

LORD HOWE ISLAND BOARD

Development Application

Section 4.12, Environmental Planning and Assessment Act 1979

Date Received:

Development Application No.: DA 2024-0201

Date Lodged: 08/05/2024

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: Karen Julie Taaffe

Organisation: ABN:

Postal Address:

Telephone: Fax:

Email:

OWNER CONSENT

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

Owner's consent is being lodged simultaneously with DA.

IDENTIFY THE LAND YOU PROPOSE TO DEVELOP

Portion/Lot No.: LOT 167 Deposited Plan No.: DP45693

Lease No.:

Address:

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.

The development application proposes the additon of a new two-bedroom single-storey timber-framed Category A dwelling and additon of a new timber-framed carport (attached to existing garage). Right to build a new Category A dwelling was granted by the Board in a letter issued on April 13th 2022.

Building Material: timber-frame construction

Roofing Material: Colorbond steel

PAST/PRESENT LAND USES

State the past known uses of the site: *residential*

State the present known uses of the site: *residential*

STAGED DEVELOPMENT

You can apply for development consent for only part of your proposal now, and for the remaining part/s at a later time.

Are you applying for development consent in stages? ☐ Yes ☒ No

If yes please attach:

- Information which describes the stages of your development;
- A copy of any development consents you already have which relate to your development.

PLANS OF THE LAND AND DEVELOPMENT

You need to provide a number of different plans that show what you intend to do. Step 4 of the Development Application Guide sets out which plans to provide and the details to include. Please submit 1 copy of the plans with the application. Please attach:

- A site plan of the land, drawn to scale;
- Plans or drawings of the proposal, drawn to scale and, where relevant;
- An A4 size plan of the proposed building and other structures on the site;
- A plan of any existing buildings (and uses), drawn to scale.

ENVIRONMENTAL EFFECTS OF YOUR DEVELOPMENT

To assess your proposal, we need to understand the impacts it will have. Depending upon the nature and scale of your proposal, you need to provide one or more of the statements listed below to explain the environmental effects of your proposal.

Is your proposal likely to cause a major environmental impact (e.g. designated development)?

- ☐ Yes Please attach an environmental impact statement.
☒ No Please attach a statement of environmental effects (SEE).

Is your proposal likely to cause have significant effect on threatened species, populations, ecological communities or their habitats?

- ☐ Yes Please attach a species impact statement.
☒ No

SUPPORTING INFORMATION

You can support your application with additional material such as photographs (including aerial photographs), slides and models to illustrate your proposal.

Please list what you have attached.

- site plan
- proposed plans
- proposed elevations and sections
- letter from the Board granting permission to construct a dwelling by way of dual-occupancy
- Lord Howe Island Board Onsite Wastewater Management Systems Checklist
- Statement of Environmental Effects
- BASIX
- notification of additions and or alterations to supply

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 allow 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: \$380,000.00 Estimated cost on NSW portal \$520k - charge on this amount

Total fees lodged: \$2222.80 Date: 08/05/2024 Receipt No.:

APPLICANT/S OR APPLICANT'S AGENT DECLARATION

Have you or any associated persons with a financial interest in this application in the last two years made any political donations or given any gifts to any local Board Member or Board employee? ☐ Yes ☒ No

If you ticked yes please fill out a Political Donations and Gift Disclosure Statement.

IMPORTANT NOTICE: It is an offence under the EP&A Act 1979 if you fail to disclose reportable donations and gifts.

LEASEHOLDER AUTHORISATION – All leaseholder/s of the land must sign this application.

As the leaseholder/s of the above property, I/we consent to this application

Signature: [Redacted] Signature: [Redacted]

Name: Karen Julie Taaffe Name: Bertha May Thompson

Date: 7/6/23 Date: 7/6/23

APPLICANT AUTHORIZATION – The applicant/s or the applicant's agent must sign the application.

I apply for consent to carry out the development described in this application. I declare that all the information given is true and correct. I also understand that, if incomplete, the application may be delayed or rejected and more information may be requested within 21 days of lodgement.

Signature: [Redacted] Signature:

Name: Karen Julie Taaffe Name:

Date: 7/6/23 Date:

State the capacity in which you are signing if you are not the applicant:

PRIVACY POLICY

The information you provide in this application will enable us, and any relevant state agency, to assess your application under the Environmental Planning and Assessment Act 1979 and other applicable state legislation. If the information is not provided, your application may not be accepted.

If your application is for designated development or advertised development, it will be available for public inspection and copying during a submission period. Your application, and any attached plans will be published on the Lord Howe Island Board website. Written notification of the application will also be provided to the neighbourhood. You have the right to access and have corrected information provided in your application. Please ensure that the information is accurate and advise us of any changes.

Documentation provided with an application may also be accessed in accordance with the requirements of the Government Information Access (GIPA) Act 2009.

LODGEMENT

Before submitting your application, please ensure you have attached all the information the consent authority needs to assess your proposal. You can use the following checklist. Please place a cross in the box ☐ next to any items you have attached:

Plans

- ☒ A site plan of the land — **all applications**
- ☒ Plans or drawings of the proposal showing all dimensions — **all applications**
- ☒ An A4 size plan of the proposed building and other structures on the site - **all applications**
- ☒ A plan which is drawn to scale of all existing buildings.

Environmental effects

- ☐ An environmental impact statement for a designated development proposal and an electronic version of the executive summary
- ☒ A statement of environmental effects — **required for all applications** that are not designated development
- ☐ An environmental report — **if required under clause 42 of the LHI LEP 2010**. Contact the Board to see if you need to prepare an environmental report.
- ☐ A species impact statement
- ☒ A Basix Certificate – The Building Sustainability Index (BASIX) applies to all residential dwelling types and is part of the development application process in NSW. A BASIX certificate **MUST** be obtained for “**BASIX affected development**”. For further information please refer to www.basix.nsw.gov.au
- ☒ Electrical supply form must be completed (for new / alteration / addition to existing supply).

Staged development

- ☐ Information which describes the stages of the development
- ☐ A copy of any consents already granted for part of the development

Supporting information *(letter from the Board and Statutory Declaration of Islander Status)*

- ☒ 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

11.09.23

Design statement for compliance with low rise housing design guide

To whom it may concern,

As per the [Department of Planning, Industry and Environment Low Rise Housing Diversity Design Guide](#), "low rise diverse housing development includes:

- Dual occupancies (not including secondary dwellings)
- Manor houses and 'one above the other' dual occupancies - buildings of between 2-4 dwellings
- Multi dwelling housing (terraces)
- Multi dwelling housing (town houses and villas)

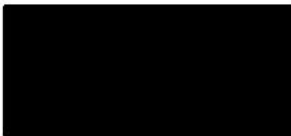
It is development that contains two or more dwellings and is no more than two storeys in height.

Therefore, the Environment Low Rise Housing Diversity Design Guide does not apply in relation to the proposed new category A dwelling at 

Sincerely,

Chloe McCarthy

Room on Fire



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: Karen Julie Taaffe

Signed:  Date: 27.06.23

PROPOSED DEVELOPMENT

Portion/Lot No.: LOT 167 Deposited Plan No.: DP45693

Lease No.:

Address: Neds Beach Road, Lord Howe Island, NSW, 2898

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

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

☐ Other – please describe:

DEVELOPMENT DESIGN ATTRIBUTES

EXISTING BUILDINGS

What buildings and/or structures already exist on the subject site? Existing structures located on the subject site (including their gross floor area where applicable) as well as adjoining properties need to be shown on a site plan. Please show floor space.

