

4 September 2023

Enquiries: Rebecca Taranto
Our Ref: Minor Change BW 2021_4445/2(Doc ID:1180638)
Your Ref: 2023-07-70

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Dear Sir/Madam

FURTHER ISSUES LETTER
Building Work Minor Change Application (Demolition, Addition and Renovation)
63 Stonewood Road DIWAN

Council refers to your development application and that was received on 18/08/2023.

Under the *2018 Douglas Shire Planning Scheme* the subject premises is located within Precinct 1 of the Cape Tribulation and Daintree Coast Local Plan. The Local Plan code provides the following requirements for Precinct 1;

AO18-

(a) *The extensions are limited to 30% of the existing gross floor area of the house at the commencement of the Planning Scheme.*

or

(b) *The extent of extensions are determined on a site specific/use specific basis for other land uses,*

and

(c) *No further clearing is required to accommodate the extension for either a house or any other development.*

Performance outcome PO18 of the code requires that;

The biodiversity and the habitat of endemic species is protected on land included in the Rainforest Conservation Precinct.

The Minor Change Application states that;

The changed design alters the proposed areas of clearing and therefore Condition 3 should make reference to the approved building footprint plus 3 metres.

Condition 3- Clearing Limitation of Development Approval BW2021_4445 is as follows:

Clearing is limited to the tree species as detailed in ARO Drawing ARO0096-SK03.

Council seeks clarification as to the extent of clearing and the species of plants required to be removed in order to facilitate construction of the verandah. In addition, the application does not nominate the gross floor area subject to the proposed renovations and additions.

Additional Information Requested

In order to facilitate assessment of the Application please provide the following details;

1. The extent of clearing required to facilitate the construction of the verandah and the species of plants required to be removed; and
2. The gross floor area of the proposed extensions.

Please quote Council's application number BW 2021 4445/2 in all subsequent correspondence relating to this development application.

Should you require any clarification regarding this, please contact Rebecca Taranto on telephone 07 4099 9444.

Yours faithfully



For
Paul Hoyer
Manager Environment & Planning
