

ENVIRONMENTAL IMPACT STATEMENT

For New Shed at # 40 Katherine Cr. Green Point

Site Description: The site for this proposed shed is behind the existing dwelling at the rear of a long narrow block. The space is approximately 12 M wide at the dwelling, narrowing to 11 M wide at the rear boundary; the space is about 32 M long. The area was made level with a retaining wall along the west boundary build 15 years ago, filled with clay and soil made into grass lawn. The area is terraced down about 1.5 M with a crib wall between the dwelling and the proposed shed. It contains a garden shed and a motorhome is parked on it. The side of neighbour dwelling to the west sits 3 M to 5 M (at an angle) off the property line. The residence at the rear has parking adjacent to the property line. The proposed shed, its placement and setbacks, complies with *GDCP 2013* in every regard.

Impact on Neighbours: We have discussed our plans for this shed with adjoining neighbours in terms of blocking their views or impacting their privacy, noise and overshadowing, of their property and no objections have been expressed.

Drainage: The shed kit comes with gutters and water from both sides will be collected and drained into an existing rain water storage tank which has an overflow piped to a Council storm drain on the west side of this property.

Erosion and Sediment: Piers will be drilled, filled with concrete, and a shallow concrete retaining wall will be joined into them to contain the bit of gravel fill inside the shed to take up the slight east to west fall where this shed is sited. A silt barrier will be placed along the existing retaining wall to contain any silt or erosion during construction.

Site Management: Due of the minor nature of foundation and fill, and the prefabricated nature of the shed structure, little additional risk is presented on the site during construction, and it is deemed that no site fencing is needed.

Photo of Site: (taken from the rear of existing dwelling)



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