

# 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 type="checkbox"/> Yes <input type="checkbox"/> No
If yes, have you incorporated comments and suggestions into your submission?	<input 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 type="checkbox"/> Yes <input type="checkbox"/> No
	Have you provided a scaled site plan showing the lease, system and disposal areas?	<input 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 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 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 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 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 type="checkbox"/> No
	<b>System</b>	
	Is the application for a commercial wastewater management system?	<input 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 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 type="checkbox"/> Yes <input type="checkbox"/> No
	Is the system from the list of LHIB preferred suppliers–Truewater, Rootzone, Earthsafe or Supertreat?	<input type="checkbox"/> Yes <input type="checkbox"/> No
	Is the system being installed in full compliance with the NSW Health accreditation?	<input 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 type="checkbox"/> NA
<b>Design – to be completed by your supplier</b>	
Does the proposal meet the LHIB Onsite Wastewater Management Strategy?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Does the design meet the domestic performance standards in Table 5.1.1?	<input 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 type="checkbox"/> Yes <input type="checkbox"/> No
Has the soil type & presence of any subsoil barriers on the site been checked?	<input 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 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 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 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 type="checkbox"/> Yes <input type="checkbox"/> No
Does the irrigation system include a flushing point?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there adequate disposal area for the treated effluent?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Does the proposed system only use sub-soil or dripper irrigation?	<input 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 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 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 type="checkbox"/> No
Is the system or disposal area more than 100m from permanent surface waters?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the system & disposal area more than 50m from a well\bore used for human supply?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the system or disposal area more than 20m from non-permanent water ways (eg. drainage gullies or channels)?	<input type="checkbox"/> Yes <input type="checkbox"/> No
For surface irrigation, is the irrigation area not used for food production?	<input type="checkbox"/> Yes <input 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 type="checkbox"/> No
Is the irrigation area unaffected by stormwater from above?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the property more than 1,500sqm in size?	<input 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 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 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: