

**Council Meeting - Agenda Item 9.2 - Attachment 4 Representations
58 and 60 Galvin Street, South Launceston**

From: "Steve Stronach" [REDACTED]
Sent: Sat, 16 Oct 2021 13:35:26 +1100
To: "Contact Us" <contactus@launceston.tas.gov.au>; "Duncan Payton"
<duncan.payton@launceston.tas.gov.au>
Subject: DA 0541/2021

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Re development application 0541/2021

Please find our objection to the development application above.

Since construction of the covered play area at John Calvin school, Howick St the impact on our property situated at [REDACTED] has been profound as all winter sun has been blocked from reaching our property. If a two storey construction at 60 Galvin St is permitted to proceed yet more light will be blocked from our property for several months of the year thus making it even more difficult to maintain a garden due to loss of sunlight.

The proposed two storey building will tower over our property and all garden privacy will be lost. A single storey building would be more appropriate and in sympathy with the architecture of the neighbourhood which is predominantly late 19th and early 20th century workers cottages. Thanking you for your consideration in this matter.

Sincerely

Stephen Stronach

Marisa Harding

From: "Metrics Group Mail" [REDACTED]
Sent: Wed, 20 Oct 2021 10:54:10 +1100
To: "Contact Us" <contactus@launceston.tas.gov.au>
Subject: Emailing: Representation Planning Application VERSION 2 - 60 Galvin Street South Launceston
Attachments: Representation Planning Application VERSION 2 - 60 Galvin Street South Launceston.pdf
Importance: High

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To the Planning Department

ATTN Duncan Payton

Please find attached a copy of the Revised (**Version 2**) Planning Objection to the development application at 60 Galvin Street

Please replace my earlier submission dated 18/10/2021 with this current **Version 2** dated 20/10/2021.

Please confirm by return email - Receipt of the objection being received within the required advertising and submission period

Thank you

Kind Regards

Gabriel Barnes

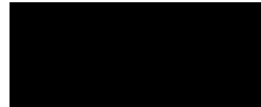
Director/Building Surveyor, License No. [REDACTED]



Building Surveyors | Access Consultants | Bushfire Assessors

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20/10/2021

Chief Executive Officer
Launceston City Council
PO BOX 396
LAUNCESTON TAS 7250

contactus@launceston.tas.gov.au

RE: Planning Application DA0541/2021 at 60 Galvin Street South Launceston

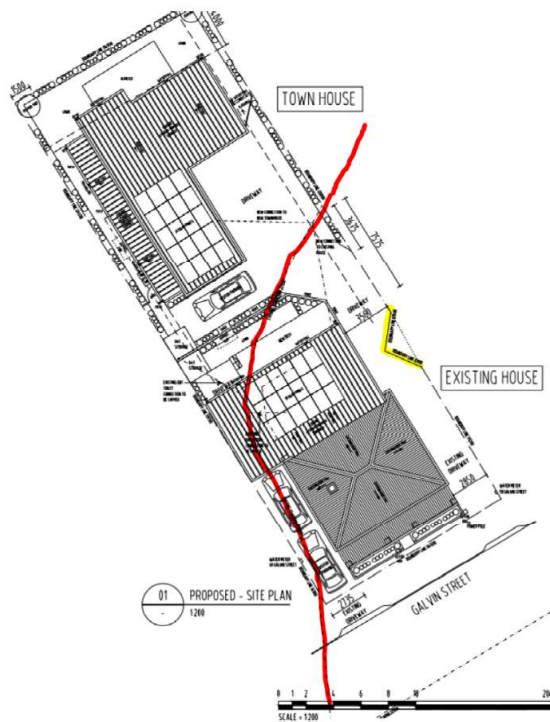
Dear Sir,

I am the owner and resident of the property at [REDACTED] located approximately [REDACTED] of the subject property at 60 Galvin Street South Launceston.

I am writing this submission (VERSION 2) to express my concerns in relation to the proposed development and the risks associated with the increased density on the site and its potential impacts on the health, safety, and amenity of the existing adjoining properties.

Firstly, addressing the proposed design, I point out the following anomalies contained within the proposed Site Plan (beside) which have not been clearly explained or addressed in the submission:

1. The proposal includes a rear addition to the existing dwelling which is proposed to be built over the combined sewer/stormwater main (highlighted in RED above) which will be the subject of the remainder of this submission.



- Q.1 How is it that there are no restrictions for building over the existing combined sewer/stormwater infrastructure?
- Q.2 Will any future upgrading of the already failing council/TasWater infrastructure be negatively affected by the construction over the combined sewer/stormwater pipe?
- Q3. Will the creation of an easement be required over the combined infrastructure to ensure future maintenance and upgrading can be accomplished?

