

LORD HOWE ISLAND BOARD

Development Application

Section 4.12, Environmental Planning and Assessment Act 1979

Date Received:

Development Application No.: DA 2024 02 01

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: [REDACTED]

Telephone: [REDACTED] Fax:

Email: [REDACTED]

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: [REDACTED]

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 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: [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

BASIX[®]Certificate

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

Single Dwelling

Certificate number: 1407516S

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary

Date of issue: Friday, 28 July 2023

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



Planning,
Industry &
Environment

Project summary		
Project name	[REDACTED]	
Street address	[REDACTED]	
Local Government Area	Lord Howe Island Board	
Plan type and plan number	deposited 45693	
Lot no.	167	
Section no.	N/A	
Project type	separate dwelling house - secondary dwelling	
No. of bedrooms	2	
Project score		
Water	✓ 67	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 52	Target 50

Certificate Prepared by	
Name / Company Name:	Certified Energy 1
[REDACTED]	

Description of project

Project address

Project name	
Street address	
Local Government Area	Lord Howe Island Board
Plan type and plan number	Deposited Plan 45693
Lot no.	167
Section no.	N/A

Project type

Project type	separate dwelling house - secondary dwelling
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 (m ²) of the existing dwelling	115
No. of bedrooms in the existing dwelling	2

Assessor details and thermal loads

Assessor number	10056
Certificate number	0008775041-01
Climate zone	11
Area adjusted cooling load (MJ/m ² .year)	26
Area adjusted heating load (MJ/m ² .year)	29
Ceiling fan in at least one bedroom	Yes
Ceiling fan in at least one living room or other conditioned area	Yes

Project score

Water	✓ 67	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 52	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
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 Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
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.			
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.	✓	✓	✓
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓

Floor and wall construction	Area
floor - suspended floor/open subfloor	All or part of floor area square metres

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: solar (gas boosted, flat plate) 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			
<p>The applicant must install the following exhaust systems in the development:</p> <p>At least 1 Bathroom: individual fan, not ducted; Operation control: manual switch on/off</p> <p>Kitchen: individual fan, not ducted; Operation control: manual switch on/off</p> <p>Laundry: natural ventilation only, or no laundry; Operation control: n/a</p>		✓ ✓ ✓	✓ ✓ ✓
Artificial lighting			
<p>The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:</p> <ul style="list-style-type: none"> • at least 2 of the bedrooms / study; dedicated • at least 2 of the living / dining rooms; dedicated 		✓ ✓	✓ ✓

Energy Commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<ul style="list-style-type: none"> • the kitchen; dedicated • all bathrooms/toilets; dedicated • the laundry; dedicated • all hallways; dedicated 			   	   
Natural lighting				
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.				
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.				
Other				
The applicant must install a gas cooktop & gas oven in the kitchen of the dwelling.				
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.				
The applicant must install a fixed outdoor clothes drying line as part of the development.				

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.

BASIX Project Commitments

BASIX Number: 14075165

Proposed: Single Dwelling

Address:

Lot No / DP:

Water

Fixtures	Specification
Shower head rating	4 star (>6 but <= 7.5 L/min)
Toilet rating	3 star
Kitchen taps rating	3 star
Bathroom taps rating	3 star

Alternative water details

Rainwater tank size	45400L
Connected to:	Yes
Garden and lawn areas	Yes
All toilets	Yes
Laundry	Yes

Thermal Comfort

Accreditation Number:

HERA 10056

NatHERS Number: 0008775041-01

External walls

Weatherboard	Requirements
	Light colour R2.7 Bulk + Anti-glare foil

Internal walls

Cavity wall, direct fix plasterboard	R2.0 Bulk insulation
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Ceiling

External ceiling - Plasterboard	R6.0 Bulk insulation
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Roof

Corrugated iron	Light Colour (solar absorptance <0.475) R1.8 Bulk + Reflective side down, No air gap above (Anticon 75, 80mm)
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Floors

Suspended timber	R4.0 Bulk insulation
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Windows

