

RE – 62 Alvah St, St James

Dear Town of Victoria Park Planning Department

I am writing this justification letter in support of a planning application for proposed boundary retaining walls at 62 Alvah St. The design of the new property has utilised the slope of the block in its design principles as best as possible with a multi-level single story design to maintain the natural topography as much as possible.

However, we would like to install a below ground pool and after consultation and advice from the pool engineer we have been advised that we need to provide a flat area to install the pool. The recommendation is to provide a flat back garden suitable for pool installation by installing a boundary retaining wall of 1 metre in height along the boundary (higher than the recommended 0.5m by a further 0.5m). This is a variation of 0.5m above the R Codes.

This variation is proposed so a pool can be installed. Based on the recommendations from the pool consultant and engineer the proposed retaining wall is the best way to utilise the rear garden to meet pool installation requirements with limited adverse impact of the adjoining properties. This complies with design principles as this proposal considers the natural ground level (P7.1), limits the amount of cut and fill required to what is the minimum requirement to meet the proposal (P7.2) and the retaining can be effectively used to have a flat area to install the pool to the benefit of residents and does not detrimentally impact adjoining properties (P7.3).

We have also included signed BA20 forms from the neighbours in support of the proposed changes.

Best regards

Michael and Bianca Openshaw