

Re: Development Consent, DA 58002/2020, granted 14 May, 2020:

This is our request to make adjustments to the site plan approved, for a storage shed at 40 Katherine Cr. Green Point, and a minor review of condition 2.5.

Further analysis of this site, subsequent to this Development Consent, has identified benefits gained from changes proposed to the site plan. We propose to move the shed *north* to sit 1 M from the boundary with Lot # 5, DP 874729, rather than 2.5 M as in the original site plan. Doing so will locate the shed onto more level, undisturbed ground, and give better access for motor homes moving into the large vehicle door.

Should this changed siting be granted, then some Conditions of this Consent might also be reviewed and adjusted.

Firstly: We wish to relocate the shed further north on this unique site because:

1. With how Lot 1 is positioned in DP 874729 subdivision, it is quite reasonable to treat its boundaries with both Lot 5 in DP 874729 and Lot 19 DP787662 as side yards,
2. Then, we could position the subject shed within 1 M of both adjoining lot boundaries, and lay it along the boundary with Lot # 5, perpendicular to the existing carriageway.
3. We have discussed this changed location with adjoining neighbours, and neither has any objection to moving this storage shed northward on this site.
4. Our original submission placed the SW corner of this shed over a sharp drop in the existing grade, and this fact prompted a foundation design with piers. The new siting reduces cut and fill to less than 600 mm, allowing for a simple slab on grade foundation. Thus, Condition 2.5 of this Consent, might be modified.
5. Moving the shed north on the lot will also make driving motor homes into this shed from the carriageway easier because of other driveways exist nearby.

Secondly:

An application for a 307 Certificate is attached, not because this shed will be using city water, but rather because we intend to rough-in drainage lines under the foundation slab for a future toilet and a basin. It is just common sense to do so now rather than break concrete later. Captured rain water will supply a basin and toilet.