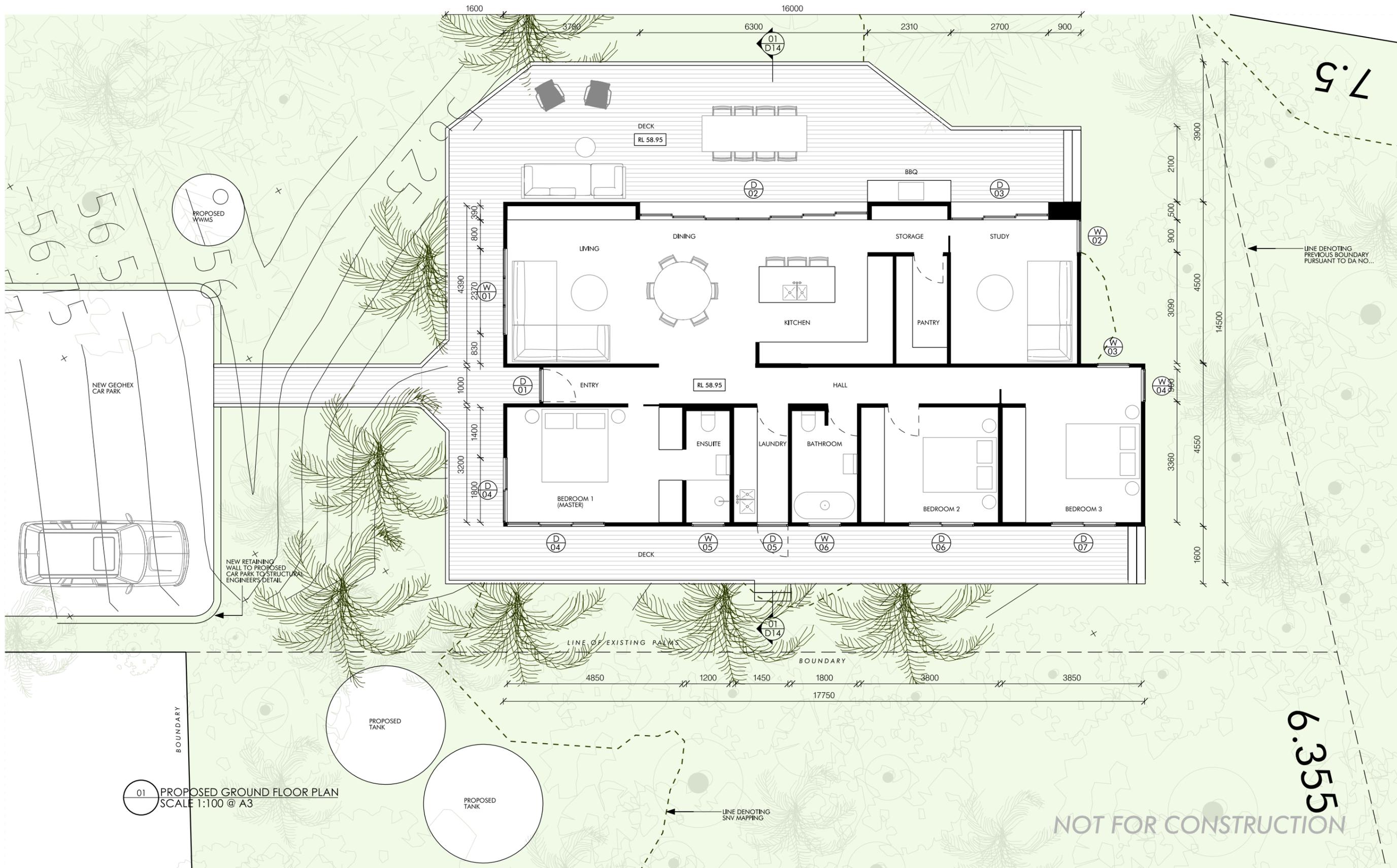
DATE	ISSUE	REVISION
14.10.22	DA	A

TRANSIT LOUNGE  
PROPOSED SECTION

PROJECT NO. 035  
DRAWN CM

SCALE@A3  
1 : 100

DWG NO. DA-09  
ISSUE DA



ROOM ON FIRE

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DEVELOPMENT APPLICATION

LOT NO. 1 | DP 1279044  
LEASE NO. 2022.01

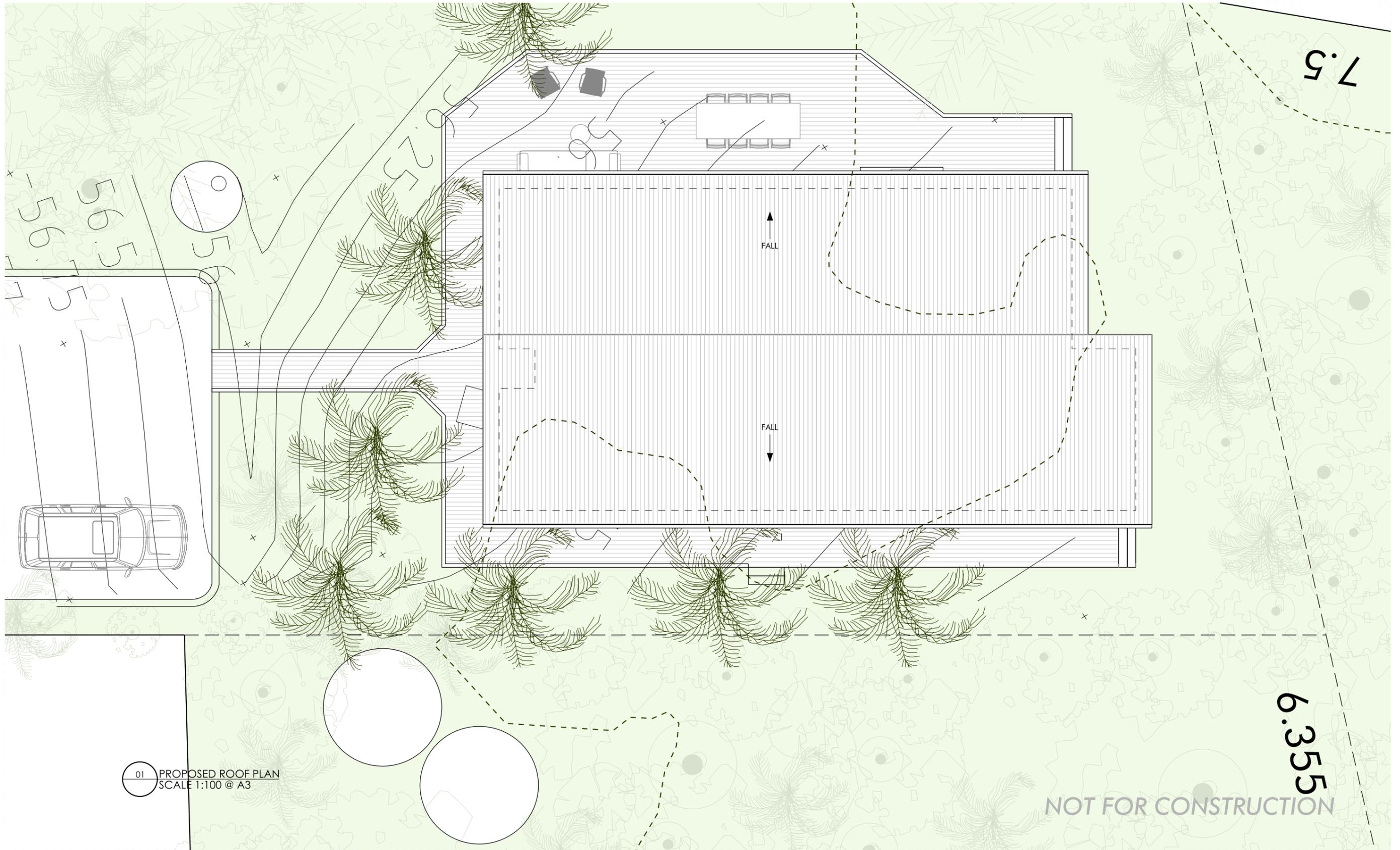
DATE 14.10.22 ISSUE DA REVISION A

NEW DWELLING  
PROPOSED GROUND FLOOR PLAN

PROJECT NO. 035 DRAWN CM

SCALE@A3 1:100

DWG NO. DA-10 ISSUE DA



01 PROPOSED ROOF PLAN  
SCALE 1:100 @ A3

NOT FOR CONSTRUCTION

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DEVELOPMENT APPLICATION

LOT NO. 1 | DP 1279044  
LEASE NO. 2022 01

DATE	ISSUE	REVISION
14.10.22	DA	A

NEW DWELLING  
PROPOSED ROOF PLAN

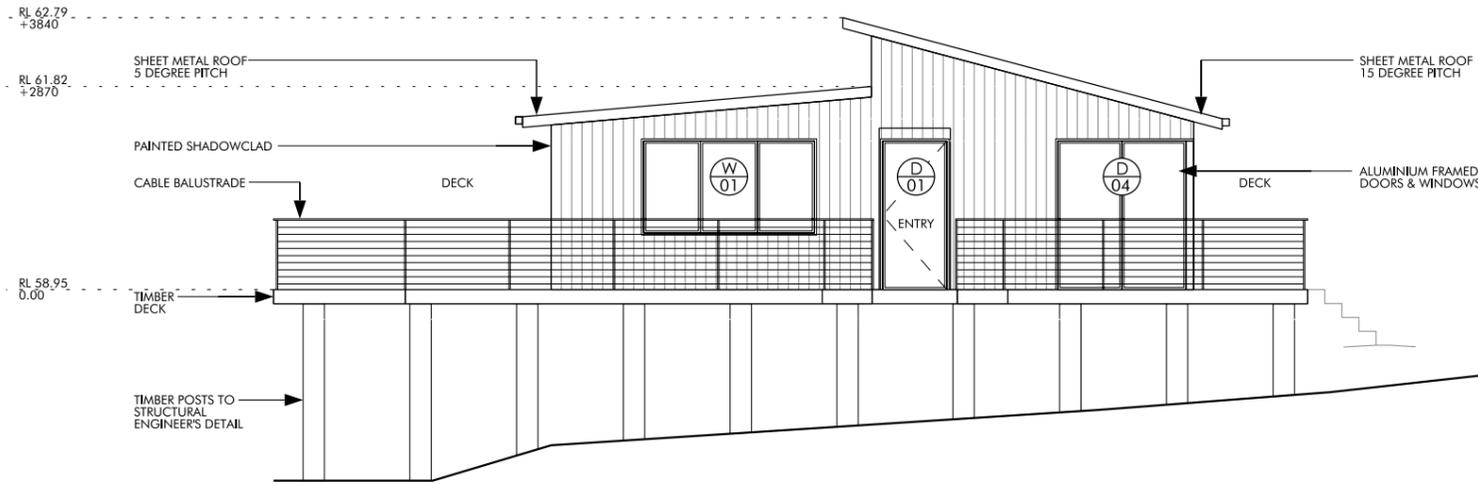
PROJECT NO.  
035

DRAWN  
CM

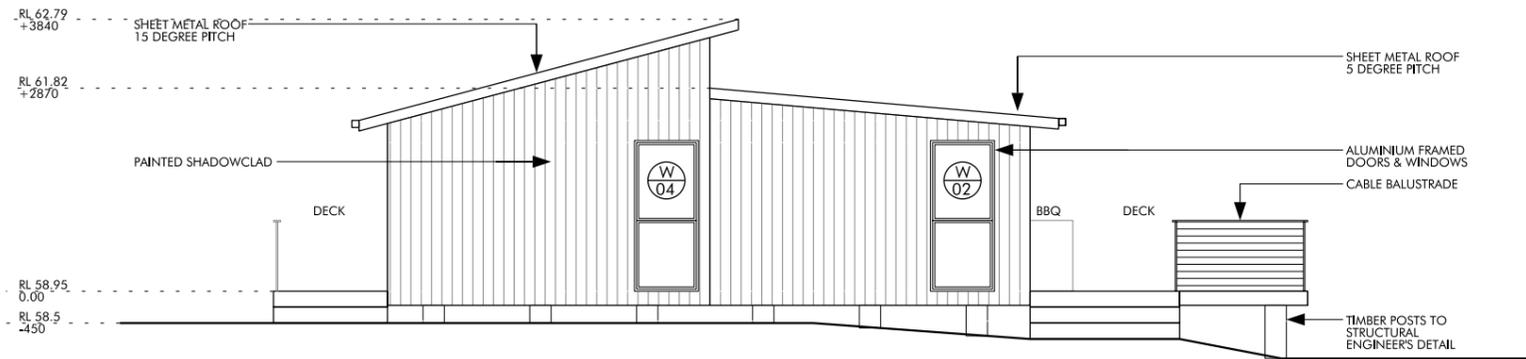
SCALE@A3  
1 : 100

DWG NO.  
DA-11

ISSUE  
DA



01 PROPOSED ELEVATION - SOUTH  
SCALE 1:100 @ A3



02 PROPOSED ELEVATION - NORTH  
SCALE 1:100 @ A3

NOT FOR CONSTRUCTION

ROOM ON FIRE

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DEVELOPMENT APPLICATION

LOT NO. 1 | DP 1279044  
LEASE NO. 2022.01

DATE	ISSUE	REVISION
14.10.22	DA	A

NEW DWELLING  
PROPOSED ELEVATIONS  
NORTH & SOUTH

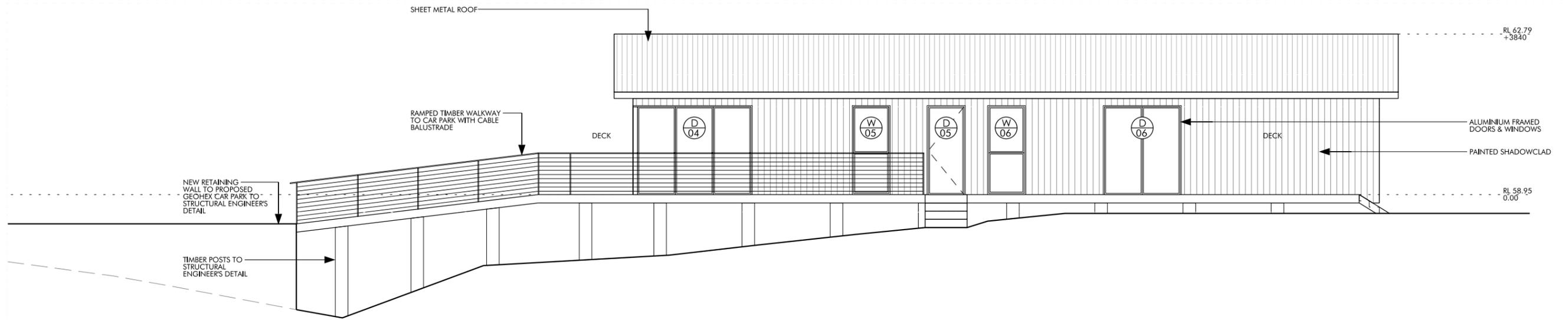
PROJECT NO.  
035

DRAWN  
CM

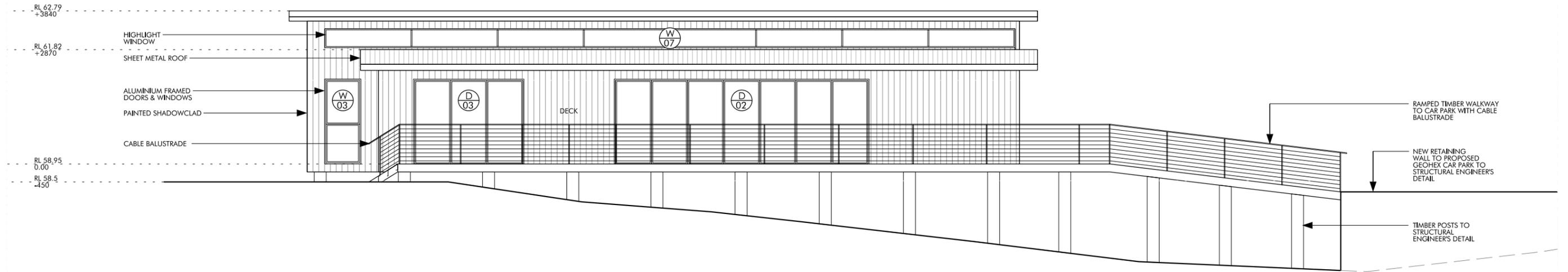
SCALE@A3  
1:100

DWG NO.  
DA-12

ISSUE  
DA



01 PROPOSED ELEVATION - EAST  
SCALE 1:100 @ A3



02 PROPOSED ELEVATION - WEST  
