

LORD HOWE ISLAND BOARD

Development Application

Section 4.12, Environmental Planning and Assessment Act 1979

| |
|----------------|
| Date Received: |
|----------------|

Development Application No.: Date Lodged:

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: JOSHUA ROYLANCE OWENS

Organisation: ABN:

Postal Address: [REDACTED]

Telephone: [REDACTED] Fax:

Email: [REDACTED]

OWNER CONSENT

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

IDENTIFY THE LAND YOU PROPOSE TO DEVELOP

Portion/Lot No.: 11 Deposited Plan No.: DP1202580

Lease No.: 2015.01 (4152)

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.

Relocation of wastewater irrigation field for existing wastewater system, and
Extension onto existing dwelling which will be used as part of my dwelling as well as shed to store plumbing material. An existing old shed will be removed

Building Material: *weatherboard fibro* Roofing Material: *colorbond custom orb*

PAST/PRESENT LAND USES

State the past known uses of the site: Domestic residence

State the present known uses of the site: Domestic residence

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.

- Aerial photos
- Plans
- Survey plan
- Environmental plan
- waste water amendment

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

APPLICATION FEE

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

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

Estimated cost of the development: \$450,000 \$ 400,000 entered on the portal. DA fees based on \$ 400,000 – Rec:25950 20/03/2024 – Fees paid \$

Total fees lodged: Date: Receipt No.:25950 20/03/2024 – \$1511

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:

Name: JOSHUA R. OWENS Name:

Date: 16/1/24 Date:

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

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

Signature: Signature:

Name: Name:

Date: 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

- 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

Website: www.lhib.nsw.gov.au

Lord Howe Island Marine Park Authority

Phone:

Fax:

Email:

Website: www.mpa.nsw.gov.au

Department of Infrastructure, Planning and Natural Resources – General Enquiries

Phone:

Email:

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:

Email:

Website: www.dipnr.nsw.gov.au

BASIX Certificate: www.basix.nsw.gov.au

Development Application Statement – Amendment/Extension to existing dwelling; demolish existing garage; relocate wastewater irrigation field for existing wastewater system

Land Information

Lot: 11

DP:1202580

Perpetual Lease number: 2015.01

Development type: Amendment/Extension to existing dwelling to increase living space and store building material; demolish existing garage; relocate wastewater irrigation field for existing wastewater system

Leaseholder: Joshua Roylance Owens

Overview Statement

We wish to undertake extensions to our existing dwelling at [REDACTED] Island. The proposed extension aims to create more space for our family as it grows, including additional bedrooms, bathrooms, and larger shared living spaces (kitchen, dining etc). To make space we will also be demolishing an existing lean-to garage.

We also wish to change the location of the existing irrigation field as the lot has been subdivided since the original install of the wastewater system. It is currently on the neighbouring lot (DP1261010-1), and we would like to move it to our lot (1202580-11). See the attached wastewater management plan for further information.

LEP Regulations

Zoning

The lot is within the LEP Settlement Zone, which aims to provide residential development. As this building is our primary residence, this is in line with the LEP zoning rules (figure 1).

Foreshore Building & Heritage

The development is not within the Foreshore Building Line and does not contain any heritage buildings.

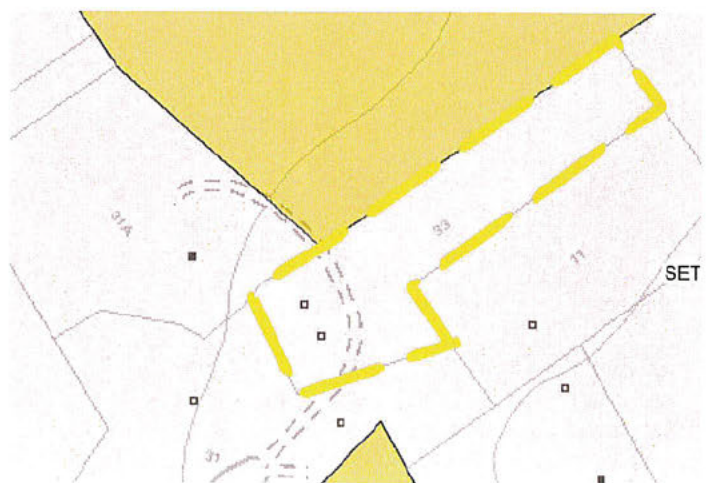


Figure 1. Map of LEP zones in reference to 33 Anderson Road (yellow border), with the Settlement Zone shown in pink. Source: NSW Planning Portal.

Significant Native Vegetation (SNV)

The proposed development is on land that is currently open lawn, so no vegetation removal will be required. It does not overlap with any SNV, so no SNV will be damaged or removed by this development either (figure 2). Additionally, current SNV covers more than 50% of the block footprint, which is well over the 35% block area required for endemic species. The remainder of the undeveloped block footprint is landscaped garden (~30% of block).

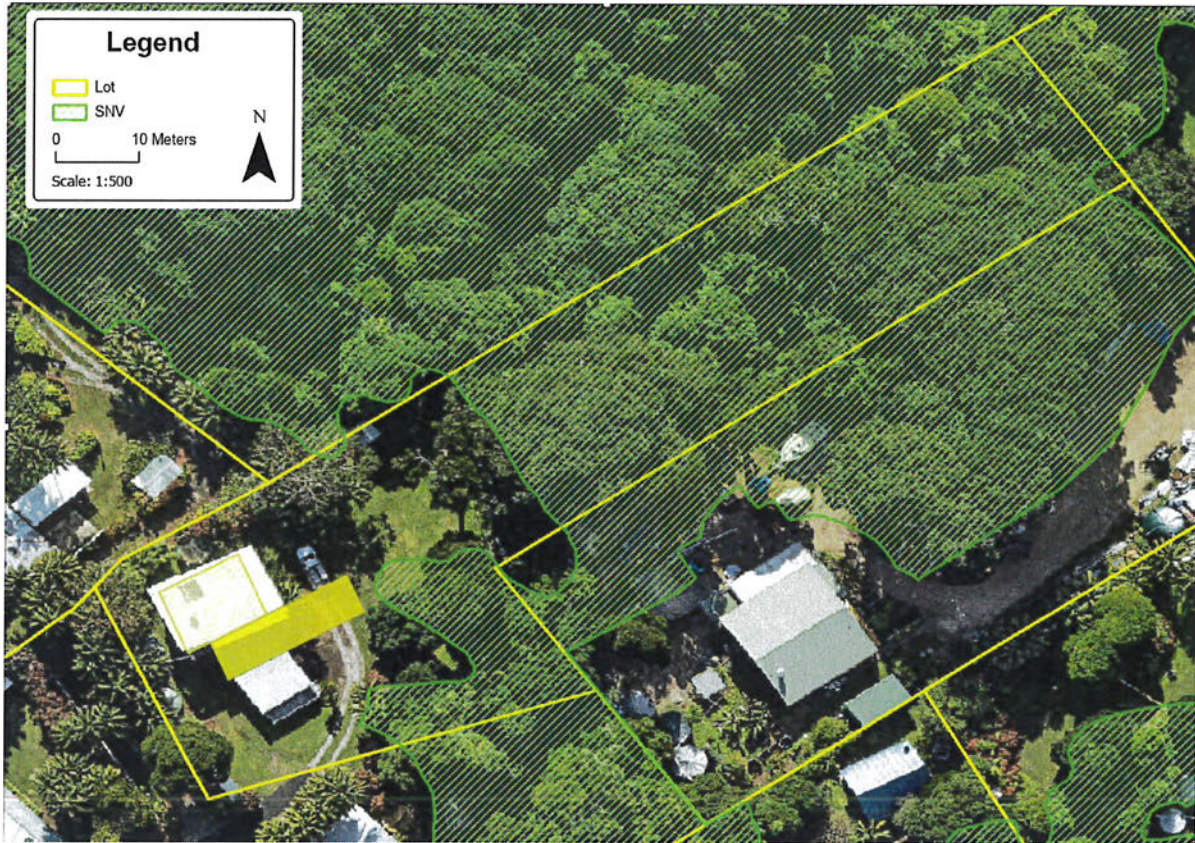


Figure 2. SNV in relation to proposed development.

Appearance

The house appearance will be in sympathy with the surrounding environment and will be painted in the same colours as the current, already approved dwelling. Proposed colours are within the LHI colour scheme - Surf Mist colourbond and White Villaboard cladding. The house will not obscure any existing views and will be screened from adjacent properties.

Building height will be less than 6.3m (height of current approved dwelling). The extension will be the same absolute height but extends up a slight slope on the block. It will be cut into the landscape to ensure the buildings are level which would result in a lower building height compared to the surrounding ground level for the new extension.

Building Footprint & Existing Structures

The footprint of the new extension is over an existing shed/garage. The existing structure will be fully demolished to allow for the new build (figure 3).

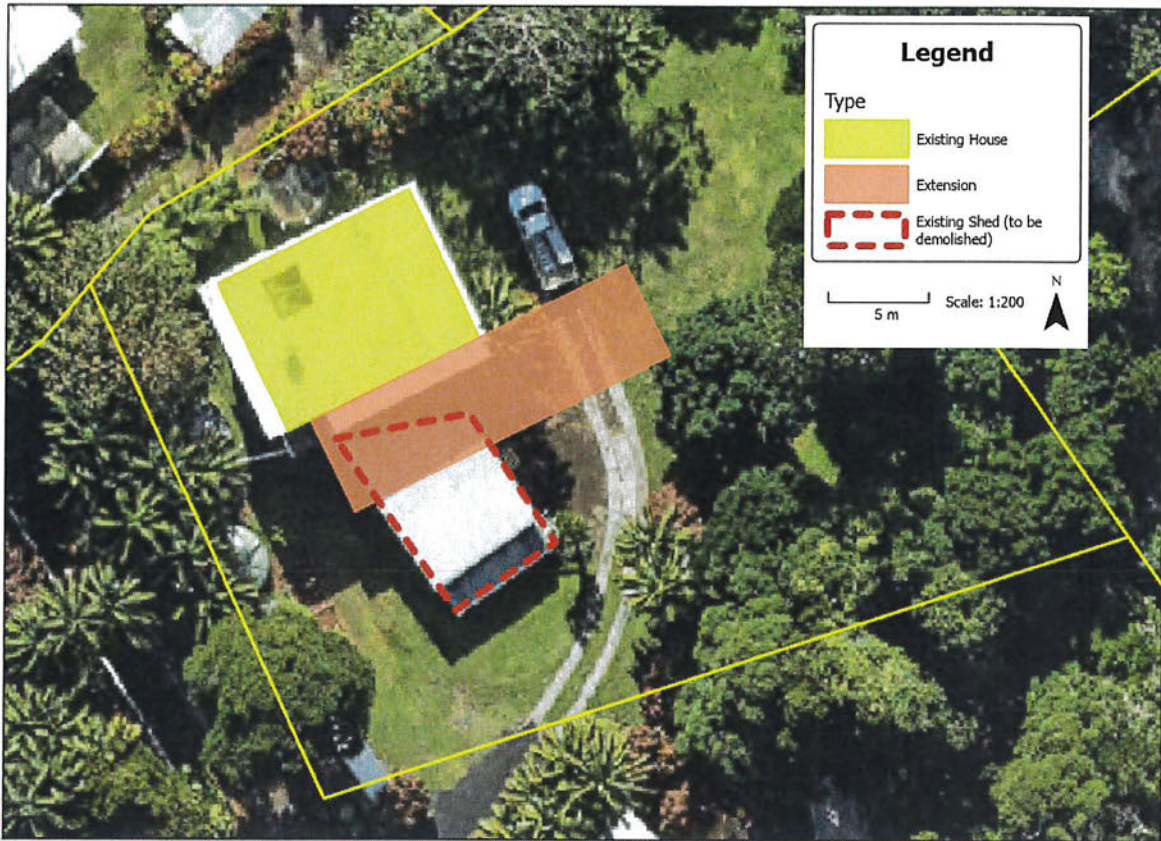


Figure 3. Location of proposed building footprint in relation to existing built structures on the lot.

Information about vehicular ingress/egress can be found in the attached Access Statement. All other information relating to this DA can be found within the LHIB DA application documents.

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: JOSHUA ROYLANCE OWENS
Signed: [REDACTED] Date: 15/1/24

PROPOSED DEVELOPMENT

Portion/Lot No.: 11 Deposited Plan No.: DP1202580
Lease No.: 2015.01
Address: [REDACTED]

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

- | | |
|---|--|
| <input type="checkbox"/> Dwelling House | <input type="checkbox"/> Shed or Garage |
| <input checked="" 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 Realignments |

Other – please describe: Relocation of wastewater irrigation field for existing wastewater system

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.

- Existing dwelling with a gross floor area of 110.93 m² (both stories)

Proposed extension would increase gross floor area to 288 m²

- There is an existing old shed on site which will be demolished for the extension

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 |
|-----------|-------------------------|-----------------|
| 2006/19 | Residence | 14/7/09 |

*

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.

2006/19-DA

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. Block size is 3000m².

Proposed building is 288m². Max allowance 300m²

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.

Yes, proposed extension complies with LEP 2010
elocote sting wastewater system

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.

N/A

ALL BUILDINGS - MAXIMUM BUILDING HEIGHT

Please specify if your development complies with the maximum building height (under clause 29 LHI LEP 2010)? If yes, this must be demonstrated below.

Building height is less than 6.3m

SUBDIVISION

Please specify if your development complies with the subdivision requirements under clause 21 of LHI LEP 2010? If yes, this must be demonstrated below.

