

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: **Fletcher Owens**

Organisation: **Lorhiti Apartments** ABN: **[REDACTED]**

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.: **Lot 2** Deposited Plan No.: **DP1261010**

Lease No.: **Lease No. 2021.02**

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.

An extension to the existing dwelling for the use of private residence for Fletcher, Katharina and Lotte Owens. An extension to the north on the ground floor and the addition of a second floor utilising most of the existing building footprint which extends further to the south. The bedrooms will be relocated within the house, with bathroom additions and a large open planned living area. The wastewater holding tank will be relocated.

Building Material: **Timber/ Fibre-Cement**

Roofing Material: **Corrugated Iron**

PAST/PRESENT LAND USES

State the past known uses of the site: Residential and Accomodation holiday rental Use

State the present known uses of the site: Residential and Accomodation holiday rental Use

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,

- * Architectural Plans
- * Property Maps
- * Site Plan
- *DA statement
- * Justifications to variations to LEP
- * BASIX Certificate
- * Owners Consent Form
- *Electrical Alterations to Supply Form
- * Statement of Environmental Effects

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: **\$440,000**

Total fees lodged: \$1,953.60 Date: 08/04/2025 Receipt No.: 28564

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: Fletcher Owens Name:

Date: 18/03/2025 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: [Redacted] Signature:

Name: Fletcher Owens Name:

Date: 18/03/2025 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
- N/A 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
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

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. This report must be signed by applicant on last page.

APPLICANT DETAILS

Name: **Fletcher Owens**

Preferred Contact Phone No.: [REDACTED]

PROPOSED DEVELOPMENT

Portion/Lot No.: **Lot 2** Deposited Plan No.: **DP1261010**

Lease No.: **NO. 2021.02**

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 |
| <input type="checkbox"/> 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.

Commercial Infrastructure Building - 91m2

Dwelling 1/Shearwater Cottage - 87m2 ** Proposed building to be extended

Commercial Unit block + Transit lounge - 314.53m2

Class 7 Commercial garage - 52m2

Class 10a Storage/Workshop - 27m2

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
DA2016.26	Commercial garage	Approved - 10/05/2016
DA2020.10 (denied)	Change use of building to dwelling	Denied - 02/10/2024
DA2021.01	Workshop/storage area	Approved - 08/07/2021
DA2023.3.1	Wastewater irrigation	Approved - 16/09/2024

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.

Submitted with this document

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, Dual occupancy has a maximum limit of 400m2 combined GFA (or 300m2 for a single dwelling). Currently there is only 1 dwelling onsite, though I have a dwelling entitlement which i intend to use in the future on this property. My DA2020.10 to change the infrastructure building to residential (91m2) utilising this dwelling allocation was recently denied. My current proposal will still leave me GFA to develop the dwelling entitlement in the future.

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, The proposed building with have a GFA of 216.5m2. Please refer to answer above

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.

Yes, please refer to architectural drawings with elevations and RL's. Height of proposed extension 7.5m which is the maximum height limit LHI LEP. (only a small section of the building reaches this height)

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).

Yes, The proposed extension is to a residential dwelling in Zone 2.

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 see BASIX certificate.

BOUNDARY SETBACKS

How far is your development setback from the front boundary?

Front boundary is 60m from proposed development

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

The proposed extension is with the 5m setbacks on the tip of the North/West and the entire South/East boundaries (please see list of justifications document for more details on this). The existing building is already constructed within the 5m setback area on the South/eastern side (2.3m at nearest point). The proposed building will improve this and at its nearest point will only be 3.3m to the boundary.

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

The existing building has been constructed within the 5m setback. The building is 2.3m from the South/eastern side boundary. Due to significant limitations of SNV, vehicular access, site boundaries and existing native vegetation. The extension is planned to be within the 5m setback area which the existing building is within already. The proposed extension will not encroach any deeper into the 5m setback area than the building currently is, and in fact improve this issue by relocating 3.3m from the South/eastern boundary to Portion 174.

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

Quote ** - 33 Landscaping to be carried out in Zone 2
The consent authority must not consent to the carrying out of any development on land within Zone 2 Settlement unless it is satisfied that there will be no significantly 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.

NA. The land adjacent is land zoned Recreational - Zone 6,
AND Settlement - Zone 2

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.

No. Please refer to SNV overlay on architectural and site plans.

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.

4 palms will require removal on the southern side of the proposed development. These palms were planted by the previous owner and are not zoned SNV.

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.

No, The building is currently surrounded by limitations on all 4 sides. (easement, boundaries, SNV and vegetation). A small portion of garden will require removal.

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.

4 new palms will be planted in the immediate area where the 4 palms were removed.

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.

The proposed extension will be inline with neighbouring buildings in the vicinity. Two-story, weatherboard cladding, corrugated iron roof and aluminium windows.

The adjoining property to the North and East - Darren Nobbs and Andrea Young have a thick green strip separating the properties which obstructs any view of the proposed development.

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.

The entrance and outdoor area is orientated to the South East directing any sound and view away from neighbours. Native vegetation (not SNV) located between Josh Owens's property and the proposed development will be kept as screen to limit visual appearance.

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.

N/A. For privacy issues, the buildings indoor and outdoor living spaces face south/east. Bedroom windows on the upper floor face north east.

Does the development overshadow adjoining properties?

N/A

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. No views will be obstructed.

PARKING AND TRAFFIC

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

2x outdoor parking places for vehicles (excluding proposed garage included in the extension and excluding existing garage for Lorhiti apartments) exist on the property, this number will not increase

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, currently the property has a turning area for vehicles plus a vehicle carpark, this area will remain the same.

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, a small amount of earth will require removal to allow for the north ground floor extension. This will not require retaining and will not impact any SNV or vegetation.

WASTEWATER MANAGEMENT

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

N/A. Brad Josephs the LHIB wastewater officer has inspected the property and the existing wastewater system for the dwelling and the entire property. My DA2023.3.1 to install wastewater irrigation piping has been recently approved. Besides the relocation of the dwellings wastewater holding tank, the wastewater system will remain the same. As the number of bedrooms has not increased, the load on the current ES9000 which processes the waste water for this dwelling has not increased.

STORMWATER RUNOFF DISPOSAL

How will excess stormwater runoff be disposed?

Stormwater that overflows from storage tanks will be discharged into a pit.

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. There are no erosion or sediment control issues on the site.

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. The dwelling location/ footprint remains largely unchanged.


OTHER CONSIDERATIONS

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

The proposed building extension has gone to great efforts not to impact the surrounding area. Lengthly efforts have been made to avoid nearby SNV and to keep the surrounding vegetation and site intact. Minimal earth works are required and will not require retaining. By liaising with the immediate neighbouring properties during the planning process, I have gained their approval on certain aspects of the development and eliminated any potential issue.

APPLICANT AUTHORISATION

Name: Fletcher Owens

Signature: 

Date: 18/03/2025

**Development Application Statement – Extension to existing dwelling,
relocate wastewater holding tank for existing dwelling which transfers to
wastewater system ES9000 – Overall Lorhiti System.**

Land Information

Lot: 2

DP:1261010

Address: [REDACTED]

Perpetual Lease number: 2021.02

Development type: Extension to existing dwelling to increase living space, relocate wastewater holding tank.

Leaseholder: Fletcher Chase Owens

Overview Statement

We wish to undertake an extension to our existing dwelling at Lot 2 - [REDACTED] Lord Howe Island. The proposed extension aims to create more space for our family as it grows. Reconfiguring the locations of bedrooms, additions of bathrooms and a large open planned living space. (kitchen, dining etc). Due to current site limitations, our septic tank and some water tanks will need to be relocated to make space for the development.

Besides the relocation of the septic holding tank, no other changes to the wastewater system will be required in this DA. The load on the wastewater system remains the same. I have recently received approval (DA2023.3) and completed the works of installing an irrigation field on the Lorhiti property across Anderson Rd. This has brought our wastewater system for the entire property up to standard.

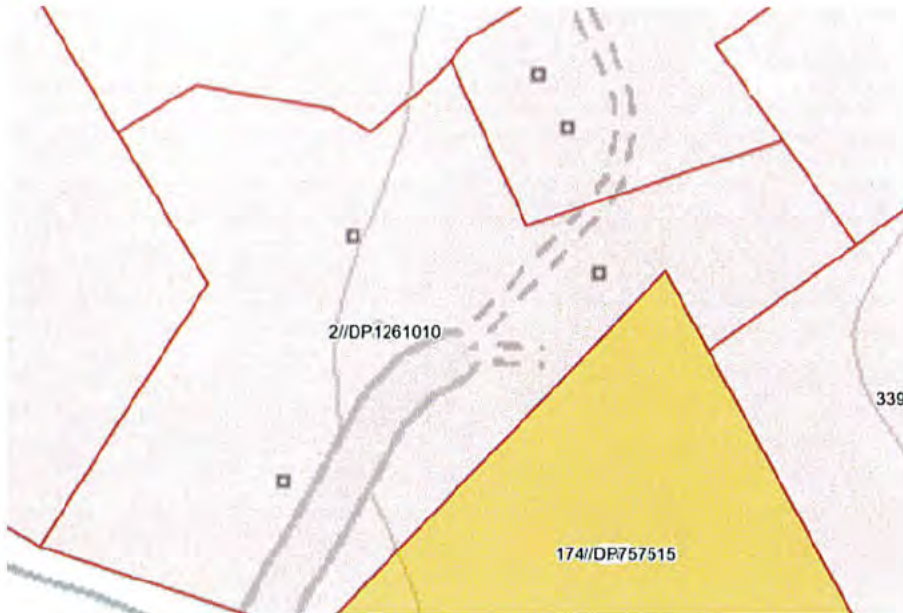


Figure 1. Map of LEP zones in reference to Lot 2. [REDACTED]
Settlement Zone shown in pink. Source: NSW Planning Portal.

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.

Significant Native Vegetation (SNV)

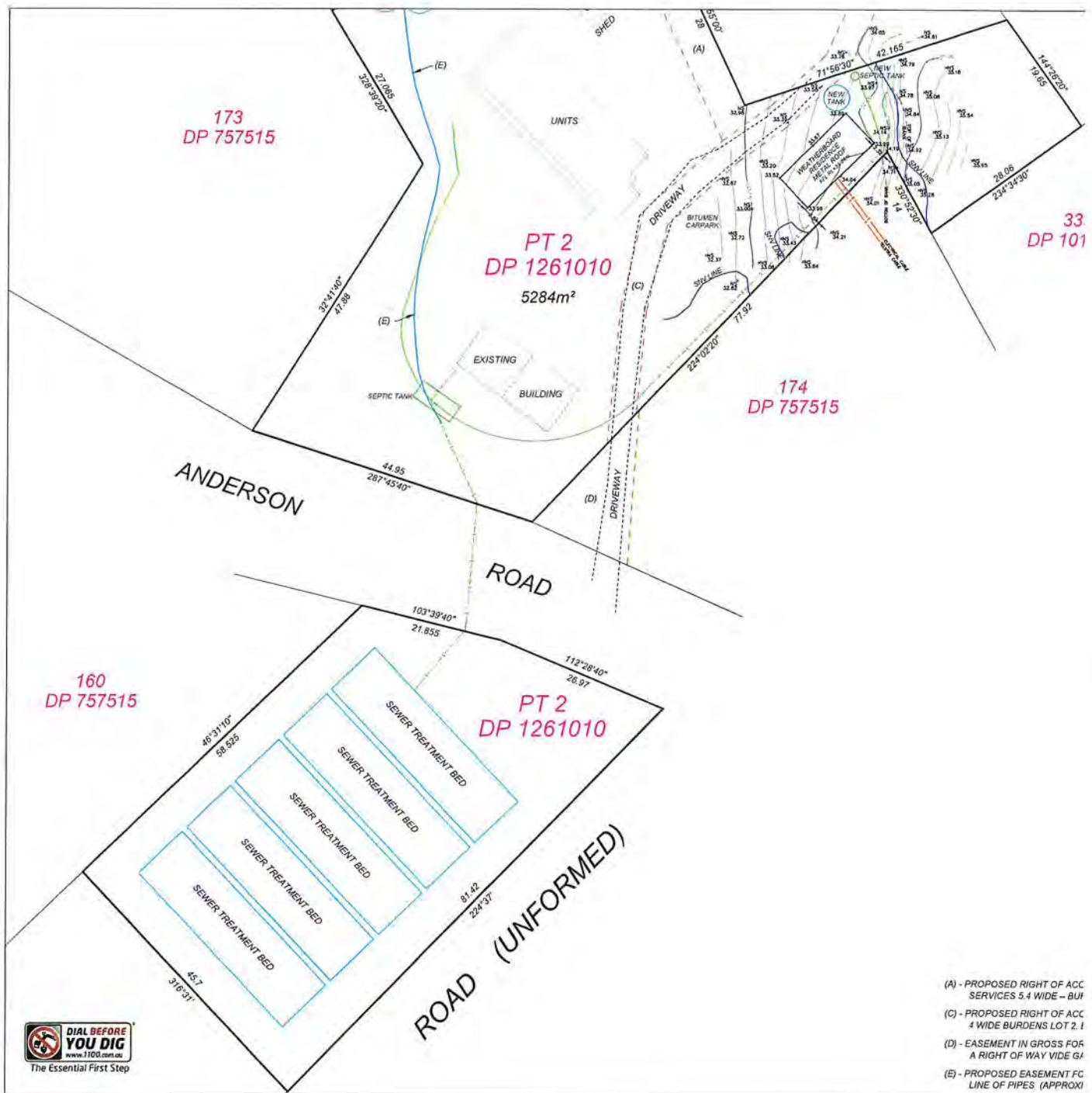


Figure 3B. SNV in relation to proposed development (Dark Blue Line).

The proposed development will not affect the surrounding SNV. The extension has been designed so a very limited number of planted trees (not SNV) will require removal. The building footprint does not overlap with any SNV, so no SNV will be damaged or removed by this development (figure 2A and 2B). Additionally, the current SNV covers more than 50% of the total Lorhiti lot footprint, which is over the 35% block area required for endemic species

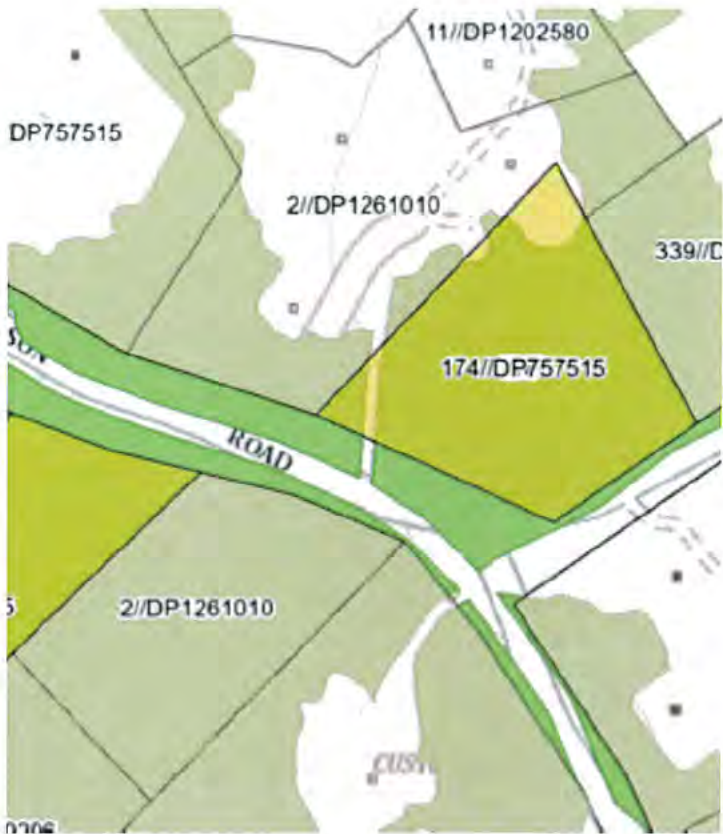


Figure 3. Total SNV over entire Lorhiti property. Lot 2 – [REDACTED]

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 increased to include the second story and will be a total height of 7.5 from natural ground level at its highest point (not entire house). The LEP states the maximum building height cannot exceed 7.5m above natural ground level. The northern extension will require minor excavating to flatten the construction area. Retaining will not be required.

Building Footprint & Existing Structures

The footprint of the new extension to the north and south will not require significant works. The septic holding tank will need to be removed and new tank be installed adjacent to current location. Two water tanks will also need to be removed to allow for the northern extension. (Please refer to water tank and septic figure 4 below)



Figure 4. Location of current building footprint with notes on items needing to be moved.

Easement

There was a minor discrepancy with the easement wording on the lease documents that were issued by the LHIB. These have been resolved, please see letter below.

Record Number: ED24/2276.06
Enquiries: Michael Chalmers



Liam Garty
Falvey Kay Lawyers



Dear Mr Garty

**RE: MODIFICATION OF PERPETUAL LEASE CONDITIONS FOR PL2021.02 –
EASEMENT – FLETCHER OWENS**

I refer to your letter dated 28 March 2024 requesting a modification of perpetual lease conditions for PL2021.02.

The matter was considered at the August 2024 Board meeting and the Board resolved to:-

- Approve modifications to lease conditions for PL2021.02 which address miscategorising of access arrangements.

Amended conditions to read:-

Condition 21:

"The Lessee has the burden of an easement for services in terms of the wording of Part 11 of Schedule 8 of the Conveyancing Act 1919 but only within the survey boundaries shown on the plan DP1261010 registered 9 March 2020 held by the Board vide a copy of which is attached as a notation to this Lease."

Condition 22:

"The Lessee has the burden of an easement for services in terms of the wording of Part 11 of Schedule 8 of the Conveyancing Act 1919 but only within the survey boundary shown on the plan DP1261010 registered 9 March 2020 held by the Board vide a copy of which is attached as a notation to this Lease."

It is noted that a mortgage is held over PL2021.02 and the original perpetual lease document is held by Westpac Banking Corporation.