The site contains an existing single storey timber-framed dwelling (approx. 105 sqm) and timber-framed garage (approx. 32 sqm).

Please refer to Site Plan D01 for further details.

DEVELOPMENT CONSENTS

If known, please list previous development and building approvals for the last 10 years which are considered relevant to this application. If necessary please consult Board staff.

DA Number	Development Description	Date of Consent

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.

The owner's consent is being submitted/ reviewed in conjunction with the DA as per the Board's advice.

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, the proposed works (proposed dwelling internal area, external area and carport) total 182.5 sqm. 15% of the total allotment area (3579 sqm) is 536.85 sqm therefore the total area of proposed works is compliant. The total area of the allotment is at least the minimum dwelling area. The proposed dwelling is erected on a part of the allotment that does not feature any significant native vegetation.

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.

NA

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.

NA

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, the highest proposed ridge is 4.64m.

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.

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NA
.....
.....

ZONING

Does your development meet the objectives of the zone in which the site is in? Please provide how the development meets these objectives (clause 13-19 LHI LEP 2010).

Yes, the proposed dwelling (111 sqm internal) and proposed carport (29 sqm) are single story, modest in scale and do not impact any native vegetation or species. The proposed dwelling is set back 5m from the nearest boundary and is positioned about 24m from the nearest point of the existing dwelling. The site is currently cleared.

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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, please refer to attached BASIX certificate for details.
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BOUNDARY SETBACKS

How far is your development setback from the front boundary?

Approximately 40m
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How far is your development setback from the side and rear boundaries?

The proposed dwelling is set back 5m from the nearest boundary (rear) and set back about 25m and 13m from side boundaries.
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Does the development comply with the Board’s minimum setback requirements? If no, provide reasons why the development should be supported?

Yes, the proposed dwelling is set back 5m from the nearest boundary (rear) and set back about 25m and 13m from side boundaries. There are currently no roads bordering the property.

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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 site of the proposed dwelling and carport is currently cleared and there will be no significant adverse impact on the existing landscaped character and dispersed pattern of housing in that zone.

LAND ADJACENT TO ZONE 7 OR 8

Please specify if your development complies with the requirements for land adjacent to Zone 7 or 8 (under clause 34 LHI LEP 2010)? If yes, this must be demonstrated below.

The development is adjacent to Zone 7 land, however it is set back 5-10m from the nearest boundary bordering Zone 7 land. A majority of the building is set back approx. 10m from the closest boundary. Given the site is already cleared, this is the most natural position for the new dwelling to be constructed without encroaching on the privacy of the existing dwelling.

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).

NA

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.

NA

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.

NA however the finished floor level will be raised approximately 1000mm above the natural ground level.

HERITAGE

Is the development listed as a heritage item, located in a heritage conservation area or located adjacent to any known heritage item or archaeological site? If yes, a Statement of Heritage Impact and referral to NSW Heritage Branch may be required.

NA
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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, the proposed dwelling does not impact any significant native vegetation.
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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, the proposed development does not impact any native trees or shrubs.
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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.

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

NA
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.....

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 development does not require the removal of any vegetation.

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.

Visually the new dwelling is similar in scale, height and materiality to the existing dwelling. The proposed carport should blend seamlessly with the existing garage by maintaining the existing floor level, ridge-line and matching metal roofing.

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.

A cove of existing banana plants visually screen the proposed dwelling from the existing dwelling on the site. Appropriate soundproofing materials will be used in construction and external windows are all at least 24m from the existing dwelling.

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.

A series of North-facing highlight windows will allow additional light to filter into the living, kitchen and dining areas.

Does the development overshadow adjoining properties?

No.

VIEWS

Does the development obstruct any views from adjoining properties?

No.
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Is it possible to site the development to minimise the obstruction of views? If no, explain why this is not possible.

NA
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PARKING AND TRAFFIC

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

The existing garage currently allows for one parking space. The proposed carport will result in an additional parking space for the proposed dwelling.
.....
.....

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.
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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.

NA
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WASTEWATER MANAGEMENT

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

Yes
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STORMWATER RUNOFF DISPOSAL

How will excess stormwater runoff be disposed?

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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.

New recycled glass topped with gravel near carport entry/ vehicle manoeuvring areas and new guttering will help prevent excess stormwater runoff.

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.

New recycled glass topped with gravel near proposed carport entry/ vehicle manoeuvring areas will help prevent erosion.

OTHER CONSIDERATIONS

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

NA

[illegible]

DRAWING REGISTER:			ISSUE DATE+REVISION			
DRWG NO.	DRWG TITLE	SCALE	12.07.23	30.07.24	09.05.25	
058 DA-A-00.	COVER PAGE	NTS	DA	DA	DA	
058 DA-D-01.	PROPOSED SITE & ROOF PLAN	1:500@A3	DA	DA	DA	
043 DA-D-02.	PROPOSED FLOOR PLAN	1:100@A3	DA	DA	DA	
043 DA-E-01.	PROPOSED ELEVATIONS - EAST & WEST	1:100@A3	DA	DA	DA	
043 DA-E-02.	PROPOSED ELEVATIONS - NORTH & SOUTH	1:100@A3	DA	DA	DA	
043 DA-F-01.	PROPOSED SECTION	1:100@A3	DA	DA	DA	

NOTE:
ALL WORKS TO BE COMPLETED IN ACCORDANCE WITH BASIX CERTIFICATE 14075165_03
ALL WORKS TO COMPLY WITH THE NCC AND AUSTRALIAN STANDARD FOR RESIDENTIAL TIMBER
FRAMED CONSTRUCTION (AS 1684)

WINDOW SCHEDULE						
MARK	HEIGHT	LENGTH	AREA	FRAME	ORIENTATION	OPERATION
W01.	2100	900	1,89 SQM	ALUMINIUM	WEST.	LOUVRE.
W02.	2100	900	1,89 SQM	ALUMINIUM	SOUTH	LOUVRE.
W03.	2100	900	1,89 SQM	ALUMINIUM	SOUTH	LOUVRE.
W04.	1000	900	.9 SQM	ALUMINIUM	EAST	LOUVRE.
W05.	1000	3930.	3,9 SQM	ALUMINIUM	EAST	LOUVRE.
W06.	2100	900	1,89 SQM	ALUMINIUM	EAST	LOUVRE.
W07.	2100	2600.	5,5 SQM	ALUMINIUM	EAST	LOUVRE.
W08.	600	1800.	1,SQM	ALUMINIUM	NORTH	SLIDING.
W09.	600	1800.	1,SQM	ALUMINIUM	NORTH	SLIDING.
W10.	600	7850.	4,7 SQM	ALUMINIUM	NORTH	FIXED.
W11.(TBC)	600	2630.	2,SQM	ALUMINIUM	WEST	FIXED.
DOOR SCHEDULE						
MARK	HEIGHT	LENGTH	AREA	MATERIAL	ORIENTATION	OPERATION
D01.	2100	850	1,78 SQM	GLAZED	WEST	HINGED
D02.	2100	2630.	5,5 SQM	GLAZED	WEST	SLIDING.
D03.	2100	2630.	5,5 SQM	GLAZED	WEST	SLIDING.
D04.	2100	3495.	7,2 SQM	GLAZED	SOUTH	SLIDING.