N/A

ZONING

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

The zone is settlement, which aims to provide limited residential development. This DA supports this aim as it is residential development, in sympathy ~~to the~~ with the surrounding environment, and is in line with settlement zoning regulations.

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

BOUNDARY SETBACKS

How far is your development setback from the front boundary?

8m

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

11m

11m

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

Yes

LANDSCAPING

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

YES, dwelling is screened from
neighbouring properties. It is proposed to
screen further on completion

LAND ADJACENT TO ZONE 7 OR 8

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

N/A

CONSTRAINTS

FORESHORE DEVELOPMENT

Is your land within the foreshore development area? If yes, please how the development complies with foreshore development requirements (Clause 35 LHI LEP 2010).

N/A

AIRCRAFT NOISE

Is your land subject to the Australian Noise Exposure Forecast? If yes, the development may need to include an Acoustic Report with the application.

N/A

FLOODING

Is your land flood prone? If yes, what measures will be undertaken to ensure that:

- water is efficiently drained from your property without impacting upon any adjoining neighbours.
- the proposed development will not be adversely affected by flooding.

N/A

HERITAGE

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

N/A

SIGNIFICANT VEGETATION

Will the development require the removal of any vegetation in areas mapped as 'significant vegetation' in LHI LEP 2010 Sheet 3 as well as the proposed 'significant vegetation' map on exhibition? If yes, the proposed development may be prohibited.

N/A

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

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.

No

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

Yes

Do you intend to provide any landscaping to compensate for the removal of vegetation? If yes, please include a landscape plans specifying the species to be used. If no, please explain why supplementary landscaping is not necessary.

No, Extension is on open lawn.

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.

No overshadowing of adjacent properties,
environmentally friendly colours + materials,
Non reflective roof, external cladding
similar to adjacent buildings

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.

Small windows facing adjacent properties,
Thick band of trees defrays noise

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.

Yes, Proposed solar Hot water System
will be installed

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.

N/A

PARKING AND TRAFFIC

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

Same as existing residence. Large lawn area for parking

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.

Yes - 1m

WASTEWATER MANAGEMENT

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

Yes

STORMWATER RUNOFF DISPOSAL

How will excess stormwater runoff be disposed?

Stormwater pipes into water tanks, overflowing away from all adjacent properties

EROSION AND SEDIMENT CONTROL

What erosion and sediment control measure will be used to keep the soil on your site? Consider siltation fencing, diversion channels, stockpile protection, stormwater pit protection and gravel vehicle access.

N/A

Where will the erosion and sediment control measures be provided on-site? Please identify the location of the erosion and sediment control measures on the site plan.

N/A

OTHER CONSIDERATIONS

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

The development is on cleared land not in SNV

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: JOSHUA R. OWENS

ADDRESS OF PREMISES: 

PORTION NO. 11 SERVICE NO. Meter : 2800523

PARTICULARS OF PROPOSED ADDITIONS AND/OR ALTERATIONS:

| LIGHTING POINTS | | GPO'S | | OTHER APPARATUS (Motors, Solar Heaters etc.) | | |
|-----------------|--------|--------|--------|---|-----|-------|
| NO. | WATTS | SINGLE | DOUBLE | TYPE | NO. | WATTS |
| 24 | 10-15W | 0 | 20 | Solar(Hw) | 1 | 2.4kw |
| | | | | | | |
| | | | | | | |
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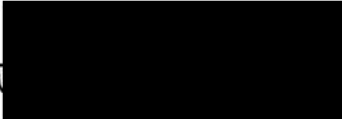
Particulars of any work to be disconnected:

Change existing kitchen to bathroom, move
some GPO to different position

Name and Address of Electrical Contractor:

TBA

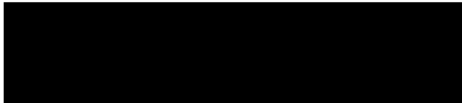
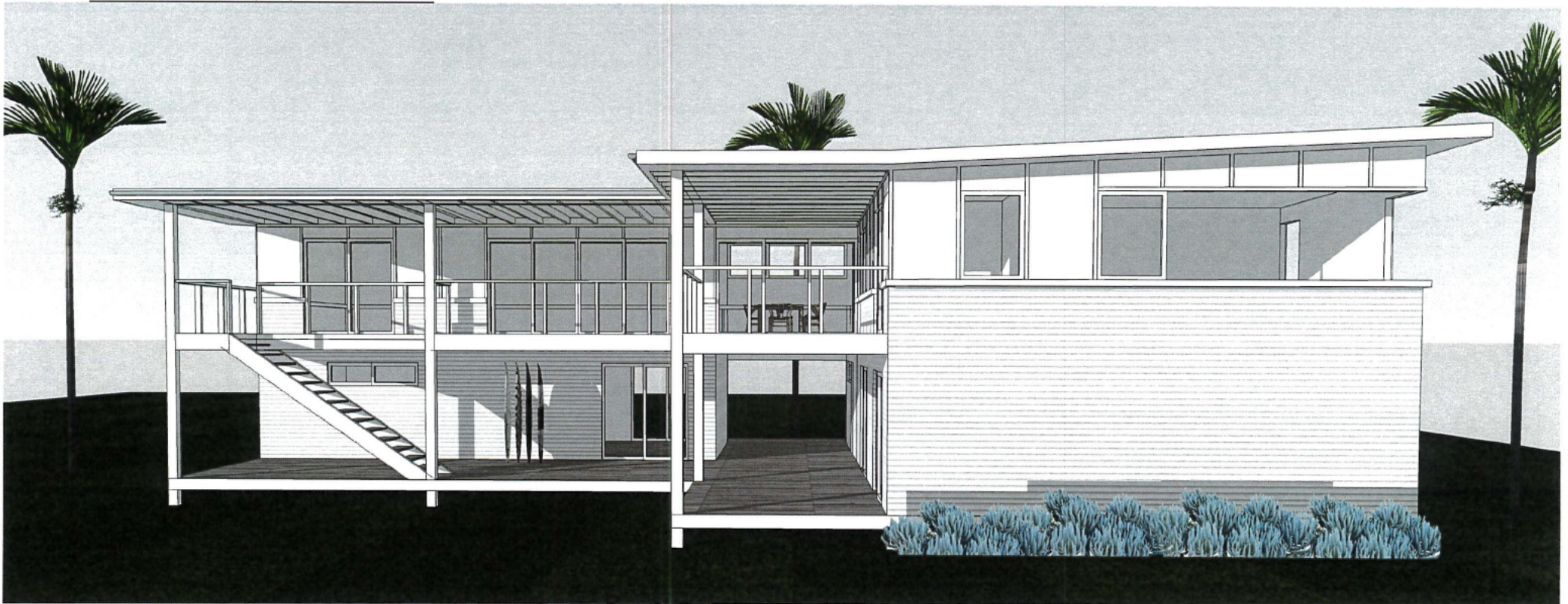
Licence No. _____

Signature of Applicant: 

Date: 23/1/24

Lorhiti House, LORD HOWE ISLAND

| Drawing No. | Drawing Name |
|-------------|--------------------------------------|
| DA-00-03 | Images |
| DA-00.1 | Register, Location Map, Legend |
| DA-00.2 | Images |
| DA-02.1 | Existing Site Plan - 1:500 |
| DA-02.2 | Existing Ground and First Floor Plan |
| DA-02.3 | Existing Roof Plan |
| DA-02.4 | Existing Elevations |
| DA-02.5 | Proposed Site Plan - 1:500 |
| DA-02.6 | Proposed Ground and First Floor |
| DA-02.7 | Proposed Roof Plan |
| DA-02.8 | Proposed Elevations |
| DA-02.9 | Proposed Elevations |
| DA-02.10 | Existing and Proposed Floor Area |
| DA-03.1 | Proposed North Elevation |
| DA-03.2 | Existing & Proposed Floor Area |

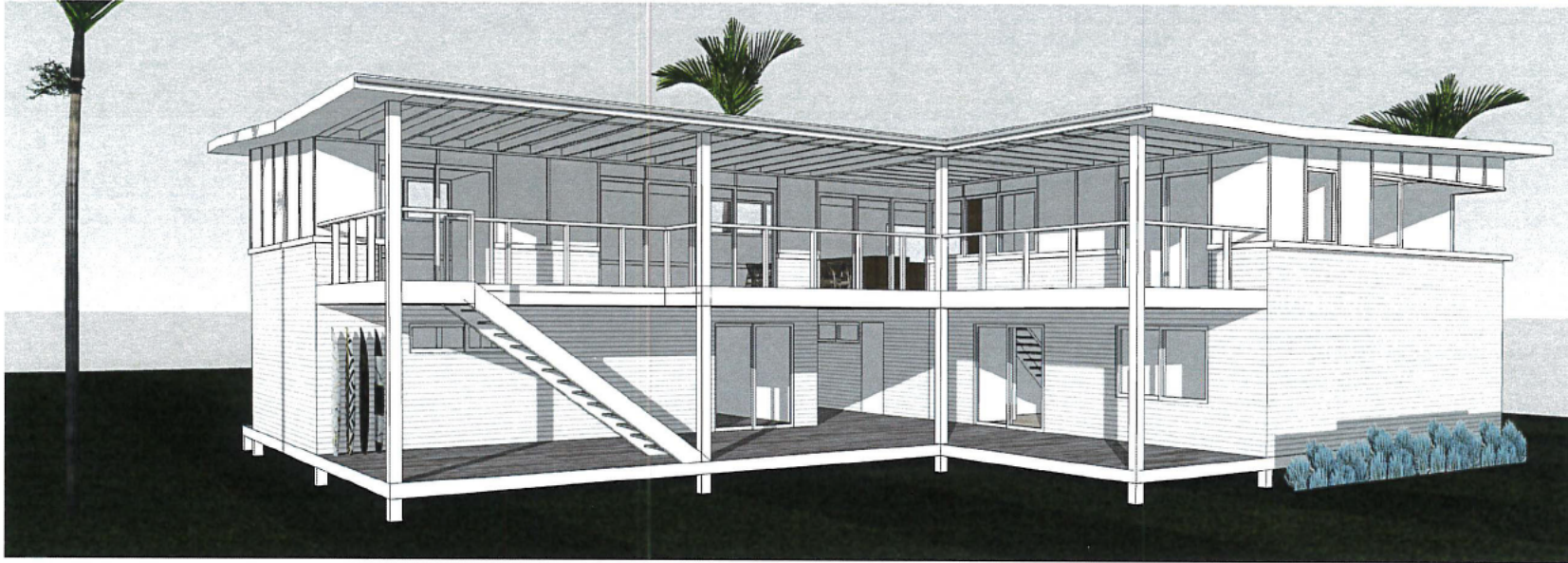


NOT FOR CONSTRUCTION

| Issue | Date | Description |
|-------|------------|-------------------|
| E | 23/01/2024 | Preliminary Plans |
| D | 16/01/2024 | Preliminary Plans |

| Issue | Date | Description |
|-------|------------|-------------------|
| C | 15/01/2024 | Preliminary Plans |
| B | 04/01/2024 | Preliminary Plans |
| A | 02/01/2024 | Preliminary Plans |

| | |
|----------------|--|
| Project | Josh Owens Lorhiti House, LORD HOWE ISLAND |
| Drawing Name | Register, Location Map, Legend |
| Project Number | 2401 |
| Drawing No. | DA-00.1 |

