

Justifications for 136 Warwick Road, Duncraig

The Owner is seeking a variation to be allowed to build some new retaining walls to the rear of the property that are higher than 500mm.

The Owner needs to level the rear of the back yard to suit a future pool area and to achieve this they need to build new retaining walls as shown on Planning Drawings along 3 boundaries. They will cut and fill the rear area to create a finished ground level of 7.5m. This means portion of the new retaining along the south boundary is higher than 500mm and the adjoining property already have some retaining along the back. The west boundary is facing the park, so no adjoining property. It's not really feasible to lower the proposed ground level lower, because that will compromise the existing retaining near the house as well as along the east boundary, where the adjoining property is a lot higher and already have a high retaining wall.

The Owner feels it's the only practical solution and don't feel it will have a negative impact on adjoining properties and they will build a new 1800h colorbond fence on top of new retaining walls as necessary. The neighbouring property has a mature garden and the height change will not affect their view.

The Owners are also building an extension to the rear and the new proposed window's cone of vision will protrude into the park area, not into an adjoining property so the Owner feels this won't have any negative impact. All new windows have compliant set back to all adjoining properties.