Aluminium frame ALM-002-03	Louvre windows (W01 to W07)	Single low-e glazing with U-value 5.4 and SHGC 0.58 for Group B windows (double hung, fixed, louvres and sliding type windows/doors)
Aluminium frame ALM-006-03	W08, W09, W10, W11, D2, D3, D4	Double argon-fill low-e glazing with U-value 4.1 and SHGC 0.52 for Group B windows (double hung, fixed, louvres and sliding type windows/doors)
Aluminium frame ALM-005-03	D01	Double argon-fill low-e glazing with U-value 4.1 and SHGC 0.47 for Group A windows (awning, bifold, casement and tilt 'n' turn type windows/doors)

Skylights

Double Glazed Skylight	
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Ceiling Penetrations

Downlight Covers	Approved fireproof downlight covers must be installed to all downlights in ceilings where insulation is installed.
Lighting specification	Dwelling is rated without downlight
Ceiling fans	Ceiling fans of 1400mm must be installed in the rooms mentioned in the NatHERS report
Overshadowing details	Adjoining units calculated into model calculations

Site

Orientation of nominal north elevation	As shown on plans
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Energy

Hot water	Specification	Rating
Individual system	Solar (gas boosted, flat plate)	21 to 25 STCs

Ventilation

Bathroom exhaust	Individual fan, not ducted
Control switch	Manual switch on/off
Kitchen exhaust	Individual fan, not ducted
control switch	Manual switch on/off
Laundry	Natural ventilation only
Control switch	N/A

Cooling

Individual systems - living areas	Ceiling fans
Individual systems - bedroom areas	Ceiling fans

Heating

Individual systems - living areas	Wood heater
Individual systems - bedroom areas	No active heating system

Appliances

Cooktop/oven	Gas cooktop & gas oven
Ventilated fridge space	Yes
Private outdoor clothes drying line	Yes
Private Indoor or sheltered clothes drying line	No
Zoned Air-conditioning	No

Alternative Energy

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

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	1900	900	9 SQM	ALUMINIUM	EAST	LOUVRE
W05	1900	3930	3,9 SQM	ALUMINIUM	EAST	LOUVRE
W06	2100	900	1,89 SQM	ALUMINIUM	EAST	LOUVRE
W07	2100	2690	5,5 SQM	ALUMINIUM	EAST	LOUVRE
W08	600	1490	1,50M	ALUMINIUM	NORTH	SLIDING
W09	600	1490	1,50M	ALUMINIUM	NORTH	SLIDING
W10	600	7450	4,7 SQM	ALUMINIUM	NORTH	FIXED
W11(TBC)	600	2630	2,50M	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	7,7 SQM	GLAZED	SOUTH	SLIDING

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



DATE: 12.07.23 KBF + REMBROS

12.07.23 A DA

PRIOR TO THE COMMENCEMENT OF WORK, SURVEYORS VERIFY ALL GRIDLINES. CHECK ALL DIMENSIONS ON SITE. USE FOURED 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