SCALE 1:100 @ A3

NOT FOR CONSTRUCTION

ROOM ON FIRE

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DEVELOPMENT APPLICATION

LOT NO. 1 | DP 1279044  
LEASE NO. 2022.01

DATE	ISSUE	REVISION
14.10.22	DA	A

NEW DWELLING  
PROPOSED ELEVATIONS  
EAST & WEST

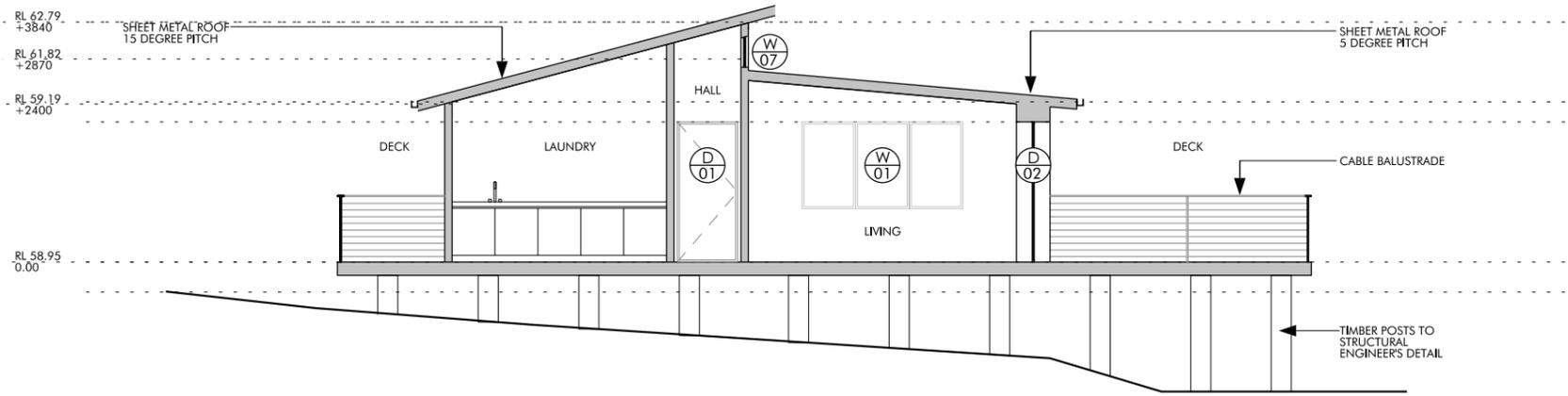
PROJECT NO.  
035

DRAWN  
CM

SCALE@A3  
1 : 100

DWG NO.  
DA-13

ISSUE  
DA



01 PROPOSED ELEVATION - SOUTH  
SCALE 1:100 @ A3

NOT FOR CONSTRUCTION

ROOM ON FIRE



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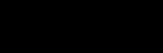
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DEVELOPMENT APPLICATION

LOT NO. 1 | DP 1279044  
LEASE NO. 2022.01



DATE	ISSUE	REVISION
14.10.22	DA	A

NEW DWELLING  
PROPOSED SECTION

PROJECT NO. 035  
DRAWN CM

SCALE@A3  
1 : 100

DWG NO. DA-14  
ISSUE DA

# BASIX<sup>®</sup>Certificate

Building Sustainability Index [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

## Single Dwelling

Certificate number: 1225039S\_02

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](http://www.basix.nsw.gov.au)

Secretary

Date of issue: Monday, 17 October 2022

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



Planning,  
Industry &  
Environment

Project summary		
Project name	[REDACTED]	
[REDACTED]	[REDACTED]	
Local Government Area	Lord Howe Island Board	
Plan type and plan number	deposited 1279044	
Lot no.	1	
Section no.	-	
Project type	separate dwelling house - secondary dwelling	
No. of bedrooms	3	
Project score		