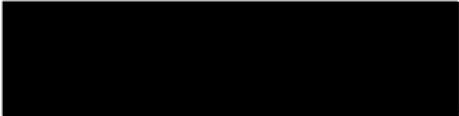
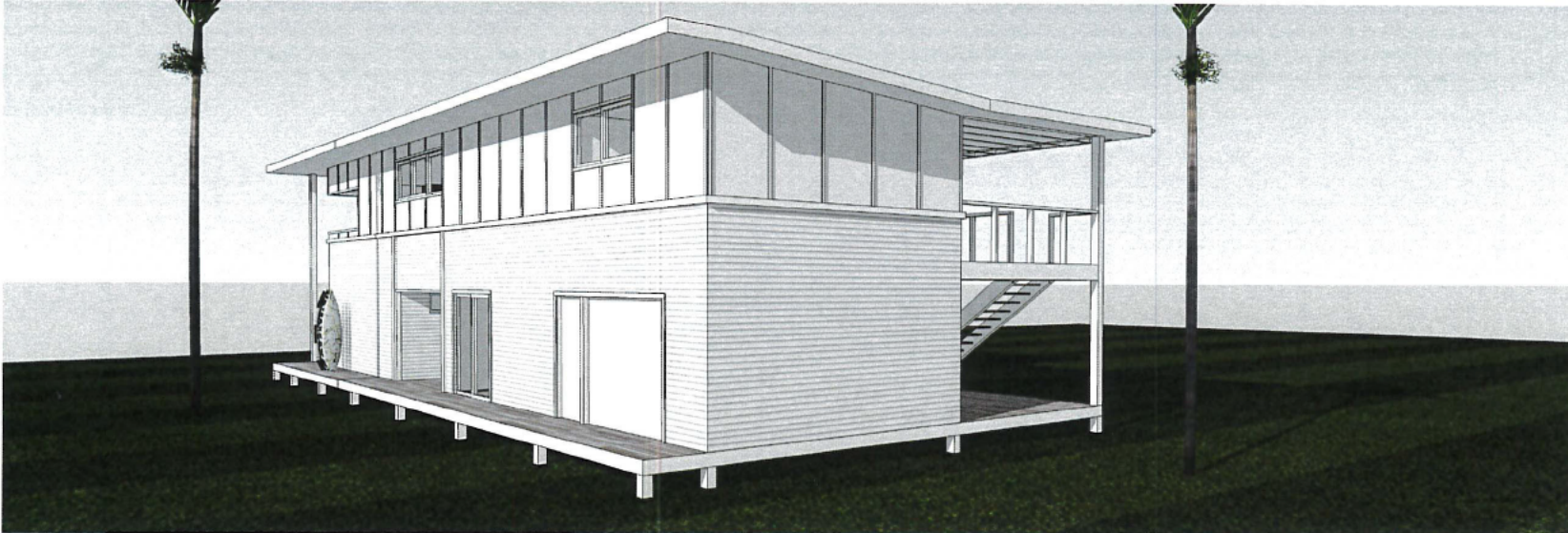
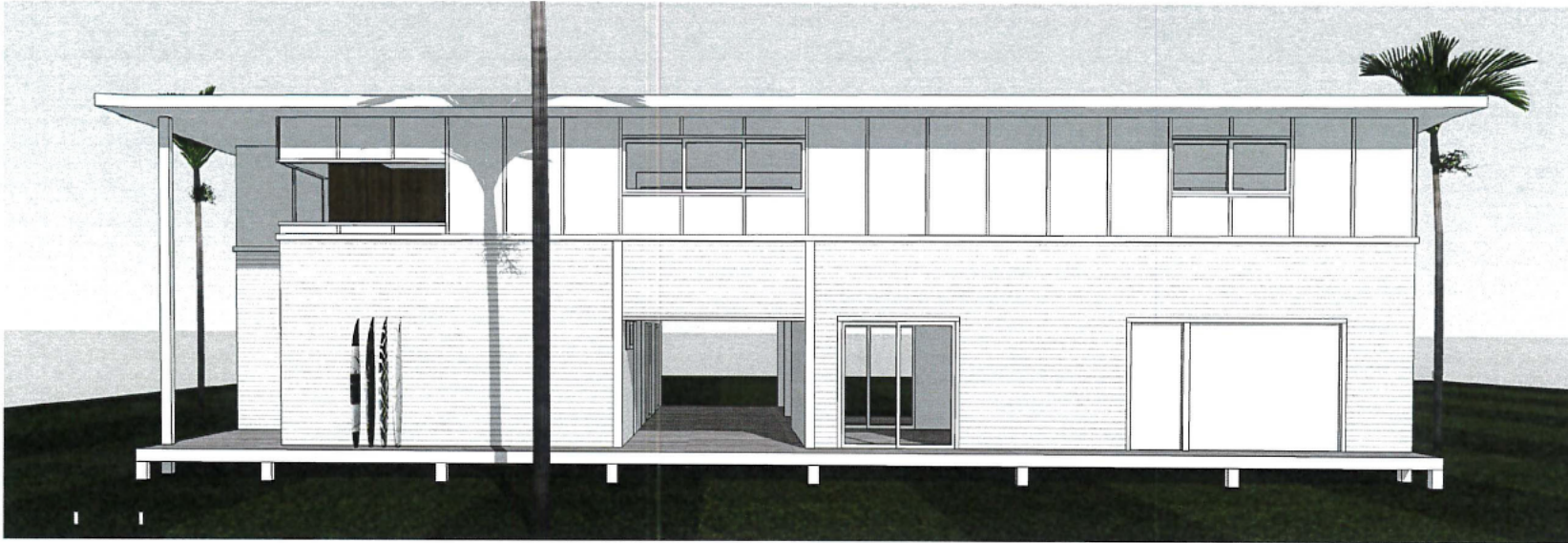


NOT FOR CONSTRUCTION

| Issue | Date | Description |
|-------|------------|-------------------|
| E | 22/01/2024 | Preliminary Plans |
| D | 16/01/2024 | Preliminary Plans |

| Issue | Date | Description |
|-------|------------|-------------------|
| C | 15/01/2024 | Preliminary Plans |
| B | 04/01/2024 | Preliminary Plans |
| A | 02/01/2024 | Preliminary Plans |

| | |
|----------------|--|
| Project | Josh Owens Lorihii House, LORD HOWE ISLAND |
| Drawing Name | Images |
| Project Number | 2401 |
| Drawing No. | DA-00.2 |

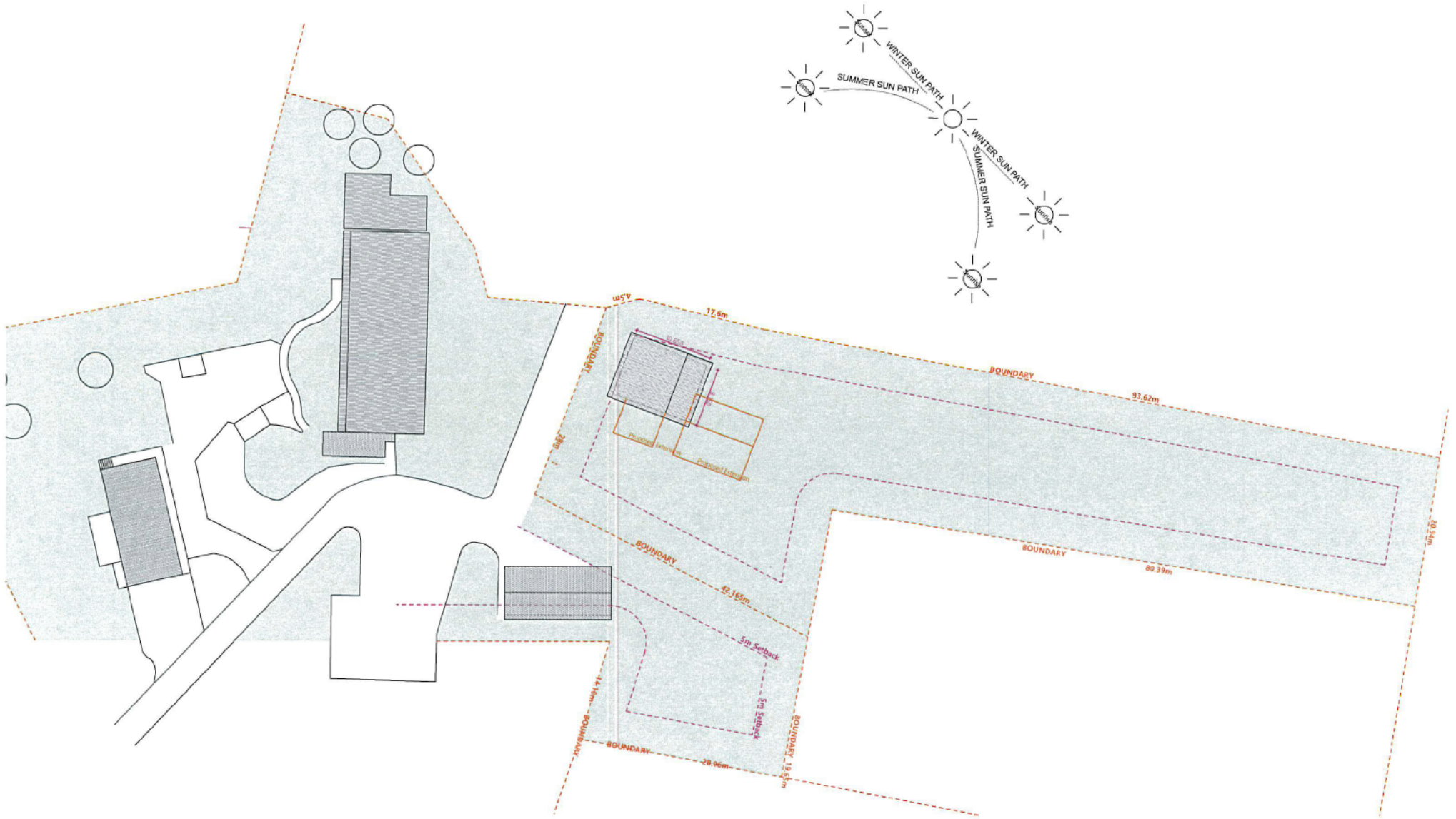


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| E | 22/01/2024 | Preliminary Plans |
| D | 16/01/2024 | Preliminary Plans |

| Issue | Date | Description |
|-------|------------|-------------------|
| C | 15/01/2024 | Preliminary Plans |
| B | 04/01/2024 | Preliminary Plans |
| A | 02/01/2024 | Preliminary Plans |

| | |
|----------------|--|
| Project | Josh Owens Lorhiti House, LORD HOWE ISLAND |
| Drawn Name | Images |
| Project Number | 2401 |
| Drawing No. | DA-00-03 |



Scale
1:500 @ A3

NOT FOR CONSTRUCTION

| Issue | Date | Description |
|-------|------------|-------------------|
| E | 22/01/2024 | Preliminary Plans |
| D | 16/01/2024 | Preliminary Plans |

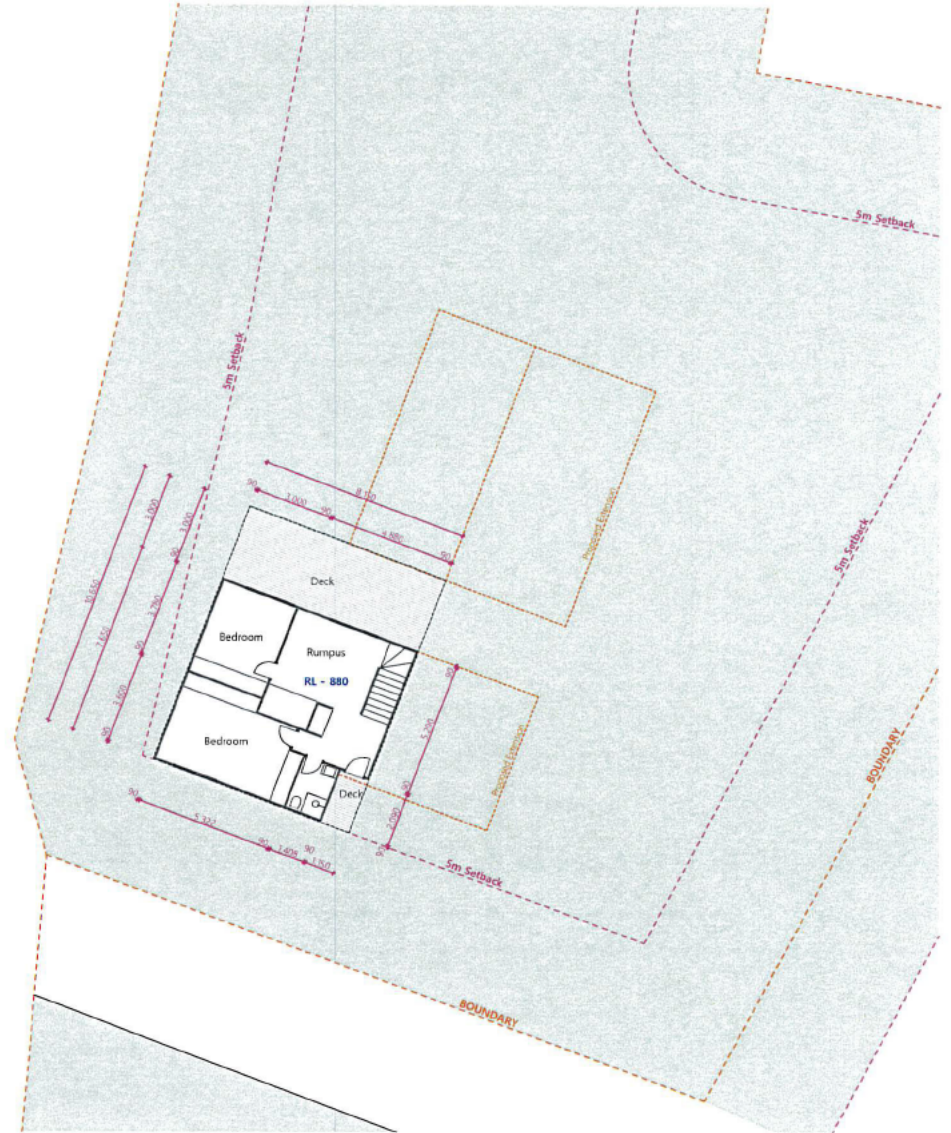
| Issue | Date | Description |
|-------|------------|-------------------|
| C | 15/01/2024 | Preliminary Plans |
| B | 04/01/2024 | Preliminary Plans |
| A | 02/01/2024 | Preliminary Plans |

| | |
|----------------|--|
| Project | Josh Owens Lorhill House, LORD HOWE ISLAND |
| Drawing Name | Existing Site Plan - 1:500 |
| Project Number | 2401 |
| Drawing No | DA-02.1 |



Existing First Floor Plan

1:200



Existing Ground Floor Plan

1:200

Scale
1:200 @ A3 & 1:100 @ A1



NOT FOR CONSTRUCTION

| Issue | Date | Description |
|-------|------------|-------------------|
| E | 22/01/2024 | Preliminary Plans |
| D | 16/01/2024 | Preliminary Plans |

| Issue | Date | Description |
|-------|------------|-------------------|
| C | 15/01/2024 | Preliminary Plans |
| B | 04/01/2024 | Preliminary Plans |
| A | 02/01/2024 | Preliminary Plans |

| | |
|----------------|--------------------------------------|
| Project | Lorhill House, LORD HOWE ISLAND |
| Drawing Name | Existing Ground and First Floor Plan |
| Project Number | 2308 |
| Drawing No. | DA-02.2 |