CLIENT
 KAREN & BRIAN TAAFFE

DRAWING
 SITE & ROOF PLAN

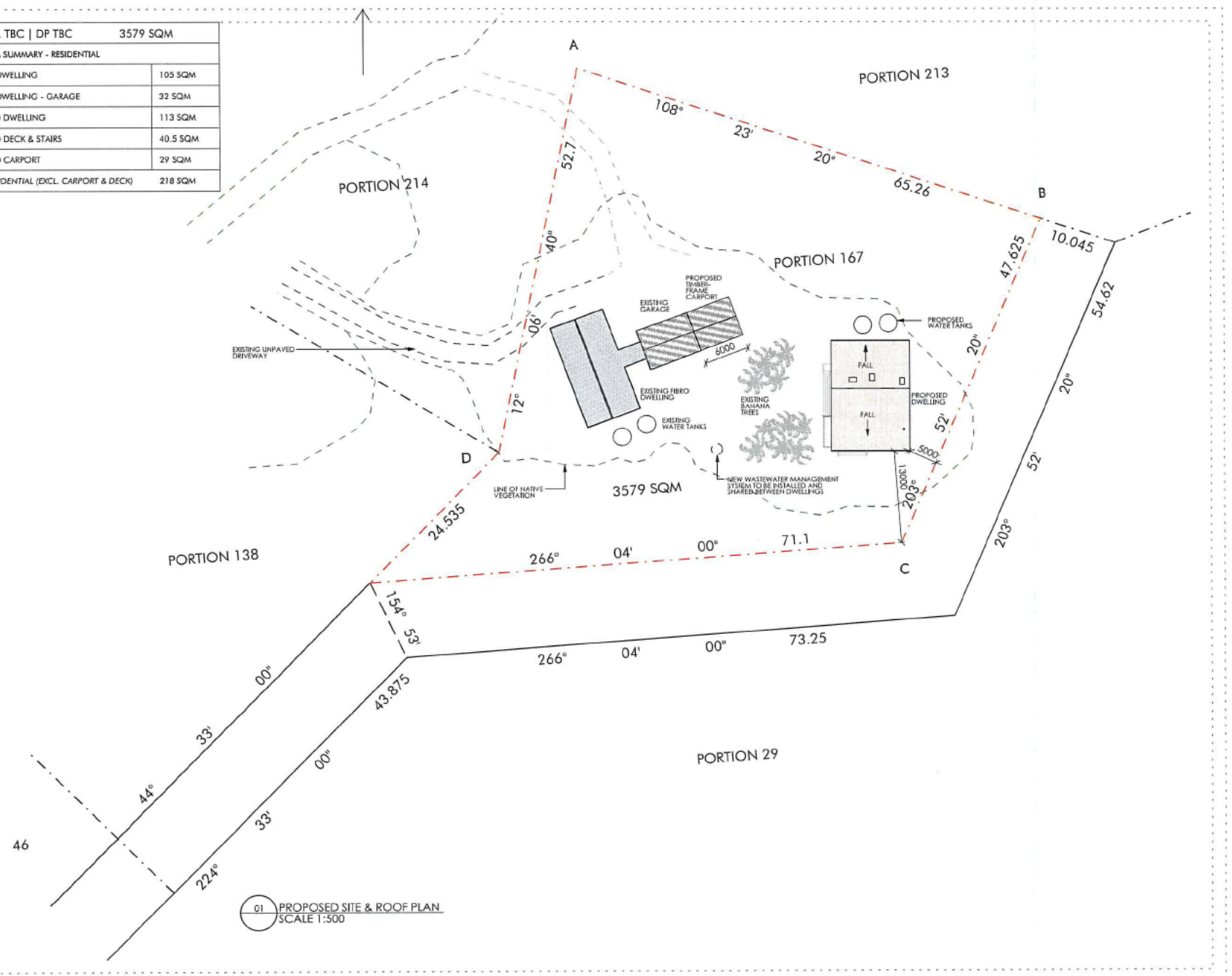
PROJECT NO.
 058 DRAWN
 CM

SCALE@A3
 1 : 500

DWG NO.
 DA-A-00 ISSUE
 DA

NOT FOR CONSTRUCTION

LOT NO. TBC DP TBC		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



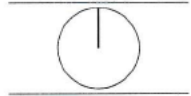
01 PROPOSED SITE & ROOF PLAN
SCALE 1:500

NOT FOR CONSTRUCTION

DATE: 12.07.23
FIGURE: 1 - SITE PLAN
A DA

PRIOR TO THE COMMENCEMENT OF WORK, SURVEY AND VERIFY ALL DIMENSIONS. 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