So that amendments to Condition 21 and Condition 22 can be made as detailed in the Board's recommendation, please contact the mortgagor requesting the return of the original perpetual lease document to the Lord Howe Island Board either by Registered Mail to:-

Attention: Lynda Shick
Lord Howe Island Board

[REDACTED]

Do not hesitate to contact me if you have any queries in relation to this matter on [REDACTED]

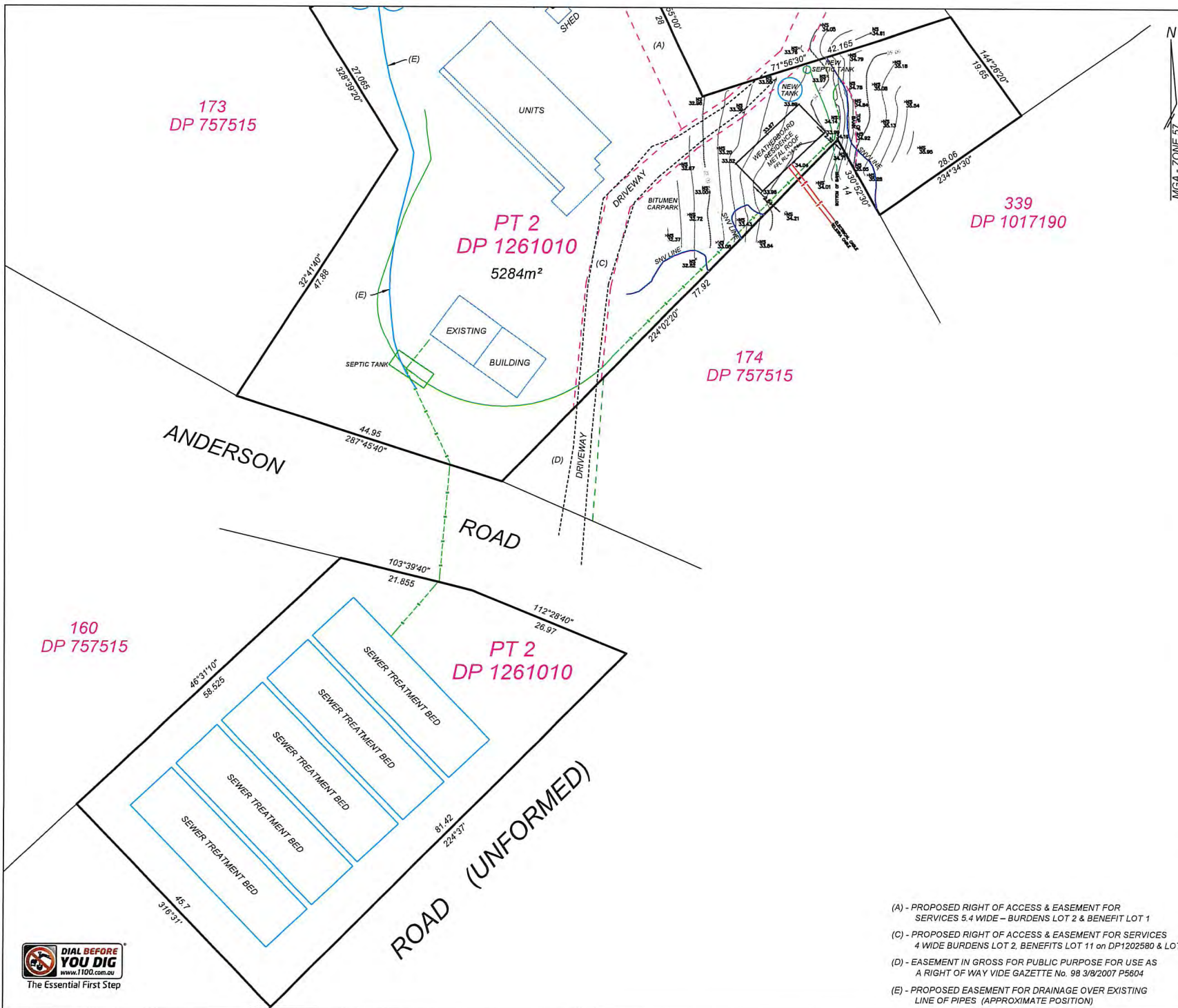
[REDACTED] or [REDACTED]

Yours sincerely

[REDACTED]

Michael Chalmers
Senior Manager Business
& Corporate Services





N
MGA - ZONE 57

CLIENT
FLETCHER OWENS

PROJECT
PARTIAL
DETAIL & CONTOUR SURVEY
OF
PT LOT 2 on DP 1261010
ANDERSON ROAD
LORD HOWE ISLAND

NOTES

The title boundaries shown hereon were not marked at the time of survey and have been determined by plan dimensions only and not by field survey any boundary definition undertaken at the time of survey has been carried out under the immediate supervision of the Registered Surveyor employed by B.R. Development Consulting. Services shown hereon have been located where possible by field survey. If not able to be so located, services have been plotted from the records of relevant authorities where available and have been noted accordingly on the plan. Where such records do not exist or are inadequate a notation has been made hereon.

Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

LINEWORK & CODE LEGEND

LineStyle	Description
	BOTTOM OF BANK
	DRAIN
	EDGE OF BITUMEN
	EDGE OF TREES
	ELEC. CABLE UG
	FENCE
	STORMWATER PIPE
	SEWER PIPE
	TOP OF BANK
	WATER MAIN

Code	Description	Symbol
BM	BENCH MARK	
BOL	BOLLARD	
EBX	ELECTRICAL BOX	
EPT	ELECTRICAL PIT	
ELP	ELEC. LIGHTPOLE	
HYD	HYDRANT	
NS	NATURAL SURFACE	
PALM	PALM	
PP	POWER POLE	
RWJ	ROOF WATER JUNCTION	
SJO	SEWER JUNCTION	
SMH	SEWER MAN HOLE	
SV	STOP VALVE	
TE	TELSTRA PIT	
TREE	TREE	
TRL	TRAFFIC LIGHT	
WM	WATER METER	

B.R. Development Consulting INCORPORATED

Surveying • Civil & Structural Engineering • Planning

Private Address: PO Box 1038 Pymble NSW 2144
 ☎ 02 852 2722 ✉ info@brdc.com.au

HEIGHT DATUM AHD	LOCAL AUTHORITY LORD HOWE ISLAND BOARD
HEIGHT ORIGIN FM 1087 - RL=12.622m AHD	COUNCIL REFERENCE N/A
MERIDIAN DP 1261010 - MGA ZONE 57	SURVEYOR SURVEY DATE SKR 11-12-2024
CO-ORD SYSTEM MGA ZONE 57	DRAWN DATE SKR 27-03-2025
SCALE 1 : 500 @ A3	CHECKED DATE MJD 27-03-2025
CONTOUR INTERVAL MAJOR : 1m MINOR : 0.2m	SHEET 1 OF 1 SHEETS

PLAN NUMBER
5942_DTM 27-03-2025

- (A) - PROPOSED RIGHT OF ACCESS & EASEMENT FOR SERVICES 5.4 WIDE - BURDENS LOT 2 & BENEFIT LOT 1
- (C) - PROPOSED RIGHT OF ACCESS & EASEMENT FOR SERVICES 4 WIDE BURDENS LOT 2, BENEFITS LOT 11 on DP1202580 & LOT 1
- (D) - EASEMENT IN GROSS FOR PUBLIC PURPOSE FOR USE AS A RIGHT OF WAY VIDE GAZETTE No. 98 3/8/2007 P5604
- (E) - PROPOSED EASEMENT FOR DRAINAGE OVER EXISTING LINE OF PIPES (APPROXIMATE POSITION)



Lorhiti House, LORD HOWE ISLAND

Drawing No.	Drawing Name
DA-00.1	Register, Location Map, Legend
DA-00.2	BASIX
DA-01.1	Existing Site Plan
DA-01.1	Proposed Site Plan
DA-01.2	Existing Ground Floor Plan
DA-01.2	Proposed Ground Floor Plan
DA-01.3	Existing Roof Plan
DA-01.3	Proposed First Floor Plan
DA-01.4	Existing Elevations
DA-01.4	Proposed Roof Plan
DA-01.5	Proposed S/E & N/W Elevation
DA-01.6	Proposed S/W & N/E Elevation
DA-02.1	Existing and Proposed FSR
DA-04.1	Schedule of Materials
DA-05.1	Window Schedule 01 - 02
DA-05.2	Window Schedule 03 - 05
DA-05.3	Window Schedule 06 - 08
DA-05.4	Window Schedule 09 - 10
DA-05.5	Window Schedule 11 - 12
DA-05.6	Window Schedule 13 - 15
DA-05.7	Window Schedule 16 - 18
DA-05.8	Window Schedule 19 - 21



STEPHEN O'CONNOR ARCHITECTURE

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			C	03/04/2025	Development Application	Project	Lorhiti House, LORD HOWE ISLAND
			B	27/03/2025	Development Application	Drawing Name	Register, Location Map, Legend
D	03/04/2025	Development Application	A	03/03/2025	Development Application	Project Number	2308
Issue	Date	Description	Issue	Date	Description	Drawing No.	DA-00.1

BASIX Certificate

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

Alterations and Additions

Certificate number: A1738181

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability. It is valid in accordance with the current BASIX Act and BASIX Rules. For more information, visit the BASIX website. This certificate is issued by the Department of Planning, Industry and Environment. For more information, visit www.basix.nsw.gov.au.

Issued: Thursday, 20 March 2025
This certificate is valid for 10 years from the date of issue.



Project address	
Project name	Lorhit, Lot 1000 (Lot 1000)
Street address	17 ANDERSON ROAD LORD HOWE ISLAND NSW 2264
Local government area	Byrnes City Council
The type of alteration	Alteration Plan (AP) 2308
Lot number	2
Section number	-
Project type	
Drawing type	Dwelling house (attached)
Type of alteration and scope	The submitted development includes renovation works to the kitchen, and must not include a pool (see table below).
NLA	N/A
Certificate Prepared by	
Name (Company Name)	STEPHEN O'CONNOR ARCHITECTURE
420 (if applicable)	1706225541

Fitouts and Systems

Fitout	Score on DA Plans	Score on BASIX Plans & Specifications	Compliance
Hot water			
The applicant must install the following hot water system in the development: solar (also includes systems which integrate solar thermal energy collection with the (continuous) domestic energy (electrical) appliances (DSE) (Occupying Applicant Regulation 2002 No. 25)	✓	✓	✓
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are rated with automatic dimmers, automatic occupancy sensors, or light sensors where a DA is required.	✓	✓	✓
Pool			
The applicant must ensure that no above ground swimming pool is shown on the DA plans. If shown, the pool must be a 5-star water saving pool.			
The applicant must ensure that no above ground pool is shown on the DA plans. If shown, the pool must be a 5-star water saving pool.		✓	✓
The applicant must ensure that no above ground pool is shown on the DA plans. If shown, the pool must be a 5-star water saving pool.		✓	✓

Construction

Construction	Score on DA Plans	Score on BASIX Plans & Specifications	Compliance
Insulation requirements			
The applicant must ensure the use of plaster construction (to walls, ceiling, and underfoot) in accordance with the specifications listed in the table below. The applicant must ensure that the use of plaster construction is not less than 10% of the total wall area. The applicant must ensure that the use of plaster construction is not less than 10% of the total wall area.	✓	✓	✓
Compartments			
Engineered floor with cavity insulation (R=0.5)	Yes (R=0.5) per (R=0.5) as per table below	Yes	Yes
Suspended floor above parking, heated (R=0.2)	Yes	Yes	Yes
Internal wall (partition wall, fire, sound) (R=0.2)	Yes (R=0.2) per (R=0.2) as per table below	Yes	Yes
External wall (partition wall, fire, sound) (R=0.2)	Yes (R=0.2) per (R=0.2) as per table below	Yes	Yes
Roof/ceiling (partition wall, fire, sound) (R=0.2)	Yes (R=0.2) per (R=0.2) as per table below	Yes	Yes

Window element	Orientation	Area of glass (m ²)	Depth (mm)	Height (m)	Width (m)	Frame type	Score on DA Plans	Score on BASIX Plans & Specifications	Compliance
W01	SA	3.0	0	1	1.40	Standard aluminium, single pane, 100mm x 1400mm (R=0.2)	✓	✓	✓
W02	SE	1.0	0	1	1.40	Standard aluminium, single pane, 100mm x 1400mm (R=0.2)	✓	✓	✓
W03	SE	1.5	0	1	1.40	Standard aluminium, single pane, 100mm x 1400mm (R=0.2)	✓	✓	✓
W04	NO	1.4	0	0	1.40	Standard aluminium, double pane, 100mm x 1400mm (R=0.2)	✓	✓	✓
W05	NO	1.0	0	0	1.40	Standard aluminium, double pane, 100mm x 1400mm (R=0.2)	✓	✓	✓
W06	NO	1.0	0	0	1.40	Standard aluminium, double pane, 100mm x 1400mm (R=0.2)	✓	✓	✓
W07	NO	1.0	0	0	1.40	Standard aluminium, double pane, 100mm x 1400mm (R=0.2)	✓	✓	✓
W08	NO	1.4	0	0	1.40	Standard aluminium, double pane, 100mm x 1400mm (R=0.2)	✓	✓	✓
W09	SE	3.0	0	0	1.40	Standard aluminium, single pane, 100mm x 1400mm (R=0.2)	✓	✓	✓
W10	SE	2.1	0	0	1.40	Standard aluminium, single pane, 100mm x 1400mm (R=0.2)	✓	✓	✓
W11	SE	2.1	0	0	1.40	Standard aluminium, single pane, 100mm x 1400mm (R=0.2)	✓	✓	✓
W12	NO	2.1	0	0	1.40	Standard aluminium, double pane, 100mm x 1400mm (R=0.2)	✓	✓	✓
W13	NO	2.1	0	0	1.40	Standard aluminium, double pane, 100mm x 1400mm (R=0.2)	✓	✓	✓
W14	NO	1.0	0	0	1.40	Standard aluminium, double pane, 100mm x 1400mm (R=0.2)	✓	✓	✓
W15	NO	2.1	0	0	1.40	Standard aluminium, double pane, 100mm x 1400mm (R=0.2)	✓	✓	✓
W16	NO	1.0	0	0	1.40	Standard aluminium, double pane, 100mm x 1400mm (R=0.2)	✓	✓	✓
W17	NO	2.1	0	0	1.40	Standard aluminium, double pane, 100mm x 1400mm (R=0.2)	✓	✓	✓
W18	SE	2.1	0	0	1.40	Standard aluminium, double pane, 100mm x 1400mm (R=0.2)	✓	✓	✓
W19	SE	2.1	0	0	1.40	Standard aluminium, double pane, 100mm x 1400mm (R=0.2)	✓	✓	✓
W20	SE	2.1	0	0	1.40	Standard aluminium, double pane, 100mm x 1400mm (R=0.2)	✓	✓	✓

Window element	Orientation	Area of glass (m ²)	Depth (mm)	Height (m)	Width (m)	Frame type	Score on DA Plans	Score on BASIX Plans & Specifications	Compliance
W01	SE	3.0	0	1	1.40	Standard aluminium, single pane, 100mm x 1400mm (R=0.2)	✓	✓	✓

Window element	Orientation	Area of glass (m ²)	Depth (mm)	Height (m)	Width (m)	Frame type	Score on DA Plans	Score on BASIX Plans & Specifications	Compliance
W01	SE	3.0	0	1	1.40	Standard aluminium, single pane, 100mm x 1400mm (R=0.2)	✓	✓	✓

Certificate No. #HR-CZGK79-01
Scan QR code or follow website link for rating details.

Assessor name: **Steve O'Connor**
Accreditation No.: **1706225541**
Property Address: **21 Anderson Road, Lord Howe Island, NSW 2264**

<http://www.basix.nsw.gov.au> #HR-CZGK79-01

STEPHEN O'CONNOR ARCHITECTURE



NOT FOR CONSTRUCTION

Issue	Date	Description	Issue	Date	Description
C	03/04/2025	Development Application	Project	Lorhit House, LORD HOWE ISLAND	
B	27/03/2025	Development Application	Drawing Name	BASIX	
D	03/04/2025	Development Application	Project Number	2308	
A	03/03/2025	Development Application	Drawing No.	DA-00.2	



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Assessor name: Jarvis Simons
 Accreditation No.: HE06A 10025
 Property Address: 31 Anderson Road, Lord Howe Island, NSW 2100

<http://www.ferry-act.com.au/pubs/HR-CZGK79-01>

STEPHEN O'CONNOR ARCHITECTURE



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			C	03/04/2025	Development Application	Project	Lorhiti House, LORD HOWE ISLAND
			B	27/03/2025	Development Application	Drawing Name	Existing Site Plan
D	03/04/2025	Development Application	A	03/03/2023	Development Application	Project Number	2308
Issue	Date	Description	Issue	Date	Description	Drawing No.	DA-01.1

1:500



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Assessor name: Jamie Donnell
 Accreditation No.: HESA 10056
 Property Address: 31 Anderson Road, Lord Howe Island, NSW, 2580



<https://www.heronathru.com.au/sub/HR-CZGK79-01>

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			C	03/04/2025	Development Application	Project	Lorhiti House, LORD HOWE ISLAND
			B	27/03/2025	Development Application	Drawing Name	Existing Ground Floor Plan
D	03/04/2025	Development Application	A	03/03/2025	Development Application	Project Number	2308
Issue	Date	Description	Issue	Date	Description	Drawing No	DA-01.2

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Assessor name: James Donohue
 Accreditation No.: HEMA 10956
 Property Address: 31 Foxodon Road, Lord Howe Island, NSW 2258



File: https://www.hema-software.com.au/jsp/HR-CZGK79-01

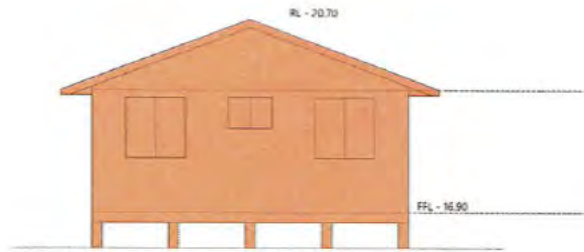
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			C	03/04/2025	Development Application	Project	Lerhiti House, LORD HOWE ISLAND
			B	27/03/2025	Development Application	Drawing Name	Existing Roof Plan
D	03/04/2025	Development Application	A	03/03/2025	Development Application	Project Number	2308
Issue	Date	Description	Issue	Date	Description	Drawing No	DA-01.3

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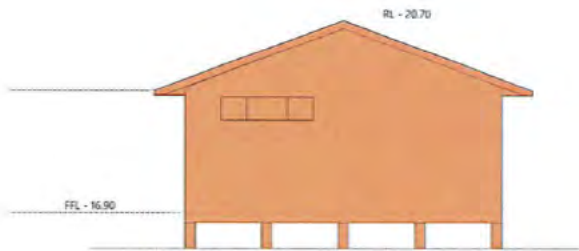
Existing N/E Elevation

1:100



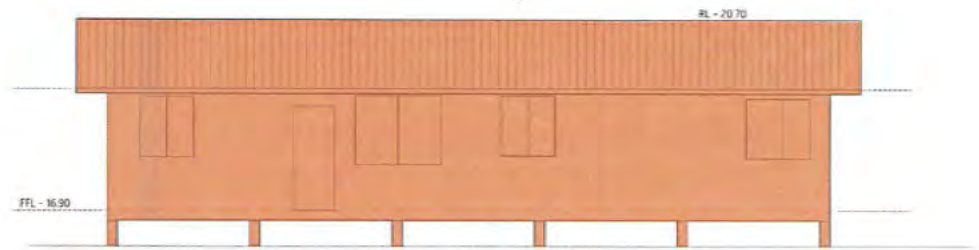
Existing S/E Elevation

1:100



Existing S/W Elevation

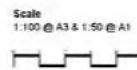
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Existing N/W Elevation