Existing Roof Plan

1:200

Scale
1:200 @ A3 & 1:100 @ A1

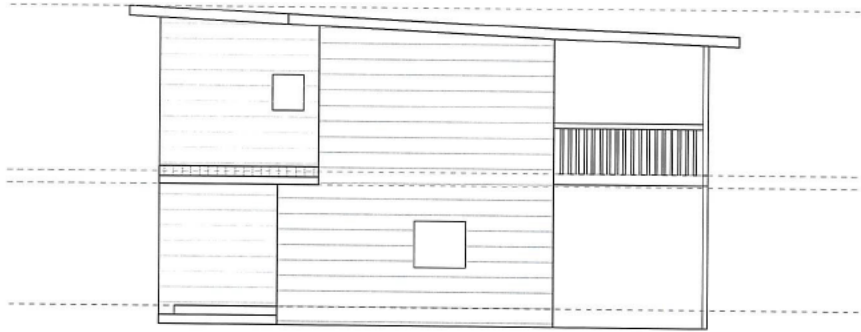


NOT FOR CONSTRUCTION

| Issue | Date | Description |
|-------|------------|-------------------|
| E | 23/01/2024 | Preliminary Plans |
| D | 16/01/2024 | Preliminary Plans |

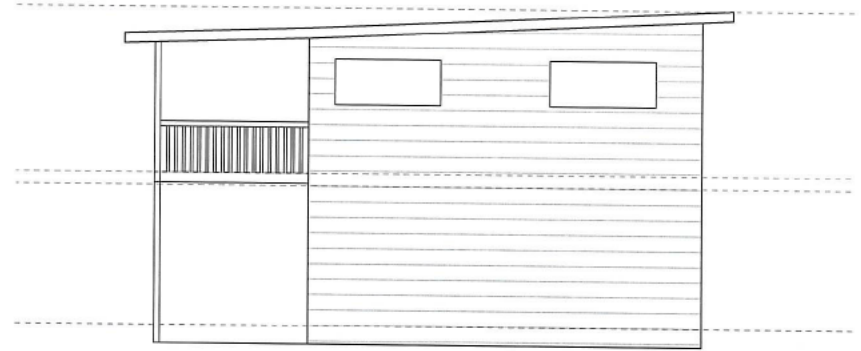
| Issue | Date | Description |
|-------|------------|-------------------|
| C | 15/01/2024 | Preliminary Plans |
| B | 04/01/2024 | Preliminary Plans |
| A | 02/01/2024 | Preliminary Plans |

| | |
|----------------|--------------------------------|
| Project | Loriti House, LORD HOWE ISLAND |
| Drawing Name | Existing Roof Plan |
| Project Number | 2308 |
| Drawing No | DA-02.3 |



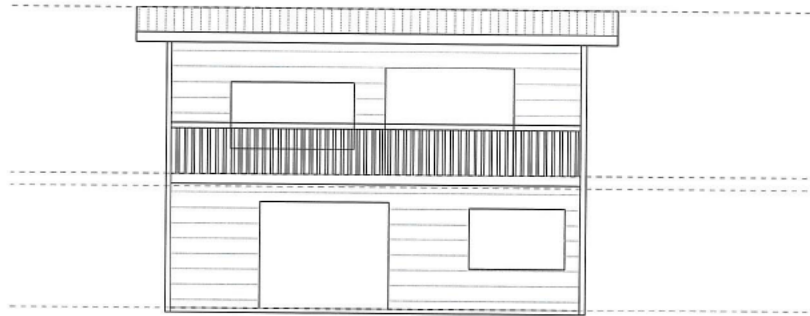
Existing S/E Elevation

1:100



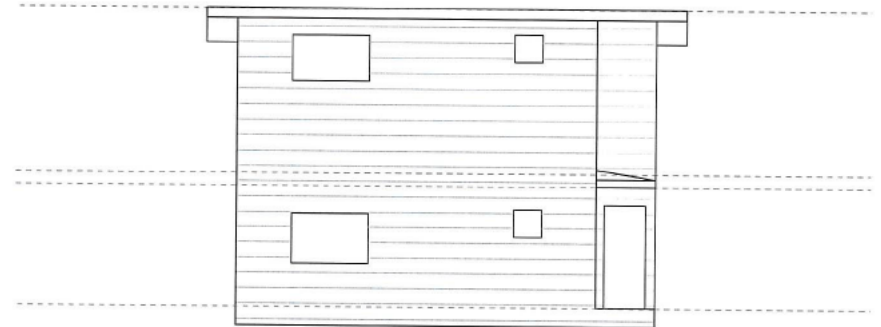
Existing N/W Elevation

1:100



Existing N/E Elevation

1:100



Existing S/W Elevation

1:100

Scale
1:100 @ A3 & 1:50 @ A1

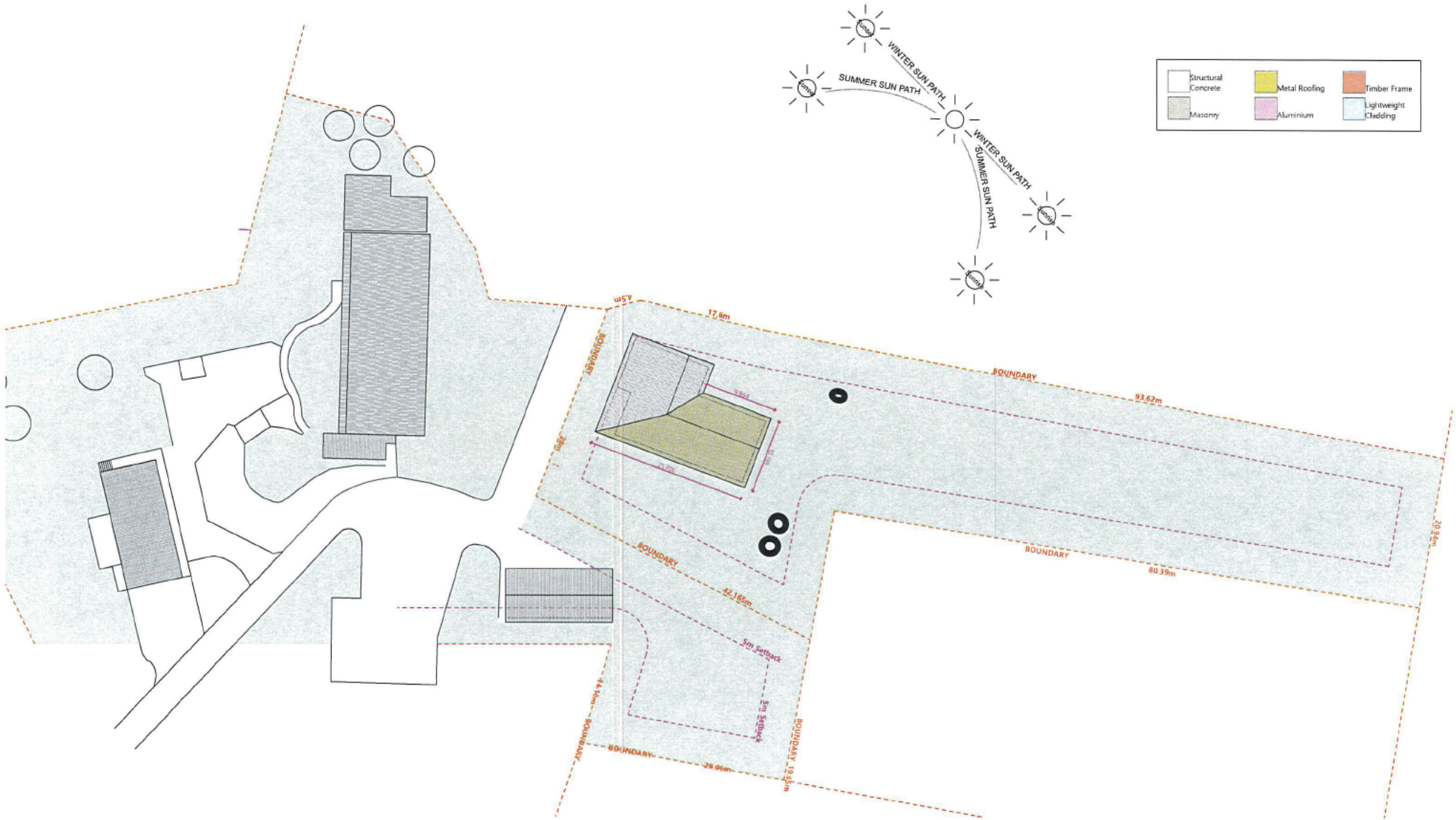


NOT FOR CONSTRUCTION

| Issue | Date | Description |
|-------|------------|-------------------|
| E | 22/01/2024 | Preliminary Plans |
| D | 16/01/2024 | Preliminary Plans |

| Issue | Date | Description |
|-------|------------|-------------------|
| C | 15/01/2024 | Preliminary Plans |
| B | 04/01/2024 | Preliminary Plans |
| A | 02/01/2024 | Preliminary Plans |

| | |
|----------------|--|
| Project | Josh Owens Lorhiti House, LORD HOWE ISLAND |
| Drawing Name | Existing Elevations |
| Project Number | 2401 |
| Drawing No | DA-02.4 |



Scale
1:500 @ A3

NOT FOR CONSTRUCTION

| Issue | Date | Description |
|-------|------------|-------------------|
| E | 22/01/2024 | Preliminary Plans |
| D | 16/01/2024 | Preliminary Plans |

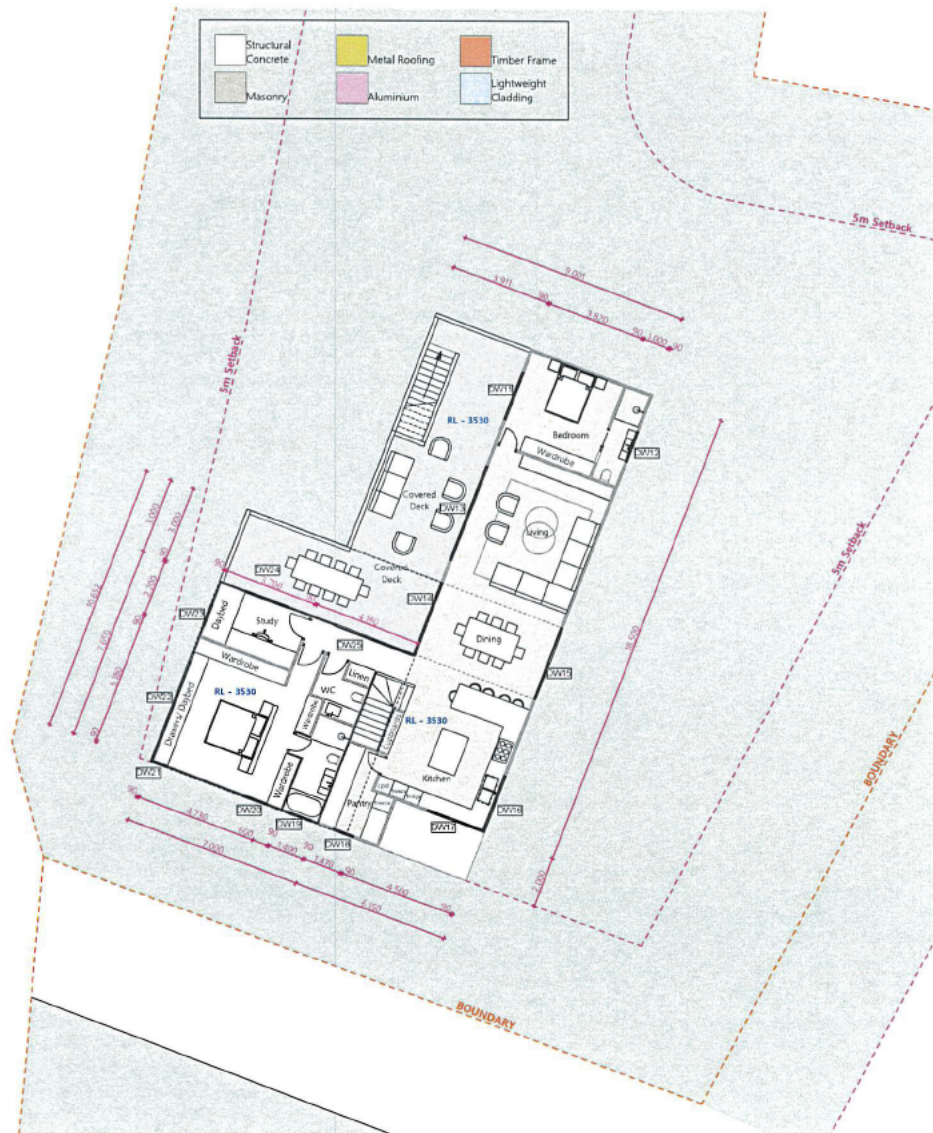
| Issue | Date | Description |
|-------|------------|-------------------|
| C | 15/01/2024 | Preliminary Plans |
| B | 04/01/2024 | Preliminary Plans |
| A | 02/01/2024 | Preliminary Plans |

| | |
|----------------|---|
| Project | Josh Owens Lorihiti House, LORD HOWE ISLAND |
| Drawing Name | Proposed Site Plan - 1:500 |
| Project Number | 2401 |
| Drawing No | DA-02.5 |