Water	✓ 54	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 53	Target 50

Certificate Prepared by
Name / Company Name: [REDACTED]
ABN (if applicable): N/A

# Description of project

## Project address

Project name	██████████
██████████	████████████████████
██████████	██████████
██████████ and plan number	Deposited Plan 1279044
Lot no.	1
Section no.	-

## Project type

Project type	separate dwelling house - secondary dwelling
No. of bedrooms	3

## Site details

Site area (m <sup>2</sup> )	6773
Roof area (m <sup>2</sup> )	165
Conditioned floor area (m <sup>2</sup> )	145.0
Unconditioned floor area (m <sup>2</sup> )	9.0
Total area of garden and lawn (m <sup>2</sup> )	6000
Roof area (m <sup>2</sup> ) of the existing dwelling	150
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 <sup>2</sup> .year)	n/a
Area adjusted heating load (MJ/m <sup>2</sup> .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	✓ 54	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 53	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
<b>Landscape</b>			
The applicant must plant indigenous or low water use species of vegetation throughout 5500 square metres of the site.	✓	✓	
<b>Fixtures</b>			
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 6 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.		✓	
<b>Alternative water</b>			
<b>Rainwater tank</b>			
The applicant must install a rainwater tank of at least 20000 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 150 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"> <li>all toilets in the development</li> <li>the cold water tap that supplies each clothes washer in the development</li> <li>at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)</li> <li>all hot water systems in the development</li> </ul>		✓ ✓ ✓ ✓	✓ ✓ ✓ ✓

## Water Commitments

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<ul style="list-style-type: none"><li>all indoor cold water taps (not including taps that supply clothes washers) in the development</li></ul>			

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>General features</b>			
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.	✓	✓	✓
<b>Floor, walls and ceiling/roof</b>			
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, framed	nil	
external wall - framed (weatherboard, fibre cement, metal clad)	2.80 (or 3.20 including construction)	
external wall - framed (weatherboard, fibre cement, metal clad)	2.80 (or 3.20 including construction)	
external wall - framed (weatherboard, fibre cement, metal clad)	2.80 (or 3.20 including construction)	
external wall - framed (weatherboard, fibre cement, metal clad)	2.80 (or 3.20 including construction)	
ceiling and roof - raked ceiling / pitched or skillion roof, framed	ceiling: 4.5 (down), roof: foil backed blanket (75 mm)	framed; light (solar absorptance < 0.475)

Note	<ul style="list-style-type: none"> <li>Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.</li> </ul>
Note	<ul style="list-style-type: none"> <li>In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.</li> </ul>

