
From: Jen Welch <Jen.Welch@launceston.tas.gov.au>
Sent: Thursday, 2 April 2026 10:37 AM
To: TPC Enquiry
Cc: Robins, Tim
Subject: PSA-LLP0021 - Statement of Evidence - Jen Welch
Attachments: PSA-LLP0021 - SoE - Jen Welch 260402.pdf

Categories:

Good Morning,

Please find attached Statement of Evidence in relation to 40768 Tasman Highway, Waverley and CT104384/4 - rezone from Rural to Rural Living A and 23 lot subdivision.

Kind Regards,

Jen Welch
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Statement of Evidence

Reference: AP-LAU-PSA-LLP0021 - 40,768 Tasman Highway,
Waverley.

Author: Jen Welch

Field of Expertise: Planning

Filed on Behalf of: Planning Authority, City of Launceston

Date: 2/04/2026

Introduction

This evidence has been prepared for the Tasmanian Planning Commission in support of the application at 40,768 Tasman Highway, Waverley (ref: DA0140/2024 / PSA-LLP0021) for a Section 40T Combined permit and amendment in accordance with the *Land Use Planning and Approvals Act 1993* 'LUPAA', and the *Tasmanian Planning Scheme - Launceston* 'the Scheme'.

This statement of evidence has firstly been prepared to demonstrate my qualifications to provide expert evidence on behalf of the City of Launceston (CoL) as the Planning Authority. Secondly, to demonstrate a review has been undertaken of the Planning Assessment prepared for the Planning Authority and authored by Iain More, who may be unavailable to attend hearings scheduled by the Commission. Finally, additional evidence has been provided to supplement the Planning Assessment as endorsed by Council.

Qualifications

Name

Jennifer (Jen) Welch

Employment

- Coordinator - Planning Assessments, City of Launceston, Tasmania, June 2025 - present
- Planning Technical Leader, GHD Pty Ltd, Tasmania, 2019-2025
- Senior Planner, Ireneinc Planning and Urban Design, Tasmania, 2009-2019

Qualifications

- Graduate Diploma of Environmental Planning
- Bachelor of Architecture
- Bachelor of Applied Science (Architectural Science)

Memberships

- Planning Institute of Australia Member
 - Tas Divisional Committee Member, 2024-present
 - Policy Advisory Committee Convener, 2024-present
 - Policy Advisory Committee Member, 2018-present

My employment experience and involvement in PIA have provided an extensive knowledge of land use and development planning on various projects across Tasmania. I have regularly taken a lead role in managing complex approvals, delivery of planning options, identification and development, feasibilities, permit applications, and scheme amendments.

My experience has included working with project teams that include diverse skill sets and that require a sound understanding of processes necessary across a range of relevant legislation. My role regularly involves engaging with

various authorities and stakeholders, including as expert witness and technical support for the Tasmanian Planning Commission and the Tasmanian Civil and Administrative Tribunal.

Statement of Evidence

This Statement of Evidence has been prepared with a summary of my understanding of the application from a review of the statutory application. Following this review, supplementary evidence has been prepared on several matters to support the assessment of compliance with the requirements of LUPAA.

Proposal

'The Application' is an amendment for the rezoning of the land at 40,768 Tasman Highway, Waverley, Certificate of Title 104384/2, and 104384/4. The Application has been made in accordance with Section 37 of LUPAA, the application was described during public exhibition on 16 August 2025 as:

'Combined Draft Planning Scheme Amendment DA0140/2024/ PSA-LLP0021 to the Tasmanian Planning Scheme - Launceston Local Provisions Schedule proposes:

- a) Changing the zoning from Rural to Rural Living A at 40768 Tasman Highway, Waverley, and unaddressed lot CT104384/4; and*
- b) Approve DA0140/2024 - Subdivision - Subdivide land into 23 lots and a new road.*

An assessment of the draft amendment is included in the report in Council's Agenda (31/07/25).

Background

The Application was submitted by the Applicant, 6ty Pty Ltd, to the City of Launceston (CoL) on the 02/04/2024, and was considered valid on the 03/06/2025. The Planning Authority determined to initiate the Application for the Combined permit and scheme amendment at the Council meeting on the 31 July 2025 in accordance with the officer's recommendation, inclusive of conditions on the permit. This agenda report will be referred to herein as the 'S40T Report'.

The Section 40T report included a planning assessment of the proposed 23 lot subdivision including a new road, upgrades to Boomer Road and the junction with Tasman Highway. The subdivision is assessed in response to the Performance Criteria for a number of standards, the Statutory Assessment in Attachment 3 of the Section 40T report provides a detailed response to all standards.