CLIENT:
KAREN & BRIAN TAARPE

DRAWING:
SITE PLAN

PROJECT NO:
058

SCALE: A3
1:500

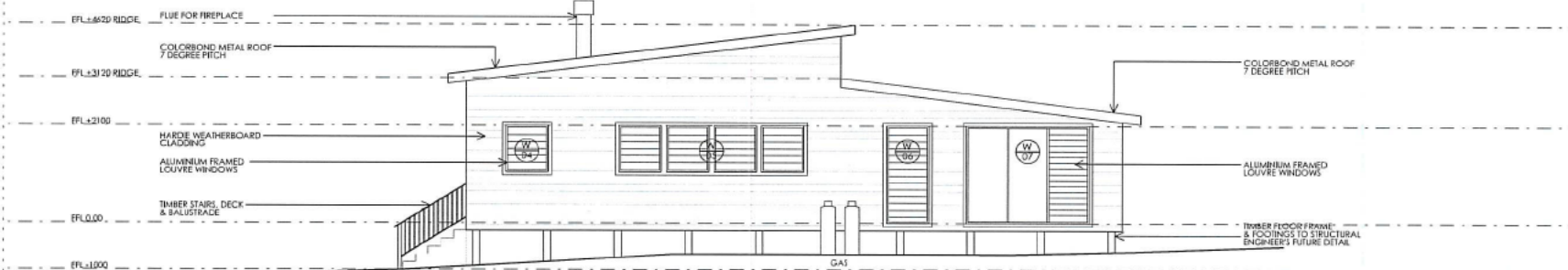
DWG NO:
DA-D-01

DRAWN:
CM

ISSUE:
DA



01 PROPOSED ELEVATION - WEST
SCALE 1:100



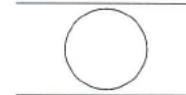
02 PROPOSED ELEVATION - EAST
SCALE 1:100

DATE: 12.07.23 ECLIF + MEYERSONS

12.07.23 A DA

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

ROOM ON FIRE



PROJECT
NEW CATEGORY 4 DWELLING

CLIENT
KAREN & BRIAN TAAFFE

DRAWING
PROPOSED ELEVATIONS - EAST & WEST

PROJECT NO.
058 DRAWN
CM

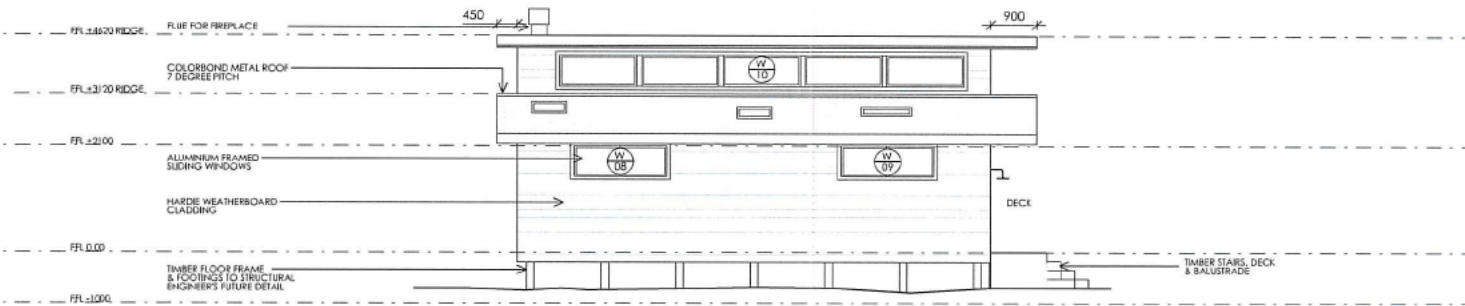
SCALE: A3
1:100

DWG NO.
DA-E-01 ISSUE
DA

NOT FOR CONSTRUCTION



01 PROPOSED ELEVATION - SOUTH
SCALE 1:100



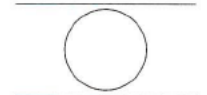
02 PROPOSED ELEVATION - NORTH
SCALE 1:100

DATE ISSUE + REVISIONS

12.07.22 A DA

PRIOR TO THE COMMENCEMENT OF WORK, SURVEYOR MUST VERIFY ALL DIMENSIONS. CHECK ALL DIMENSIONS ON SITE. USE REQUIRED 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.