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>Windows, glazed doors and skylights</b>			
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"> <li>For the following glass and frame types, the certifier check can be performed by visual inspection. <ul style="list-style-type: none"> <li>Aluminium single clear</li> <li>Aluminium double (air) clear</li> <li>Timber/uPVC/fibreglass single clear</li> <li>Timber/uPVC/fibreglass double (air) clear</li> </ul> </li> <li>For other glass or frame types, each window and glazed door must be accompanied with certification showing a U value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range of those listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. Frame and glass types shown in the table below are for reference only.</li> <li>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.</li> </ul>	✓	✓	✓ ✓ ✓
	✓	✓	✓

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
<b>North facing</b>					
W03	2100	900	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	awning (adjustable) 450 mm, 200 mm above base of window or glazed door	>4 m high, 2-5 m away
W02	1200	900	U-value: 5.1, SHGC: 0.324 - 0.396 (aluminium, double (argon), tint)	awning (adjustable) 450 mm, 250 mm above base of window or glazed door	>4 m high, <2 m away
W01	900	900	U-value: 5.1, SHGC: 0.324 - 0.396 (aluminium, double (argon), tint)	eave 600 mm, 150 mm above head of window or glazed door	>4 m high, <2 m away

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
W04	1200	900	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	awning (adjustable) 450 mm, 200 mm above base of window or glazed door	>4 m high, 2-5 m away
<b>North-East facing</b>					
W08	1200	900	U-value: 5.1, SHGC: 0.324 - 0.396 (aluminium, double (argon), tint)	awning (adjustable) 450 mm, 250 mm above base of window or glazed door	>4 m high, <2 m away
W07	2100	900	U-value: 5.1, SHGC: 0.324 - 0.396 (aluminium, double (argon), tint)	awning (adjustable) 450 mm, 250 mm above base of window or glazed door	>4 m high, <2 m away
W05	1200	900	U-value: 5.1, SHGC: 0.324 - 0.396 (aluminium, double (argon), tint)	awning (adjustable) 450 mm, 250 mm above base of window or glazed door	>4 m high, <2 m away
W06	1200	950	U-value: 5.1, SHGC: 0.324 - 0.396 (aluminium, double (argon), tint)	awning (adjustable) 450 mm, 250 mm above base of window or glazed door	>4 m high, <2 m away
<b>South-West facing</b>					
W12	2100	900	U-value: 5.1, SHGC: 0.324 - 0.396 (aluminium, double (argon), tint)	awning (adjustable) 450 mm, 250 mm above base of window or glazed door	not overshadowed
<b>West facing</b>					
W13	2100	1100	U-value: 5.1, SHGC: 0.324 - 0.396 (aluminium, double (argon), tint)	awning (adjustable) 450 mm, 250 mm above base of window or glazed door	not overshadowed
<b>North-West facing</b>					
W14	2100	900	U-value: 5.1, SHGC: 0.324 - 0.396 (aluminium, double (argon), tint)	awning (adjustable) 450 mm, 250 mm above base of window or glazed door	not overshadowed

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>Hot water</b>			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous.	✓	✓	✓
<b>Cooling system</b>			
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		✓	✓
<b>Heating system</b>			
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.		✓	✓
<b>Ventilation</b>			
<p>The applicant must install the following exhaust systems in the development:</p> <p>At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off</p> <p>Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off</p> <p>Laundry: natural ventilation only, or no laundry; Operation control: n/a</p>		<p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p>	<p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p>
<b>Artificial lighting</b>			
<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"> <li>• at least 4 of the bedrooms / study; dedicated</li> <li>• at least 2 of the living / dining rooms; dedicated</li> <li>• the kitchen; dedicated</li> </ul>		<p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p>	<p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p>

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<ul style="list-style-type: none"> <li>• all bathrooms/toilets; dedicated</li> <li>• the laundry; dedicated</li> <li>• all hallways; dedicated</li> </ul>		<p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p>	<p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p>
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓
The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Other			
The applicant must install a gas cooktop & 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.

# LORD HOWE ISLAND BOARD

## New Installation – Application for Supply

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

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

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

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

### APPLICANT DETAILS

Name of Applicant/s: Chad Wilson

Postal [REDACTED]

Phone [REDACTED]

/// / / / Date: 30/05/2022

### INSTALLATION

[REDACTED]

Lease No.: 2022.01 Portion No.: 1

<b>LIGHTS</b>	Number of Points	38	Total Rating (Watts)	25
<b>POWER</b>	Number of Single GPO's		Number of Double GPO's	30
<b>SOLAR WATER HEATERS</b>	Number		Total Rating (Watts)	N/A
	Capacity of each Heater (Litres)			
<b>MOTORS</b>	Number		Total Rating (Watts)	N/A
	Phase (Single/Three)			

### OTHER APARATUS PERMANENTLY CONNECTED:

**Proposed domestic dwelling.**

# LORD HOWE ISLAND BOARD

## New Installation – Application for Supply

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

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

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

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

### APPLICANT DETAILS

Name of Applicant/s: [REDACTED]  
 [REDACTED] .....

Phone: [REDACTED] // // /  
 [REDACTED] Date: 30/05/2022 .....

### INSTALLATION [REDACTED]

[REDACTED] .....

Lease No.: 2022.01 ..... Portion No.: 1 .....

#### Additional load.

<b>LIGHTS</b>	Number of Points	58	Total Rating (Watts)	25
<b>POWER</b>	Number of Single GPO's		Number of Double GPO's	26
<b>SOLAR WATER HEATERS</b>	Number		Total Rating (Watts)	N/A
	Capacity of each Heater (Litres)			
<b>MOTORS</b>	Number		Total Rating (Watts)	N/A
	Phase (Single/Three)			

#### OTHER APARATUS PERMANENTLY CONNECTED:

Current household Load remains. Minus Solahart. ....  
Propose to commercial connection. .....