Proposed Ground Floor

1:200



Proposed First Floor

1:200

Scale
1:200 @ A3 & 1:100 @ A1

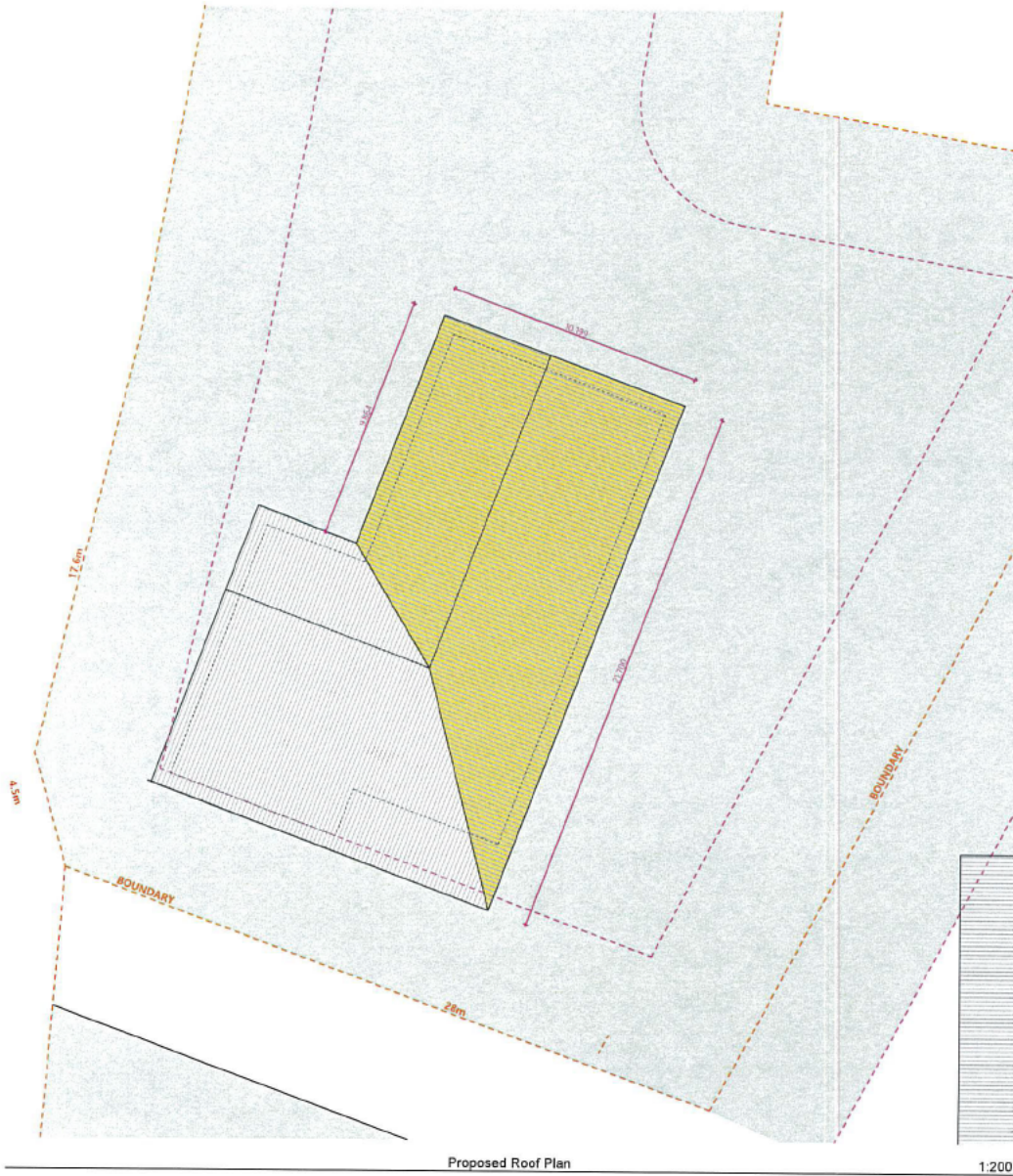


NOT FOR CONSTRUCTION

| Issue | Date | Description |
|-------|------------|-------------------|
| E | 22/01/2024 | Preliminary Plans |
| D | 16/01/2024 | Preliminary Plans |

| Issue | Date | Description |
|-------|------------|-------------------|
| C | 15/01/2024 | Preliminary Plans |
| B | 04/01/2024 | Preliminary Plans |
| A | 02/01/2024 | Preliminary Plans |

| | |
|----------------|---------------------------------|
| Project | Lorhiti House, LORD HOWE ISLAND |
| Drawing Name | Proposed Ground and First Floor |
| Project Number | 2308 |
| Drawing No | DA-02.6 |



| | | | | | |
|--|---------------------|--|---------------|--|----------------------|
| | Structural Concrete | | Metal Roofing | | Timber Frame |
| | Masonry | | Aluminium | | Lightweight Cladding |

Proposed Roof Plan

1:200



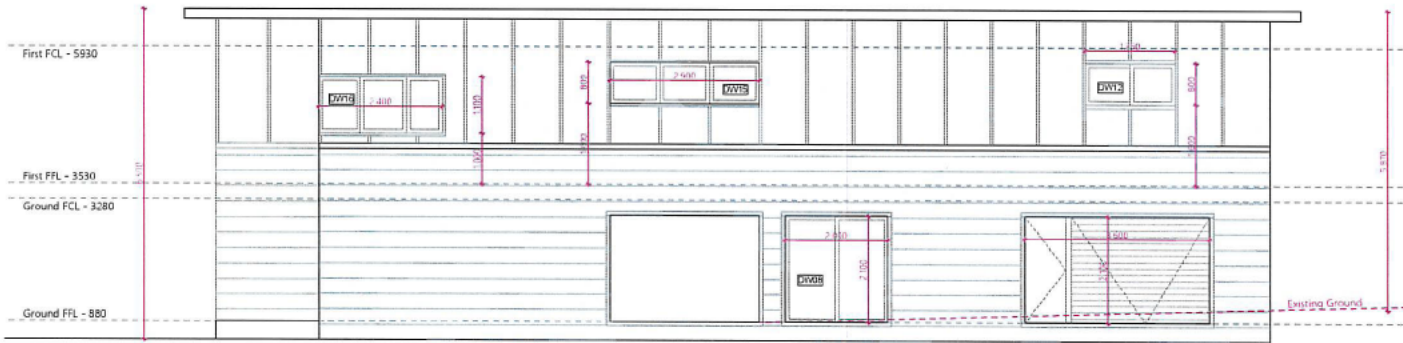
Scale
1:200 @ A3

NOT FOR CONSTRUCTION

| Issue | Date | Description |
|-------|------------|-------------------|
| E | 22/01/2024 | Preliminary Plans |
| D | 16/01/2024 | Preliminary Plans |

| | | |
|---|------------|-------------------|
| C | 15/01/2024 | Preliminary Plans |
| B | 04/01/2024 | Preliminary Plans |
| A | 02/01/2024 | Preliminary Plans |

| | |
|----------------|---------------------------------|
| Project | Lorhiti House, LORD HOWE ISLAND |
| Drawing Name | Proposed Roof Plan |
| Project Number | 2308 |
| Drawing No | DA-02.7 |



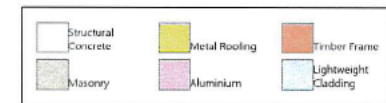
Proposed S/E Elevation

1:100



Proposed NW Elevation

1:100



Scale
1:100 @ A3 & 1:50 @ A1

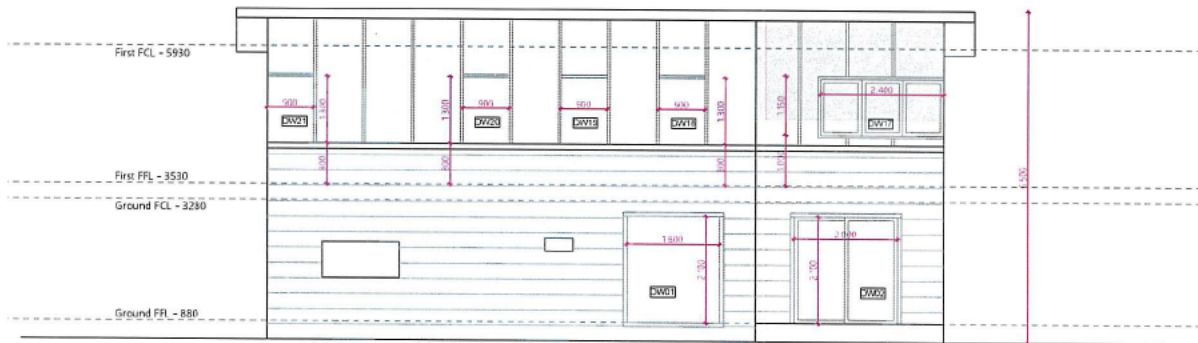


NOT FOR CONSTRUCTION

| Issue | Date | Description |
|-------|------------|-------------------|
| E | 22/01/2024 | Preliminary Plans |
| D | 16/01/2024 | Preliminary Plans |

| Issue | Date | Description |
|-------|------------|-------------------|
| C | 15/01/2024 | Preliminary Plans |
| B | 04/01/2024 | Preliminary Plans |
| A | 02/01/2024 | Preliminary Plans |

| | |
|----------------|--|
| Project | Josh Owens Lorhiti House, LORD HOWE ISLAND |
| Drawing Name | Proposed Elevations |
| Project Number | 2401 |
| Drawing No | DA-02.8 |



Proposed S/W Elevation

1:100



Proposed N/E Elevation

1:100

| | | |
|--|--|--|
| | | |
| | | |



Scale
1:100 @ A3 & 1:50 @ A1

NOT FOR CONSTRUCTION

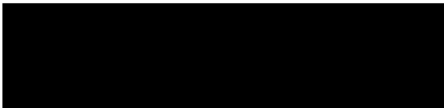
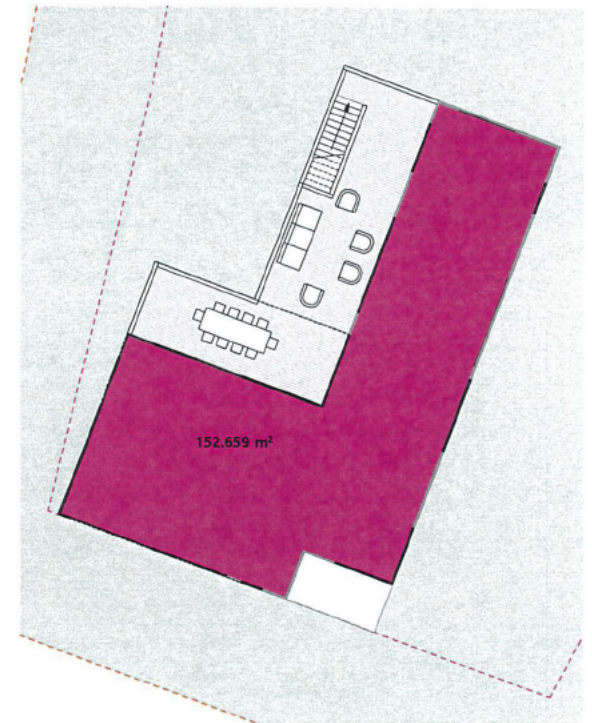
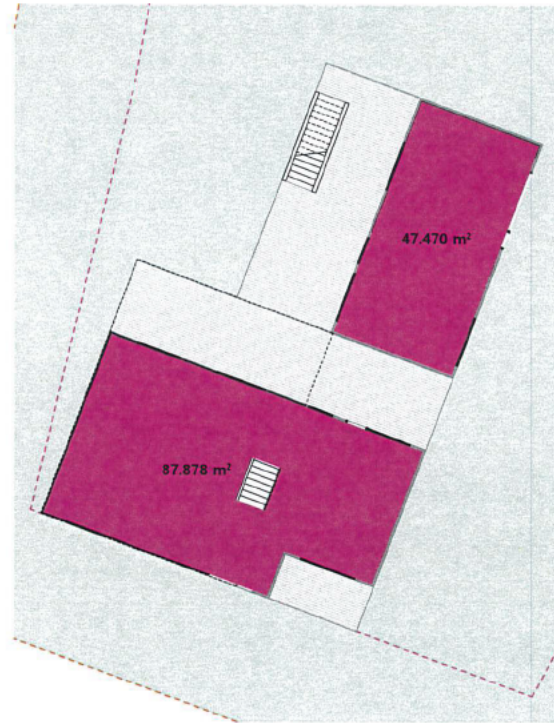
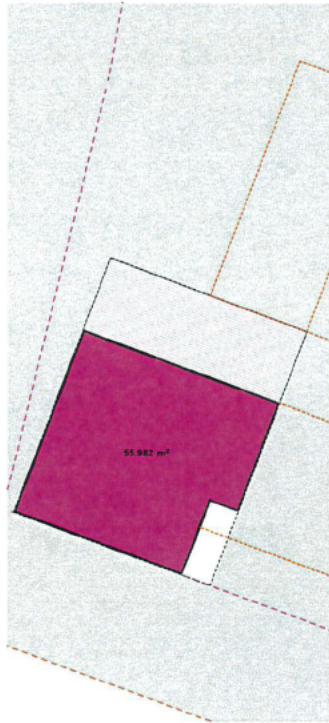
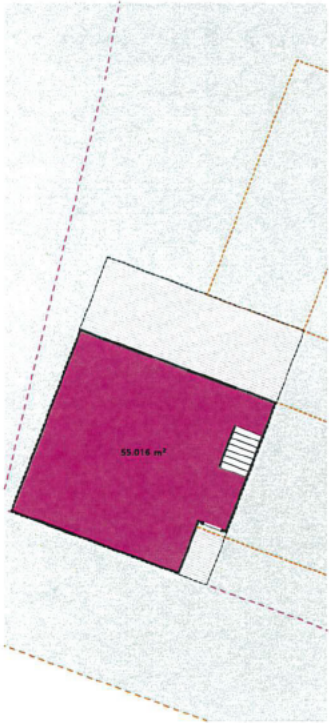
| Issue | Date | Description |
|-------|------------|-------------------|
| E | 22/01/2024 | Preliminary Plans |
| D | 16/01/2024 | Preliminary Plans |

| Issue | Date | Description |
|-------|------------|-------------------|
| C | 15/01/2024 | Preliminary Plans |
| B | 04/01/2024 | Preliminary Plans |
| A | 02/01/2024 | Preliminary Plans |

| | |
|----------------|--|
| Project | Josh Owens Lorhiti House, LORD HOWE ISLAND |
| Drawing Name | Proposed Elevations |
| Project Number | 2401 |
| Drawing No | DA-02.9 |

Existing Floor Area = 111m²

Proposed Floor Area = 288m²



NOT FOR CONSTRUCTION

| Issue | Date | Description |
|-------|------------|-------------------|
| E | 22/01/2024 | Preliminary Plans |
| D | 16/01/2024 | Preliminary Plans |

| Issue | Date | Description |
|-------|------------|-------------------|
| C | 15/01/2024 | Preliminary Plans |
| B | 04/01/2024 | Preliminary Plans |
| A | 02/01/2024 | Preliminary Plans |

| | |
|----------------|----------------------------------|
| Project | Lorhiti House, LORD HOWE ISLAND |
| Drawing Name | Existing and Proposed Floor Area |
| Project Number | 2308 |
| Drawing No | DA-02.10 |

Josh OwensWaste water Irrigation**Technical Proposal for the Relocation of irrigation field****Project Overview:**

We propose the relocation of an existing waste water irrigation field. The original waste water plan submitted in 2009 was when the Josh Owens dwelling was on Lorhiti's block. Since then, the block has been subdivided with land aquired from Darrin Nobbs. This project aims to provide sustainable and environmentally responsible wastewater management solutions while meeting the specific needs of the Lord Howe Island Boards's On-Site Wastewater Management Strategy LHIB OWMS. A proposed extension of the existing dwelling is being submitted changing from 2 bedrooms to 4. The current system is a Biolytix BF6 wastewater treatment capable of efficiently handling one private household, with a limit of 1600L per day. This was installed with the new dwelling in 2009.

