

STATEMENT

Planning Area

The development is in the - Settlement areas north of the Daintree River locality.
The subject Land is in conservation planning area - residential rainforest precinct and is code assessable. A house is a permissible development.

Applicability of Codes

The application addresses the Settlement Areas North of the Daintree River locality code and the Filling and Excavation Code.

A house may be constructed upon the property.

The proposed development is low key and sustainable with the planned house being a single storey development. Guttering is to be installed. A Water storage tank will be installed. Power will be by way of an environmentally efficient supply to be installed on site.

The development will not adversely effect natural watercourses.

Wastewater management will be in accordance with the report provided with the application.

Landscaping will ensure that native species are utilised and the native landscape character will be maintained. Landscaping will be in accordance with plans lodged.

Site access is via the existing driveway which will be improved to a standard to provide all weather access.

Excavation will be minimal as it is intended simply to clear the designated area and level the site to enable it to become suitable for the construction of a small house and to enable the applicants to reside on the property.

The use of Fill will be minimal and will only be by way of movement of excavated or skimmed top soil. It is only envisaged that a small retaining wall approximately 300mm high will be required at the southern end of the access driveway.

The intended excavation is only to clear the site and will not have an impact on slope stability will not create any erosion potential or will not a detrimentally effect the visual amenity of the site or the surrounding area.

The intended works will be of an area much less than 40% of the total area and will not effect the visual or scenic amenity of the area and will not affect the privacy or stability of the adjoining properties.

Topsoil will be retained on site.

Natural areas and scenic amenities

The area is situated within an existing residential area with cleared and developed land used for residential purposes on individual lots surrounding the property. The small scale development proposed will not adversely affect the area and will be in conformity with adjacent residential development albeit on a much smaller scale.

Vehicle parking and access

Permanent vehicle parking for 2 cars been allocated to the property. Access is to be through a formed driveway as shown on the plans lodged with the application.

Statement about intensity scale and proposed use

It is intended that the proposed use will be by owner occupiers of which there are 2 in number.

Visitors will arrive from time to time but should be no more than 2 to 4 on any one occasion due to limited facilities that the owners intend to place on the property. It is not intended that visitors would be staying over night.