# Lord Howe Island Board

## Onsite Wastewater Management Systems

### Checklist for Applicants to Streamline Development Consent

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

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

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

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

#### **Pre-Lodgement Meeting**

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

#### **Owner Consent Requirements – Please include information below in the application**

Stage	Forms, Plans	
1	Have you completed an OC application form (incl signatures from all lessees)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Have you provided a scaled site plan showing the lease, system and disposal areas?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>All answers to Stage 1 must be 'Yes' before proceeding to Stage 2.</b>		
2	<b>Environment &amp; Heritage</b>	
	Is the treatment or disposal area mapped as containing significant native vegetation?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Is construction access to the area for the system through significant native vegetation?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	If a heritage item (as per Schedule 2 of the LHI Local Environmental Plan 2010) is located on the land, then is the system located within 10m of the Heritage item?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Is the treatment or disposal area mapped as flood hazard? <i>The LHIB holds flood mapping GIS layers.</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Is the disposal area an insufficient size for the soil type? <i>Note disposal areas should not be within areas of SNV, heritage and flooding.</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	<b>System</b>	
	Is the application for a commercial wastewater management system?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p><b>If all Stage 2 answers are 'No', and you wish to lodge a DA at this stage, proceed to Stage 3.</b></p> <p><b>If all Stage 2 answers are 'No', and you wish to only lodge Owner Consent (OC) at this stage, the OC application can be determined by the CEO.</b></p> <p><b>If any answer to Stage 2 answer is 'Yes', then the application will be considered under the standard DA process. Please contact LHIB to discuss.</b></p>		

#### **Development Application Requirements – Please include information below in the application**

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

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

# FujiClean ACE 3000

## SEWAGE TREATMENT SYSTEM

JAPANESE TECHNOLOGY ✓

MADE IN AUSTRALIA ✓

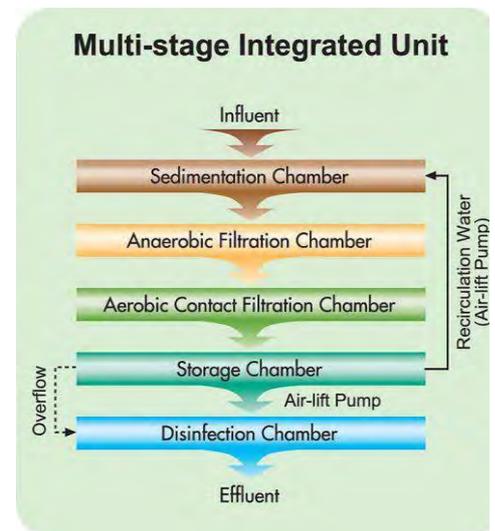
ADVANCED. ✓

COMPACT. ✓

EFFICIENT. ✓



Advanced Secondary  
 Effluent Quality  
 <10 Mg/L BOD<sub>5</sub>  
 < 10 Mg/L Suspended solids  
 3000 LPD  
 20 EP @150 LPD



## Compact and Efficient

This Advanced, Compact, and Efficient unit has been specifically designed using leading Japanese engineering technologies to achieve maximum operational efficiency. The ACE3000 is a whole household treatment plant.

Due to its light weight and compact design allowing for 3000 L per 24 hours, the Fuji Clean ACE system is extremely easy to transport and install. Overall weight of 550 KG makes for an easier delivery and installation.

## Commercial Adaptability

The ACE system can easily be customised according to site requirements. The ACE systems can be installed easily at various types of sites (not only domestic) which are not connected to municipal sewage supply; including mining sites, caravan parks, resorts, remote islands, service stations, schools, tourist cabins, community housing and other similar projects producing up to 3000 LPD of influent.