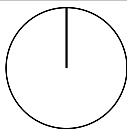
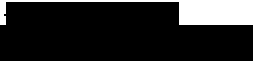


NOT FOR CONSTRUCTION

DATE	ISSUE + REVISIONS		
09.05.25	C	DA	
30.07.24	B	DA	
12.07.23	A	DA	

PRIOR TO THE COMMENCEMENT OF WORK, SURVEYAND VERIFY ALL GRIDLINES. CHECK ALL DIMENSIONS ON SITE USE FIGURED DIMENSIONS ONLY. DO NOT SCALE. COMPLY WITH RELEVANT AUTHORITIES REQUIREMENTS. COMPLY WITH BUILDING CODE OF AUSTRALIA. COMPLY WITH ALL RELEVANT AUSTRALIAN STANDARDS. COPYRIGHT IN ALL DOCUMENTS AND DRAWINGS PREPARED BY ROOM ON FIRE.

ROOM ON FIRE



PROJECT
NEW CATEGORY A DWELLING
LOT 167 DP45693
[REDACTED]
CLIENT
KAREN & BRIAN TAAFFE
[REDACTED]

DRAWING
SITE & ROOF PLAN

PROJECT NO. 058	DRAWN CM
SCALE@A3 1 : 500	
DWG NO. DA-A-00	ISSUE DA

LOT NO. 167 DP 45693		3579 SQM
BUILT AREA SUMMARY - RESIDENTIAL		
EXISTING DWELLING		105 SQM
EXISTING DWELLING - GARAGE		32 SQM
PROPOSED DWELLING		113 SQM
PROPOSED DECK & STAIRS		40.5 SQM
PROPOSED CARPORT		29 SQM
TOTAL RESIDENTIAL (EXCL. CARPORT & DECK)		218 SQM

	PROPOSED WORKS
---	SNV LINE
	PROPOSED IRRIGATION AREA
	FLOOD HAZARD ZONE - PLANNING LEVEL 2.6-4M
	FLOOD HAZARD ZONE - PLANNING LEVEL 4-5M

FLOODING NOTE:

A. THE PROPOSED DEVELOPMENT IS SITUATED IN AN AREA IDENTIFIED AS FLOODPLAIN. FLOOR LEVELS IN A FLOOD PLAIN SHOULD BE 300MM ABOVE THE 1% AEP (ANNUAL EXCEEDANCE PROBABILITY). PEAK FLOOD DEPTH IN THE AREA IS MODELLED AT 0.5M WITH THE PROPOSED AREA CURRENTLY SITTING AT 3.562400M. THE PROPOSED DEVELOPMENT THEREFORE REQUIRES A MINIMUM FINISHED FLOOR LEVEL OF 4.3624M AHD.

B) ALL ELECTRICAL COMPONENTRY IN THE PROPOSED WORKS SHALL BE INSTALLED ABOVE 4.3624M AHD. THIS AND THE ABOVE FINISHED FLOOR LEVEL SHALL BE CONFIRMED ON THE CONSTRUCTION CERTIFICATE PLANS, WITH CERTIFICATION TO THIS EFFECT PROVIDED WITH THE OCCUPATION CERTIFICATE.

C) IN ADDITION, THE FOOTING SYSTEM OF THE STRUCTURES MUST BE DESIGNED TO MAINTAIN THE NECESSARY SUPPORT FOR THE STRUCTURE DURING A FLOOD SITUATION AND MUST BE DESIGNED TO PREVENT ROTATION, COLLAPSE OR MOVEMENT.

D) THE PROPOSED CARPORT IS NOT LOCATED WITHIN THE 1% AEP FLOOD PLAIN.

214
DP 45693
1.13 ha

TANK
TANK
TANK
14.71
14.09
13.16

138
DP 757515
0.82 ha

LOCATION OF PROPOSED EASEMENT FOR ACCESS OVER THE DRIVEWAY IN USE. RIGHT OF WAY OVER EXISTING DRIVEWAY CREATED IN 1981. REFER TO SURVEY PLAN 14427 DTM 21-12-2024 FOR FULL EASEMENT LOCATION.

CL OF DRIVEWAY
2.5m WIDE

167
DP 757515
3578.6 m²

01 PROPOSED SITE & ROOF PLAN
SCALE 1:500

PROPOSED IRRIGATION AREA TO COVER 474 SQM. CALCULATIONS BASED OFF SANDY CALCARENITE SOIL TYPE. IRRIGATION AREA REQUIRED TO SIT WITHIN SNV AS THIS IS THE ONLY AREA ON SITE NOT LOCATED WITHIN A FLOOD PRONE AREA.

BLUE SHADING INDICATES FLOOD HAZARD AREA.

Number	Bearing	Distance
1	36°00'55"	5.175

120°31'35"
65.26

141°17'35"
48.835

SNV LINE

PROPOSED WATER TANKS

PROPOSED TIMBER-FRAME CARPORT

PROPOSED SINGLE STOREY WEATHERBOARD DWELLING - METAL ROOF

EXISTING GARAGE

FFL 4.45

EXISTING SEPTIC

EXISTING WATER TANKS

EXISTING BANANA TREES

NEW WASTEWATER MANAGEMENT SYSTEM TO BE INSTALLED AND SHARED BETWEEN DWELLINGS. NEW RETAINING WALL TO BE CONSTRUCTED SO THAT NEW WASTEWATER SYSTEM SITS ABOVE 4.3624M AHD. 300MM RISERS TO BE INSTALLED ON THE WASTEWATER SYSTEM TO ENSURE THAT ALL ENTRIES ARE ABOVE THE FLOOD WATER HEIGHT. IF OUTLET OF THE EXISTING SEPTIC IS BELOW THE INLET TO THE NEW WASTEWATER SYSTEM, A NEW PUMP WILL BE INSTALLED TO TRANSFER EFFLUENT ACROSS.

71.09
98°12'35"

9500

47.63

36°00'55"

22500

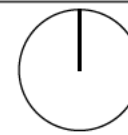
NOT FOR CONSTRUCTION

DATE ISSUE + REVISIONS

09.05.25	C	DA
30.07.24	B	DA
12.07.23	A	DA

PRIOR TO THE COMMENCEMENT OF WORK, SURVEY AND VERIFY ALL GRIDLINES. CHECK ALL DIMENSIONS ON SITE. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE. COMPLY WITH RELEVANT AUTHORITIES REQUIREMENTS. COMPLY WITH BUILDING CODE OF AUSTRALIA. COMPLY WITH ALL RELEVANT AUSTRALIAN STANDARDS. COPYRIGHT IN ALL DOCUMENTS AND DRAWINGS PREPARED BY ROOM ON FIRE.

