
Sent: 17/02/2020 8:04:48 AM
Subject: DA2019/1260 - Addition to Denman submission in light of recent storms
Attachments: surface stormwater urara road.MOV;

Attn: Renee Ezzy

The recent storm has highlighted a concern regarding stormwater management for the proposed development.

I have attached a video depicting surface water from the storm on 9 February and the impact of the flow on 8 Urara Road. The clip shows water running through 10 Urara Road into 8 Urara Road. We are concerned that this flow may also be overflow from the sewer pit further uphill as neighbours have informed us that water comes out of a 'drain' on a property further up the road in big rain events.

Natural flow of this intermittent 'creek' was interrupted by the creation of a retaining wall, built when 6 Urara Road was constructed. This altered the flow of water and now the only exit from 8 Urara Road is through the boundary fence between 8 Urara Road and 29 North Avalon Road. Consequently, water backs up in 8 Urara as it cannot move quickly enough through the obstructions.

We are concerned about retaining walls/garden beds on the boundary between 8 Urara and 29 North Avalon Road making this situation worse if adequate attention is not given to the flow of stormwater downhill. It would appear from the applicant's plans that they have only considered the impact of their development on properties downhill when our experience has shown that flood impact is felt uphill when water flow is impeded.

It is hard to see how a development of this scale is adhering to the planning regulations of 40% built area to 60% landscaped when I know how hard it was to achieve this on our own property development. We are proud of the landscaped area that we have managed to retain and know that this definitely not reflected in the proposed development. How will a development of this scale impact the movement of surface and ground water and what will the impact be of the removal of such a significant stand of vegetation and trees on the movement of water?

I would be grateful if you could ensure that appropriate consideration is given to upstream properties when determining the suitability of this application.

Yours sincerely

Deborah and Gary Denman

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