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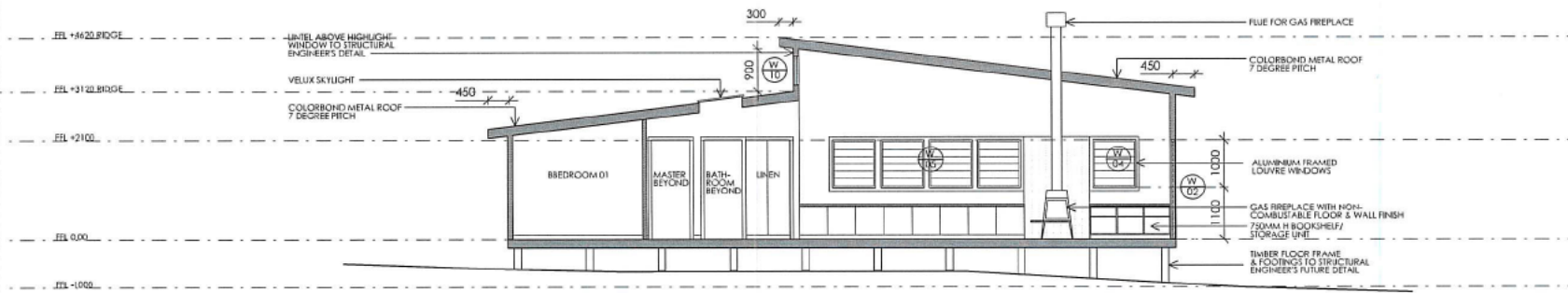
PROJECT
NEW CATEGORY 2 DWELLING

CLIENT
KAREN & BRIAN TAAFFE

DRAWING
PROPOSED ELEVATIONS - NORTH & SOUTH

PROJECT NO. 058	DRAWN CM
SCALE 1:100	
DWG NO. DA-E-02	ISSUE DA

NOT FOR CONSTRUCTION



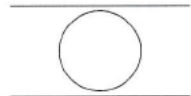
01 PROPOSED SECTION AA
SCALE 1:100

DATE ISSUE + REVISIONS

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

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

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)

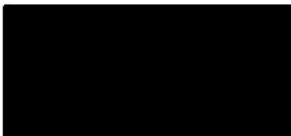
It is development that contains two or more dwellings and is no more than two storeys in height.

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

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.

.....
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.

.....
.....

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.
.....
.....
.....

BOUNDARY SETBACKS

How far is your development setback from the front boundary?

Approximately 40m
.....
.....

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.
.....
.....

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.

.....
.....
.....

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
.....
.....
.....
.....

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.
.....
.....
.....

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.
.....
.....
.....

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
.....
.....
.....

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

NA
.....
.....
.....

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.

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

NA

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.