ROOM ON FIRE



PROJECT
NEW CATEGORY A DWELLING
LOT 167, DP45693

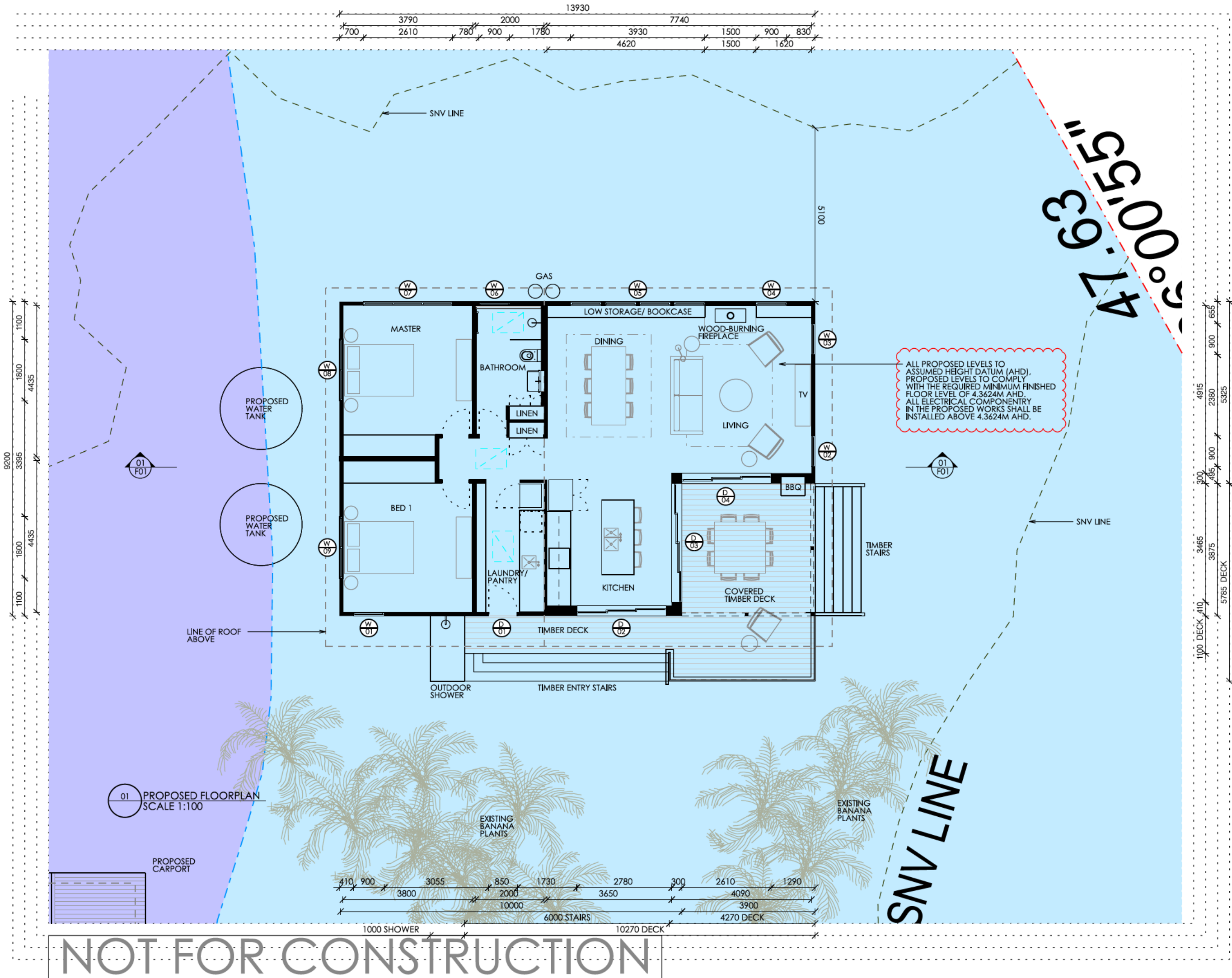
CLIENT
KAREN & BRIAN TAAFFE

DRAWING
SITE PLAN

PROJECT NO. 058	DRAWN CM
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SCALE@A3
1: 500

DWG NO. DA-D-01	ISSUE DA
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DATE	ISSUE + REVISIONS
09.05.25	C DA
30.07.24	B DA
12.07.23	A DA

PRIOR TO THE COMMENCEMENT OF WORK, SURVEY AND VERIFY ALL GRIDLINES. CHECK ALL DIMENSIONS ON SITE. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE. COMPLY WITH RELEVANT AUTHORITIES REQUIREMENTS. COMPLY WITH BUILDING CODE OF AUSTRALIA. COMPLY WITH ALL RELEVANT AUSTRALIAN STANDARDS. COPYRIGHT IN ALL DOCUMENTS AND DRAWINGS PREPARED BY ROOM ON FIRE.

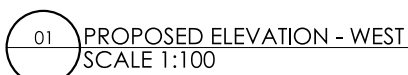
ROOM ON FIRE

PROJECT
NEW CATEGORY A DWELLING
LOT 167, DP45693

CLIENT
KAREN & BRIAN TAAFFE

DRAWING
PROPOSED FLOORPLAN

PROJECT NO. 058	DRAWN CM
SCALE@A3 1:100	
DWG NO. DA-D-02	ISSUE DA

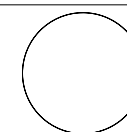


NOT FOR CONSTRUCTION

JBC	C	DA
30.07.24	B	DA
12.07.23	A	DA

PRIOR TO THE COMMENCEMENT OF WORK,
SURVEY AND VERIFY ALL GRIDLINES.
CHECK ALL DIMENSIONS ON SITE
USE FIGURED DIMENSIONS ONLY. DO NOT
SCALE.
COMPLY WITH RELEVANT AUTHORITIES RE-
QUIREMENTS.
COMPLY WITH BUILDING CODE
OF AUSTRALIA.
COMPLY WITH ALL RELEVANT
AUSTRALIAN STANDARDS.
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[REDACTED]
 [REDACTED]



PROJECT
NEW CATEGORY A DWELLING
LOT 167, DP45693

CLIENT
KAREN & BRIAN TAAFFE

DRAWING
PROPOSED ELEVATIONS - EAST & WEST

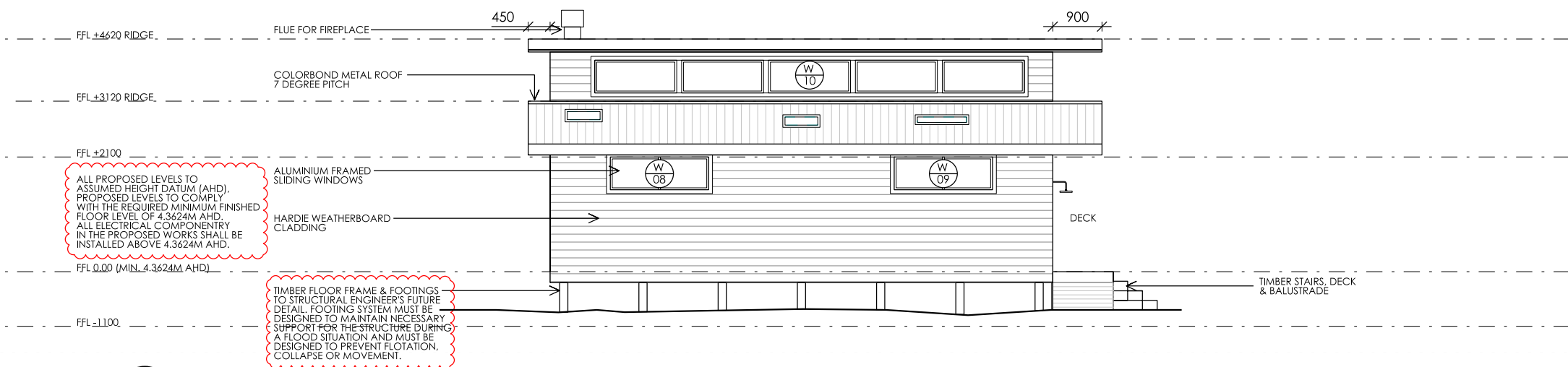
PROJECT NO. 058	DRAWN CM
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SCALE@A3
1:100

DWG NO. DA-E-01	ISSUE DA
---------------------------	--------------------



01 PROPOSED ELEVATION - SOUTH
SCALE 1:100



02 PROPOSED ELEVATION - NORTH
SCALE 1:100

NOT FOR CONSTRUCTION

DATE ISSUE + REVISIONS

09.05.25	C	DA
30.07.24	B	DA
12.07.23	A	DA

PRIOR TO THE COMMENCEMENT OF WORK, SURVEY AND VERIFY ALL GRIDLINES. CHECK ALL DIMENSIONS ON SITE. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE. COMPLY WITH RELEVANT AUTHORITIES REQUIREMENTS. COMPLY WITH BUILDING CODE OF AUSTRALIA. COMPLY WITH ALL RELEVANT AUSTRALIAN STANDARDS. COPYRIGHT IN ALL DOCUMENTS AND DRAWINGS PREPARED BY ROOM ON FIRE.