1:100

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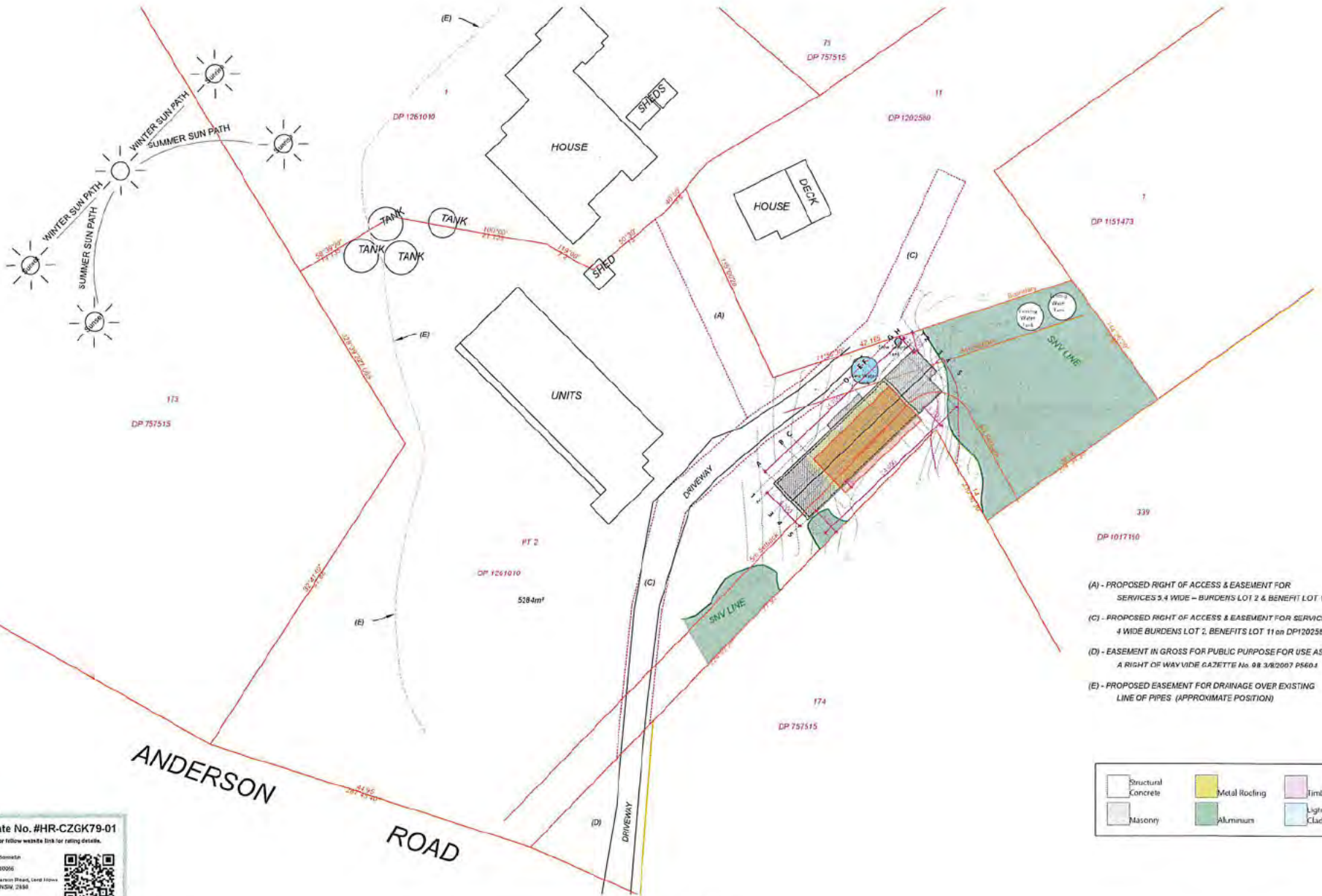
NOT FOR CONSTRUCTION

Issue	Date	Description
D	03/04/2025	Development Application

C	03/04/2025	Development Application
B	27/03/2025	Development Application
A	03/03/2025	Development Application

Project	Lorhit House, LORD HOWE ISLAND
Drawing Name	Existing Elevations
Project Number	2308
Drawing No.	DA-01.4

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- (A) - PROPOSED RIGHT OF ACCESS & EASEMENT FOR SERVICES 3.4 WIDE - BURDENS LOT 2 & BENEFIT LOT 1
- (C) - PROPOSED RIGHT OF ACCESS & EASEMENT FOR SERVICES 4 WIDE BURDENS LOT 2, BENEFITS LOT 11 on DP1202580 & LOT 1
- (D) - EASEMENT IN GROSS FOR PUBLIC PURPOSE FOR USE AS A RIGHT OF WAY VIDE CAZETTE No. 98 3/8/2007 P560.1
- (E) - PROPOSED EASEMENT FOR DRAINAGE OVER EXISTING LINE OF PIPES (APPROXIMATE POSITION)

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Assessor name: James Donohue
 Accreditation No.: HERA 10006
 Property Address: 71 Anderson Road, Lord Howe Island, NSW, 2388

Proposed Site Plan

1:500

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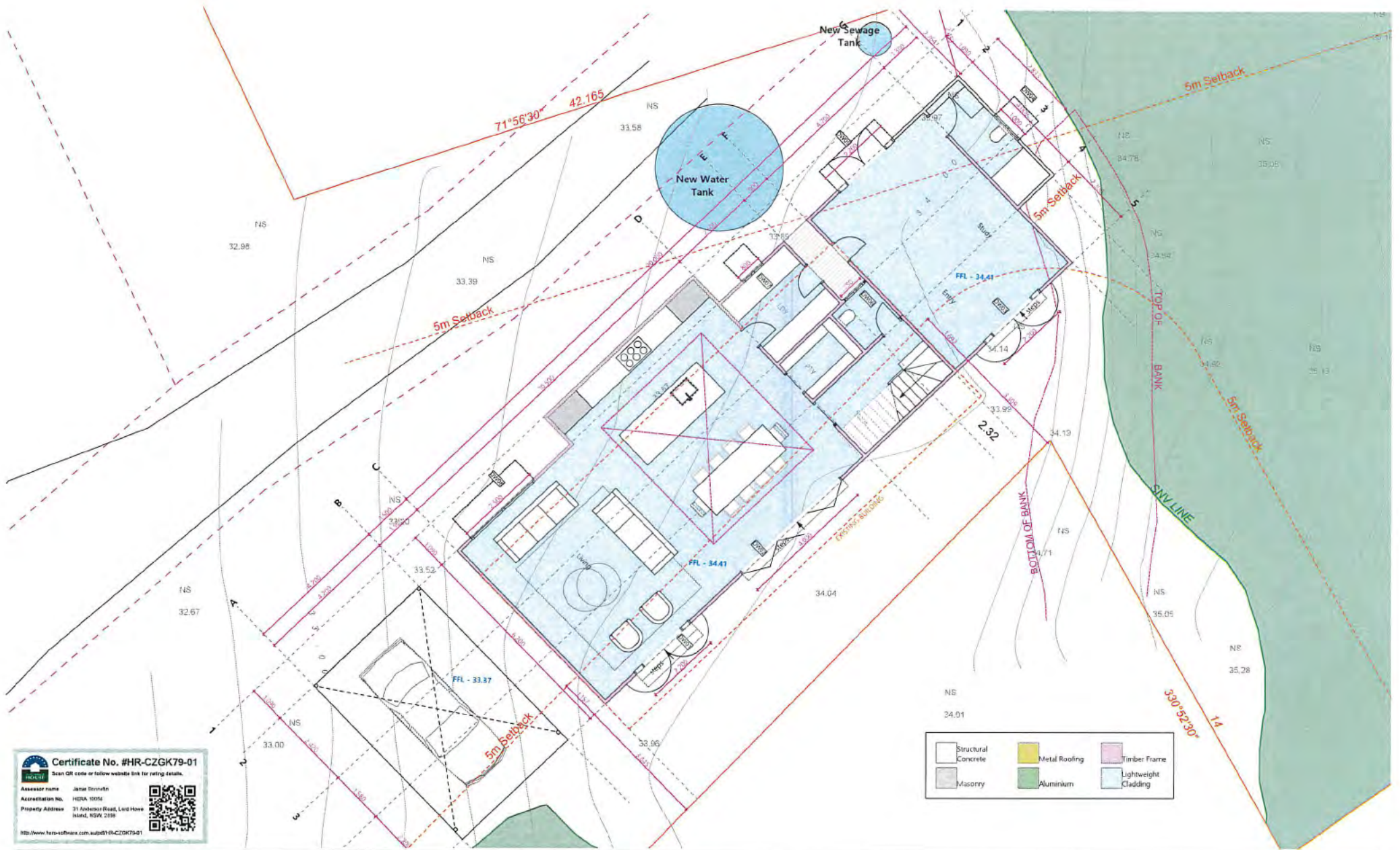


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Issue	Date	Description	Issue	Date	Description
			C	03/04/2025	Development Application
			B	27/03/2025	Development Application
D	03/04/2025	Development Application	A	03/03/2025	Development Application

Project	Lorhifi House, LORD HOWE ISLAND
Drawing Name	Proposed Site Plan
Project Number	2308
Drawing No	DA-01.1

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Assessor name: Janet Stovroth
 Accreditation No. HERA 10054
 Property Address: 31 Anderson Road, Lord Howe Island, NSW 2359



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Issue	Date	Description
D	03/04/2025	Development Application

Issue	Date	Description
C	03/04/2025	Development Application
B	27/03/2025	Development Application
A	03/03/2025	Development Application


Project	Lohiti House, LORD HOWE ISLAND
Drawing Name	Proposed Ground Floor Plan
Project Number	2308
Drawing No.	DA-01.2

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Certificate No. #HR-CZGK79-01
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Assessor name: Janna Bornstein
 Accreditation No.: HERA 10056
 Property Address: 31 Ardenham Road, Lord Howe Island, NSW 2388
<http://www.nati-415fire.com.au/88HR-CZGK79-01>



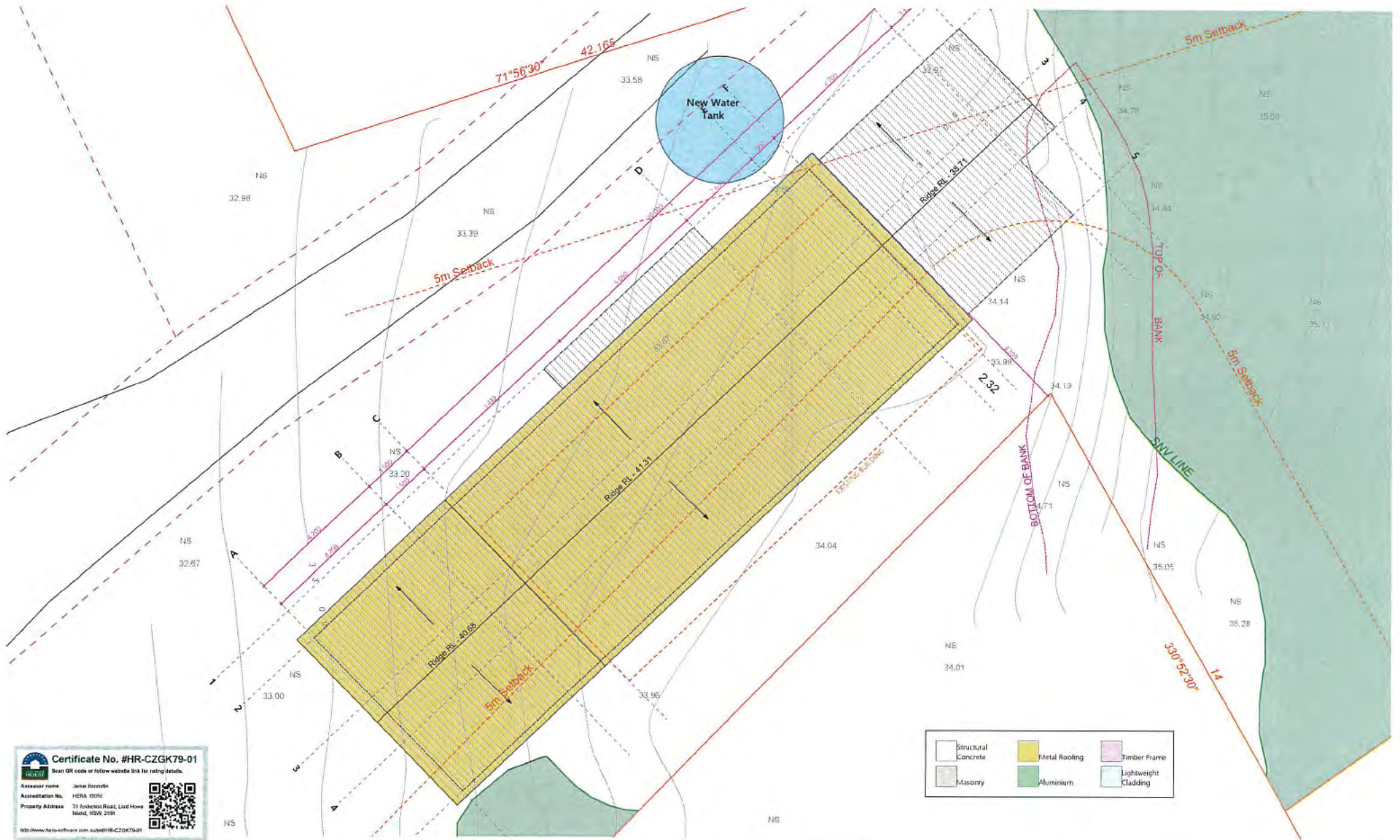
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Issue	Date	Description	Issue	Date	Description	Project	Project Number
			C	03/04/2025	Development Application	Lohiti House, LORD HOWE ISLAND	
			B	27/03/2025	Development Application		
			D	03/04/2025	Development Application		
			A	03/03/2025	Development Application		
						Drawing Name	Proposed First Floor Plan
						Project Number	2308
						Drawing No.	DA-01.3

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Assessor name: James Borestein
 Accreditation No. HERA 10054
 Property Address: 71 Anderson Road, Lord Howe Island, NSW 2393

QR Code

HERA Website: www.heranewswest.com.au/pdf/HR-CZGK79-01

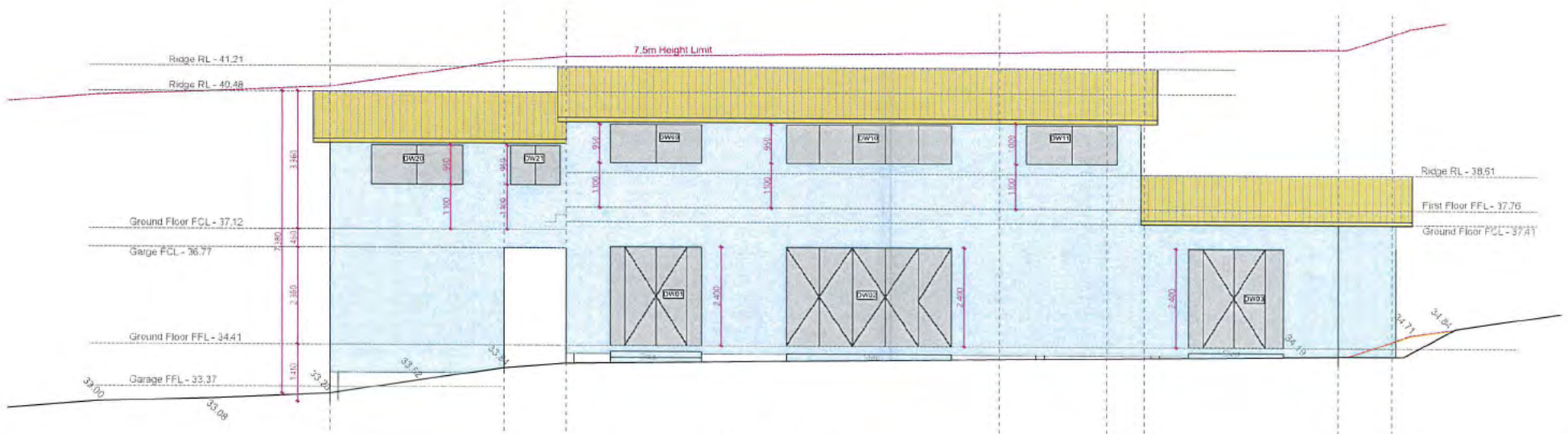
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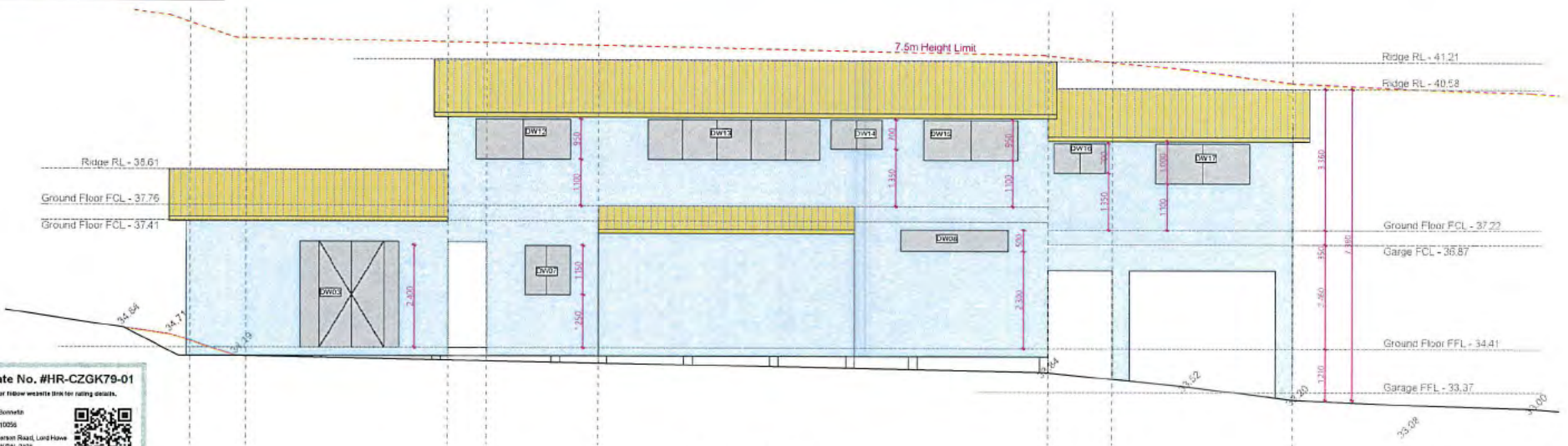
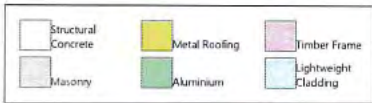
Issue	Date	Description	Issue	Date	Description	Project	Value
			C	03/04/2025	Development Application	Lorhiti House, LORD HOWE ISLAND	
			B	27/03/2025	Development Application		
			A	03/03/2025	Development Application		
			D	03/04/2025	Development Application		
						Drawing Name	Proposed Roof Plan
						Project Number	2308
						Drawing No.	DA-01.4