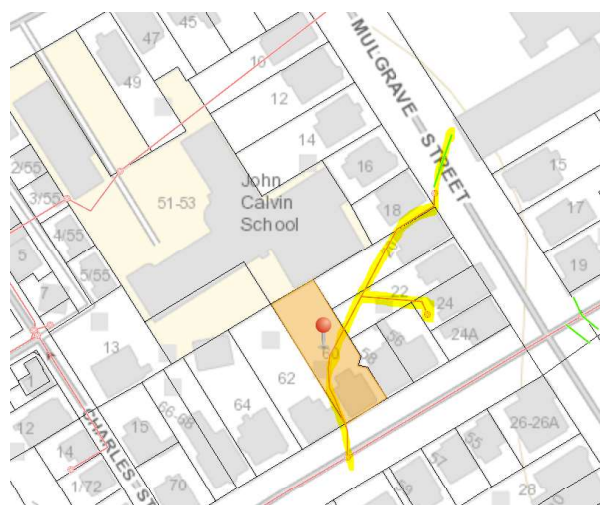
2. The submission makes comment on the provision of On-Site detention OSD for the stormwater and sewerage.

- Q.1 What is the established metrics for the design of the on-site detention
- Q.2 What is the required size and volume of the on-site detention?
- Q.3 Does the site have enough available area to construct on-site detention?
- Q.4 Will the on-site detention have any negative impacts on the already failing infrastructure?

The remainder of this submission is in relation to that combined sewer/stormwater main running through the property and the combined sewer/stormwater infrastructure it connects to in Galvin Street.

Increased development density results in increased sewer and stormwater loadings to an already stressed and failing drainage system.

No's. 18, 20, 22, & 24 Mulgrave Street and as show in the proposal, 60 Galvin Street are connected to the combined sewer/stormwater main that starts in front of 18 Mulgrave Street collecting 2 side entry pits before running through No's 18, 20, 22 Mulgrave and 60 Galvin Street and connecting into the combined infrastructure in Galvin Street. See the map insert for further details.



I have owned and lived at 18 Mulgrave for 16 years and have firsthand experience with the limited capacity of the combined sewer/stormwater drains in the area during rain events.

There is clear evidence that the infrastructure within the South Launceston area is already operating above capacity and particularly the sewer stormwater drainage in Mulgrave Street and its connection into the drainage system in Galvin Street. The existing system IS NOT capable of servicing existing development yet alone any increased development density.

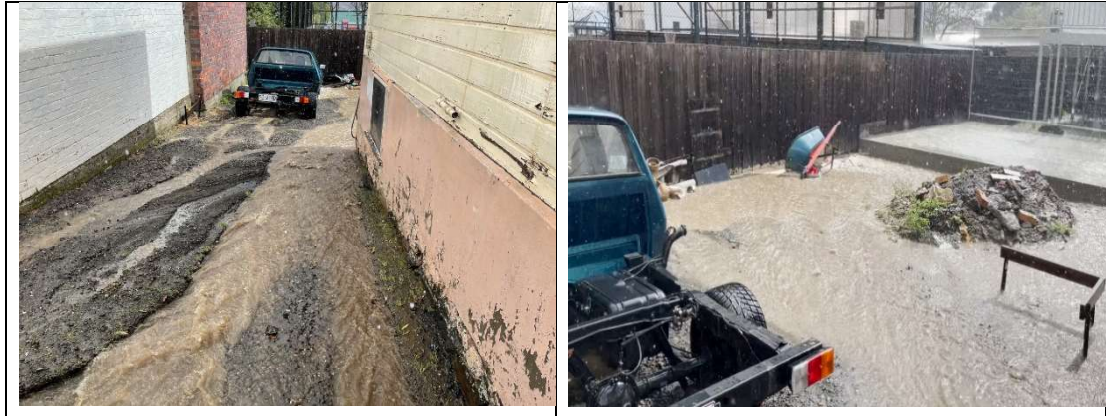
Evidence of the system failure can be clearly seen every time we have a “normal” rain event with the overflow relief gully in the back yard of our property popping its grate and spewing stormwater and sewerage over the backyard. The ORG at No. 18 is at the head of the drainage line and generally during typical rain events our household has to be mindful when using the sanitary facilities to minimise the risk of sewerage being deposited in the backyard.



The failure of existing infrastructure was magnified recently during the heavy rain event of the 1/10/2021. A 30-minute rainstorm that turned the roadway of Mulgrave St into a detention basin and driveway of our property into a river with over 200mm deep flowing water gouging out the driveway road base and pooling in the back yard.

It should be noted that there have been 3 similar rain events in the 16 years with the same destructive results to my property.





This most recent storm event has cost me several thousand dollars so far to repair the damage driveway and remove the 5 cubic metres of road base originally on the driveway that washed into the backyard. Further costs are yet to be realised as a redesign of our renovations is now a priority to minimise any future risk or damage. Damage all caused by failing TasWater/Council infrastructure.

In conclusion:

1. The existing drainage infrastructure in Mulgrave & Galvin Street is currently operating above design capacity.
2. The system as it currently operates cannot accommodate any increases in sewer loading and/or stormwater catchment from addition roof areas, surface water, driveways, paving and hardstands
3. The system as shown is already causing a risk to the health, safety and amenity of existing residents from exposure to raw sewerage and contaminated stormwater.
4. Approval to construct substantial buildings over failing infrastructure will only magnify the difficulties in the future maintenance and/or upgrading of the existing failing infrastructure.

It is for these reasons the increased development density of 60 Galvin Street and increases in development density in the South Launceston area generally should be limited until suitable investment by TasWater and the Launceston City Council is provided to mitigate the already unhealthy and failing drainage system.

Kind regards

[Redacted signature]

Gabriel Barnes

[Redacted contact information]