ROOM ON FIRE

PROJECT
NEW CATEGORY A DWELLING
LOT 167, DP45693

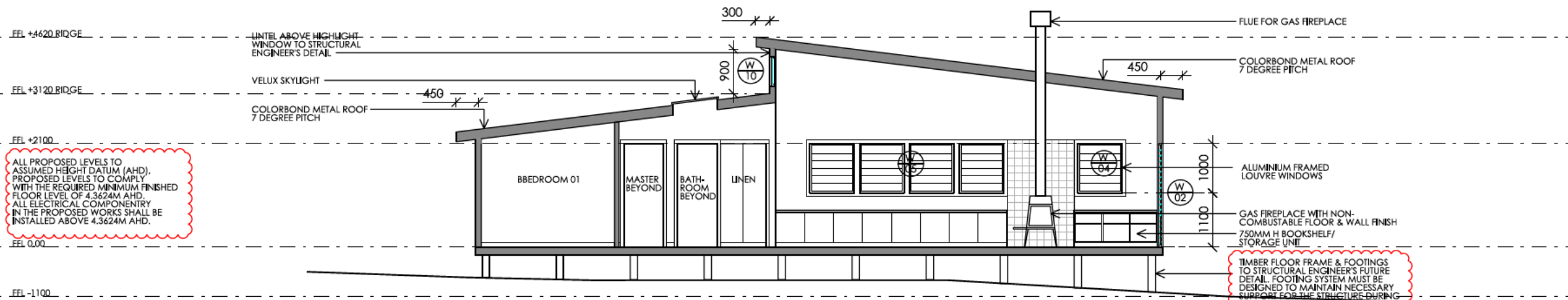
CLIENT
KAREN & BRIAN TAAFFE

DRAWING
PROPOSED ELEVATIONS - NORTH & SOUTH

PROJECT NO. 058	DRAWN CM
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SCALE@A3
1:100

DWG NO. DA-E-02	ISSUE DA
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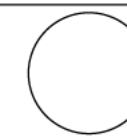


01 PROPOSED SECTION AA
SCALE 1:100

DATE	ISSUE + REVISIONS		
09.05.25	C	DA	
30.07.24	B	DA	
12.07.23	A	DA	

PRIOR TO THE COMMENCEMENT OF WORK, SURVEY AND VERIFY ALL GRIDLINES. CHECK ALL DIMENSIONS ON SITE. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE. COMPLY WITH RELEVANT AUTHORITIES REQUIREMENTS. COMPLY WITH BUILDING CODE OF AUSTRALIA. COMPLY WITH ALL RELEVANT AUSTRALIAN STANDARDS. COPYRIGHT IN ALL DOCUMENTS AND DRAWINGS PREPARED BY ROOM ON FIRE.

ROOM ON FIRE



PROJECT
NEW CATEGORY A DWELLING
LOT 167, DP45683

CLIENT
KAREN & BRIAN TAAFFE

DRAWING
PROPOSED SECTION

PROJECT NO. 058	DRAWN CM
SCALE@A3 1:100	
DWG NO. DA-F-01	ISSUE DA

NOT FOR CONSTRUCTION

BASIX™ Certificate

Building Sustainability Index

www.planningportal.nsw.gov.au/development-and-assessment/basix

Single Dwelling

Certificate number: 1407516S_03

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.planningportal.nsw.gov.au/definitions

Secretary

Date of issue: Thursday, 15 May 2025

To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate 0009657438-02.

Project summary

Project name	Lot 167 Neds Beach Road, Lord Howe Island_03
Street address	[REDACTED]
Local Government Area	Sydney City Council
Plan type and plan number	Deposited Plan A/45693
Lot no.	167
Section no.	N
Project type	dwelling house (detached)
No. of bedrooms	2

Project score

Water	✓ 67	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 70	Target 66
Materials	✓ 29	Target n/a

Certificate Prepared by

Name / Company Name: Certified Energy

ABN (if applicable):

Description of project

Project address	
Project name	Lot 167 Neds Beach Road, Lord Howe Island_03
Street address	ISLAND 2898
Local Government Area	Sydney City Council
Plan type and plan number	Deposited Plan A/45693
Lot no.	167
Section no.	N
Project type	
Project type	dwelling house (detached)
No. of bedrooms	2
Site details	
Site area (m ²)	3579
Roof area (m ²)	155
Conditioned floor area (m ²)	90.0
Unconditioned floor area (m ²)	14.0
Total area of garden and lawn (m ²)	0
Roof area of the existing dwelling (m ²)	115

Assessor details and thermal loads		
NatHERS assessor number	10056	
NatHERS certificate number	0009657438-02	
Climate zone	11	
Area adjusted cooling load (MJ/ m².year)	21	
Area adjusted heating load (MJ/ m².year)	30	
Project score		
Water	<div><div></div><div>67</div></div>	Target 40
Thermal Performance	<div><div></div><div>Pass</div></div>	Target Pass
Energy	<div><div></div><div>70</div></div>	Target 66
Materials	<div><div></div><div>29</div></div>	Target n/a

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
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 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 3 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 45400 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 140 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 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.) 		✓ ✓ ✓	✓ ✓ ✓

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
Assessor details and thermal loads			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate and the "Construction" and "Glazing" tables below.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✓	✓	✓
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.	✓	✓	✓

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Construction			
The applicant must construct the floors, walls, roofs, ceilings and glazing of the dwelling in accordance with the specifications listed in the tables below.	✓	✓	✓
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✓

Construction	Area - m ²	Insulation
floor - suspended floor above open subfloor, particle board; frame: timber - H2 treated softwood.	106.5	rockwool batts, roll or pump-in
external wall: framed (solid or reconstituted timber weatherboard); frame: timber - H2 treated softwood.	all external walls	rockwool batts, roll or pump-in
internal wall: plasterboard; frame: timber - H2 treated softwood.	49	rockwool batts, roll or pump-in
ceiling and roof - raked ceiling / pitched or skillion roof, framed - metal roof, timber - H2 treated softwood.	155	ceiling: rockwool batts, roll or pump-in; roof: foil backed blanket.

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazing			
The applicant must install windows, glazed doors and skylights as described in the table below, in accordance with the specifications listed in the table.	✓	✓	✓

Frames	Maximum area - m2
aluminium	40.2
timber	0
uPVC	0
steel	0
composite	0

Glazing	Maximum area - m2
single	0
double	40.2
triple	0

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 boosted solar with a performance of 21 to 25 STCs or better.	✓	✓	✓
Cooling system			
The living areas must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		✓	✓
The bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: wood heater; Energy rating: n/a		✓	✓
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
The wood heater must have a compliance plate confirming that it complies with the relevant Australian standards, and must be installed in accordance with the requirements of all applicable regulatory authorities.			✓
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, open to façade; Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, open to façade; Operation control: manual switch on/off		✓	✓
Laundry: natural ventilation only, or no laundry; Operation control: n/a		✓	✓
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Natural lighting			

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
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 install a fixed outdoor 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).