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Proposed S/E Elevation

1:100



Proposed N/W Elevation

1:100

Certificate No. #HR-CZGK79-01
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Assessor name: Jenna Bonnett
 Accreditation No.: NSQA 10056
 Property Address: 31 Anderson Road, Lord Howe Island NSW, 2336

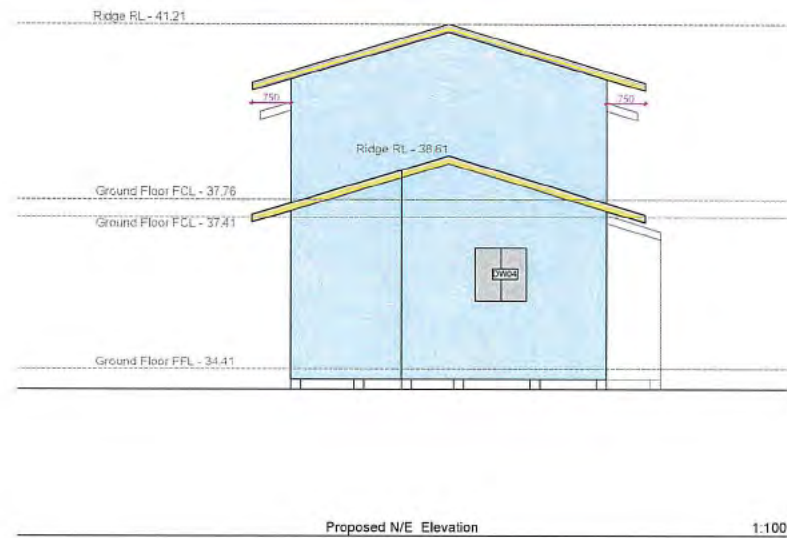
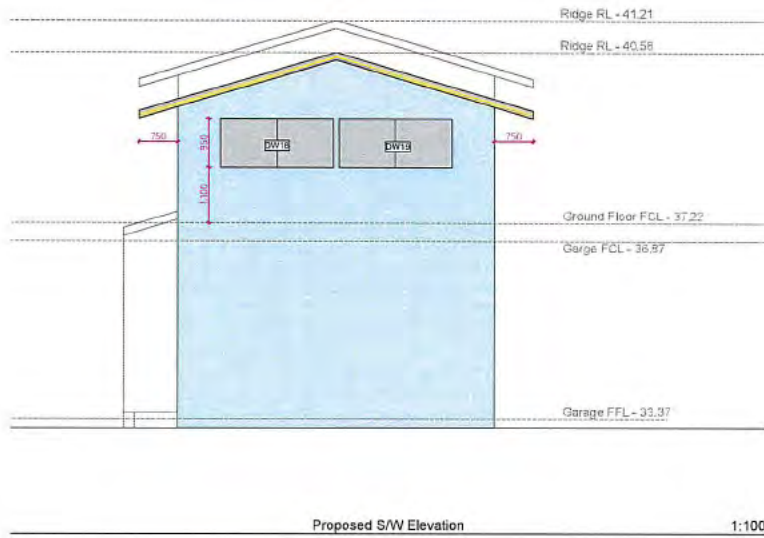
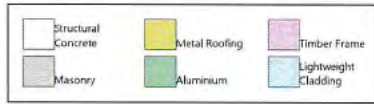
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			C	03/04/2025	Development Application	Project	Lorhiti House, LORD HOWE ISLAND
			B	27/03/2025	Development Application	Drawing Name	Proposed S/E & N/W Elevation
D	03/04/2025	Development Application	A	03/03/2025	Development Application	Project Number	2308
Issue	Date	Description	Issue	Date	Description	Drawing No	DA-01.5

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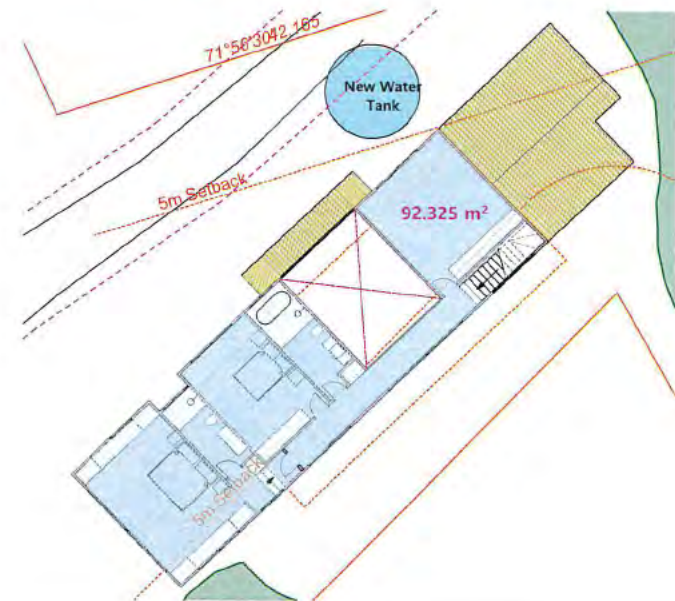
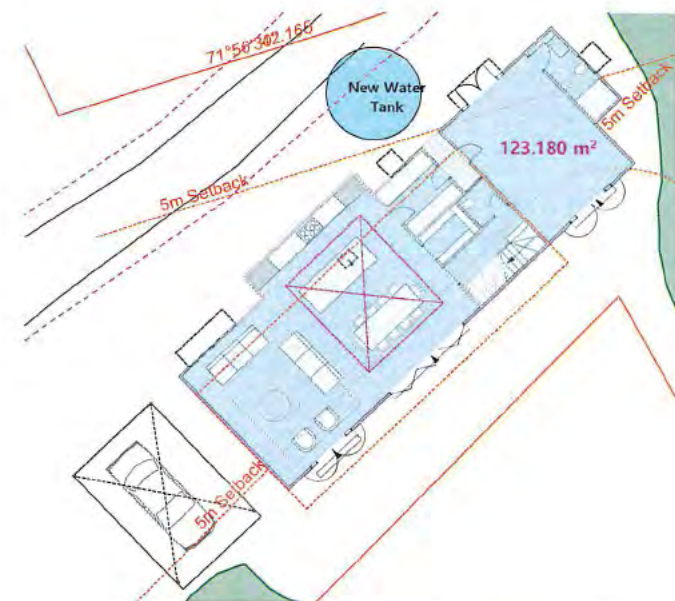


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			C	03/04/2025	Development Application	Project	Lorhiti House, LORD HOWE ISLAND
			B	27/03/2025	Development Application	Drawing Name	Proposed S/W & N/E Elevation
D	03/04/2025	Development Application	A	03/03/2025	Development Application	Project Number	2308
Issue	Date	Description	Issue	Date	Description	Drawing No	DA-01.6

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Assessor name: Jamie Borstein
 Accreditation No.: HESLA 1055F
 Property Address: 21 Anderson Road, Lord Howe Island, NSW 2490



<http://www.lordhowe.nsw.gov.au/HR-CZGK79-01>

STEPHEN O'CONNOR ARCHITECTURE



Scale
 1:200 @ A3

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			C	03/04/2025	Development Application	Project	Lorhiti House, LORD HOWE ISLAND
			B	27/03/2025	Development Application	Drawing Name	Existing and Proposed FSR
D	03/04/2025	Development Application	A	03/03/2025	Development Application	Project Number	2308
Issue	Date	Description	Issue	Date	Description	Drawing No	DA-02.1

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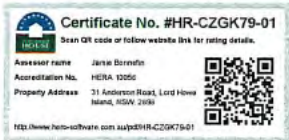
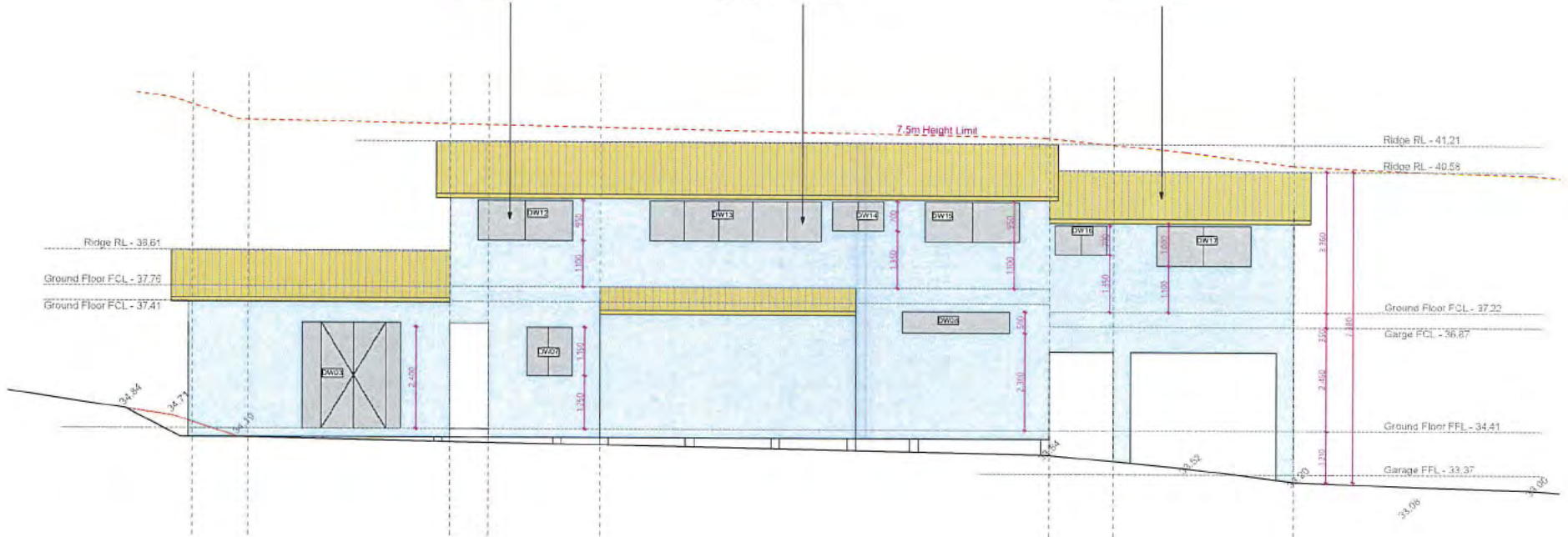
Aluminum Doors and Windows



Lightweight External Cladding



Metal sheet roofing



STEPHEN O'CONNOR ARCHITECTURE

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			C	03/04/2025	Development Application	Project	Lorhiti House, LORD HOWE ISLAND
			B	27/03/2025	Development Application	Drawing Name	Schedule of Materials
D	03/04/2025	Development Application	A	03/03/2025	Development Application	Project Number	2308
Issue	Date	Description	Issue	Date	Description	Drawing No	DA-04.1

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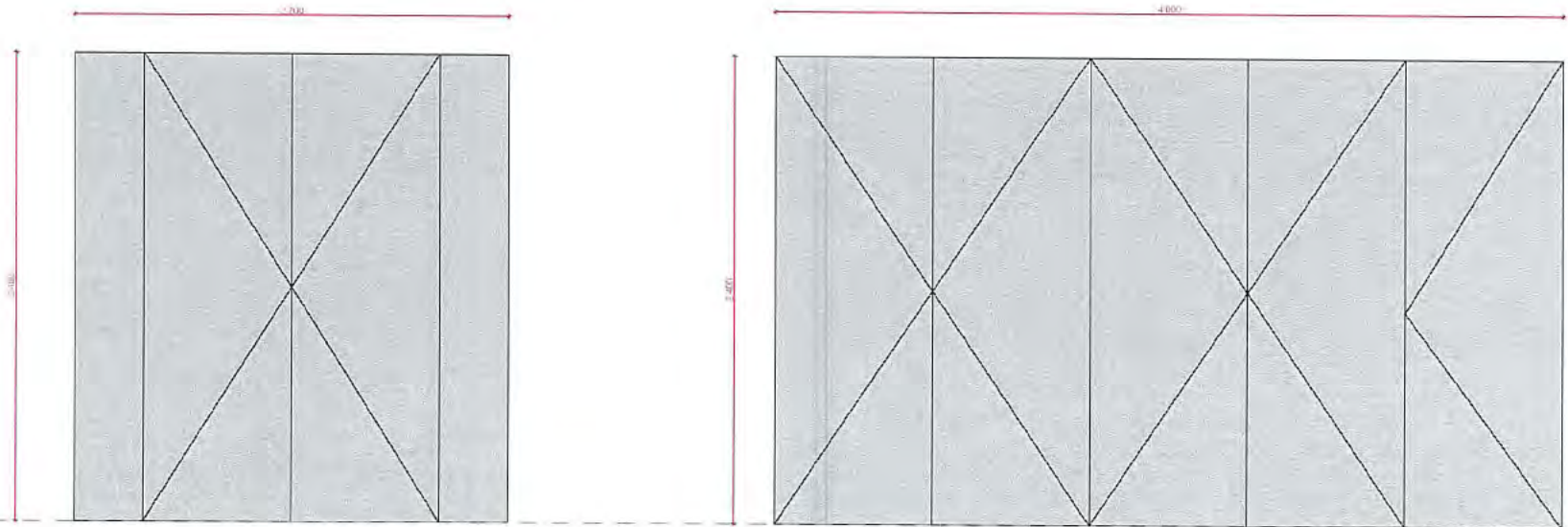
W01 South / East

W02 South / East

FCL 37.41

GROUND FLOOR

FFL 34.41




Item	Item	W01	W02
Operation		Fixed and Hinged	Bi-Fold
Frame	Jamb / Head	NA	NA
	Sill	NA	NA
	Finish Externally	DURALLOY 'White Satin'	DURALLOY 'White Satin'
	Finish Internally	DURALLOY 'White Satin'	DURALLOY 'White Satin'
	Dimensions	Refer to elevation above	Refer to elevation above
Leaf/Casement	Type	NA	NA
	Thickness	NA	NA
	Finish Externally	NA	NA
	Finish Internally	NA	NA
	Seals	NA	NA
Trim	Architrave	NA	NA
	Finish	NA	NA
Glazing	Type		
Hardware	Handle	DURALLOY 'White Satin'	DURALLOY 'White Satin'
	Security	NA	Standard with unit
	Hinges	NA	NA
	Other	NA	NA

NOTE:

1. Do not scale from this drawing. Use figured dimensions only. Check measurements on site.
2. Unless noted otherwise, all windows & glazed doors are viewed from their external side
3. For all door handing refer to fittings and fixtures schedule
4. All glazing types & sizes are to be determined in accordance with the relevant Australian Standards, BCA and BASIX
5. All glazed doors are to be provided with stile widths capable of accepting hardware specified in the Door & Door Hardware Schedule
6. Confirm all opening sizes, including existing openings on site prior to commencement of fabrication & installation
7. Refer to door detail for door framing
8. Unless otherwise all dimensions refer to structural opening dimensions
9. Final glass specification to be agreed with architect
10. Refer to structural drawings for details about windload for windows
11. Refer to construction certificate drawings for window numbering related to the BASIX certificate
12. Wind loading and sizing to be confirmed with window manufacturing and engineer prior to manufacture

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Assessor name: Jamie Boreffin
 Accreditation No.: 11ERA 10206
 Property Address: 31 Anderson Road, LORHI HOWE ISLAND, NSW, 2390

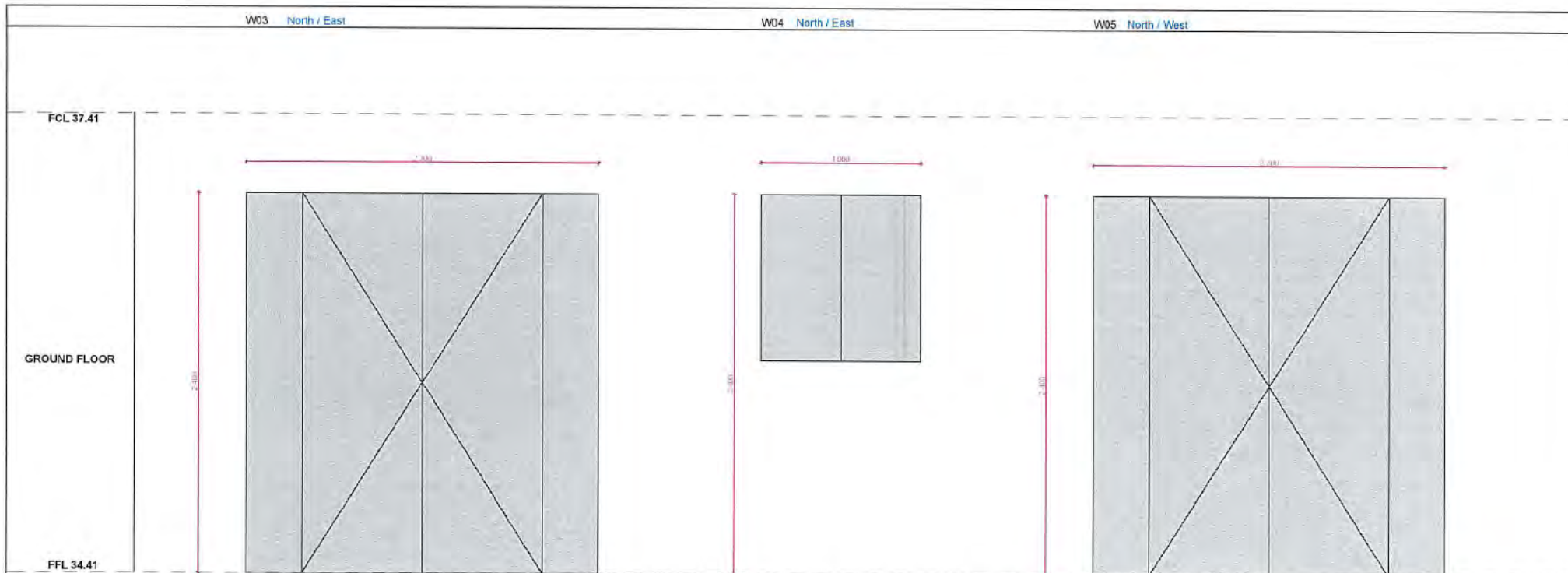


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STEPHEN O'CONNOR ARCHITECTURE

