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:..................................................................................................................................................................................................

Signed: …………………………………………………………………………………………………….. Date: ………………………………………………………………….

# PROPOSED DEVELOPMENT

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

Lease No.:............................................................................................................................................................................................

Address: ..............................................................................................................................................................................................

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

Dwelling House

Additions to Dwelling House Home Business

Commercial

Shed or Garage Dual Occupancy

Additions to Dual Occupancy

Subdivision including Boundary Realignments

Other – please describe: ...............................................................................................................................................................

## 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 owner’s consent have been met for this development application.

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## Development Description

Description of the proposed development including but not limited to the use, scale and a summary of any non-compliances or environmental matters to be considered. For a S4.55 application provide a description of that was approved as well as a description identifying the changes requested as part of the modification application.

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**Pre-Development Application Meeting**

For dwellings and new structures, it is recommended that a Pre DA meeting is undertaken with LHIB planning staff.

Was a Pre DA meeting undertaken o YES o NO

Date of Pre DA meeting ……………………………………………………………………………………………………………………………………………

Attendees at the Pre DA meeting

Name.............................................. Role.......................................................

Name.............................................. Role.......................................................

Name.............................................. Role.......................................................

Name.............................................. Role.......................................................

Have the matters raised in the Pre DA been addressed? o YES o NO

if you answered NO provide justification:

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# DEVELOPMENT DESIGN ATTRIBUTES

## EXISTING ENVIRONMENT

Describe the existing environment including but not limited to:

* Land area and dimensions.
* Topography.
* Environmental risks (i.e. ecology, bushfire, contamination, aircraft noise or any other identified constraint that could impact development on the land).
* What buildings and/or structures already exist on the subject site (including their gross floor area where applicable)
* Building or structures on adjoining properties need to be shown on a site plan. Please show floor space.

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# DEVELOPMENT REQUIREMENTS

## ZONING

What Zone is your application within?

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Is your development permissible with Consent in this zone o YES o NO

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).

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## 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.

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## 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).

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## SUBDIVISION

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

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## 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.

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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.

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## 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.

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## 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.

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## LANDSCAPING

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

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## ENERGY EFFICIENCY

Does the development achieve the minimum BASIX requirements? To determine whether a BASIX certificate needs to be submitted with your application, please refer to [www.basix.nsw.gov.au/information/index.jsp.](http://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.

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## BOUNDARY SETBACKS

How far is your development setback from the front boundary?

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

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

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# CONSTRAINTS

## 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.

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## 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.

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## 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.

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## SIGNIFICANT VEGETATION

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

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## RETENTION OF TREES AND LANDSCAPING

Will the development require the removal of any native trees and/or shrubs? If yes, please specify how many trees/shrubs need to be removed and indicate their location on the site/landscape plan.

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## RECOVERY PLANS AND HABITAT AREAS

Is the development consistent with approved Recovery Plans for the island? Does the development have any impacts on threatened species? If the answer to this question is yes then an Environmental Report, a seven-part test or a Species Impact Statement may be required (Clause 42 of LHI Local Environment Plan 2010). It is important to remember that it is illegal to clear, modify, under scrub or remove any vegetation within areas of identified habitat.

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

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

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## 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.

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## 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.

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## 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.

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Does the development overshadow adjoining properties?

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## VIEWS

Does the development obstruct any views from adjoining properties?

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

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## PARKING AND TRAFFIC

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

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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.

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## EARTHWORKS AND RETAINING WALLS

Does the site need to be excavated or filled? If yes, specify the maximum retaining wall heights and type of construction. Retaining wall details need to be shown on the development plans.

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## WASTEWATER MANAGEMENT

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

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## STORMWATER RUNOFF DISPOSAL

How will excess stormwater runoff be disposed?

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## EROSION AND SEDIMENT CONTROL

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

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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.

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# OTHER CONSIDERATIONS

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

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