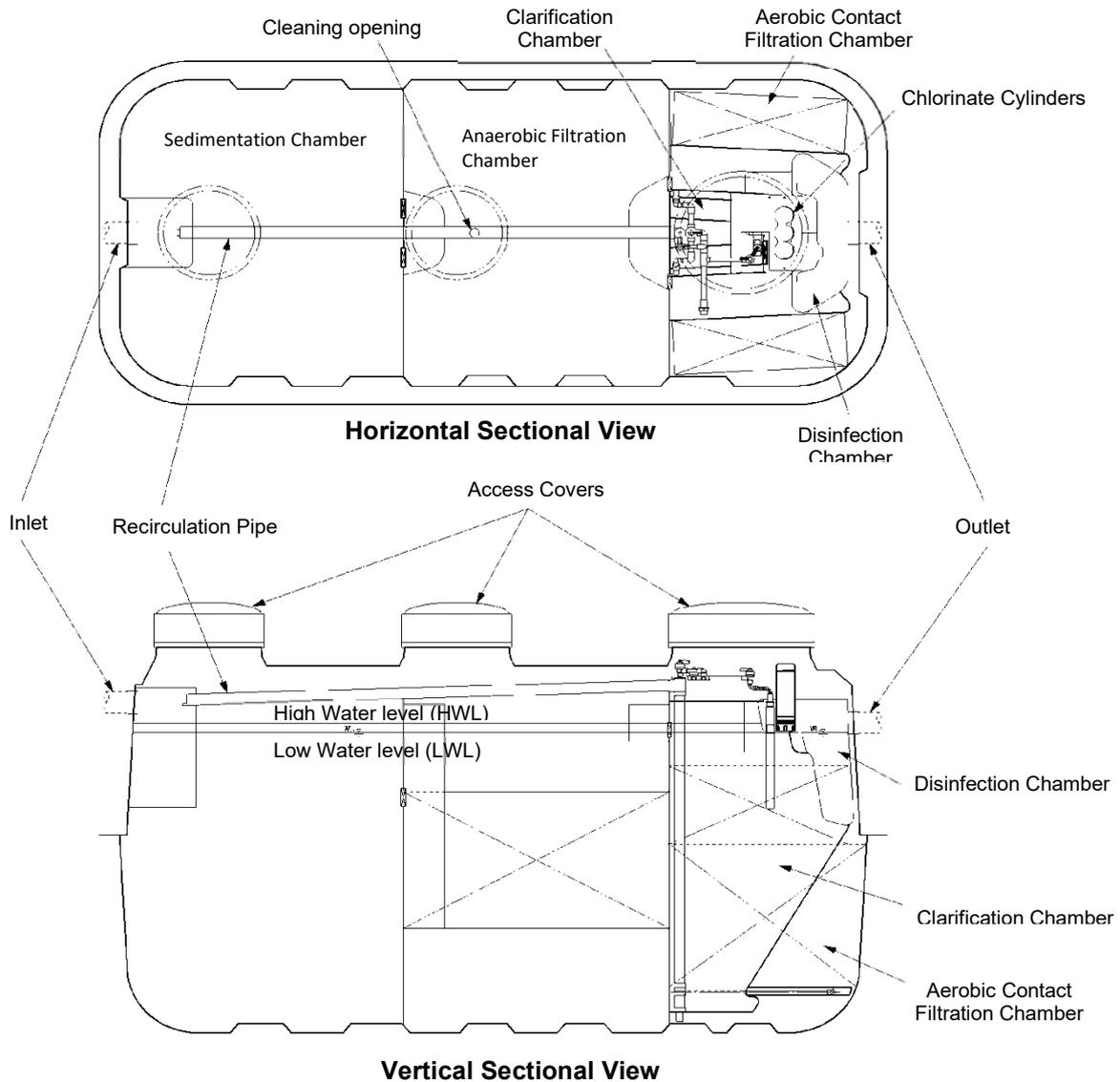
## Fuji Clean Australia PTY LTD

With over 60 years of experience, Fuji Clean is one of the world's leading manufacturers of high efficiency wastewater treatment systems with over 2 million systems (both domestic and commercial) installed around the world.

## SPECIFICATIONS ACE3000

Volume (L)		Dimensions (mm)	
Sedimentation Chamber	3,169	Max. Width	1,840
Anaerobic Filtration Chamber	3,177	Max. Length	3,880
Aerobic Contact Filtration Chamber	1,431	Max. Height	2,215
Clarification Chamber	703	Max. Height (with 150mmH risers)	2,365
Disinfection Chamber	44	Max. Height (with 300mmH risers)	2,515
Total Volume	8,524	Inlet Invert	500
Weight (kg)	550	Inlet Invert (with 150mmH /300mmH risers)	650 / 800
		Outlet Invert	600
		Outlet Invert (with 150mmH /300mmH risers)	750 / 900
		Dia. 100	
		Dia. 100	

Pump out chamber with emergency effluent storage required. Not shown here. 2000 ltrs.



### Fuji Clean Australia

With over 60 years of experience, Fuji Clean is one of the world's leading manufacturers of high efficiency wastewater treatment systems with over 2 million systems (both domestic and commercial) installed around the world.



# SOLAR AND POWER USAGE

## FujiClean ACE 3000 – Domestic / Commercial AWTS

The FujiClean ACE 3000 AWTS is 100% compatible with homes using a stand-alone solar power system. For the system to operate correctly it requires:

- A stable and continuous connection to a 10 amp 240V AC +/- 5% maximum and a frequency of 50Hz.
- A suitable inverter is to be used.

*NOTE: Must allow for the ACE3000 energy requirements.*

- The power supply to have sufficient capacity to run all components without the voltage supply dropping when the load is applied.
- A contingency plan if the house experiences long periods without power.

*NOTE: like any AWTS, prolonged periods without power will cause the bacteria to die off and result in system failure.*

A standard 20 person household uses an average of 2500 L to 3000 L per day (24 hrs)

**FujiSub 4520 submersible pump** with 20m head has a flowrate of 45L/min.

An average pump cycle for the FujiClean ACE 3000 is 20 minutes. Therefore with average loading, the FujiSub 4520 will activate and cycle 2-3 times per day for 20 minutes. Used for subsurface irrigation disposal. Averages may differ per household

**FujiSub 756 submersible pump** with 8m head has a flowrate of 25L/min.

An average pump cycle for the FujiClean ACE 3000 is 36 minutes. Therefore with average loading, the FujiSub 756 will activate and cycle 2-3 times per day. Used for surface irrigation disposal. Averages may differ per household

**MAC 200RII Air Blower** runs 24 hours/day and provides 200L of aeration per minute.

Electrical Component	Startup Amps	Run Wattage / Amps	Daily Usage max
MKII Treatment Monitor Unit	3 W	3 W	24 hours
MAC200 RII Air Blower	Less than 1 A	140 Watts   0.53 A	24 hours
FujiSub 756 Submersible Pump	Less than 3.0 amps	550 watts   2.1 A	2 hours
FujiSub 4520 Submersible Pump	Less than 5.5 amps instant	800 watts   3.2 A	1.2 hours
FujiSub 5025 Submersible Pump 50 LPM at a 25 mtr head	Less than 7.0 amps	1000 watts   4.0 A	1.0 hours

**NOTE: Only one type of submersible pump is required.** If you require any further information on the FujiClean ACE 3000 energy requirements please contact FujiClean Australia Head Office on [1300 733 619](tel:1300733619) or [info@fujiclean.com.au](mailto:info@fujiclean.com.au)



Irrigation: Red highlighted area.

Effluent lines: Purple lines.



EXISTING METAL CLAD DWELLING WITH METAL ROOF

NEW TIMBER FENCE

EXISTING PATH TO BE REMOVED AND LANDSCAPED. NEW BOARDWALK ENTRY PATH.