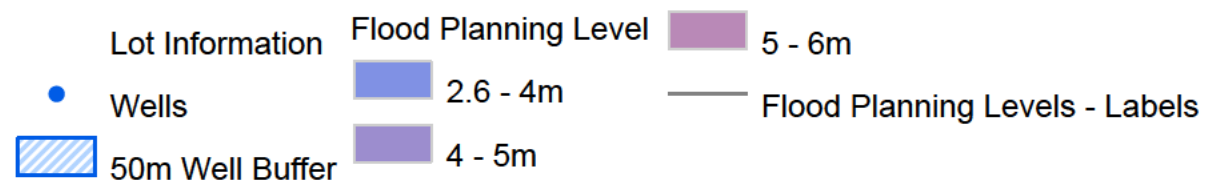
Commitments identified with a  in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

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.

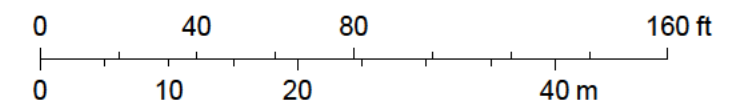
Flood Map - DP757515-167



13/01/2025, 9:17:36 am



1:688



PLAN OF PORTION 47

PAPER

10054 n

PARISH-
LAND-DISTRICT

COUNTY-
LAND-BOARD-DISTRICT

SHIRE-

Applied for under the 11th Section of the Crown Lands Consolidation Act, 1913, by
LORD HOWE ISLAND

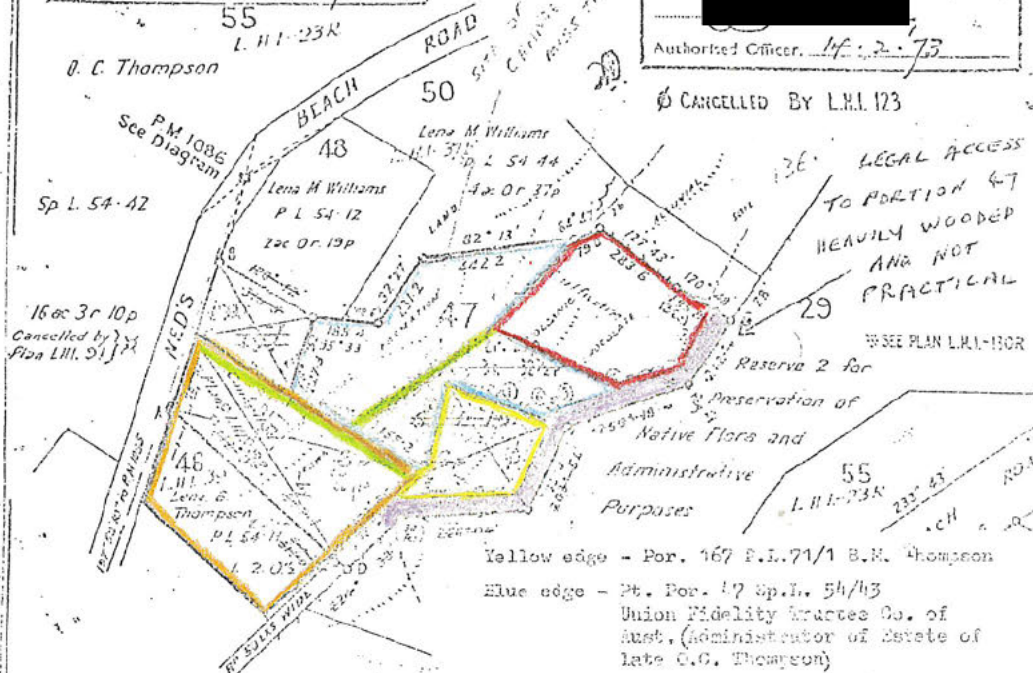
H

Portion 47 Osborne Campbell Thompson Sp.L. 54-43 (Subject to completion of
F.L. Port 47 (abt. 2-35p) withdrawn from Sp.L. 54-43 G.S. 28-1-58 now
Dy. Cunningham P.L. 50-3

Por. 47 app'd. for 4 a. 2 r. 25 p.
[Redacted]
Authorized Officer 1-2-73

Por. 47 app'd. for 4 a. 3 r. 25 p.
[Redacted]
Authorized Officer 1-2-73

CANCELLED BY L.H. 123



- Yellow edge - Por. 167 P.L. 71/1 B.M. Thompson
- Blue edge - Pt. Por. 47 Sp.L. 54/43
Union Fidelity Trustee Co. of
Aust. (Administrator of Estate of
late O.C. Thompson)
- Orange edge - Por. 46, 138 P.L. 54/10
Union Fidelity Trustee Co. of
Australia (Administrator of late
O.C. Thompson)
- Red edge - Pt. Por. 47 proposed P.L. 76/2 -
access strip is 5 metres wide (site
is subject to survey). H.L. Thompson
- Green colour - access 5 metres wide -
rights of way to be created over
P.L. 54/10 and Sp.L. 54/43
- Purple colour - Practical access - denied
because of dense tree cover.

Surround Area 8-9780000

REFERENCE MARKS

TRAVERSE

REFERENCE MARKS	TRAVERSE
A 100' 0" 100' 0" 100' 0"	1 100' 0" 100' 0" 100' 0"
B 100' 0" 100' 0" 100' 0"	2 100' 0" 100' 0" 100' 0"
C 100' 0" 100' 0" 100' 0"	3 100' 0" 100' 0" 100' 0"
D 100' 0" 100' 0" 100' 0"	4 100' 0" 100' 0" 100' 0"
E 100' 0" 100' 0" 100' 0"	5 100' 0" 100' 0" 100' 0"
F 100' 0" 100' 0" 100' 0"	6 100' 0" 100' 0" 100' 0"
G 100' 0" 100' 0" 100' 0"	7 100' 0" 100' 0" 100' 0"
H 100' 0" 100' 0" 100' 0"	8 100' 0" 100' 0" 100' 0"

NOTATION PLAN

CHAINS 100 100 100

To The Lord Howe Island Board, ^{THIS DOCUMENT TO} ^{HOBO H 430 AFTER P.C.}
Box 39 G.P.O., ^{REMAIN WITH DEED.}
SYDNEY, 2001 ^{ORIGINAL IS WITH PAPERS} ANNEXURE "K"

We, the undersigned agree that the legal access shown by purple colour on diagram "H" to the portions of land shown by pink edging, blue edging and yellow edging is not practical because it is densely covered with trees.

We agree that a right of way 5 metres wide should always be available over the strip shown by green colour through the orange edged area shown on the diagram.

We agree that a right of way 5 metres wide should always be available over the strip shown by green colour through the blue edged area shown on the diagram.

signed...
B.M. Thompson (Holder of P.L. 71/1)

address...

address of Witness date 11-11-81

signed...
H.L. Thompson (proposed holder of

P.L. 76/2 red edged area)

address... LORD Howe Island

address of Witness date 12-11-81

The Company agrees to:-

- (1) the above;
- (2) the green coloured strip being embossed on the grantees and the Lord Howe Island Board's copies of Perpetual Lease Grant 1954/10, as an access strip;
- (3) a note being inserted in the two lease grants as follows -
"a strip 5 metres wide on the northern boundary of portion 138 shown by green colour on diagram "H" with Lord Howe Island Board papers HOBO H 430 is to be preserved always for the purpose of access."
- (4) the Lord Howe Island Board's records and the Tenure card for Perpetual Lease 1954/10 being noted in terms of paragraph (3) above.
- (5) The Lord Howe Island Board's Tenure card, maps, and records be noted in respect of Special lease 1954/43 that "a strip 5 metres wide through Portion 47 (blue edged area) shown on diagram "H" with Lord Howe Island Board papers HO 80 H430 is to be preserved always for the purpose of access"

Perpetual Lease Grant 1954/10 is attached for notation.