Project Scope:

The daily hydraulic load of effluent to be treated for the entirety of the property is 600lt per day. This is calculated by the following flow rates:

| Source | Number | L/Day.Person | Total |
|--------------------|--------|--------------|-------|
| Existing dwelling | 3EP | 120 | 360 |
| Proposed extension | 5EP | 600 | 600 |
| | | | |
| | | | 600 |

1. Location:

Proposed location is a 400m² grid located in the rectangular section between Darrin Nobbs and vacant Crown land portion 79. Allowing for a 5m buffer from boundaries the proposed field is 11m x 36m. A letter from Darrin Nobbs has been attached in the proposal giving permission to install the irrigation field within 20m of his building.

2. System Design:

The existing Biolytix BF6 was installed in 2009. The Design and installation of this wastewater treatment system has been approved by the LHIB.

Capacity: Biolytix BF6 treatment systems have a capacity of 1600L/day

System Type: Biolytix BF6 treatment systems are an enhanced trickling filter process which mimics a natural soil habitat

Effluent Quality: The following table outlines the effluent quality of the Biolytix BF6 systems

| | AS Required testing | Average Results | % Reduction |
|--|---------------------|-----------------|-------------|
|--|---------------------|-----------------|-------------|

| | | | |
|---------------------------|--------------|----------------|--------|
| Biochemical Oxygen Demand | <10mg/l | 0.3 mg/l | 99.20% |
| Total Suspended Solids | <10mg/l | 1 mg/l | 98.56% |
| E.Coli | <10cfu/100ml | 0.80 cfu/100ml | 99.99% |
| Total Nitrogen | N/A | 38.7 mg/l | 54.70% |
| Total Phosphorus | N/A | 8.9 mg/l | 24.74% |
| Maximum Hydraulic load | N/A | 1600L per day | N/A |

- Odour Control: Implement odour control measures to ensure a pleasant environment.

- Monitoring: Engage a suitable Biolytix technician to monitor the system in accordance with the LHIB OWMS.

3. Regulatory Compliance:

Waste water irrigation field installed on Lord Howe Island must be installed according to the LHIB OWMS.

4. Site Assessment and Technical Calculations:

Private Household

The total hydraulic load coming from the dwelling is calculated as per table shown below

| Source | Number | L/Day. Person | Total |
|-----------------|--------|---------------|-------|
| 4 bedroom house | 5EP | 600 | 600 |

5. Irrigation areas and soil types

The irrigation areas have a ground type of sand and is proposed to be located within both Significant Native Vegetation and Exotic Gardens. A soil sample was provided to the LHIB to confirm soil types. The following tables outline the information that was used to determine the irrigation areas of the systems.

Vegetation type:

The vegetation type proposed is Significant vegetation and exotic gardens as such the below highlighted has been used.

| Vegetation type | Nitrogen | Phosphorus | units |
|--------------------------------|----------|------------|----------|
| Kikuyu | 260 | 25 | kg/ha/yr |
| Significant natural vegetation | 200 | 20 | kg/ha/yr |
| Coastal rainforest | 200 | 20 | kg/ha/yr |
| Kentia palm plantation | 200 | 20 | kg/ha/yr |

The soil type is sand as such the below highlighted figures have been used

| LHI Soils | P-sorption | units |
|------------------|------------|-------|
| Sand | 170 | mg/kg |
| Calcareous earth | 400 | mg/kg |

| | | |
|---------------|-----|-------|
| Volcanic soil | 700 | mg/kg |
|---------------|-----|-------|

SOIL BULK DENSITY

| LHI Soils | Bulk Density | units |
|------------------|--------------|-------------------|
| Sand | 1.8 | g/cm ³ |
| Calcareous earth | 1.6 | g/cm ³ |
| Volcanic soil | 1.4 | g/cm ³ |

Hydraulic loads, soil samples and proposed irrigation areas were sent to the LHIB's Senior Manager - Infrastructure and Engineering to determine the size of the irrigation areas required. It was determined that;

Irrigation area — 385 meters squared

In both cases Phosphorus annual crop uptake is the limiting factor. All four documents (Water Balance and Nutrient Balance) can be found within this document.

As per the LHIB OWTS irrigation areas are to have a maximum area of 400m². A diagram of the proposed installation can be found within this document outlining these areas.

5. Engineering and Design:

To complete this proposal a plumber was engaged to propose best layout and installation

6. Installation:

The wastewater system will be expertly installed by a highly experienced team of technicians guaranteeing technical excellence throughout the installation process. Installation will be synchronized with board approvals.

7. Maintenance and Monitoring:

A plumber will be engaged to provide ongoing maintenance and check. A high-level alarm is already on installed on the existing system.

8. Development Application (DA) Compliance:

We confirm that the existing wastewater treatment systems have been designed and engineered to fully satisfy the conditions specified in the Development Application (DA) for each site. Compliance with DA requirements is a fundamental aspect of our design and implementation.

We kindly request the possibility of out-of-session approval for the installation of this irrigation field of this system to expedite progress in line with the original Development Application (DA) ADD IN NUMBER.

9. New Septic Supplier and Superior Effluent Quality:

On-going testing on water quality

10. Special Consideration for Irrigational Area:

We acknowledge that the Local Environmental Plan (LEP) currently restricts the location of an irrigational area within Significant Native Vegetation. However, we propose that, subject to council approval, the irrigational area for treated effluent may be considered within Significant Native Vegetation areas if the council deems it environmentally viable and sustainable.

As stated earlier in this report part of the subject site and adjoining land are mapped Significant Native Vegetation (SNV).

The proposed irrigation areas will be partly located in these SNV mapped areas. We have submitted that due to site considerations such as built structure, driveways and access paths, slope, there are no feasible alternative areas to those identified as part of this development proposal.

As reported elsewhere in this assessment, the LHIB have provided technical and environmental assessments supporting the proposed installations subject to the application of a number of requirements included in the recommendation of this report. The installation of this pipework on the surface within the SNV will not remove or damage any SNV as it only involves placement of the piping on the surface. Effluent will be pre-treated to ensure nutrient levels will not damage SNV.

We are committed to working closely with the council to seek necessary approvals and ensure minimal environmental impact.

11. Conclusion:

Our proposal outlines the installation a new irrigation field on an existing system, approved by the LHIB. Technical calculations, including soil percolation rates and hydraulic loads, have been performed to ensure the systems are sized appropriately for each site's specific requirements. The involvement of a university student pursuing a Masters of Environmental Engineering adds expertise to the project.

We are committed to working closely with the council to explore options for the placement of the irrigational area within Significant Native Vegetation areas, subject to environmental considerations and council approval. We look forward to further discussing this proposal and working collaboratively to ensure the successful project implementation. Please do not hesitate to contact us for additional information or to schedule a site assessment.

Sincerely,

Josh Owens

W/W 2



Legend

- Lot
- SNV
- Irrigation Area
- 5m Boundary Buffer



JOSH OWENS PLUMBING

[Redacted]

[Redacted]

13-1-24

Att: Lord Howe Island Board

Letter regarding drip-line irrigation for Josh Owens property, 78 Anderson Road, Lot Relocation of irrigation field

It has been advised I need to write a letter explaining the reason to have the proposed irrigation partially run in SNV. There are multiple reasons this is preferred to underground lawn irrigation. A part of the irrigation field will be in exotic gardens.

Once the building extension is complete, there will not be enough lawn area to install the irrigation field. The natural lay of the site slopes towards buildings on piers which with the addition of irrigation could promote ground water to these areas and damage structure integrity.

The lawn area has taken years to establish and maintain to a high standard. Running irrigation under the lawn area would require digging up sections of this lawn which would take a long time to repair.

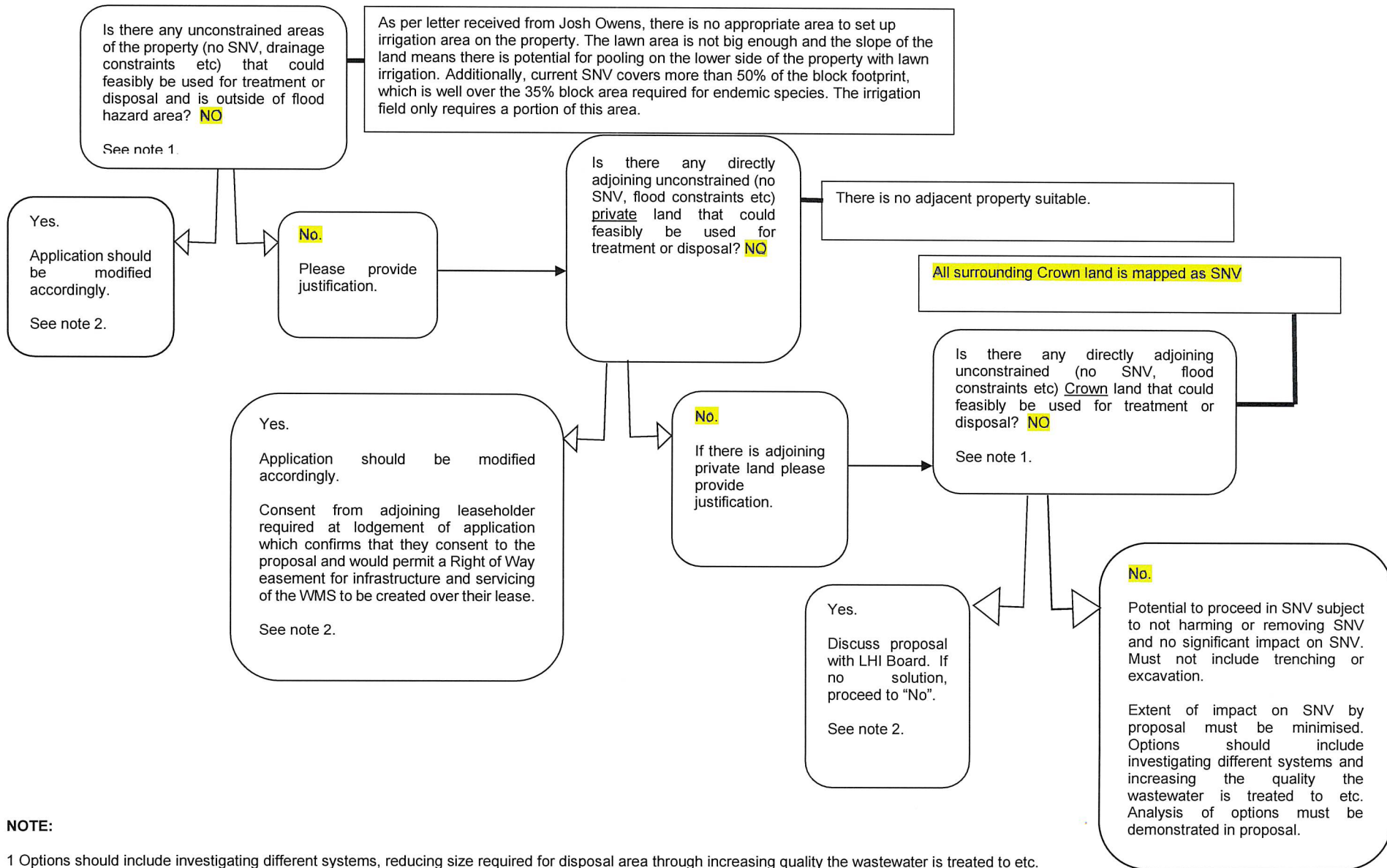
In addition to this the cost is significantly higher to run irrigation under lawn rather than SNV. Instead of rolling lengths of pipe through vegetation and letting it get covered with leaves there would be huge labour costs added in order to trench under to lawn, as well as reinstate and maintain turf.

