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**Sent:** 20/04/2020 11:24:42 PM  
**Subject:** DA2020/0282

**Re: 31 Raymond Rd , Secondary dwelling and carport.**

Thank you for the documents.

#### Stormwater

- It's difficult to locate any OSD as referenced in 5.5- Section 4.15 (1) (A) (iii), B5.7.
- A rainwater tank is noted of a minimum 2kl. This is not locatable on the documents, nor can it be considered an OSD.
- Our drive collects stormwater from 21 to 31 Raymond Rd. During storm events, massive flows of water down the 100m approx. drive, rapidly exceeds drain capacity and creates problems. If I am here, pits must be cleared of debris carried by the cascade of water. This helps, **if** I am here.
- Otherwise it's a day of clearing up and making good.
- Ross Kerr in 37 Raymond Rd, our next door neighbour, is also inundated with stormwater from the predominately hard surfaces in 31.
- Any increase in hard surfaces will exacerbate the situation.

The existing garage with about 40m<sup>2</sup> roof area, plus a similar area for the new carport, will discharge 80l per 1mm of rainfall. Presumably to the 2kl tank? A 6mm rain event is almost 25% of the tank's capacity. It will rapidly fill and overflow. TO WHERE?

#### Parking

Its possible that the new carport may reduce on-street parking. Currently even Raymond Rd is becoming a passing problem with multiple vehicle household's. Anything that pushes parked vehicles around into Kemble Place from 23, 25 say, plus residences on the western side, will make life very difficult indeed.

Currently short term parking restrictions are in place for garbage and re-cycling trucks, in Kemble place. I believe that this should be extended to permanent no parking on the north side of Kemble place. From Raymond Rd to the drive of #1.

At times, its impossible to exit our drive. Poorly parked vehicles are hazardous, as well as an inconvenience. Ambulance access can be impossible.

With the above stormwater issues resolved in some way, we have no actual objection to the proposal.

Regards,

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