...signed...

Witness

The Union Fidelity Trustee Co. of Aust. Ltd., as administrator of the late O.C. Thompson (holder of P.L. 54/10 and Sp.L. 54/43 (orange edged area and blue edged area)

THE UNION-FIDELITY TRUSTEE COMPANY OF AUSTRALIA LTD.

address... THE UNION-FIDELITY TRUSTEE COMPANY OF AUSTRALIA LTD.

address of Witness date

LORD HOWE ISLAND BOARD

ELECTRICAL SUPPLY

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

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

NAME OF APPLICANT: Karen Julie Taaffe

ADDRESS OF PREMISES: [REDACTED]

PORTION NO. LOT 167, DP45693 SERVICE NO. _____

PARTICULARS OF PROPOSED ADDITIONS AND/OR ALTERATIONS:


LIGHTING POINTS		GPO'S		OTHER APPARATUS (Motors, Solar Heaters etc.)		
NO.	WATTS	SINGLE	DOUBLE	TYPE	NO.	WATTS
10-12	TBC		20-24	NA		

Particulars of any work to be disconnected:

Name and Address of Electrical Contractor:

Licence No. _____

Signature of Applicant: _____ Date: _____



The Lord Howe Island Board
Bowker Avenue
LORD HOWE ISLAND. NSW. 2898

Dear Sir/Madam

We are about to submit a DA on Portion 167 (Betty & Des Thompson) and as such a new wastewater system. The wastewater system will service both dwellings (including the existing home of Betty and Des as they need to up grade from their old septic system).

With the existing home and the proposed new dwelling, the irrigation system, due to limited suitable space, would best be located south on the block (drawing enclosed) within the SNV.

The main reasons being;-

- Better positioned on the block to service both homes
- the grey water/irrigation would be located too close to the new dwelling and main entrance if located to the west if placed in the exotic vegetation which could pose a health hazard and not ideal
- The exotic vegetation located to the west, which we wish to retain, is mainly bananas and an avocado tree which does not need to be irrigated as they are already well supplied with water and very close to the proposed house
- It would be a hazard, unhygienic and unsightly to have it crisscrossed on any of the lawn area
- A portion of the section shown on the enclosed map (as the preferred location of the irrigation) has an existing garden planted by Betty consisting of an avocado tree, hibiscus plants (to supply the lodge), and a few vegetables. This area would benefit from the irrigation system and would be less obtrusive.

We therefore request your approval to have the new system placed in the area proposed.

Yours sincerely,

Karen & Brian Taaffe and Betty & Des Thompson

17/8/23

On-site Wastewater Treatment Proposal

Karen and Brian Taffe, [REDACTED]

System Install Overview

It is proposed to install a NSW Health accredited FujiClean ACE1200EX Aerated Wastewater Treatment Systems to service the wastewater needs of the property located at Lot 167.

The FujiClean systems will be installed adjacent to the proposed new dwelling East of the existing main dwelling. The system comes with its own visual alarm to alert of system malfunctions such as high water, aeration pump failure etc.

The existing septic tank on the property will continue to be used as a primary catch tank for the existing dwelling only and the raw effluent will be transferred via gravity to the proposed wastewater system. All pipework connecting this 'catch tank' to the FujiClean system, is located in areas that aren't mapped as Significant Native Vegetation (SNV).

The treated effluent will be disinfected with chlorine prior to discharge to the irrigation fields throughout existing exotic and native vegetation on the property (see attached site plan). The irrigation fields will have small diameter (12mm) drip pipe laid in a grid pattern and split into at least two fields. All pipework connecting the FujiClean system to the irrigation fields, located within areas mapped as SNV, will be laid on the surface.

The daily hydraulic load of effluent to be treated is 840lt. This is calculated by the following flow rates:

Source	Number	Lt/day	Total Lt/day
Existing Dwelling	3 x bed = 4EP	480	480
New dwelling	2 x bed = 3EP	360	360
Total Daily Flow			840

The proposed effluent irrigation area is to be situated on Lot 167, DP 45693. The soil type on Lot 167 is sand/clay. A soil sample will be provided to the Board for confirmation. The area required for the effluent irrigation with this soil type will be determined by water nutrient balance calculations made by the Lord Howe Island Board. The calculated area required is 626 meters squared and has been based on the annual crop uptake of phosphorus.

The irrigation area is proposed to be placed within the Significant Native Vegetation south of the property whilst utilizing exotic gardens within that area. A letter was sent to the Lord Howe Island Board requesting this area as it is the most beneficial area on the property.

Nutrient Balance

Site Address: **LOT 167 Karen Taafe**

Please read the attached notes before using this spreadsheet.

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

626 m²

INPUT DATA ^[1]					
Wastewater Loading			Nutrient Crop Uptake		
Hydraulic Load	840	L/Day	Crop N Uptake	200	kg/ha/yr which equals 55 mg/m ² /day
Effluent N Concentration	14.79	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	2,485	mg/day	P-sorption result	170	mg/kg which equals 3,060 kg/ha
Remaining N Load after soil loss	9,939	mg/day	Bulk Density	1.8	g/cm ³
Effluent P Concentration	10.33	mg/L	Depth of Soil	1	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	181	m ²	Nominated LAA Size	626	m ²
Phosphorus	626	m ²	Predicted N Export from LAA	-8.89	kg/year
			Predicted P Export from LAA	0.00	kg/year
			Phosphorus Longevity for LAA	50	Years
			Minimum Buffer Required for excess nutrient	0	m ²