The Application was subsequently publicly exhibited, and six representations were received that generally objected to the rezoning. The resulting agenda report was prepared, referred to herein as the 'S40K Report', and the Planning Authority determined to support the Draft Amendment with recommended changes to include an additional requirement for a Section 71

Agreement. The agreement included 'no build zones' from the top of the bank of Distillery Creek with additional controls, and sediment barriers for construction of lots. The determination was approved in accordance with the planning officer's recommendations in response to representations received.

In preparing this Statement of Evidence, I have reviewed the following documentation pertaining to the Application:

- City of Launceston, Council Meeting Agenda's including the S40T Report and S40K Report (31/07/25 and 23/10/25) including all attachments, supporting documents (60ty, 09/07/25; Traffic & Civil Services, 20/12/24; Geo-Ton, 4/07/25; RMCG, 9/7/25) and representations received.

Following a review of documentation and a site visit on the 20/03/2026, it is my opinion that the Draft Amendment as initiated, exhibited and supported by the City of Launceston as the Planning Authority generally satisfies the requirements of LUPAA for an Amendment application.

The following evidence is provided to supplement Council's assessment of the application, and recommended advice for the modification of the draft amendment.

Evidence

A review of project documentation revealed a discrepancy in the alignment of the mapping for the amendment and the proposed subdivision along the edge of Distillery Creek.

The requested amendment was for rezoning of the Certificate of Title 104384, folio 2. The folio plan shows the boundary as the 'Edge of Distillery Creek'. The cadastre that was used for the amendment was available on TheLIST and appeared to generally accord with the line as drawn on the Title. However, it shows that over time the creek has moved, as can be seen on the 'Hydrology - All' layer on TheLIST. The cadastre that was used for the mapping of the amendment and hydrology are shown in Figure 1 below; the area between the two is roughly 7500m²