NOT FOR CONSTRUCTION

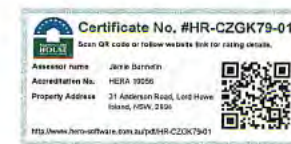
			C	03/04/2025	Development Application	Project	Lorhiti House, LORD HOWE ISLAND
			B	27/03/2025	Development Application	Drawing Name	Window Schedule 01 - 02
			D	03/04/2025	Development Application	Project Number	2308
			A	03/03/2025	Development Application	Drawing No	DA-05.1
Issue	Date	Description	Issue	Date	Description		



Item	Item	W03	W04	W05
Operation		Fixed and Hinged	Sliding	Fixed and Hinged
Frame	Jambs / Head	NA	NA	NA
	Sill	NA	NA	NA
	Finish Externally	DURALLOY 'White Satin'	DURALLOY 'White Satin'	DURALLOY 'White Satin'
	Finish Internally	DURALLOY 'White Satin'	DURALLOY 'White Satin'	DURALLOY 'White Satin'
	Dimensions	Refer to elevation above	Refer to elevation above	Refer to elevation above
Leaf/Casement	Type	NA	NA	NA
	Thickness	NA	NA	NA
	Finish Externally	NA	NA	NA
	Finish Internally	NA	NA	NA
	Seals	NA	NA	NA
Trim	Architrave	NA	NA	NA
	Finish	NA	NA	NA
Glazing	Type			
Hardware	Handle	DURALLOY 'White Satin'	DURALLOY 'White Satin'	DURALLOY 'White Satin'
	Security	NA	Standard with unit	Standard with unit
	Hinges	NA	NA	NA
	Other	NA	NA	NA

NOTE:

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2. Unless noted otherwise, all windows & glazed doors are viewed from their external side
3. For all door handing refer to fittings and fixtures schedule
4. All glazing types & sizes are to be determined in accordance with the relevant Australian Standards, BCA and BASIX
5. All glazed doors are to be provided with stile widths capable of accepting hardware specified in the Door & Door Hardware Schedule
6. Confirm all opening sizes, including existing openings on site prior to commencement of fabrication & installation
7. Refer to door detail for door framing
8. Unless otherwise all dimensions refer to structural opening dimensions
9. Final glass specification to be agreed with architect
10. Refer to structural drawings for details about windload for windows
11. Refer to construction certificate drawings for window numbering related to the BASIX certificate
12. Wind loading and sizing to be confirmed with window manufacturing and engineer prior to manufacture



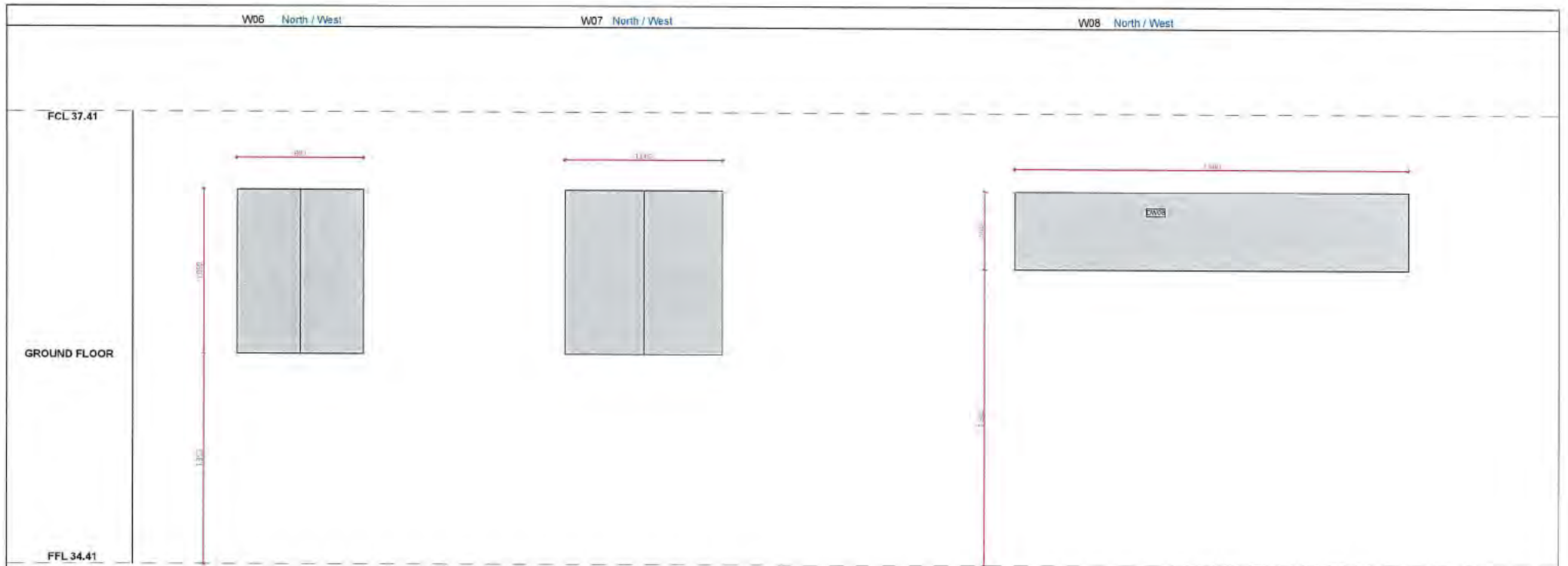
STEPHEN O'CONNOR ARCHITECTURE

NOT FOR CONSTRUCTION

Issue	Date	Description
D	03/04/2025	Development Application

Issue	Date	Description
C	03/04/2025	Development Application
B	27/03/2025	Development Application
A	03/03/2025	Development Application

Project	Lorhiti House, LORD HOWE ISLAND
Drawing Name	Window Schedule 03 - 05
Project Number	2308
Drawing No.	DA-05.2




Item	Item	W06	W07	W08
Operation		Fixed and Hinged	Sliding	Fixed and Hinged
Frame	Jamb / Head	NA	NA	NA
	Sill	NA	NA	NA
	Finish Externally	DURALLOY 'White Satin'	DURALLOY 'White Satin'	DURALLOY 'White Satin'
	Finish Internally	DURALLOY 'White Satin'	DURALLOY 'White Satin'	DURALLOY 'White Satin'
	Dimensions	Refer to elevation above	Refer to elevation above	Refer to elevation above
Leaf/Casement	Type	NA	NA	NA
	Thickness	NA	NA	NA
	Finish Externally	NA	NA	NA
	Finish Internally	NA	NA	NA
	Seals	NA	NA	NA
Trim	Architrave	NA	NA	NA
	Finish	NA	NA	NA
Glazing	Type			
Hardware	Handle	DURALLOY 'White Satin'	DURALLOY 'White Satin'	DURALLOY 'White Satin'
	Security	NA	Standard with unit	Standard with unit
	Hinges	NA	NA	NA
	Other	NA	NA	NA

NOTE:

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2. Unless noted otherwise, all windows & glazed doors are viewed from their external side.
3. For all door handing refer to fittings and fixtures schedule.
4. All glazing types & sizes are to be determined in accordance with the relevant Australian Standards, BCA and BASIX.
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8. Unless otherwise all dimensions refer to structural opening dimensions.
9. Final glass specification to be agreed with architect.
10. Refer to structural drawings for details about windload for windows.
11. Refer to construction certificate drawings for window numbering related to the BASIX certificate.
12. Wind loading and sizing to be confirmed with window manufacturing and engineer prior to manufacture.

Certificate No. #HR-CZGK79-01
 Scan QR code or follow website link for rating details.

Assessor name: Jarrin Bonnett
 Accreditation No.: HERA 10354
 Property Address: 31 Ansonian Road, Lord Howe Island, NSW, 2458



<http://www.basix.nsw.gov.au/supply-02-CZGK79-01>

STEPHEN O'CONNOR ARCHITECTURE

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			C	03/04/2025	Development Application	Project	Lorhiti House, LORD HOWE ISLAND
			B	27/03/2025	Development Application	Drawing Name	Window Schedule 06 - 08
D	03/04/2025	Development Application	A	03/03/2025	Development Application	Project Number	2308
Issue	Date	Description	Issue	Date	Description	Drawing No.	DA-05.3

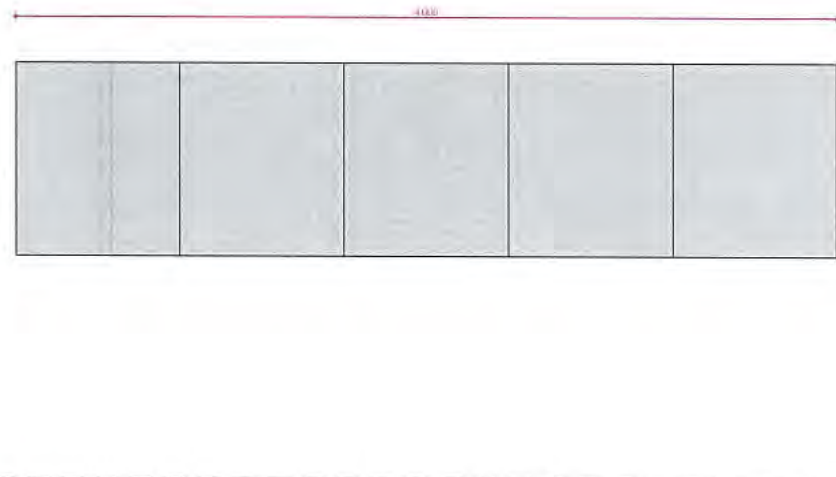
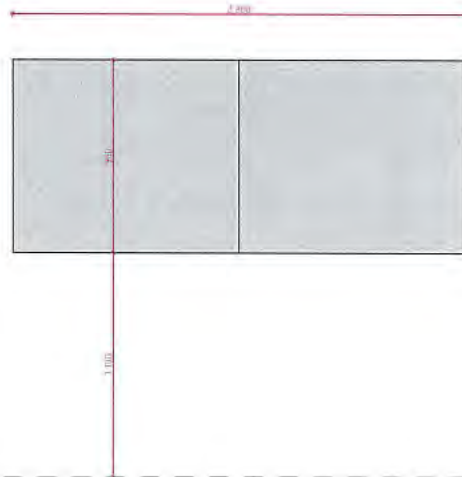
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W09 North / East

W10 North / East

FIRST FLOOR

FFL 37.76




Item	Item	W09	W10	W05
Operation		Sliding	Sliding	Fixed and Hinged
Frame	Jamb / Head	NA	NA	NA
	Sill	NA	NA	NA
	Finish Externally	DURALLOY 'White Satin'	DURALLOY 'White Satin'	DURALLOY 'White Satin'
	Finish Internally	DURALLOY 'White Satin'	DURALLOY 'White Satin'	DURALLOY 'White Satin'
	Dimensions	Refer to elevation above	Refer to elevation above	Refer to elevation above
Leaf/Casement	Type	NA	NA	NA
	Thickness	NA	NA	NA
	Finish Externally	NA	NA	NA
	Finish Internally	NA	NA	NA
	Seals	NA	NA	NA
	Architrave	NA	NA	NA
Trim	Finish	NA	NA	NA
	Type			
Glazing	Handle	DURALLOY 'White Satin'	DURALLOY 'White Satin'	DURALLOY 'White Satin'
	Security	NA	Standard with unit	Standard with unit
	Hinges	NA	NA	NA
	Other	NA	NA	NA

NOTE:

- Do not scale from this drawing. Use figured dimensions only. Check measurements on site.
- Unless noted otherwise, all windows & glazed doors are viewed from their external side.
- For all door handing refer to fittings and fixtures schedule.
- All glazing types & sizes are to be determined in accordance with the relevant Australian Standards, BCA and BASIX.
- All glazed doors are to be provided with stile widths capable of accepting hardware specified in the Door & Door Hardware Schedule.
- Confirm all opening sizes, including existing openings on site prior to commencement of fabrication & installation.
- Refer to door detail for door framing.
- Unless otherwise all dimensions refer to structural opening dimensions.
- Final glass specification to be agreed with architect.
- Refer to structural drawings for details about windload for windows.
- Refer to construction certificate drawings for window numbering related to the BASIX certificate.
- Wind loading and sizing to be confirmed with window manufacturing and engineer prior to manufacture.

Certificate No. #HR-CZGK79-01
 Scan QR code or follow website link for rating details.

Assessor name: Janna Sullivan
 Accreditation No.: HESA 11056
 Property Address: 31 Anderson Road, Lord Howe Island, NSW, 2016



<http://www.hes-est.com.au/pdf/HR-CZGK79-01>

STEPHEN O'CONNOR ARCHITECTURE

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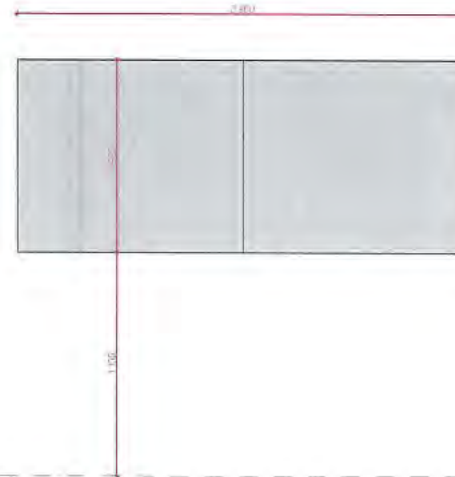
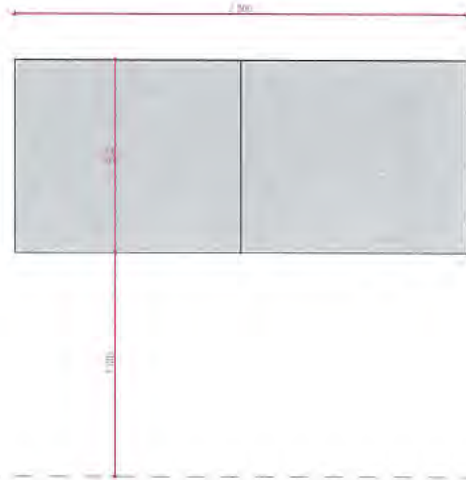
			C	03/04/2025	Development Application	Project	Lorhiti House, LORD HOWE ISLAND
			B	27/03/2025	Development Application	Drawing Name	Window Schedule 09 - 10
			A	03/03/2025	Development Application	Project Number	2308
Issue	Date	Description	Issue	Date	Description	Drawing No	DA-05.4

W11 North / West

W12 North / West

FIRST FLOOR

FFL 37.76




Item	Item	W11	W12
Operation		Sliding	Sliding
Frame	Jambs / Head	NA	NA
	Sill	NA	NA
	Finish Externally	DURALLOY 'White Satin'	DURALLOY 'White Satin'
	Finish Internally	DURALLOY 'White Satin'	DURALLOY 'White Satin'
	Dimensions	Refer to elevation above	Refer to elevation above
Leaf/Casement	Type	NA	NA
	Thickness	NA	NA
	Finish Externally	NA	NA
	Finish Internally	NA	NA
	Seals	NA	NA
Trim	Architrave	NA	NA
	Finish	NA	NA
Glazing	Type		
Hardware	Handle	DURALLOY 'White Satin'	DURALLOY 'White Satin'
	Security	NA	Standard with unit
	Hinges	NA	NA
	Other	NA	NA

NOTE:

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10. Refer to structural drawings for details about windload for windows.
11. Refer to construction certificate drawings for window numbering related to the BASIX certificate.
12. Wind loading and sizing to be confirmed with window manufacturing and engineer prior to manufacture.

Certificate No. #HR-CZGK79-01
 Scan QR code or follow website link for rating details.

Assessor name: Janis Cornetto
 Accreditation No. HGR/10051
 Property Address: 31 Anderson Road, Lord Howe Island, NSW 2308



SEP: www.herbis.com.au/4683194CZGK79-01

STEPHEN O'CONNOR ARCHITECTURE

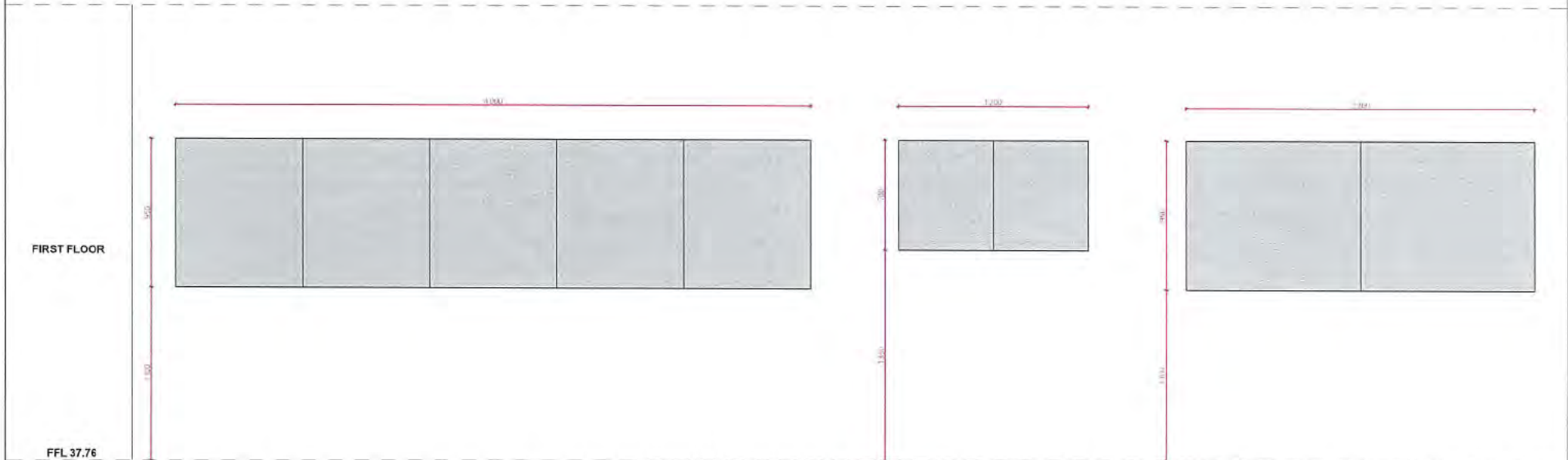
NOT FOR CONSTRUCTION

			C	03/04/2025	Development Application	Project	Lorhiti House, LORD HOWE ISLAND
			B	27/03/2025	Development Application	Drawing Name	Window Schedule 11 - 12
D	03/04/2025	Development Application	A	03/03/2025	Development Application	Project Number	2308
Issue	Date	Description	Issue	Date	Description	Drawing No.	DA-05.5

W13 North / West

W14 North / West

W15 North / West



Item	Item	W13	W14	W15
Operation		Sliding	Sliding	Sliding
Frame	Jamb / Head	NA	NA	NA
	Sill	NA	NA	NA
	Finish Externally	DURALLOY 'White Satin'	DURALLOY 'White Satin'	DURALLOY 'White Satin'
	Finish Internally	DURALLOY 'White Satin'	DURALLOY 'White Satin'	DURALLOY 'White Satin'
	Dimensions	Refer to elevation above	Refer to elevation above	Refer to elevation above
Leaf/Casement	Type	NA	NA	NA
	Thickness	NA	NA	NA
	Finish Externally	NA	NA	NA
	Finish Internally	NA	NA	NA
	Seals	NA	NA	NA
Trim	Architrave	NA	NA	NA
	Finish	NA	NA	NA
Glazing	Type			
Hardware	Handle	DURALLOY 'White Satin'	DURALLOY 'White Satin'	DURALLOY 'White Satin'
	Security	NA	Standard with unit	Standard with unit
	Hinges	NA	NA	NA
	Other	NA	NA	NA

NOTE:

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2. Unless noted otherwise, all windows & glazed doors are viewed from their external side.
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10. Refer to structural drawings for details about windload for windows.
11. Refer to construction certificate drawings for window numbering related to the BASIX certificate.
12. Wind loading and sizing to be confirmed with window manufacturing and engineer prior to manufacture.



