

Outlook

Representation for Development Application DA0140/2024 / PSA—LLP0021

From Madeline Cashman [REDACTED]

Date Wed 10/09/2025 21:13

To Contact Us <contactus@launceston.tas.gov.au>

 1 attachment (242 KB)

Letter to Council re Proposed Subdivision, September 2025.pdf;

Attention: Chief Executive Officer

Please see attached correspondence.

Kind Regards,
Madeline Cashman
Ph: [REDACTED]

Simon and Madeline Cashman

Waverley TAS 7250

Ph:

Email:

10 September 2025

Chief Executive Officer
Launceston City Council
PO Box 396
Launceston TAS 7250
Via email: contactus@launceston.tas.gov.au

To whom it may concern;

Representation for Development Application DA0140/2024 / PSA—LLP0021

We are writing in relation to the above Development Application, which is proposed for 40768 Tasman Highway, Waverley. We are the owners of [REDACTED] which is an adjoining property.

While we are not opposed to the subdivision, we do have some concerns which we believe to be valid.

We purchased our property in 2020 and subsequently built and moved in the following year. We are a family of 5 and our boys are aged 13, 11 and 5. Over the past 4 years we have spent a lot of time and money at our property through landscaping and fencing and have slowly been making it our “forever home”. We quite often host gatherings, and our children always have their friends over. We purposefully chose our land when purchasing for this reason, the rural lifestyle and space to be able to entertain.

Our boys all have motorbikes/buggy's and are quite often in the paddock after school or on the weekend riding and having fun. This is one of the main reasons we purchased acreage. One of our concerns with the proposed subdivision is the potential to receive noise complaints due to our boys riding their motorbikes, as a lot of the new homes will be closer than 500m to our Boomer Road boundary. For this to be an activity our children enjoy, which gets them outside and being able to use the land we purchased; the risk of them not being able to ride anymore worries us. ***What steps can be taken to mitigate this risk?***

A further concern is our water pressure. Contrary to what TasWater advised and have tested, we often struggle with water pressure, especially during the summer months. We believe this to be because we are at the end of the water line, have had to run our water access pipe the length of our block and in Summer there are a lot more people using water for their gardens. TasWater has tested our pressure and have advised us there is nothing wrong with it, however we beg to differ. We have had our plumber come and inspect our water connections, have installed a new Pressure Reducing Valve on our property recently, but the highest pressure we have been able to get is 400kpa (this is during a weekday when many dwellings on the reticulated water supply are not home). Most dwellings should be able to achieve a minimum of 500kpa. We will arrange to get our plumber to come and take another pressure reading during summer, on a weekend or evening so we can gauge what it is when we it obviously seems to drop.

Once another 23 properties potentially tap into the line, our concern is that our pressure will drop even further as looking at the plans, our property will still be at the very end of the line.

We note in the documentation, and particularly the Rural Living Assessment document on page 5, that it states: *"Lots are proposed to be serviced by extension of a reticulated pressure water supply network. This will be subject to advice relating to the capacity of the existing system to service the subdivision. In the event that there are any issues, the lots will be serviced by water tanks, as was the case with the nearby Hillside development."*

Can you please advise what the issues were with the Hillside development and why they were required to install water tanks?

Further, as per the Proposed Plan document, there is a notation down the bottom which states: *"Water Mains: Proposed water mains are likely to be DN100 with road crossings servicing lots on opposite side of road, subject to results of epanet modelling demonstrating pipe system can meet supply requirements."*

Has the epanet modelling been done yet? What were the results?

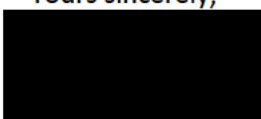
We request that further in-depth testing of the water pressure and investigating other options be carried out and strongly request that it becomes a requirement that the new properties install water tanks for their water source, as per the Rural Living Assessment document. This will alleviate our concerns in this respect.

Lastly, on our Certificate of Title 177465/2, we have a registered Easement being SP177465. This pipeline easement provides us with access to that section of land to lay pipes (on or under the easement), run electricity, inspection manholes, install and maintain a pump and pump house. Reading the note in the Application Documents Planning Report, it states on page 26: *"The existing 3-metre-wide pipeline easement along the north-eastern boundary of the site will be largely incorporated into proposed Lot 101 (Road). The remaining section of the easement will be carried over the relevant portion of proposed Lot 9."* Looking further at the Proposed Planning document, the size of the easement seems to be halved. And if the easement is incorporated into Lot 101 (the road), how are we meant to run pipes or electricity over/under the road?

While we have not exercised these rights yet, it has always been handy to know we have the option, especially with how the weather events are changing and the potential for more frequent drought like seasons becoming more apparent. We may be more inclined to access the water from the creek if we continue to have water pressure issues. The potential future owners of Lot 9 may not want us accessing their property and building a pump shed. While legally we are entitled to do so, we see the potential for it to become an issue.

As mentioned, we are not opposed to the subdivision in its entirety. We request that the number of blocks which are being proposed potentially be reduced and have a minimum size of 2-Hectares like our property has which is zoned Rural Living Zone B and directly opposite. This will provide bigger blocks which could potentially have larger building envelopes and bigger setbacks. By reducing the number of blocks, it will also give more space for the people purchasing the land to be able to install their septic systems and water tanks which will alleviate the concerns regarding the water pressure. We also ask that the option for our pipeline easement be reviewed.

Yours sincerely,



Madeline Cashman