

# **LORD HOWE ISLAND BOARD**

## **Business Paper**

### **OPEN SESSION**

#### **ITEM**

Annual Planning System Review

#### **RECOMMENDATION**

That the Lord Howe Island Board resolve to note the information contained in the Annual Planning System Review

#### **INTRODUCTION**

This Annual Planning System Review examines the Board's assessment and processing of Planning applications and other associated issues including information on Owners Consent (OC) Development applications (DA) and modified development applications (MDC).

Normally this report advises on total current application numbers, determinations, value of development, and current application processing times, however with the transfer and adoption of the Board's administration system over to 'Authority' it was not possible to meaningfully collate this information at this time. Hence this report will focus on general observations and issues rather than statistical data on the above.

#### **RELEVANT BACKGROUND**

As part of the Consultant Town Planner's (CTP) contract with the Lord Howe Island Board (LHIB), a review of the planning and assessment systems and processes is to be reported to the LHIB each year. This report is for the period ending March 2020.

The purpose of the audit is to ensure that LHIB and AAP's systems are up to date and compliant with legislative and procedural requirements and reflect best practice.

#### **CURRENT APPLICATION PROCESSING**

##### **Development Application**

Several high value development applications and several LHIB community related developments have been processed in the reporting period. Those DA's and OC's being:

- LHI Community Preschool (OC 2019-03 & DA2019.09)
- Alterations to the LHI Bowling Club (OC2019.10 & DA2019.15)
- Community Skate Park (OC2017.14 & DA2019.11)
- Various applications associated with the REP

- Change of Use to an Allied Health Clinic, Day Spa and Food/ Drink Premises (Bar) at ex Post Office (OC2019.02 & DA 2019.05)
- Demolition of an existing fuel storage shed and construction of a replacement shed, Lord Howe Island Airport (DA2019.02)
- Change of use and fit-out for a grocery shop at previous Co-Op premises (OC 2019 - 11 and DA 2019.16)
- Demolition of existing Pinetrees boatshed and deck, and construction of a new boat shed and deck (OC2020.03 and DA2020.03) – on March LHIB meeting agenda
- New Operations Centre - LHI Marine Rescue (OC2020.02 and DA 2020.05) – on March LHIB meeting agenda

Also, of note there has been a definite decline in the number of OC and DA applications for alterations/ additions to existing residential dwellings, tourist accommodation lodges and staff accommodation.

Development Applications continue to be processed in a timely manner allowing for requests for additional information to applicants, internal and external referral requirements, administrative processing and technical assessment times etc.

The now complete (or near complete) finalisation of the transfer process over to 'Authority' is expected to make continued improvements to assessment/ processing times of Planning applications.

### **Modification Development Consents**

MDCs for several significant and LHIB community related projects have been processed in the reporting period. These include:

- REP Construction of Temporary Aviaries & Pens (MDC2019.04)
- MDC (DA 2016-02 dated: 11 December 2015) to modify the Lord Howe Island Solar Photovoltaic Project to permit an increased system capacity up to 2MW, use higher capacity inverters, and refine project proposal (MDC 2020.01)
- Demolition of an existing fuel storage shed and construction of a replacement shed, Lord Howe Island Airport DA2019.02 (MDC2020.04)
- MDC (to DA 2016-02 dated: 11 December 2015 as previously modified by MDC2020.01 approved 10 December 2019), to modify the Lord Howe Island Solar Photovoltaic Project by minor amendments to approval conditions 8(b) & 8(h) regarding potential ecological impacts (MDC DA2015.201602.03).

### **Owners Consents**

As per the advice provided earlier on DA's there has been a definite decline in the number of OC and DA applications for alterations/ additions to existing residential dwellings, tourist accommodation lodges and staff accommodation.

OC applications continue to be processed in a timely manner.

### **PRE-LODGEMENT AND PLANNING ENQUIRIES**

The Board's Consultant Town Planners deal with a number of pre-lodgement and post-lodgement planning enquiries in addition to providing advice to various LHIB staff in respect of Town Planning matters as they arise.

The CTPs and the LHIB's Manager Environment and Community Services have regular phone and email communications about Planning and Land Use matters.

High quality pre-lodgement advice continues to be provided to both the LHIB and applicants.

### **QUALITY OF ASSESSMENT OUTCOMES**

Both the LHIB and the CTPs continue to strive for excellence and quality outcomes in the assessment of all development matters for the Island. Being a World Heritage Area, it is essential that the quality of the natural and built environment is maintained.

As mentioned previously the Board's adoption of the Development Services Module of the Authority Document Management System will lead to efficiencies in tracking of DA/ MDC and OC applications and referrals.

The LHIB assessment team continues to work well together. Communication between the consultant Town Planners and Board staff is excellent and applications are assessed and processed in an appropriate manner.

### **CONCLUSION**

The LHIB is satisfactorily fulfilling its responsibilities regarding Land Use Planning and Development Control on the Island under the Environmental Planning and Assessment Act 1979, the Lord Howe Island Act 1953, and the Policies and Guidelines from the NSW Department of Planning, Industry and Environment.

### **RECOMMENDATION**

That the Lord Howe Island Board resolve to note the information contained in the Annual Planning System Review.

Prepared by



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Consultant Town Planners  
Peter & Michelle Chapman: 18 March 2020

Endorsed



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LHIB CEO  
Peter Adams