STEPHEN O'CONNOR ARCHITECTURE

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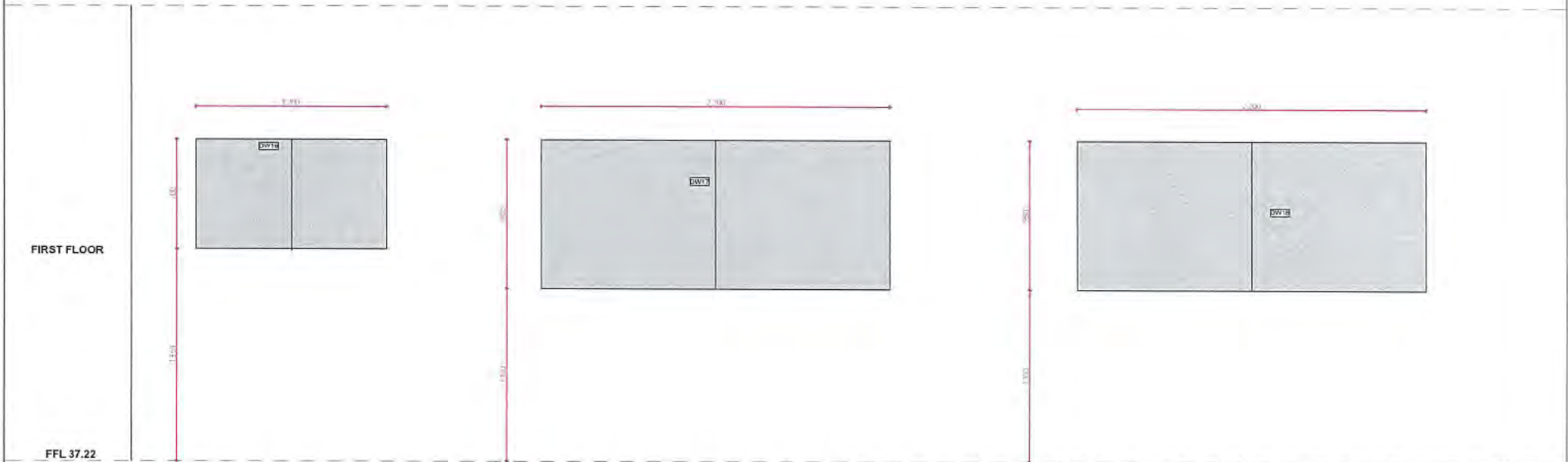
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			B	27/03/2025	Development Application	Drawing Name	Window Schedule 13 - 15
			A	03/03/2025	Development Application	Project Number	2308
						Drawing No.	DA-05.5
Issue	Date	Description	Issue	Date	Description		

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W16 North / West

W17 North / West

W18 South / West



Item	Item	W13	W14	W14
Operation		Sliding	Sliding	Sliding
Frame	Jambs / Head	NA	NA	NA
	Sill	NA	NA	NA
	Finish Externally	DURALLOY 'White Satin'	DURALLOY 'White Satin'	DURALLOY 'White Satin'
	Finish Internally	DURALLOY 'White Satin'	DURALLOY 'White Satin'	DURALLOY 'White Satin'
	Dimensions	Refer to elevation above	Refer to elevation above	Refer to elevation above
Leaf/Casement	Type	NA	NA	NA
	Thickness	NA	NA	NA
	Finish Externally	NA	NA	NA
	Finish Internally	NA	NA	NA
	Seals	NA	NA	NA
Trim	Architrave	NA	NA	NA
	Finish	NA	NA	NA
Glazing	Type			
Hardware	Handle	DURALLOY 'White Satin'	DURALLOY 'White Satin'	DURALLOY 'White Satin'
	Security	NA	Standard with unit	Standard with unit
	Hinges	NA	NA	NA
	Other	NA	NA	NA

NOTE:

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12. Wind loading and sizing to be confirmed with window manufacturing and engineer prior to manufacture.

Certificate No. #HR-CZGK79-01

Scan QR code for full details and to verify the certificate.

Assessor Name: Jodie Bonwell
 Accreditation No: HEBA 10056
 Property Address: 31 Anson Road, Lord Howe Island NSW, 2318

<http://www.hera-act.com.au/HR-CZGK79-01>

STEPHEN O'CONNOR ARCHITECTURE

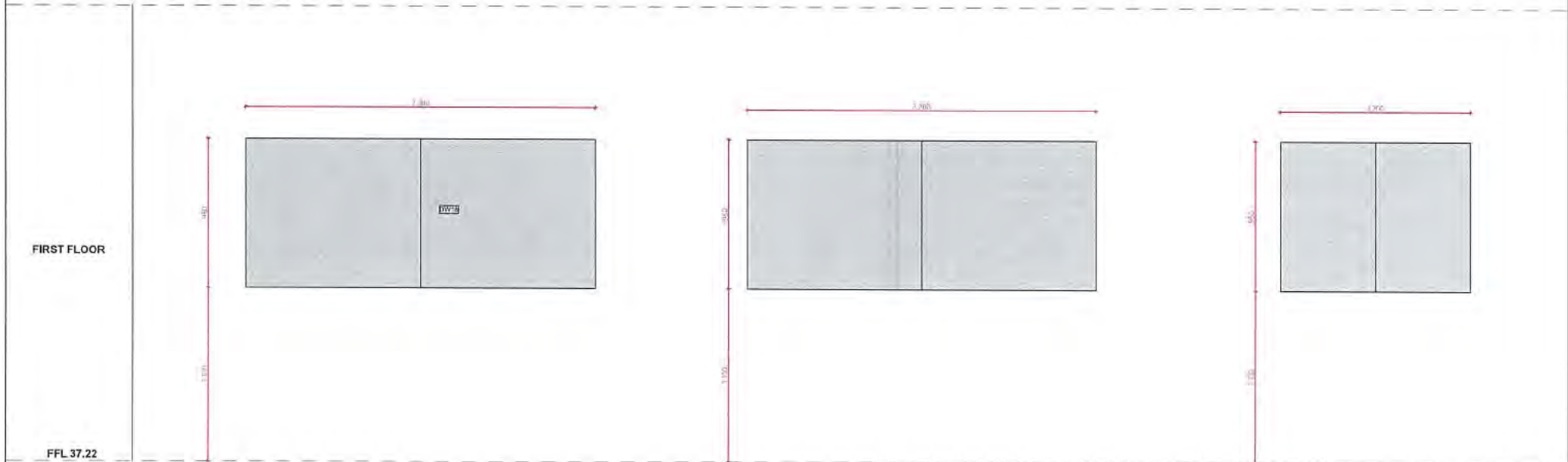
NOT FOR CONSTRUCTION

Issue	Date	Description	Issue	Date	Description	Project	Project Name
			C	03/04/2025	Development Application		Lorhiti House, LORD HOWE ISLAND
			B	27/03/2025	Development Application		Window Schedule 16 - 18
			A	03/03/2025	Development Application		2308
							DA-05.7

W19 South / West

W20 South / East

W21 South / East



Item	Item	W13	W14	W14
Operation		Sliding	Sliding	Sliding
Frame	Jamb / Head	NA	NA	NA
	Sill	NA	NA	NA
	Finish Externally	DURALLOY 'White Satin'	DURALLOY 'White Satin'	DURALLOY 'White Satin'
	Finish Internally	DURALLOY 'White Satin'	DURALLOY 'White Satin'	DURALLOY 'White Satin'
	Dimensions	Refer to elevation above	Refer to elevation above	Refer to elevation above
Leaf/Casement	Type	NA	NA	NA
	Thickness	NA	NA	NA
	Finish Externally	NA	NA	NA
	Finish Internally	NA	NA	NA
	Seals	NA	NA	NA
Trim	Architrave	NA	NA	NA
	Finish	NA	NA	NA
Glazing	Type			
Hardware	Handle	DURALLOY 'White Satin'	DURALLOY 'White Satin'	DURALLOY 'White Satin'
	Security	NA	Standard with unit	Standard with unit
	Hinges	NA	NA	NA
	Other	NA	NA	NA

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11. Refer to construction certificate drawings for window numbering related to the BASIX certificate.
12. Wind loading and sizing to be confirmed with window manufacturing and engineer prior to manufacture.

Certificate No. #HR-CZGK79-01
 Scan QR code or follow website link for rating details.

Assessor Name: Jarrin Bonwick
 Accreditation No.: HERA 10036
 Property Address: 31 Ansonian Road, Lord Howe Island, NSW, 2256

<http://www.basix.nsw.gov.au/pdf/4-CZGK79-01>

STEPHEN O'CONNOR ARCHITECTURE

NOT FOR CONSTRUCTION

			C	03/04/2025	Development Application	Project	Lorhiti House, LORD HOWE ISLAND
			B	27/03/2025	Development Application	Drawing Name	Window Schedule 19 - 21
D	03/04/2025	Development Application	A	03/03/2025	Development Application	Project Number	2308
Issue	Date	Description	Issue	Date	Description	Drawing No.	DA-05.8

BASIX™ Certificate

Building Sustainability Index

www.planningportal.nsw.gov.au/development-and-assessment/basix

Single Dwelling

Certificate number: 1791054S

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.planningportal.nsw.gov.au/definitions

Secretary

Date of issue: Wednesday, 09 April 2025

To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate HR-CZGK79-01.

Project summary		
Project name	[REDACTED]	
Street address	[REDACTED]	
Local Government Area	Sydney City Council	
Plan type and plan number	Deposited Plan DP1261010	
Lot no.	2	
Section no.	-	
Project type	dwelling house (detached)	
No. of bedrooms	3	
Project score		
Water	✓ 49	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 72	Target 69
Materials	✓ 16	Target n/a

Certificate Prepared by

Name / Company Name: Certified Energy

ABN (if applicable):

Description of project

Project address	
Project name	
Street address	
Local Government Area	Sydney City Council
Plan type and plan number	Deposited Plan DP1261010
Lot no.	2
Section no.	-
Project type	
Project type	dwelling house (detached)
No. of bedrooms	3
Site details	
Site area (m ²)	8446
Roof area (m ²)	173
Conditioned floor area (m ²)	187.9
Unconditioned floor area (m ²)	20.9
Total area of garden and lawn (m ²)	100
Roof area of the existing dwelling (m ²)	0

Assessor details and thermal loads		
NatHERS assessor number	10056	
NatHERS certificate number	HR-CZGK79-01	
Climate zone	11	
Area adjusted cooling load (MJ/m ² .year)	24	
Area adjusted heating load (MJ/m ² .year)	30	
Project score		
Water	✓ 49	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 72	Target 69
Materials	✓ 16	Target n/a

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 3 star (> 7.5 but <= 9 L/min) 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 15000 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 170 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 • 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 Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
Assessor details and thermal loads			
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 and the "Construction" and "Glazing" tables below.			
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.	✓	✓	✓

Thermal Performance and Materials commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Construction				
The applicant must construct the floors, walls, roofs, ceilings and glazing of the dwelling in accordance with the specifications listed in the tables below.		✓	✓	✓
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.				✓

Construction	Area - m ²	Insulation
floor - suspended floor above open subfloor, particle board; frame: timber - H2 treated softwood.	118.5	fibreglass batts or roll
floor - above habitable rooms or mezzanine, particle board; frame: timber - H2 treated softwood..	57.8	none
floor - suspended floor above garage, particle board; frame: timber - H2 treated softwood.	32.5	not specified
external wall: framed (fibre cement sheet or boards); frame: timber - H2 treated softwood.	all external walls	fibreglass batts or roll
internal wall: plasterboard; frame: timber - H2 treated softwood.	134.8	none
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - H2 treated softwood.	173.84	ceiling: fibreglass batts or roll; roof: foil/sarking.

Thermal Performance and Materials commitments

Show on
DA plans

Show on CC/CDC
plans & specs

Certifier
check

Glazing

The applicant must install windows, glazed doors and skylights as described in the table below, in accordance with the specifications listed in the table.



Frames	Maximum area - m2
aluminium	57.8
timber	0
uPVC	0
steel	0
composite	0

Glazing	Maximum area - m2
single	44.2
double	13.4
triple	0

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: electric boosted solar with a performance of 26 to 30 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 living areas must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
Ventilation			
<p>The applicant must install the following exhaust systems in the development:</p> <p>At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off</p> <p>Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off</p> <p>Laundry: natural ventilation only, or no laundry; Operation control: n/a</p>		<p>✓</p> <p>✓</p> <p>✓</p>	<p>✓</p> <p>✓</p> <p>✓</p>
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in 4 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓

Energy Commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Other				
The applicant must install a gas cooktop & gas oven in the kitchen of the dwelling.		✓		
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.

CERTIFIED ENERGY - SUMMARY COMMITMENTS TABLE

1300 443 674
quote@certifiedenergy.com.au
www.certifiedenergy.com.au

Project Details		Accreditation Number: HERA 10056			
Proposed:	Single Dwelling	Address:	31 Anderson Road Lord Howe Island		
Lot Number:	2	DP NUMBER:	1261010		
Thermal Comfort		NATHERS Certificate Number: HR-CZGK79-01			
Windows <i>For detailed window specifications please refer to NATHERS Certificate</i> <i>(NSW BASIX Thermal Protocol allows for ± 10% tolerance of SHGC Value & U Value =< than which overrides NATHERS Certificate)</i>					
Glazing		Glass Type	Frame Type		
		Double Glazed Clear	Aluminium (Standard)		
External walls		Requirements			
Fibro cavity panel on battens		Ground Floor	Medium colour	R2.5	Bulk + Anti-glare foil
Fibro cavity panel on battens		First Floor	Medium colour	R2.5	Bulk + Anti-glare foil
Internal walls					
Cavity wall, plasterboard on battens		Ground Floor	No insulation		
Cavity wall, plasterboard on battens		First Floor	No insulation		
Floors					
Waffle pod slab		Selected Areas	R1.1	XPS (Extruded Polystyrene)	
Suspended timber		Selected Areas	R2.0		
Ceiling					
External ceiling -		Plasterboard	R6.0 Bulk insulation		
Internal ceiling -		Plasterboard	No insulation		
Roof					
Corrugated Iron		Light Colour (solar absorptance <0.475) R1.3 Bulk + Reflective side down, No air gap above (Anticon 55, 60mm)			
Ceiling Penetrations					
Lighting specification		Dwelling is rated with Assumed downlight as per NATHERS Tech Note "Ceiling Penetrations 9.4 to 9.8"			
Ceiling fans		Ceiling fans of 1200mm 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			
* Approved fireproof downlight covers HAVE been specified, which can be fully covered by insulation. Ceiling penetrations for exhaust dampers have been allowed (to all bathrooms, ensuites and internal laundry's) at the rate of 0.04 meters squared per exhaust fan penetration.					
Energy & Water		BASIX Certificate Number: 1791054S			
Fixtures		Specification	Alternative water details		
Shower head rating		3 star (> 7.5 but <= 9 L/min)	Rainwater tank size		
Toilet rating		3 star	Connected to:		
Kitchen taps rating		3 star	Garden and lawn areas		
Bathroom taps rating		3 star	Yes		
Hot water		Specification	Rating	Alternative Energy	
Individual system		Solar (electric boosted)	26 to 30 STCs	Photovoltaic System (Minimum Peak kW)	
Ventilation					
Bathroom Exhaust		Individual fan, ducted to façade or roof	Kitchen Exhaust	Individual fan, ducted to façade or roof	Laundry Exhaust
Control switch		Manual switch on/off	Control switch	Manual switch on/off	Control switch
Cooling					
Individual systems - living areas		Ceiling fans	Not rated	Individual systems - living areas	
Individual systems - bedroom areas				Individual systems - bedroom areas	
Appliances					
Cooktop/oven		Gas cooktop & gas oven		Private Indoor or sheltered clothes drying line	
Private outdoor clothes drying line		Yes		Zoned Air-conditioning	
				No	
				No	

Nationwide House Energy Rating Scheme® NatHERS® Certificate No. #HR-CZGK79-01

Generated on 09 Apr 2025 using Hero 4.1 (Chenath v3.23)

Property

Address



Lot/DP Lot 2 / DP 1261010

NCC Class* 1a

Floor/all Floors 1 of 2 floors

Type New

Plans

Main Plan 2308 - Rev C 03/04/2025

Prepared by Stephen O'Connor Architecture

Construction and environment

Assessed floor area (m ²)*	Exposure Type
Conditioned* 187.9	Suburban
Unconditioned* 20.9	NatHERS climate zone
Total 208.8	11 - Coffs Harbour MO
Garage 0.0	



Accredited assessor

Name	Jamie Bonnefin
Business name	Certified Energy
Email	jobs@certifiedenergy.com.au
Phone	+61 1300 443
Accreditation No.	10056
Assessor Accrediting Organisation	HERA
Declaration of interest	No Conflict of Interest

NCC Requirements

BCA provisions Volume 2

State/Territory variation Yes

National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J2D2(2)(a) and (3) of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance star rating



Thermal performance (MJ/m²)

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	29.7	23.5
Load limits	32	24

Features determining load limits

Floor type	
(lowest conditioned area)	CSOG
NCC climate zone 1 or 2	Y
Outdoor living area	N
Outdoor living area ceiling fan N	

Whole of Home performance rating

No Whole of Home
performance rating
generated for this
certificate.

Verification

To verify this certificate, scan the QR code or visit

<http://www.hero-software.com.au/pdf/HR-CZGK79-01>.

When using either link, ensure you are visiting <http://www.hero-software.com.au>



* Refer to glossary.