PROPOSED LAUNDRY & STORAGE SHED

LINE DENOTING SNV MAPPING

NEW TIMBER BOARDWALK TO EXISTING TRACK TO LAGOON ROAD

GUEST HOUSE PROPOSED EXTENSION TO EXISTING FC CLAD DWELLING WITH METAL ROOF

NEW TIMBER BOARDWALK TO EXISTING TRACK TO LAGOON ROAD

TRANSIT LOUNGE PROPOSED TRANSIT LOUNGE FC CLAD WITH METAL ROOF

PROPOSED BIKE STORAGE

PROPOSED SIGNAGE

NEW TIMBER BOARDWALK TO LAGOON ROAD

LINE DENOTING PREVIOUS BOUNDARY

LINE DENOTING SNV MAPPING

DWELLING NEW DWELLING 3 BEDROOMS

NEW RETAINING WALL TO PROPOSED CAR PARK AS PER STRUCTURAL ENGINEER'S DETAIL

NEW GEOHEX DRIVEWAY AND CAR PARK

NEW SIGNAGE

NEW CONCRETE SLAB TO ENTRY OF EXISTING SHED

LOT NO. 1   DP 1279044		6773 SQM
BUILT AREA SUMMARY - COMMERCIAL		
EX. DWELLING TO BECOME GUEST HOUSE		152.5 SQM
PROP. TRANSIT LOUNGE		39 SQM
PROP. LAUNDRY/ STORAGE SHED		17 SQM
TOTAL COMMERCIAL		207 SQM
BUILT AREA SUMMARY - RESIDENTIAL		
EXISTING SHED		30 SQM
EXISTING DWELLING		150 SQM
PROP. DWELLING - 3 BEDROOM		142 SQM
TOTAL RESIDENTIAL		322 SQM

ROOM ON FIRE  
[Redacted]

ALL WORKS TO BE IN ACCORDANCE WITH BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, AND WITH MANUFACTURER'S RECOMMENDATIONS AND RESTRICTIONS.  
DO NOT SCALE OFF THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.  
THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT WRITTEN CONSENT FROM ROOM ON FIRE.

DEVELOPMENT APPLICATION  
LOT NO. 1 | DP 1279044  
LEASE NO. 2022.01  
[Redacted]

DATE 14.10.22  
ISSUE DA  
REVISION A



PROPOSED SITE PLAN

PROJECT NO. 035  
DRAWN CM  
SCALE 1:500  
DWG NO. DA-01  
ISSUE DA

P/L No. 2022.01

### System Install Overview

It is proposed to install a NSW Health accredited FujiClean ACE3000 Aerated Wastewater Treatment System to service the wastewater needs of the property.

The FujiClean system will be installed next to the existing garage and banana plantation. The system comes with its own visual alarm to alert of system malfunction such as high water, aeration pump failure etc.

The existing 'enviro-cycle' by the proposed commercial building will become a 'catch tank' and be pumped to the FujiClean System for treatment. Waste water from dwellings 1 & 2 will travel directly to the new system via gravity. 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.

The treated effluent will be disinfected with chlorine prior to discharge to the irrigation field to the West of the property (see attached site plan). The irrigation field will have small diameter (12mm) drip pipe laid in grid pattern. Due to the large volume of effluent, the irrigation will be split into 4 fields using a rotating sequential valve to distribute it evenly across the total area. 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 2280lt. This is calculated by the following flow rates:

Source	Number	Lt/day	Total Lt/day
Dwelling 1	4 x bed = 5EP	120	600
Dwelling 2	3 x bed = 4EP	120	480
Proposed Tourist Accom	8 x pax	150	1200
Total Daily Flow			<b>2280</b>

The proposed effluent irrigation area is to be situated on Lot 1 of P/L No. 2021.01. The soil type on Lot 1 is basalt. A soil sample will be provided to the Board for confirmation. The area required for the effluent irrigation with this soil type is 2160m<sup>2</sup> - see attached Water and Nutrient Balance calculations provided by the Lord Howe Island Board.

Letter of Agreement

LETTER OF AGREEMENT (the "Document") made as of this 3<sup>th</sup> day of November, 2022 (the "Execution Date").

BETWEEN:



(individually the "Party" and collectively the "Parties")

Agreement Description

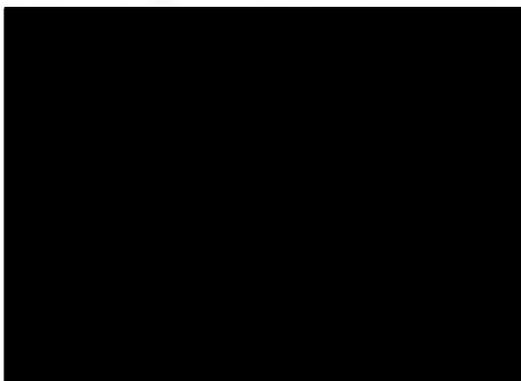
1. The subject of this Agreement is described as follows:

- Waste water irrigation

Additional Terms

2. This is an agreement to allow Chad Wilson run waste water irrigation within 20 m of the Boundary Lot 286 owned by 

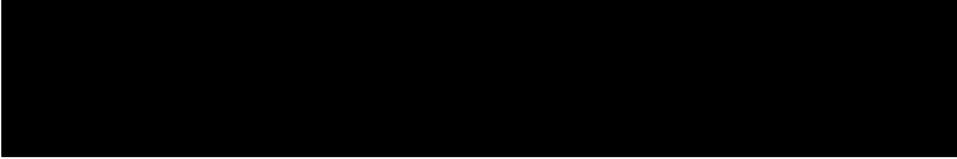
This Document accurately reflects the understanding between the Parties, signed on this 3<sup>th</sup> day of November, 2022



**Letter of Agreement**

LETTER OF AGREEMENT (the "Document") made as of this 30<sup>th</sup> day of October, 2022 (the "Execution Date").

**BETWEEN:**



(individually the "Party" and collectively the "Parties",

**Agreement Description**

1. The subject of this Agreement is described as follows:

- Waste water irrigation

**Additional Terms**

2. This is an agreement to allow Chad Wilson run waste water irrigation within 20 m of the Boundary Lot 284 owned by 

This Document accurately reflects the understanding between the Parties, signed on this 30<sup>th</sup> day of October, 2022.