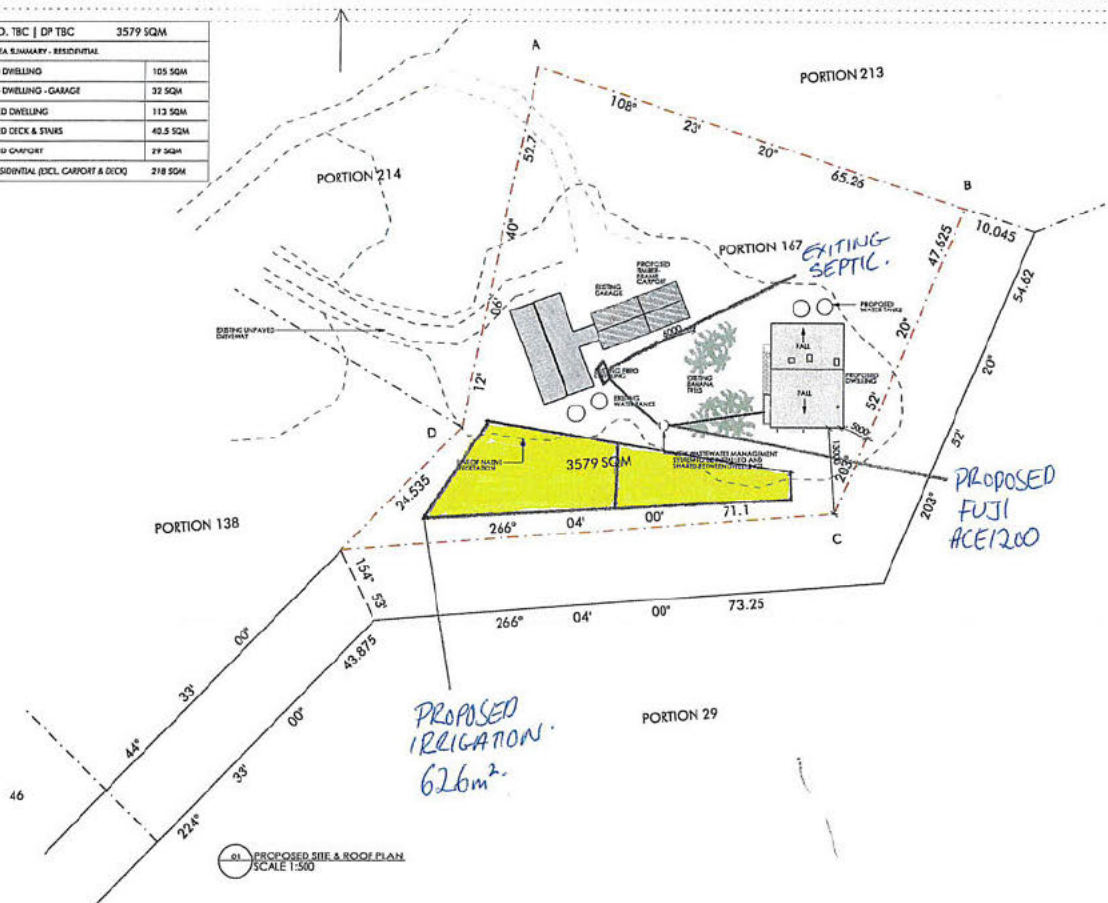
PHOSPHORUS BALANCE

STEP 1: Using the nominated LAA Size

Nominated LAA Size	626	m ²			
Daily P Load	0.008677	kg/day	→ Phosphorus generated over life of system	158.3589	kg
Daily Uptake	0.00343	kg/day	→ Phosphorus vegetative uptake for life of system	0.100	kg/m ²
Measured p-sorption capacity	0.306	kg/m ²			
Assumed p-sorption capacity	0.153	kg/m ²	→ Phosphorus adsorbed in 50 years	0.153	kg/m ²
Site P-sorption capacity	95.78	kg	→ Desired Annual P Application Rate	3.168	kg/year
			which equals	0.00868	kg/day
P-load to be sorbed	1.92	kg/year			

NOTES

LOT NO. TBC DP TBC	3579 SQM
BLURT AREA SUMMARY - RESIDENTIAL	
EXISTING DWELLING	105 SQM
EXISTING DWELLING - GARAGE	32 SQM
PROPOSED DWELLING	113 SQM
PROPOSED DECK & STAIRS	40.5 SQM
PROPOSED CARPORT	29 SQM
TOTAL RESIDENTIAL (EXCL. CARPORT & DECK)	218 SQM



NOT FOR CONSTRUCTION

DATE: 12/12/20 A. SA

PROJECT: NEW CATEGORY 1 DWELLING

CLIENT: JACON LEGAL FRANCHISE

DRAWING: SITE PLAN

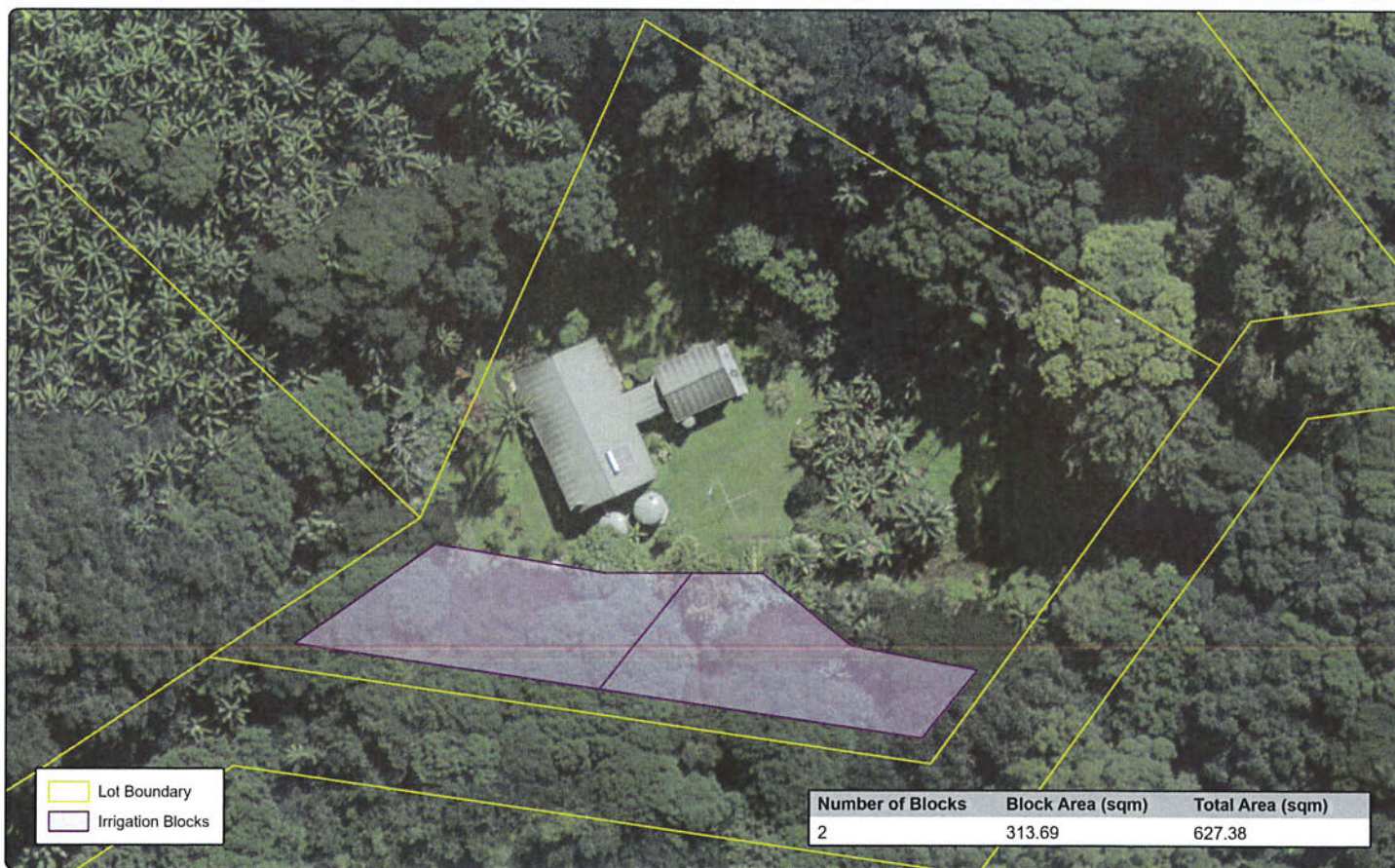
PROJECT NO.: 001

SCALE: 1:500

DATE: 08-0-01

DRAWN: CM

REVIEW: SA



Scale at A4 = 1:480
MGA 94 - Zone 57

This map is not guaranteed to be free from error or omission. Therefore, the Lord Howe Island Board and its employees disclaim liability of any act done or omission made on the information on the map and any consequences of such acts or omissions.

Taaffe Irrigation Area Blocks

Lord Howe Island Board
Created on: 24/08/2023