I hope this satisfies the Boards requirements.

Kind Regards,

Josh

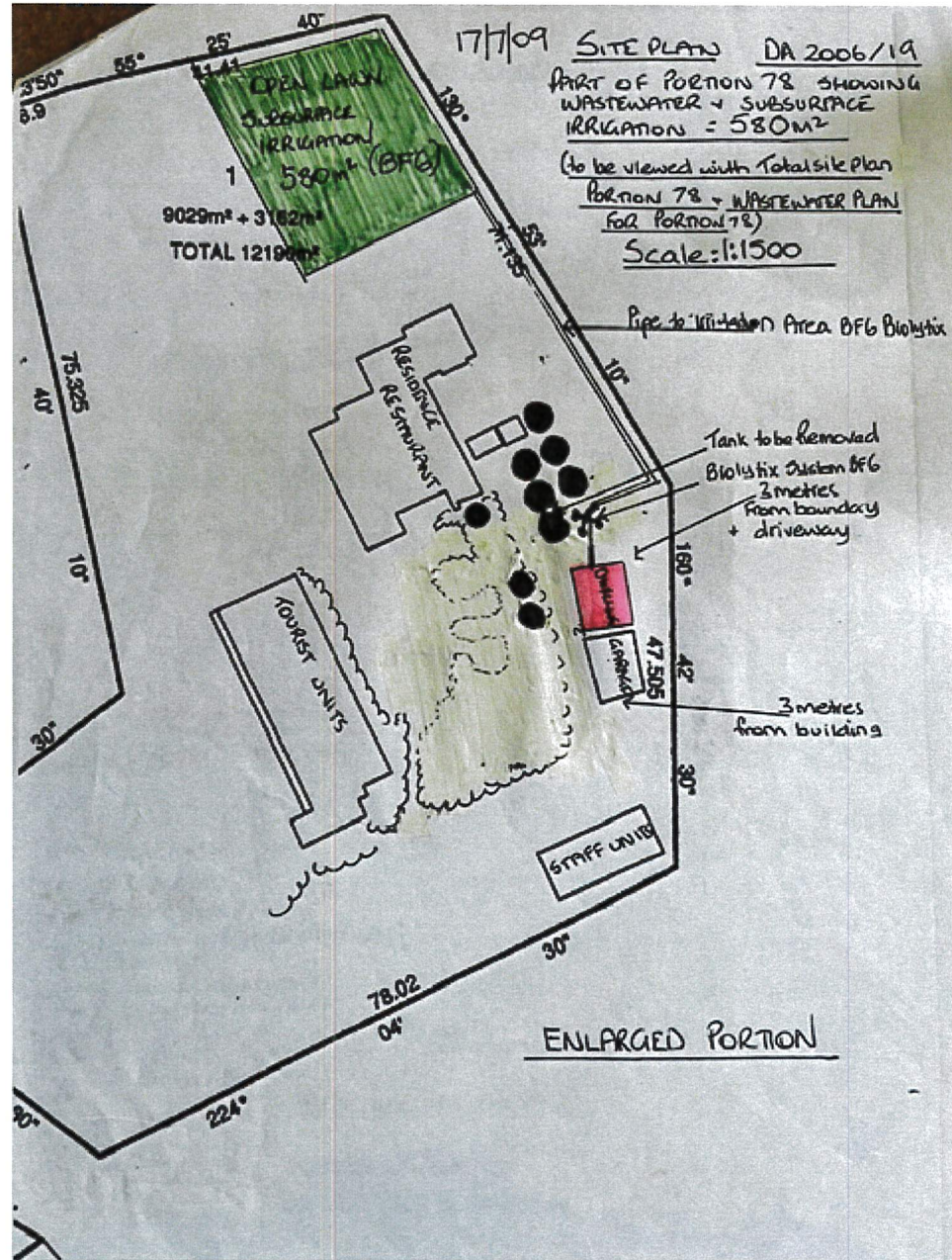
Options analysis for wastewater systems proposed within SNV – Josh Owens



NOTE:

1 Options should include investigating different systems, reducing size required for disposal area through increasing quality the wastewater is treated to etc.

2 If a proposal is likely to affect threatened species, populations or ecological communities, or their habitats, a 7-part test must be prepared in accordance with Division 2 of Part 6 of the *Threatened Species Conservation Act 1995* and submitted with the application.



W/M 5

W/W6



To whom it may concern,

We understand Josh Owens is applying to extend on his house.

We have no issue; we give permission to Josh Owens to run an irrigation field within 20M of our dwelling.

If requiring any further information, please don't hesitate to contact us.

Kindest regards

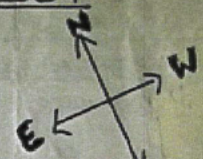
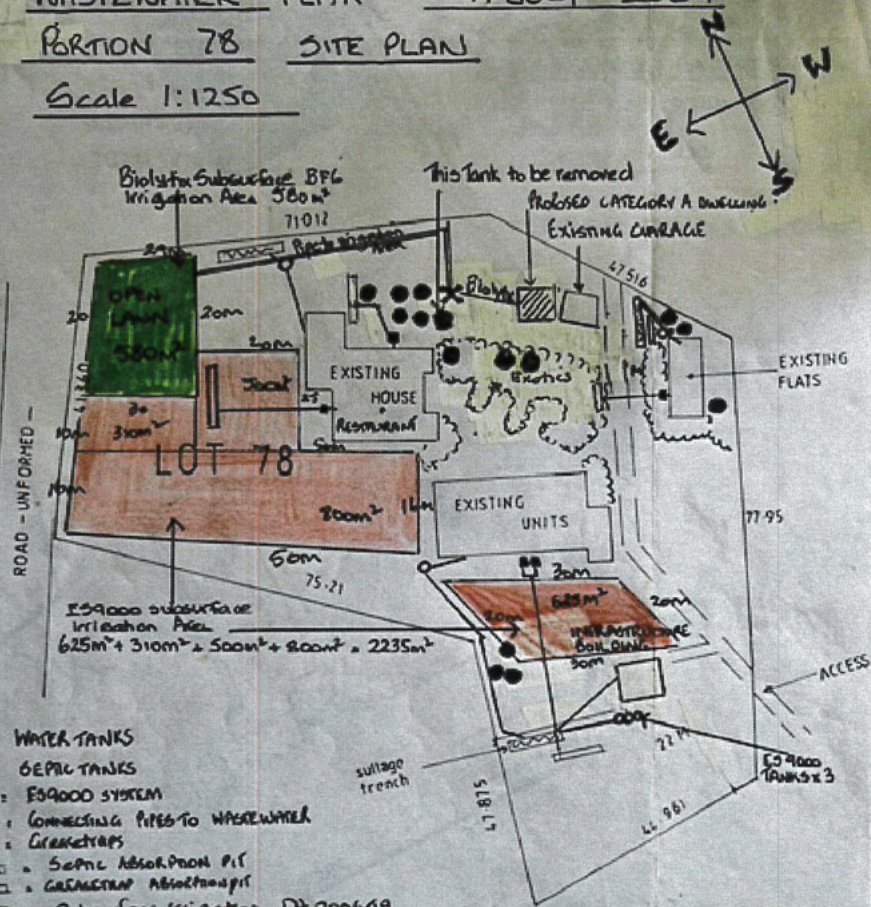
Darrin Nobbs & Jennifer Walker



AMENDED (EXISTING AND PROPOSED)
WASTEWATER PLAN 17 JULY 2009

PORTION 78 SITE PLAN

Scale 1:1250



- : WATER TANKS
- : SEPTIC TANKS
- : ES9000 SYSTEM
- : CONNECTING PIPES TO WASTEWATER
- : GRABTRAPS
- ▨ : SEPTIC ABSORPTION PIT
- ▨ : GAS/VENTILATION ABSORPTION PIT
- : Subsurface Irrigation Df 2006/19
580 m² - 3 metres from buildings, pathways, boundaries: Area 29x20m
- X : Biolytic BFB
- ⊗ : Exotic Gardens for Biolytic Irrigation.
- ⊗ : Subsurface Irrigation
ES9000
Area: 2145m² Required

L/M/M
7

Legend



Lot

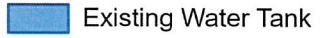


SNV

Object



Existing Septic



Existing Water Tank



New Water Tank



Existing House

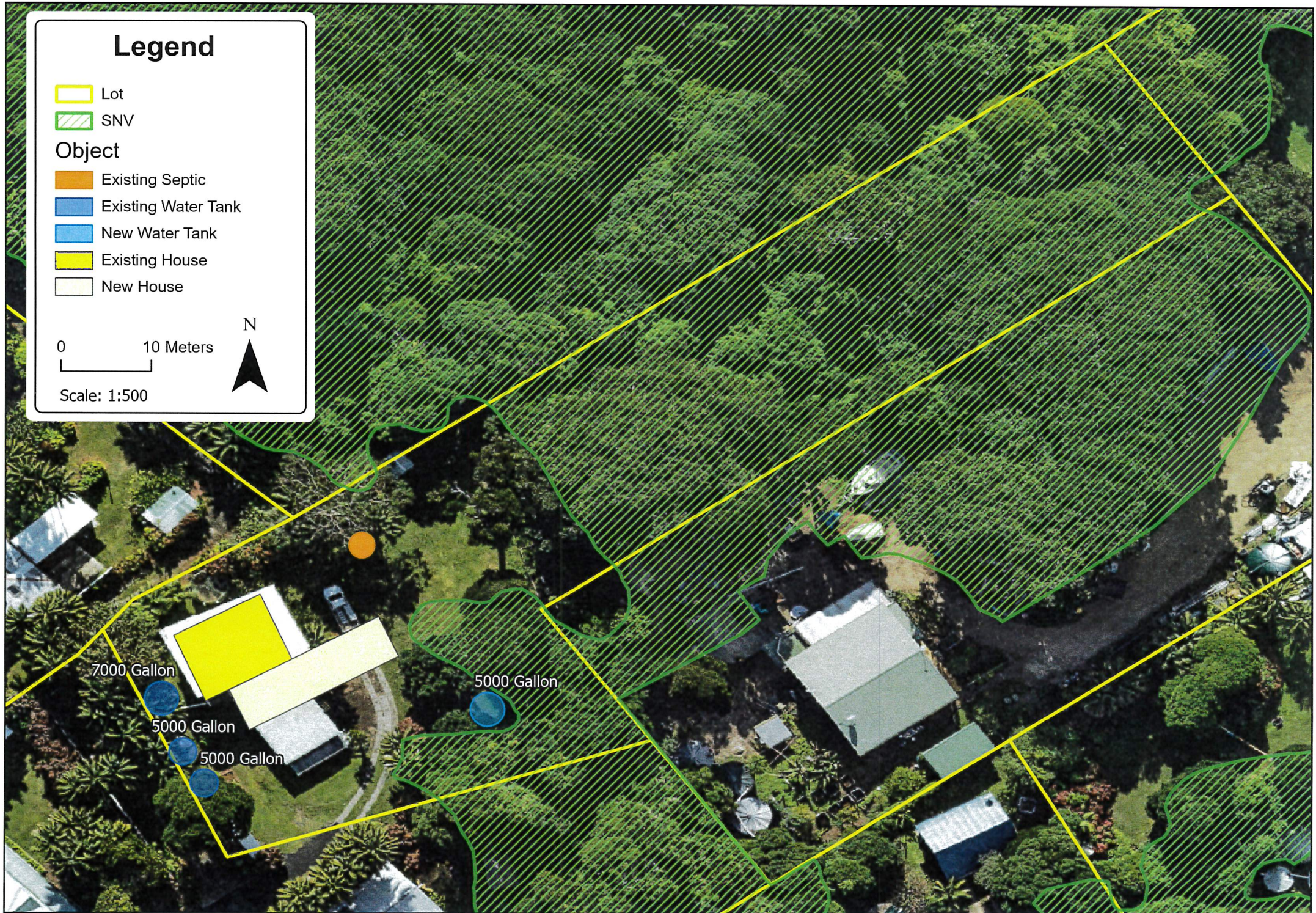


New House

0 10 Meters



Scale: 1:500



Vehicular ingress/egress to DP1202580/11, Lord Howe Island, NSW, 2898

Land Information

Lot: DP1202580/11

Perpetual Lease number: 2015.01

Leaseholder: Joshua Roylance Owens

Vehicular ingress/egress to DP1202580/11, Lord Howe Island, NSW, 2898

Access to this lot is via two existing Rights of Way.

1. Right of Way over Portion 74.
 - Land is Vacant Crown Land
 - Shown as Part D in figure 1, highlighted in YELLOW.
2. Right of Way over DP1261010/2
 - Land is Perpetual Lease held by Fletcher Owens
 - Shown as Part C in figure 1, highlighted in BLUE.