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

WASTEWATER MANAGEMENT

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

Yes

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

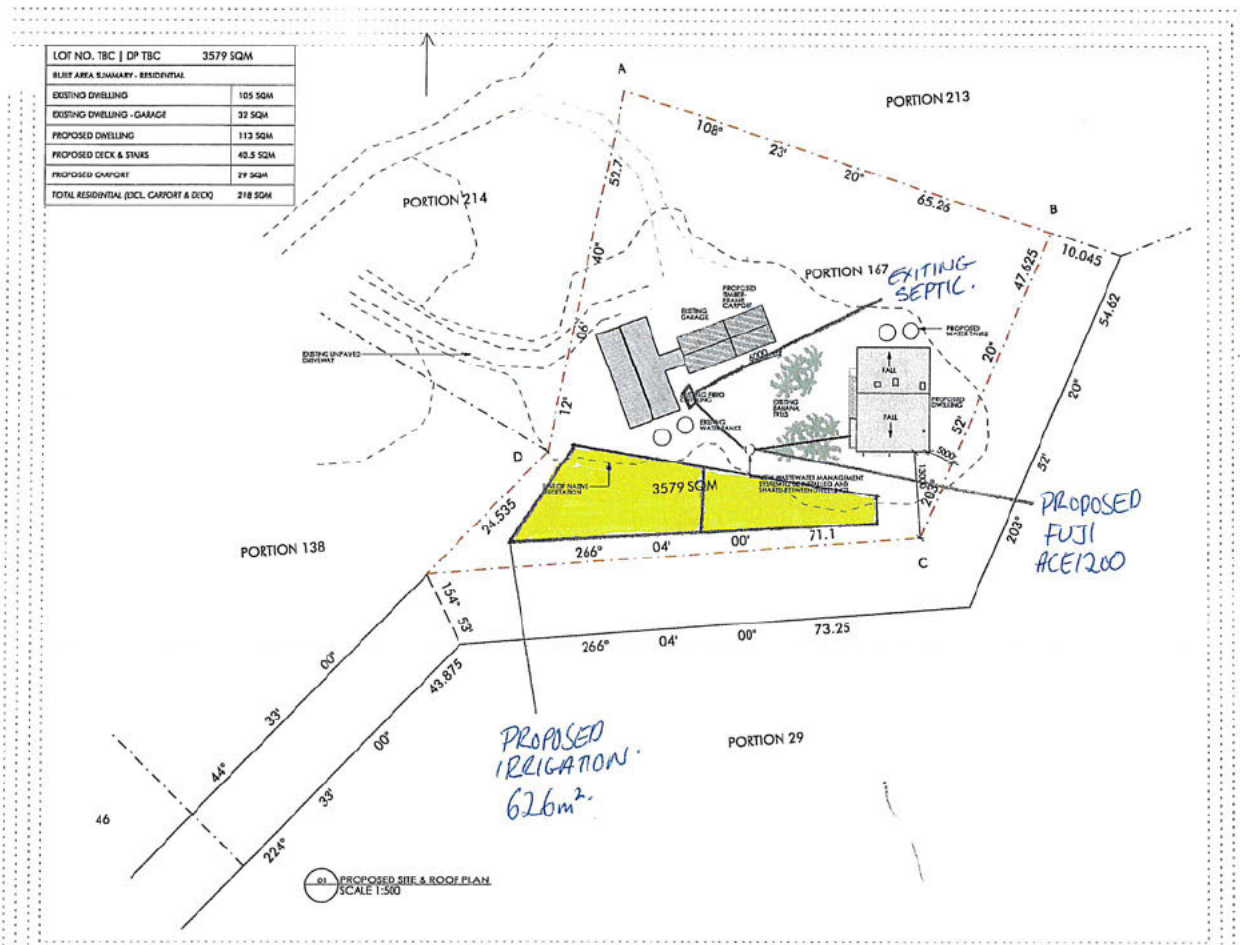
INPUT DATA ^[1]			
Wastewater Loading		Nutrient Crop Uptake	
Hydraulic Load	840 L/Day	Crop N Uptake	200 kg/ha/yr which equals 55 mg/m ² /day
Effluent N Concentration	14.79 mg/L	Crop P Uptake	20 kg/ha/yr which equals 5 mg/m ² /day
% Lost to Soil Processes (Geary & Gardner 1996)	0.2 Decimal	Phosphorus 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
BLIST AREA SUMMARY - RESIDENTIAL	
EXISTING DWELLING	105 SQM
EXISTING DWELLING - GARAGE	32 SQM
PROPOSED DWELLING	113 SQM
PROPOSED DECK & STAIRS	40.5 SQM
PROPOSED GARPORT	29 SQM
TOTAL RESIDENTIAL (EXCL. GARPORT & DECK)	218 SQM



PROPOSED SITE & ROOF PLAN
SCALE 1:500

NOT FOR CONSTRUCTION

UNITS: METRE + METRE SQUARE
 T21323 A SA
 PRIOR TO THE COMMENCEMENT OF WORK, SURVEYING DATA AND SPECIFICATIONS MUST BE CHECKED AGAINST THE ORIGINAL RECORDS OF THE SURVEYING OFFICE. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THE CLIENT IS ADVISED THAT THIS DRAWING IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE CLIENT IS ADVISED THAT THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THE CLIENT IS ADVISED THAT THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING.