About the ratings

Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

Heating and Cooling Load Limits

Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the *ABCB Standard: NatHERS heating and cooling load limits* for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting options:

Floor type:

- CSOG - Concrete Slab on Ground
- SF - Suspended Floor (or a mixture of CSOG and SF)
- NA - Not Applicable

NCC climate Zone 1 or 2:

- Yes
- No
- NA - Not Applicable

Outdoor living area:

- Yes
- No
- NA - Not Applicable

Outdoor living area ceiling fan:

- Yes
- No
- NA - Not Applicable

Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar.

Energy use:

No Whole of Home performance assessment conducted for this certificate.

Greenhouse gas emissions:

No Whole of Home performance assessment conducted for this certificate.

Cost:

No Whole of Home performance assessment conducted for this certificate.



Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

* Refer to glossary.



Certificate check

The checklist covers important items impacting the dwelling's ratings.

It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item. It is not mandatory to complete this checklist.

Approval stage		Construction stage		
Assessor checked	Consent authority/surveyor checked	Builder checked	Consent authority/surveyor checked	Occupancy/other

Genuine certificate check

Does this Certificate match the one available at the web address or QR code verification link on the front page?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Thermal performance check

Windows and glazed doors

Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in 'Window and glazed door schedule' and 'Roof window schedule' tables on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the 'Window and glazed door type and performance' and 'Roof window type and performance' tables on this Certificate?			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

External walls

Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the 'External wall type table' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the external wall shade (colour) match what is shown in the 'External wall type' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Floor

Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Floor type' table on this certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Ceiling penetrations*

Does the 'quantity' and 'type' of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Ceiling penetrations' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Ceiling

Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Ceiling type' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	--------------------------	--------------------------

Roof

Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the 'Roof type' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Apartment entrance doors (NCC Class 2 assessments only)

Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	--	--------------------------	--------------------------

Exposure*

Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	--	--------------------------	--------------------------

Heating and cooling load limits*

Do the load limits settings (shown on page 1) match what is shown on the NatHERS-stamped plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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* Refer to glossary.



Certificate check

Continued

Approval stage		Construction stage		Occupancy/other
Assessor checked	Consent authority/surveyor checked	Builder checked	Consent authority/surveyor checked	

Additional NCC requirements for thermal performance (not included in the NatHERS assessment)

Thermal bridging

Does the dwelling meet the NCC requirement for thermal bridging?

Insulation installation method

Has the insulation been installed according to the NCC requirements?

Building sealing

Does the dwelling meet the NCC requirements for Building Sealing?

Whole of Home performance check (not applicable if a Whole of Home assessment is not conducted)

Appliances

Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?

Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?

Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?

Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?

Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the 'Onsite Renewable Energy schedule' on this Certificate?

Additional NCC Requirements for Services (not included in the NatHERS assessment)

Does the lighting meet the artificial lighting requirements specified in the NCC?

Does the hot water system meet the additional requirements specified in the NCC?

Provisional values* check

Have provisional values* been used in the assessment and, if so, are they noted in 'Additional notes' table below?

Other NCC requirements

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

* Refer to glossary.



Additional Notes

- * Obscure glazing has been modelled as clear glass as it has similar thermal properties.
- *The dwelling has been assessed with "Assumed" recessed light fittings, as NO electrical plan was provided.
- * Windows from the NatHERS CUSTOM window library have been used.
- * Windows from the NatHERS WERLINK window library have been used.

Room schedule

Room	Zone Type	Area (m ²)
Kitchen/Living	Kitchen/Living	68.32
Laundry	Unconditioned	5.84
Study	Living	27.14
Bathroom	Unconditioned	4.96
Pantry	Day Time	2.84
Toilet	Unconditioned	1.96
Hall/Stair GF	Day Time	7.40
Bedroom 1	Bedroom	21.23
Bedroom 2	Bedroom	16.51
Bathroom	Unconditioned	8.17
Ensuite	Night Time	5.41
Hall/Stairs FF	Day Time	14.74
Bedroom 3	Bedroom	27.97

Window and glazed door type and performance

Default* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
HABDS-045-037	Housing Aluminium Bifold Door Single Glazed	4.49	0.36	0.34	0.38

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
ALS-111-307	AirFlo French Door - Double Glazed	3.10	0.43	0.41	0.45

* Refer to glossary.



Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
AWS-001-019	RESIDENTIAL SERIES 502/504 SLIDING WINDOW - SINGLE GLAZED	4.52	0.59	0.56	0.62
AWS-066-003	RESIDENTIAL SERIES 516 FIXED WINDOW - SINGLE GLAZED	3.91	0.62	0.59	0.65
AWS-093-018	ComfortEDGE™ Series 753 Sliding Window - Double Glazed - with Embedded Frame	2.71	0.36	0.34	0.37
GJA-082-046	Type 472 Aluminium Hinged Door - Single Glazed	3.67	0.34	0.32	0.36

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
Bathroom	AWS-001-019	DW14	700	1200	Sliding	45	NW	None
Bathroom	GJA-082-046	DW04	600	1000	Hinged Door	90	NE	None
Bedroom 3	AWS-001-019	WD21	950	1200	Sliding	45	SE	None
Bedroom 3	AWS-001-019	DW20	950	2200	Sliding	45	SE	None
Bedroom 3	AWS-001-019	DW18	950	2200	Sliding	45	SW	None
Bedroom 3	AWS-001-019	DW19	950	2200	Sliding	45	SW	None
Bedroom 3	AWS-001-019	DW17	950	2200	Sliding	45	NW	None
Bedroom 1	AWS-001-019	DW12	950	2200	Sliding	45	NW	None
Bedroom 2	AWS-001-019	DW15	950	2200	Sliding	45	NW	None
Ensuite	AWS-001-019	DW16	700	1200	Sliding	45	NW	None
Hall/Stairs FF	AWS-093-018	DW10	950	4000	Sliding	45	SE	None
Hall/Stairs FF	AWS-093-018	DW9	950	2200	Sliding	45	SE	None
Hall/Stairs FF	AWS-093-018	DW11	1000	2200	Sliding	45	SE	None
Kitchen/Living	AWS-066-003	DW08	500	2500	Fixed	0	NW	None
Kitchen/Living	GJA-082-046	DW01	2400	2200	Hinged Door	45	SE	None
Kitchen/Living	HABDS-045-037	DW02	2400	4000	Bi-fold	90	SE	None
Laundry	AWS-001-019	DW07	1150	800	Sliding	45	NW	None
Study	GJA-082-046	DW05	2400	2200	Hinged Door	45	NW	None
Study	ALS-111-307	DW03	2400	2200	Hinged Door	45	SE	None

* Refer to glossary.



Window and glazed door schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Shading device*
Toilet	GJA-082-046	DW06	2400	900	Hinged Door	90	NW	None
Kitchen/Living	AWS-001-019	DW13	950	4000	Sliding	30	NW	None

Roof window type and performance value

Default* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges lower limit upper limit
None				

Custom* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges lower limit upper limit
None				

Roof window schedule

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orientation	Outdoor shade	Indoor shade
None								

Skylight type and performance

Skylight ID	Skylight description
None	

Skylight schedule

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m ²)	Orientation	Outdoor shade	Diffuser	Shaft Reflectance
None								

External door schedule

Location	Height (mm)	Width (mm)	Opening %	Orientation
Laundry	2040	620	90	NE
Study	2040	620	90	SW

External wall type

Wall ID	Wall Type	Solar absorptance	Wall Colour	Bulk insulation (R-value)	Reflective wall wrap*

* Refer to glossary.



External wall type

Wall ID	Wall Type	Solar absorptance	Wall Colour	Bulk insulation (R-value)	Reflective wall wrap*
FC-NONREFL-CAV	Fibre-Cement Clad Battened (Non-Ref Cavity) Stud Wall	0.30	Light	2.50	No

External wall schedule

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
Bathroom	FC-NONREFL-CAV	2400	1814	NW	750	No
Bathroom	FC-NONREFL-CAV	2900	1297	NW	750	Yes
Bathroom	FC-NONREFL-CAV	2900	3818	NE	450	No
Bathroom	FC-NONREFL-CAV	2900	1301	SE	750	Yes
Bedroom 3	FC-NONREFL-CAV	2400	589	NE		Yes
Bedroom 3	FC-NONREFL-CAV	2400	6507	SE	731	No
Bedroom 3	FC-NONREFL-CAV	2400	6019	SW	450	No
Bedroom 3	FC-NONREFL-CAV	2400	4010	NW	795	No
Bedroom 1	FC-NONREFL-CAV	2400	4807	NE	405	No
Bedroom 1	FC-NONREFL-CAV	2400	4405	NW	752	No
Bedroom 2	FC-NONREFL-CAV	2400	3444	NW	781	No
Bedroom 2	FC-NONREFL-CAV	2400	600	SW		Yes
Ensuite	FC-NONREFL-CAV	2400	1504	NW	1363	Yes
Hall/Stair GF	FC-NONREFL-CAV	2900	3504	SE		No
Hall/Stairs FF	FC-NONREFL-CAV	2400	1114	NE	450	No
Hall/Stairs FF	FC-NONREFL-CAV	2400	13004	SE	750	No
Kitchen/Living	FC-NONREFL-CAV	2900	6016	SW	5600	No
Kitchen/Living	FC-NONREFL-CAV	2900	4509	NW		Yes
Kitchen/Living	FC-NONREFL-CAV	2900	1090	SW		Yes
Kitchen/Living	FC-NONREFL-CAV	2900	5810	NW		No
Kitchen/Living	FC-NONREFL-CAV	2900	1085	NE		Yes
Kitchen/Living	FC-NONREFL-CAV	2900	10319	SE		No

* Refer to glossary.



External wall schedule

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* projection (mm)	Vertical shading feature
Laundry	FC-NONREFL-CAV	2900	2509	NW		Yes
Laundry	FC-NONREFL-CAV	2900	2330	NE		Yes
Study	FC-NONREFL-CAV	2900	4516	NW	750	Yes
Study	FC-NONREFL-CAV	2900	4503	SE	750	No
Study	FC-NONREFL-CAV	2900	2200	NE	1840	Yes
Study	FC-NONREFL-CAV	2900	2418	SW		Yes
Toilet	FC-NONREFL-CAV	2900	990	NW		Yes
Kitchen/Living	FC-NONREFL-CAV	2400	4000	NW		Yes

Internal wall type

Wall ID	Wall Type	Area (m ²)	Bulk insulation
INT-PB	Internal Plasterboard Stud Wall	134.8	0.00

Floor type

Location	Construction	Area (m ²)	Sub-floor ventilation	Added insulation (R-value)	Covering
Bathroom	TIMB-001: Suspended Timber Floor	8.2	N/A	0.15	Tile (8mm)
Bathroom	TIMB-001: Suspended Timber Floor	5.0	Enclosed (Disc.)	3.50	Tile (8mm)
Bedroom 3	TIMB-002: Suspended Timber Floor - Lined Below	0.9	N/A	0.00	Carpet
Bedroom 3	TIMB-001: Suspended Timber Floor	27.1	N/A	3.50	Carpet
Bedroom 1	TIMB-002: Suspended Timber Floor - Lined Below	18.9	N/A	0.00	Carpet
Bedroom 1	TIMB-002: Suspended Timber Floor - Lined Below	2.3	N/A	3.50	Carpet
Bedroom 2	TIMB-002: Suspended Timber Floor - Lined Below	16.5	N/A	0.00	Carpet
Ensuite	TIMB-001: Suspended Timber Floor	5.4	N/A	3.50	Tile (8mm)
Hall/Stair GF	TIMB-001: Suspended Timber Floor	7.4	Enclosed (Disc.)	3.50	Timber (12mm)
Hall/Stairs FF	TIMB-002: Suspended Timber Floor - Lined Below	14.7	N/A	0.00	Carpet
Kitchen/Living	TIMB-001: Suspended Timber Floor	68.3	Enclosed (Disc.)	3.50	Timber (12mm)



Floor type

Location	Construction	Area (m ²)	Sub-floor ventilation	Added insulation (R-value)	Covering
Laundry	TIMB-001: Suspended Timber Floor	5.8	Enclosed (Disc.)	3.50	Tile (8mm)
Pantry	TIMB-001: Suspended Timber Floor	2.8	Enclosed (Disc.)	3.50	Timber (12mm)
Study	TIMB-001: Suspended Timber Floor	27.1	Enclosed (Disc.)	3.50	Timber (12mm)
Toilet	TIMB-001: Suspended Timber Floor	2.0	Enclosed (Disc.)	3.50	Tile (8mm)

Ceiling type

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
Bathroom	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	4.00	No
Bathroom	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	4.00	No
Bedroom 3	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	4.00	No
Bedroom 1	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	4.00	No
Bedroom 2	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	4.00	No
Ensuite	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	4.00	No
Hall/Stairs FF	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	4.00	No
Kitchen/Living	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	4.00	No
Laundry	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	4.00	No
Study	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	4.00	No

Ceiling penetrations*

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
Bathroom	1	Downlight	200	Sealed
Bathroom	1	Exhaust Fan	350	Sealed
Bathroom	1	Downlight	200	Sealed
Bathroom	1	Exhaust Fan	350	Sealed
Bedroom 3	4	Downlight	200	Sealed
Bedroom 1	3	Downlight	200	Sealed

* Refer to glossary.



Ceiling penetrations*

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
Bedroom 2	2	Downlight	200	Sealed
Ensuite	1	Downlight	200	Sealed
Ensuite	1	Exhaust Fan	350	Sealed
Hall/Stair GF	1	Downlight	200	Sealed
Hall/Stairs FF	2	Downlight	200	Sealed
Kitchen/Living	11	Downlight	200	Sealed
Pantry	1	Downlight	200	Sealed
Study	4	Downlight	200	Sealed
Toilet	1	Downlight	200	Sealed
Void Over Kitchen	3	Downlight	200	Sealed

Ceiling fans

Location	Quantity	Diameter (mm)
Bedroom 3	1	1200
Bedroom 1	1	1200
Bedroom 2	1	1200
Kitchen/Living	1	1200
Study	1	1200

Roof type

Construction	Added insulation (R-value)	Solar absorptance	Roof Colour
ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	1.30	0.30	Light
ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	1.30	0.50	Medium

Thermal bridging schedule for steel frame elements

Building element	Steel section dimensions (height x width, mm)	Frame spacing (mm)	Steel thickness (BMT mm)	Thermal Break (R-value)
None				

* Refer to glossary.



Appliance schedule

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Cooling system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data				

Heating system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data				

Hot water system

Type	Fuel type	Hot Water CER Zone	Minimum efficiency / STC	Assessed daily load [litres]
No Whole of Home Data				

Pool / spa equipment

Type	Fuel type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data			

Onsite Renewable Energy schedule

Type	Orientatation	Generation Capacity [kW]
No Whole of Home Data		

Battery schedule

Type	Storage Capacity [kWh]
No Whole of Home Data	

* Refer to glossary.



Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the home's energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary.

Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and

are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure	see exposure categories below
Exposure category - exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category - open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category - suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category - protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au .
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeling, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

* Refer to glossary.

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: Fletcher Owens

ADDRESS OF PREMISES: [REDACTED] Lord Howe Island, NSW, 2898

PORTION NO. Lot 2 SERVICE NO. Meter No. 8401566

PARTICULARS OF PROPOSED ADDITIONS AND/OR ALTERATIONS:

LIGHTING POINTS		GPO'S		OTHER APPARATUS (Motors, Solar Heaters etc.)		
NO.	WATTS	SINGLE	DOUBLE	TYPE	NO.	WATTS
25 Standard Downlights	10-15W	7	13	Solar Hot Water	1	2400W

Particulars of any work to be disconnected:

Reconfiguring existing downstairs layout to relocate 2x bedrooms and 1x bathroom.

Re-wiring of downstairs will be required and new wiring required upstairs.

Metre box to be moved to western-side of existing building.

Name and Address of Electrical Contractor:

Jack Dougherty - JWD Electrical - BACCHUS MARSH VIC

Licence No. REC-31940

Signature of Applicant: [REDACTED] Date: 18/03/2025



Planning | Development | Management | Engineering

21 March 2025

JUSTIFICATION FOR PROPOSED NON-COMPLIANCE WITH MINIMUM SIDE BOUNDARY SETBACK CONTROL - CI 32(2)(a) LHILEP 2010 - LOT 2 DP 1261010 - ANDERSON ROAD LORD HOWE ISLAND

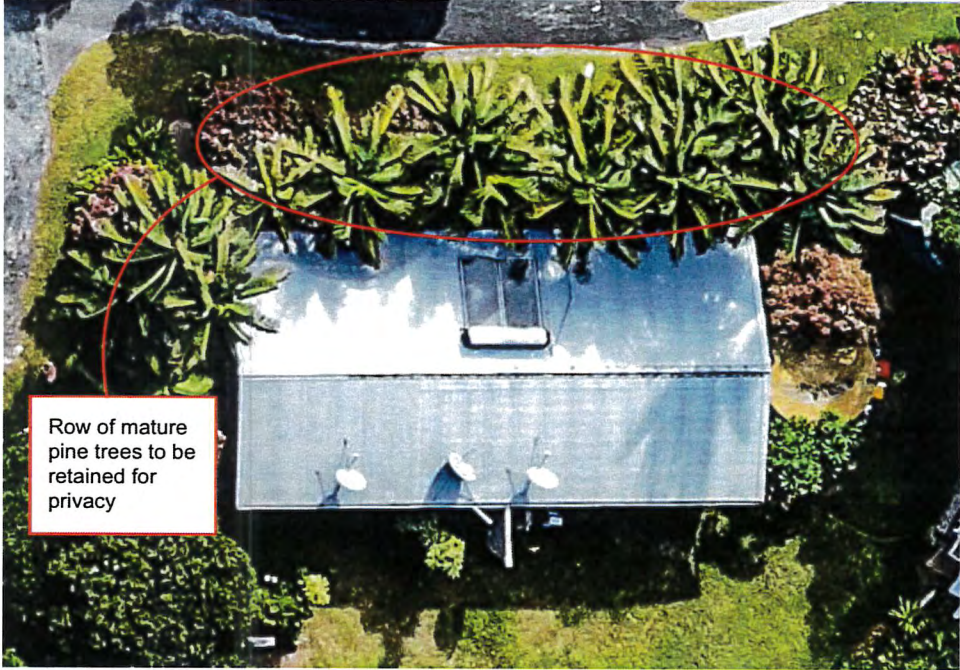
PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING HOUSE

LHI Local Environmental Plan 2010		
Provision	Requirement	Response
CI 32 Setbacks of buildings in Zone 1, 2 or 5	(2) Any building proposed to be erected on an allotment of land to which this clause applies must comply with the following requirements: (a) if the allotment has one boundary adjoining a road - the building must be erected at least 10 metres from that boundary and at least 5 metres from any other boundary of the allotment	Both the dwelling as existing and proposed are set back greater than 10m from the Anderson Road boundary. However, the dwelling as existing and proposed is located closer than 5 metres from the adjacent side boundary, which does not comply with the 5m control. The Proposal will result in a non-compliance to the eastern boundary (common boundary with Portion 174), as the setback will range from 3.305 metres to 4.012 metres. The Proposal will result in a non-compliance to the northwestern boundary (common boundary with Lot 11 DP 1202580), as the perpendicular setback will be 2.491 metres.
	(3) Despite subclause (2), a proposed building (including any alterations to, or any enlargement or extension of, an existing building) that does not comply with the requirements set out in subclause (2)	<u>The Proponent contends that strict compliance with the 5m side setback control, in this circumstance, is both unreasonable and unnecessary, for the following reasons:</u>