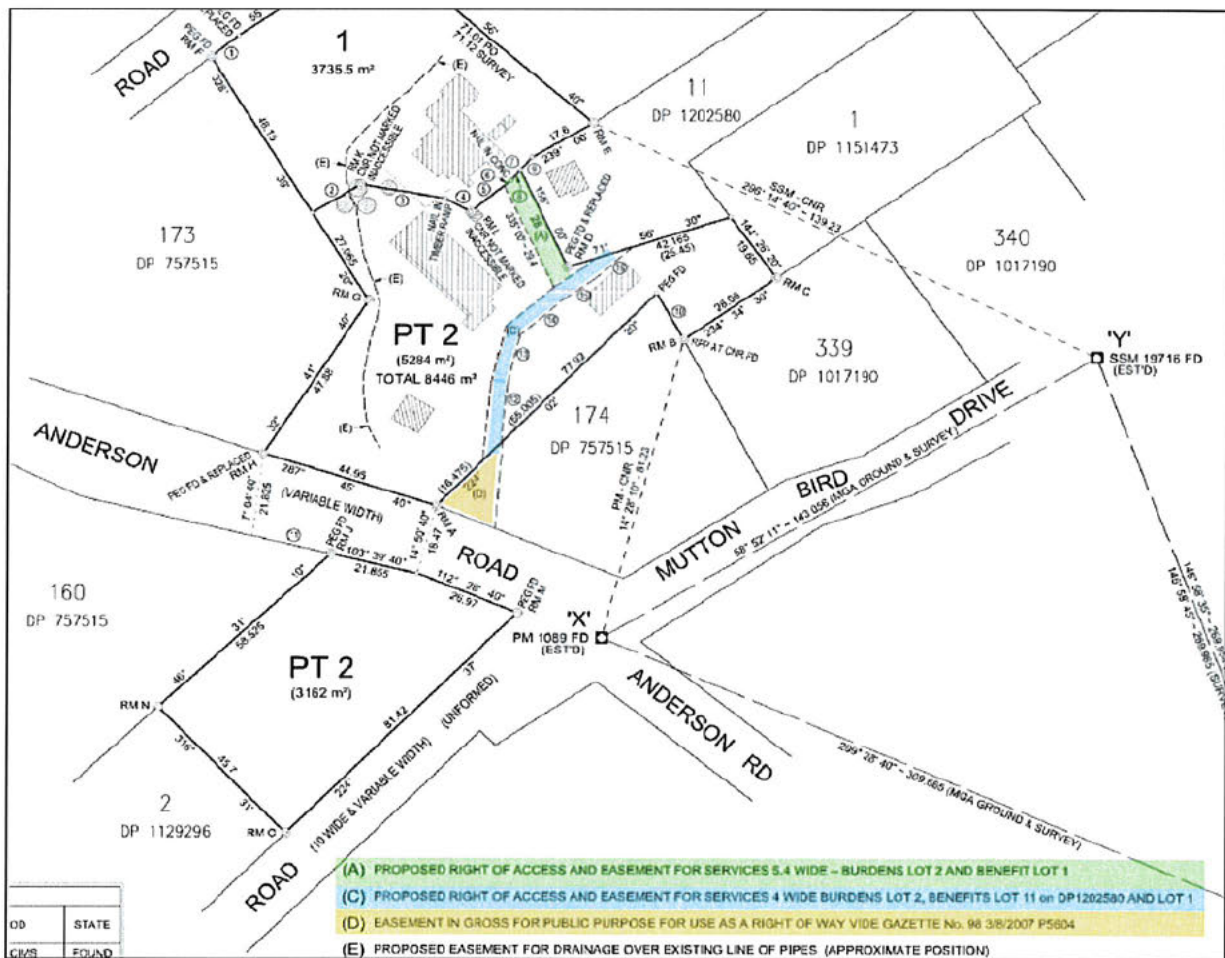
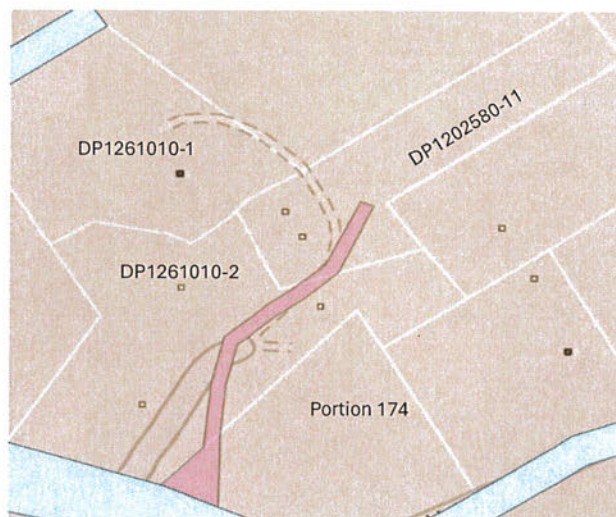


Figure 1. Extract from the Registered Plan for DP1261010, showing the proposed and existing accesses for DP1201580/11 and neighbouring lots. Full plan is visible in Appendix 1.

Figure 2 shows these existing Rights of Way as per the NSW Cadastral dataset.

Figure 2 (right). Easement access to DP1202580-11. Easement is shown in pink, road is shown in blue, lots are shown in orange with white boundaries. Source: NSW Spatial Services Property Theme Dataset: https://portal.spatial.nsw.gov.au/server/rest/services/NSW_Land_Parcel_Property_Theme/FeatureServer



Right Of Way – Crown Land

The existing Right of Way over Crown Land Portion 174 was gazetted 5th July 2007:

LORD HOWE ISLAND ACT 1953

Notification of Reservation of Crown Land for a Public Purpose

IN pursuance of the requirements of the Lord Howe Island Act 1953, the land described hereunder be reserved for the public purpose for use as a right of way for access to Portion 78.

Part Portion 174 being the west most corner of the portion.

*PHIL KOPERBERG, M.P.,
Minister for Climate Change,
Environment and Water*

*Dated this 5th day of July, 2007.
Department of Environment and Climate Change
Sydney.*

Source: page 5604, Government Gazette OF THE STATE OF NEW SOUTH WALES Number 98, Friday, 3 August 2007 (appendix 2).

The approved map associated with this gazette is below (figure 3), which shows the ROW in the west most corner of the Portion. This document is also attached to the Development Application as appendix 3.

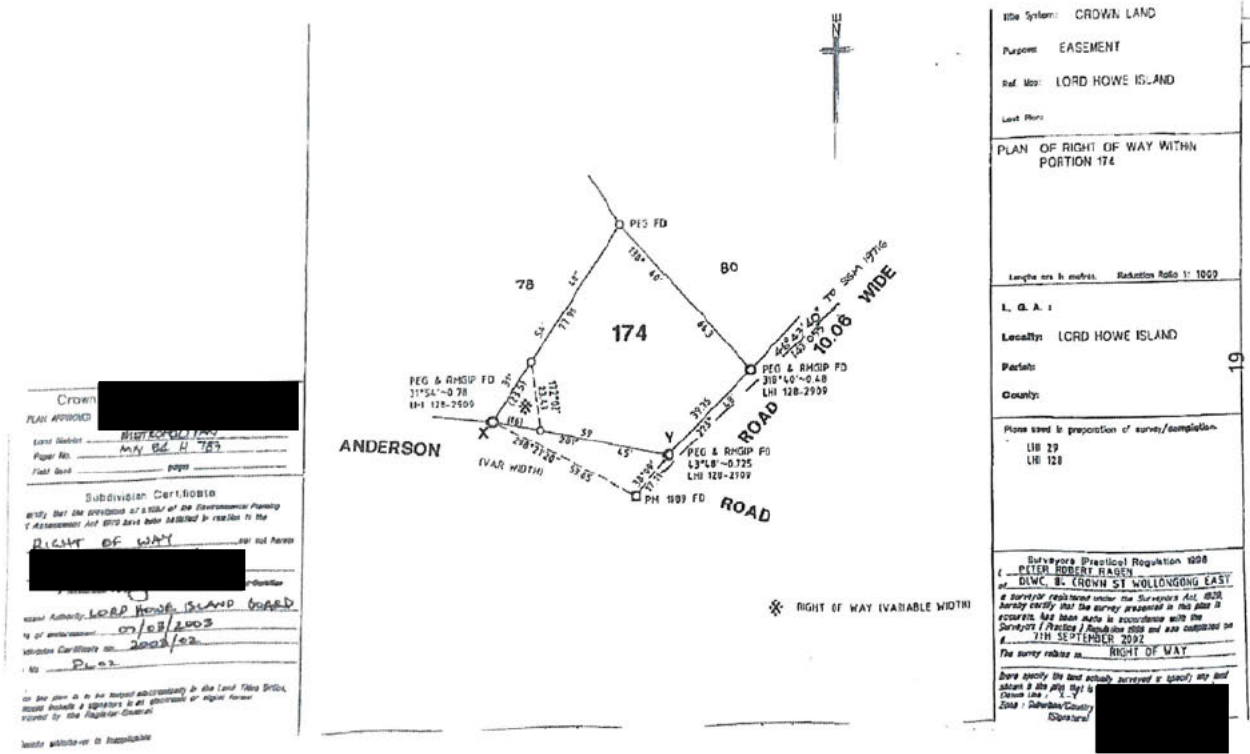


Figure 3. Right of Way over Portion 174, gazetted 2007.

Right Of Way - DP1261010/2

The existing Right of Way over DP1261010/2 is a condition on the lease over this lot, as per condition 20 from the “Lease in Perpetuity for the Purpose of Residence” (lease number 2021.02):

“20. THE lessee has the benefit of a Right of Access in terms of the wording of part 14 of schedule 8 of the Conveyancing Act 1919 but only within the surveyed boundaries shown on the plan DP1261010 registered 9th March 2020 held by the Board vide a copy of which is attached as a notation to this lease.”

Figure 1 is an extract of plan DP1261010 showing these Rights of Access. A copy of the registered plan and the full lease conditions for lease 2021.02 are also attached to this application (appendix 1 and 4 respectively).

The registered plan for the subdivision also states:

“As per the registered plan of subdivision of Lot 10 in DP1202580 (creation of Lot 1 & 2 DP1261010), a proposed right of access and easement for services 4 wide, burdens lot 2, benefits lot 11 on DP1202580 and Lot 1 (C).”

This plan was registered on 9/3/2020 & signed off by LHIB CEO Peter Adams.

Impact on Access for Neighbouring Lots

The proposed development footprint is well clear of all existing easements (figure 4), therefore **the proposed development does not impact any existing Rights of Way or access routes for DP1202580/11 or neighbouring lots.**

Access to DP1261010-1 (held by Diane Owens) is currently via a driveway to the west of DP1202580-11 (figure 4). This driveway is shown as Part A on the registered plans for the subdivision of 1261010, registered 9 March 2020 (figure 1, highlighted in green). This easement is wholly on DP1261010-2, so will be unaffected by the proposed extension on DP1202580-11.

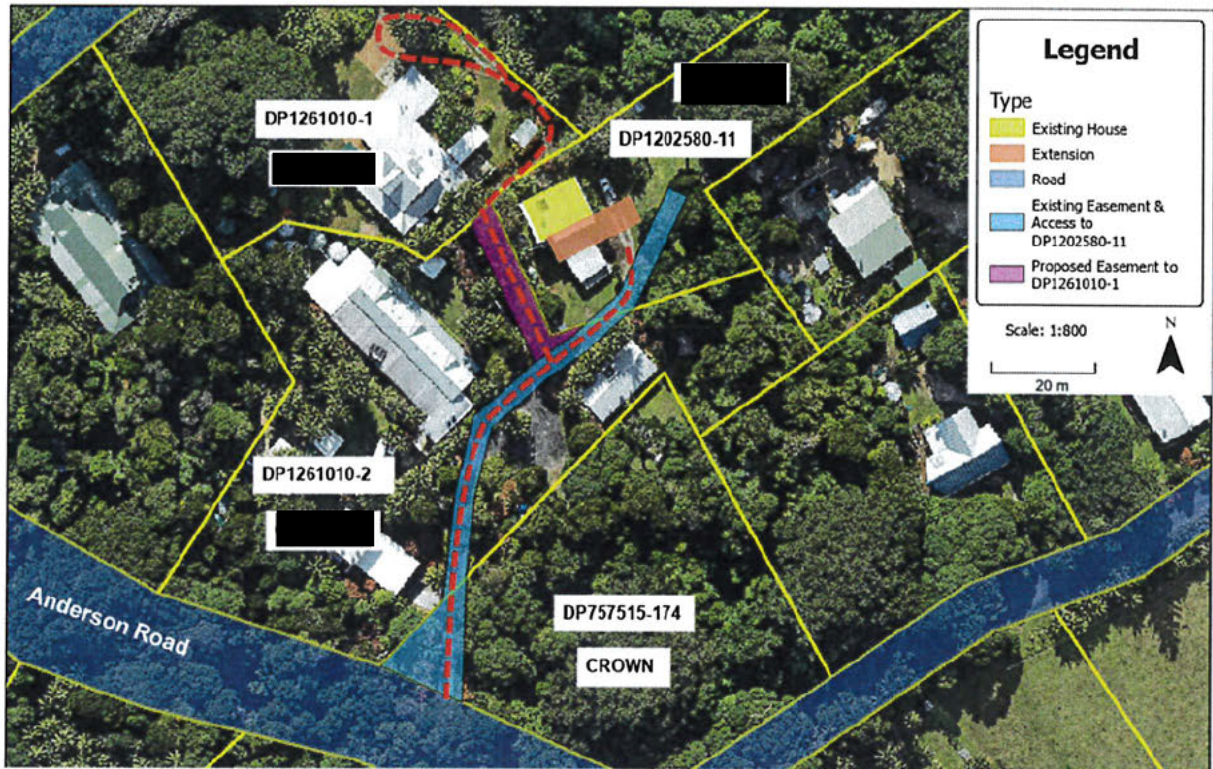


Figure 4. Imagery of vehicle ingress/egress for DP1202580-11 and neighbouring lots. Current vehicle access is shown by the red dotted lines.

Note: the proposed access (Part A) for DP1261010-1 (Diane Owens) was developed during the subdivision when DP1261010-1 & 2 were created and has been used as the primary access driveway to DP1261010-1 for the last decade. The current section of easement on DP1202580-11 neither extends to DP1261010-1, nor is it an accessway for DP1261010-1.