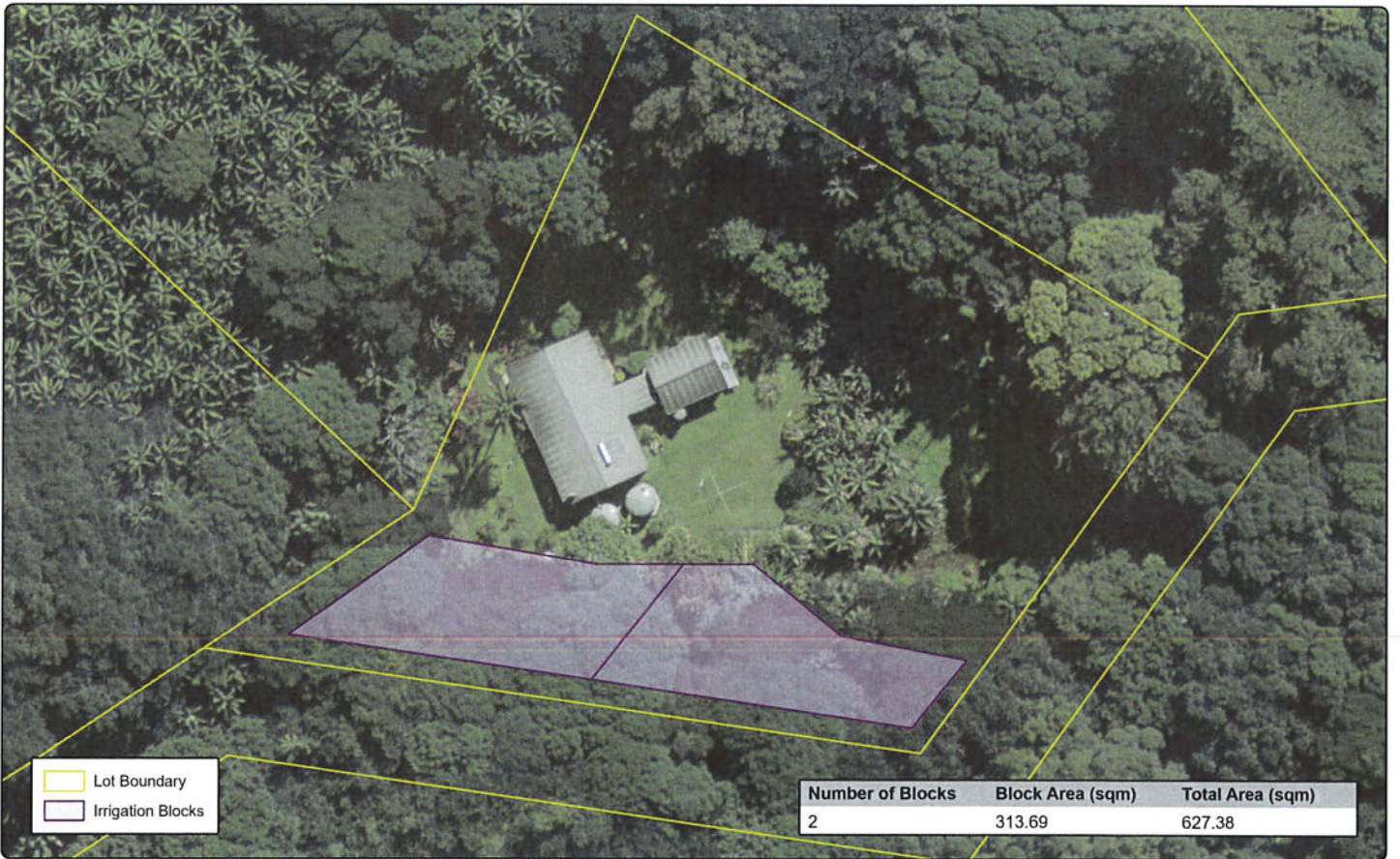
ROOM ON FIRST



PROJECT: NEW GREGORY LIVING
 CLIENT: JOHN LEGAL FRANK

DRAWING: SITE PLAN

PROJECT NO. 051	DRAWN: CM
SCALE: 1:500	
DATE: 24-0-01	REV: 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

0 25 m

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