LHI Local Environmental Plan 2010		
Provision	Requirement	Response
	<p>may be erected with the consent of the consent authority on land to which this clause applies if, in the consent authority's opinion, compliance with the requirements would be unreasonable (for example, because of the physical constraints of the land) or unnecessary.</p>	<p>1. The encroachment into the 5m setback on the eastern side <u>already exists</u>. The existing dwelling was built in the late 1980's. Its location was surveyed and approved by the LHIB at that time. However, a recent survey has revealed that the existing building is set back only 2.32 metres, at its nearest point, from the common boundary with the adjoining Portion 174, increasing to 2.84 metres.</p> <p>2. Despite the historical non-compliance, the existence of the dwelling in its current location for almost 40 years has not resulted in any adverse built or natural environmental impacts, to either the amenity of the dwelling itself or the adjoining Portion 174.</p> <p>3. The Proposal will result in the dwelling being shifted to the west, away from the common boundary with Portion 174 by approximately 1 metre, which will increase the setback (and therefore <u>reduce</u> the existing non-compliance) by 0.985 metres to 3.305 metres at the closest point, increasing to 4.012 metres. Whilst still non-compliant, the Proposal will <u>improve the current situation</u>. Despite a section of the proposed building being two-storey, the (reduced) non-compliance with the 5m setback control will not result in a reduction of visual or aural amenity for any surrounding dwellings. It will not create any opportunities for overlooking of any adjoining living spaces or their private recreation areas.</p> <p>4. Subclause (3) allows the LHIB to grant consent to a proposal that is non-compliant with the setback controls, if it forms the opinion that compliance would be unreasonable due to physical constraints. The Proposal will shift the building approximately 1 metre to the west, which will reduce to scope of the setback non-compliance. However, there is no scope to shift the proposed building any further west, due to the existence of a row of mature palm trees. Whilst these palm trees are not located within the mapped SNV, they play a significant and important role in terms of a vegetated privacy screen between the dwelling and neighbouring properties. The Proposal already involves the removal of 4 palm trees to enable the extension on the southern side. However, these 4 trees do not play as significant a role in terms of privacy protection. Any further removal of palms, particularly those forming the privacy screen along the western side of the dwelling, would be an undesirable outcome.</p>

LHI Local Environmental Plan 2010

Provision	Requirement	Response
		 <p data-bbox="1041 721 1227 853">Row of mature pine trees to be retained for privacy</p> <p data-bbox="981 1058 1951 1117">5. The proposed extension to the north results in a perpendicular setback of 2.491 metres at the closest point. However, the potential impact of this non-compliance is mitigated by several factors, being -</p> <ul data-bbox="1025 1157 1973 1276" style="list-style-type: none"> • The non-compliance is a corner of a wall, rather than an entire wall, resulting in a reduced appearance of bulk when viewed from the adjoining property; • The northern component of the proposed extension has been designed as single storey in order to mitigate the impact of the non-compliant setback;

LHI Local Environmental Plan 2010

Provision	Requirement	Response
		<ul style="list-style-type: none"> Importantly, the existing dwelling on the land adjoining the Subject Site to the northwest is set back over 17 metres from the common boundary, with a large vehicle parking area in-between. Consequently, the proposed non-compliant setback will result in no adverse impacts in terms of privacy, overlooking or perception of bulk. <p>It is noted that the occupier of the land adjoining to the northwest, Josh Owens, has provided a statement that he does not object to the proposed setback non-compliance.</p> <p>6. In terms of the non-compliance caused by the northern extension, the reduced side setback is proposed in order to avoid the mapped limit of the SNV. The proposed dwelling house is 6m wide and is located less than 1m clear of the mapped SNV. Strict compliance would require the proposed dwelling house to be 5m wide, which is neither functional nor cost-effective. The reduced side setback allows a relatively modest dwelling house footprint which is a reasonable distance clear of the mapped SNV line.</p> <p>7. The setback non-compliances do not cause any non-compliances with the requirements of cl 11 and cl 27(1) LHI LEP 2010. The setback non-compliances do not offend or hinder the attainment of any aims of the LHI LEP 2010.</p> <p>8. Objective (1)(a) of Zone 2 Settlement states -</p> <p><i>(1) The objectives of Zone 2 Settlement are as follows–</i></p> <p><i>(a) to provide opportunities for limited residential and commercial development that maintains the dispersed housing pattern of the settlement area and is in sympathy with existing development in relation to the following–</i></p> <p><i>(i) setbacks,</i></p> <p>...</p> <p>The LHIB may be satisfied that, notwithstanding the setback non-compliances, the Proposal maintains the dispersed housing pattern of the settlement area and is in sympathy with existing development in relation to setbacks.</p>



LHI Local Environmental Plan 2010		
Provision	Requirement	Response
		<p>In particular, there are numerous examples of where the side setback control has been varied by the LHIB. Some examples are:</p> <ul style="list-style-type: none"> • 19 Muttonbird Drive (Lot 1 DP 1118574) • 17 TC Douglass Drive (Lot 19 DP 757515) and adjoining lots • 37 Ocean View Drive (Lot 284 DP 48687) • 11 Neds Beach Road (Lot 199 DP 39755) • 33 Skyline Drive (Lot 10 DP 1131288) • 46 Skyline Drive (Lot 287 DP 48690) • 345 Lagoon Road (Lot 277 DP 48477) <p>There are numerous other examples. The above list is just a sample.</p> <p>The setback variation at 345 Lagoon Road was determined by the LHIB this year. A number of the above cited examples (as well as those not listed), may have been approved prior to the making of the current LHILEP, which was 2010. However, <u>importantly</u>, the same side setback control was included in the two previous EPI's, being LHIREP 2005 (see clause 30) and LHIREP 1986 (see clause 11). This demonstrates that all examples of side setbacks approved closer than 5m to a side boundary, since at least 1986, were approved as a result of a variation to the same development standard.</p> <p>Whilst it is acknowledged that each Application is determined on its merits, it is evident that this control has been varied many times by the LHIB since 1986.</p> <p>7. The setback non-compliances proposed are not contrary to the public interest, as the LHI LEP 2010 envisages circumstances where a variation is justified in order to achieve a better environmental outcome, provided the amenity of adjoining occupiers is not diminished. In this circumstance, the non-compliances do not adversely impact adjoining occupiers and permits a modest dwelling to be erected whilst avoiding the SNV mapping and mitigating impacts for adjoining land occupiers.</p>



LHI Local Environmental Plan 2010		
Provision	Requirement	Response
		On the basis of the foregoing, the Proponent considers there are sufficient environmental planning grounds to justify the proposed variation and seeks the Board's support to a variation as proposed.

PRECISE PLANNING



Jeff Bulfin
Principal Planner



JOSH OWENS PLUMBING

Plumbing Lic No: 217575C

Lord Howe Island
NSW 2898

Email:

28-3-25

To whom it may concern,

I understand Fletcher Owens is applying to extend on his house.

I have viewed his proposed plans and I have no issue; give permission to Fletcher Owens to extend his building within the 5m setback boundary of my property. If you have any further questions please don't hesitate to get in contact.

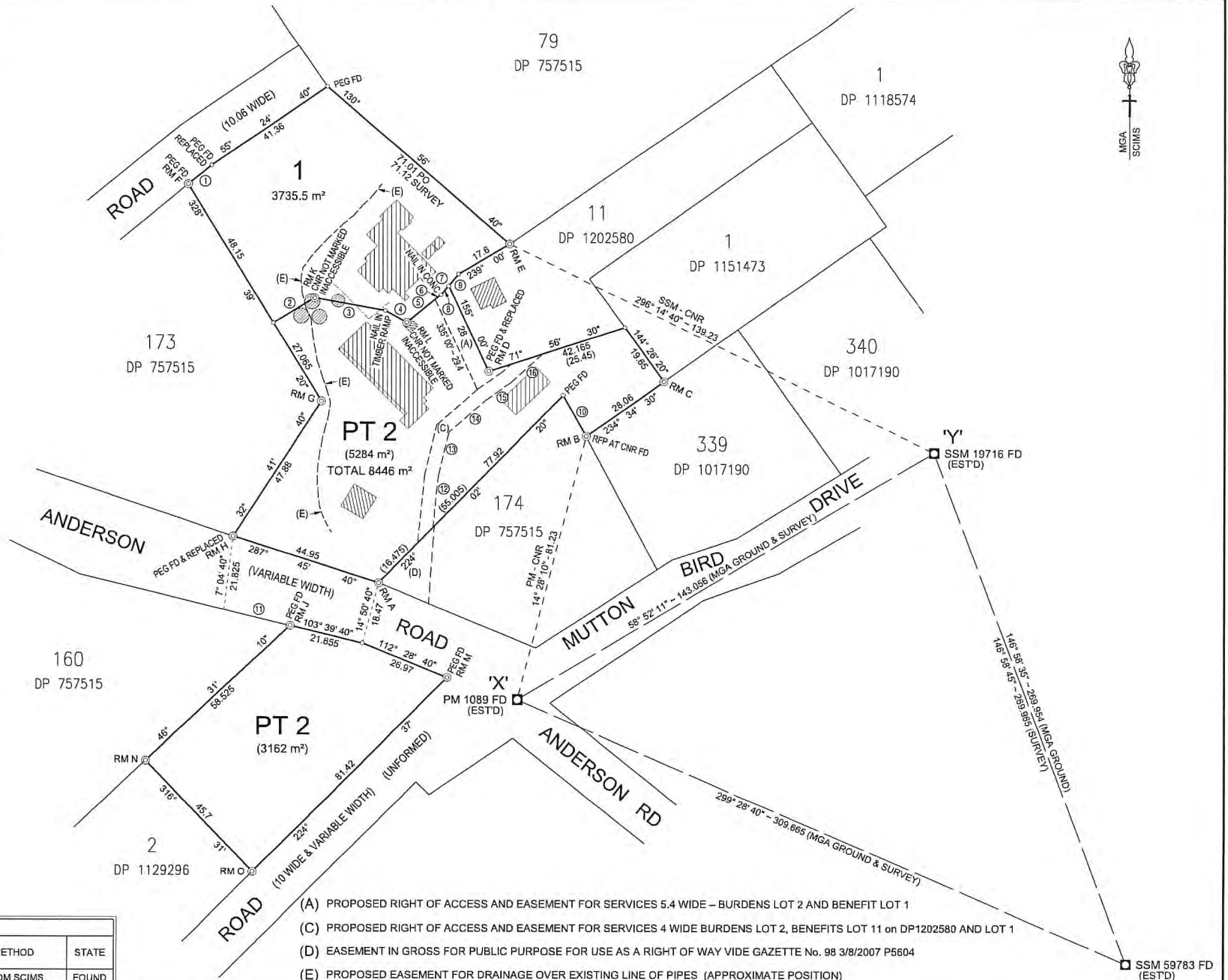
Kind regards

Joshua Owens

SCHEDULE OF REFERENCE MARKS				
RM	DESCRIPTION	BEARING	DISTANCE	ORIGIN
A	RM GIP FD	44° 01' 40"	0.78	LHI 128 - 2909
B	RM GIP FD	98° 48' 30"	0.48	LHI 128 - 2909
C	RM GIP FD	144° 26' 00"	1	DP 1151473
D	RM GIP GONE	58° 28' 40"	0.335	DP 1202580
	RM GIP	21° 32' 40"	0.285	PLACED
E	RM GIP FD	233° 31' 00"	1	DP 1118574
F	RM TREE FD	336° 40' 40"	7.31	LHI 127 - 2909
	RM STAR PICKET	329° 27' 45"	15.01	PLACED
G	RM STAR PICKET	179° 19' 20"	7.835	PLACED
H	RM TREE FD	162° 00' 40"	3.395	LHI 127 - 2909
	RM GIP	136° 09' 20"	1.82	PLACED
J	RM GIP FD	226° 30' 40"	1.205	LHI 120 - 2909
K	RM STAR PICKET	355° 09' 30"	22.715	PLACED
L	RM NAIL IN CONC	230° 30' 00"	13	PLACED
M	RM GIP FD	292° 28' 40"	0.54	LHI 130 - 2909
N	RM GIN IN KENTIA FD	222° 11' 00"	3.165	DP 1129296
	RM GIN IN KENTIA FD	40° 07' 00"	2.805	DP 1129296
O	RM GIN IN KENTIA FD	40° 07' 00"	2.805	DP 1129296

SCHEDULE OF SHORT BOUNDARIES			
No.	BEARING	DISTANCE	COMMENTS
①	50° 25' 40"	8.89	BOUNDARY
②	238° 39' 20"	14.135	BOUNDARY
③	280° 00' 00"	21.125	BOUNDARY
④	299° 00' 00"	7.2	BOUNDARY
⑤	230° 30' 00"	13	BOUNDARY
⑥	(230° 30' 00")	(2.21)	EASEMENT
⑦	220° 00' 00"	8.1	BOUNDARY
⑧	220° 00' 00"	3.5	BOUNDARY
⑨	220° 00' 00"	4.5	BOUNDARY
⑩	330° 52' 30"	14	BOUNDARY
⑪	103° 39' 40"	20.095	BOUNDARY
⑫	5° 37' 45"	15.42	EASEMENT
⑬	13° 34' 05"	13.425	EASEMENT
⑭	48° 31' 55"	14.47	EASEMENT
⑮	55° 00' 55"	8.845	EASEMENT
⑯	47° 52' 15"	12.865	EASEMENT

COORDINATE SCHEDULE						
MARK	MGA COORDINATES		CLASS	ORDER	METHOD	STATE
	EASTING	NORTHING				
PM 1089	506 416.757	6 512 609.093	C	4	FROM SCIMS	FOUND
SSM 19716	506 539.163	6 512 683.021	C	4	FROM SCIMS	FOUND
SSM 59783	506 686.225	6 512 456.770	A	1	FROM SCIMS	FOUND
DATE OF SCIMS COORDINATES : 30-6-2017 MGA ZONE 57 MGA DATUM : GDA 94 COMBINED SCALE FACTOR : 0.99959						




- (A) PROPOSED RIGHT OF ACCESS AND EASEMENT FOR SERVICES 5.4 WIDE – BURDENS LOT 2 AND BENEFIT LOT 1
- (C) PROPOSED RIGHT OF ACCESS AND EASEMENT FOR SERVICES 4 WIDE BURDENS LOT 2, BENEFITS LOT 11 ON DP1202580 AND LOT 1
- (D) EASEMENT IN GROSS FOR PUBLIC PURPOSE FOR USE AS A RIGHT OF WAY WIDE GAZETTE No. 98 3/8/2007 P5604
- (E) PROPOSED EASEMENT FOR DRAINAGE OVER EXISTING LINE OF PIPES (APPROXIMATE POSITION)


SURVEYOR
 Name : DALLAS BRIAN LAUNDRY
 Date : 30-6-2017
 Reference : 5942 LHI ST3

PLAN HEADING
**SUBDIVISION OF
 LOT 10 IN DP 1202580**

LGA : UNINCORPORATED
 Locality : LORD HOWE ISLAND
 Reduction Ratio : 1:800
 Lengths are in metres

REGISTERED
 9.3.2020

DP1261010

PLAN FORM 6B (2017) ·		DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 1 of 2 sheet(s)	
Registered:  9.3.2020		Office Use Only		Office Use Only	
Title System: CROWN LAND		DP1261010			
PLAN OF SUBDIVISION OF LOT 10 IN DP 1202580		LGA: UNINCORPORATED Locality: LORD HOWE ISLAND Parish: — County: —			
Survey Certificate I, DALLAS LAUNDRY of Beukers & Ritter Consulting [Redacted] a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> , certify that: *(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i> , is accurate and the survey was completed on 30 June 2017 *(b) The part of the land shown in the plan (*being/*excluding ** was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>, the part surveyed is accurate and the survey was completed on the part not surveyed was compiled in accordance with that Regulation, or *(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2017</i> . Datum Line: X-Y Type: *Urban/*Rural The terrain is *Level/Undulating /*Steep/Mountainous. Signature: [Redacted] Dated: 17/2/2020 Surveyor Identification No: 1449 Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> *Strike out inappropriate words. **Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.		Crown Lands NSW/Western Lands Office Approval I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given. Signature: Date: File Number: Office:			
Plans used in the preparation of survey/compilation. DP 1202580 DP 1118574 DP 1151473 LHI 120 - 2909 LHI 127 - 2909 LHI 128 - 2909 LHI 129 - 2909		Subdivision Certificate I, PETER ADAMS *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed Subdivision for (caravan park or forestry) lease purposes in accordance with section 23H or 23J <i>Conveyancing Act 1919</i> set out in the plan with this certificate. Signature: [Redacted] Accreditation number: Consent Authority: LORD HOWE ISLAND BOARD Date of endorsement: 12 FEBRUARY 2020 Subdivision Certificate number: SC2019-02 File number: DA2017-22 *Strike through if inapplicable.			
Surveyor's Reference: 5942 LHI ST3		Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.			
		Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A			

PLAN FORM 6A (2017)

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 2 sheet(s)

Registered:



9.3.2020

Office Use Only

Office Use Only

DP1261010

PLAN OF
 SUBDIVISION OF
 LOT 10 IN DP 1202580

Subdivision Certificate number:

Date of Endorsement:

- This sheet is for the provision of the following information as required:
- A schedule of lots and addresses - See 60(c) SSI Regulation 2017
 - Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919
 - Signatures and seals- see 195D Conveyancing Act 1919
 - Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Lot	Street number	Street name	Street type	Locality
1	N/A	ANDERSON	ROAD	LORD HOWE ISLAND
2	N/A	ANDERSON	ROAD	LORD HOWE ISLAND

IT IS INTENDED TO CREATE;

1. PROPOSED RIGHT OF ACCESS AND EASEMENT FOR SERVICES 5.4 WIDE
 BURDENS LOT 2 AND BENEFITS LOT 1 (A)
2. PROPOSED RIGHT OF ACCESS AND EASEMENT FOR SERVICES 4 WIDE
 BURDENS LOT 2, BENEFITS LOT 11 on DP1202580 AND LOT 1 (C)
3. PROPOSED EASEMENT FOR DRAINAGE OVER EXISTING LINE OF PIPES (E)



PETER LESTER ADAMS
 CHIEF EXECUTIVE OFFICER

If space is insufficient use additional annexure sheet

Surveyor's Reference: 5942 LHI ST3