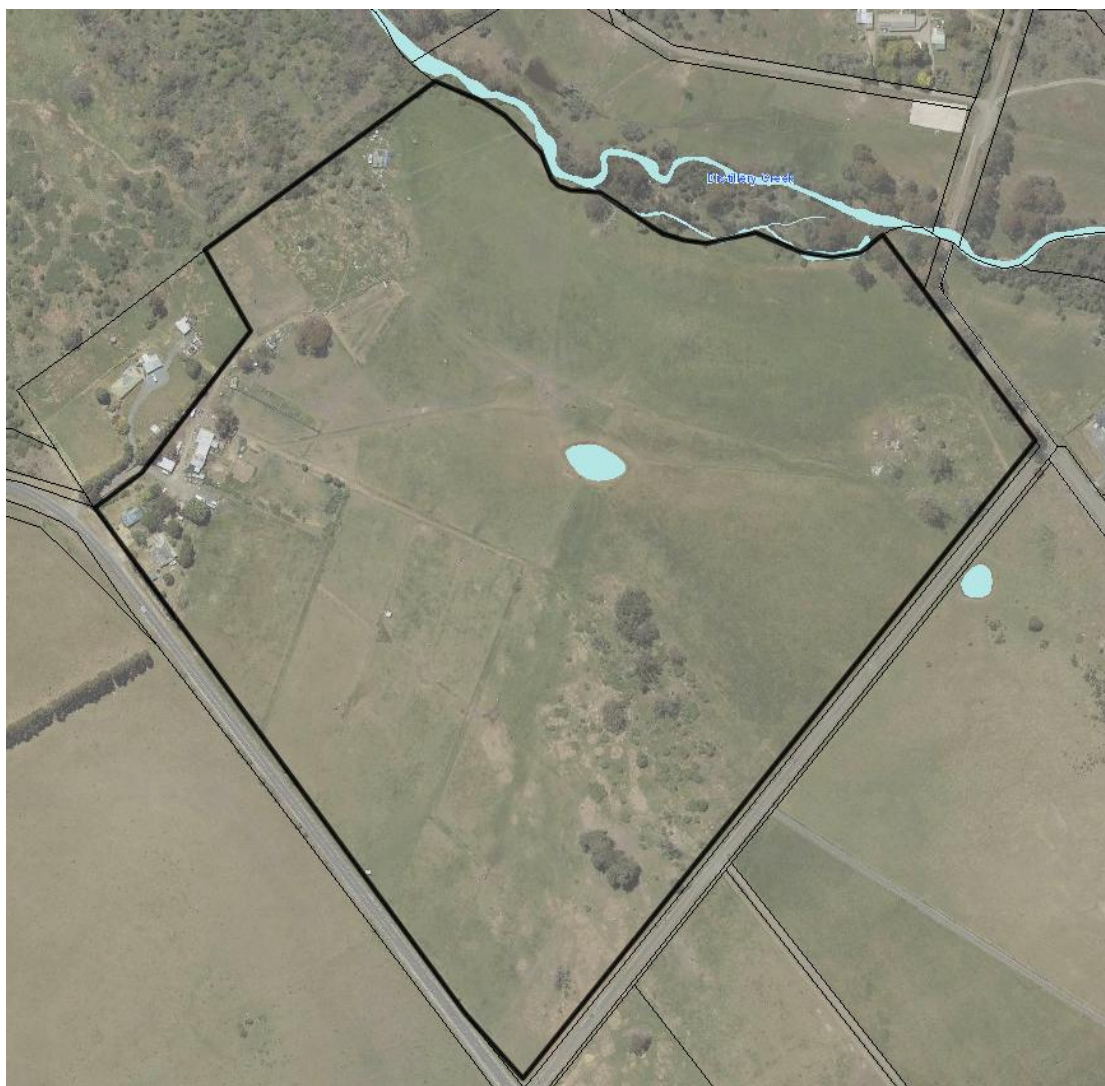
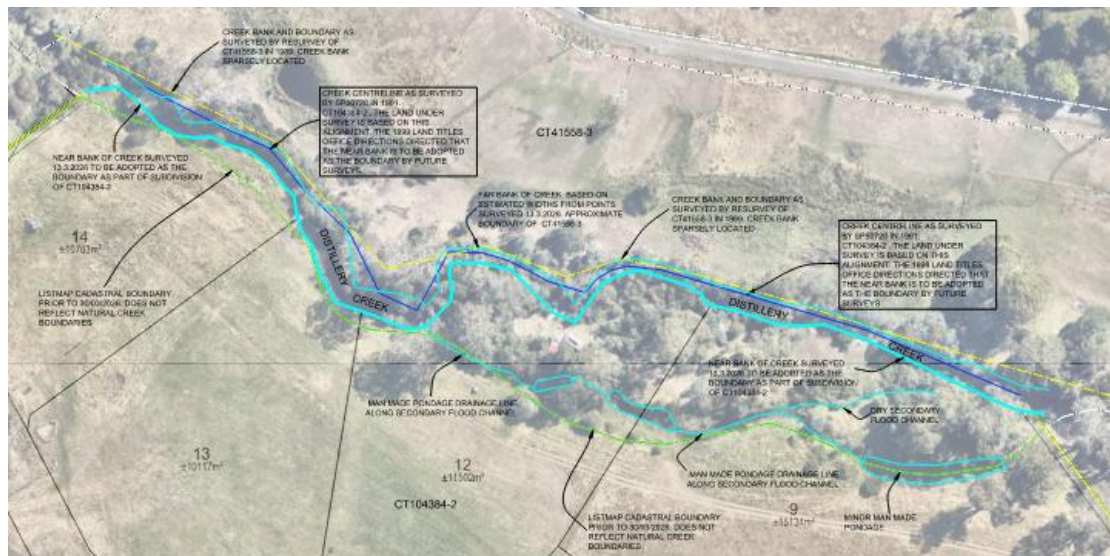


Figure 1: Site showing former cadastre, Hydrology and aerial image of CT104384/1 (Source: TheLIST, 29/03/2026)

The discrepancy has implications to the accuracy of the mapping for the zone amendment, and assessment of the proposed subdivision. This matter was raised with the applicant on the 25/02/2026 for further clarification, who advised that the boundary was assembled by a land surveyor based on desktop information.

The Applicant subsequently arranged for a site survey to be undertaken of the boundary by a Registered Land Surveyor, Richard Peck. The survey was submitted by Mr Peck to The LIST on the 25/03/2026 with a request to update the cadastre for land. Figure 2 shows the near bank in cyan that the Land Surveyor has identified for adoption for the cadastre and for the proposed subdivision, this is provided as an attachment. The cadastre was updated on The LIST on the 30/03/2026, as shown in Figure 3.



Distillery Creek boundary line

The mechanism for implementing zone mapping is included in the Tasmanian Planning Scheme, which specifies the following in 5.2 Operation of Zones:

5.2.3 Maps included in the Local Provisions Schedules show how land is zoned.

Further to this, in Section 80O. of LUPAA the Commission may alter authorised versions of an electronic planning instruments:

...is to be such that the zone boundary or other line follows the boundaries of parcels of land as shown on a layer of cadastral data on the LIST database.

Both the subject site title and the adjoining land at CT41558/3 specify the creek line as the boundary. As such, the rights and interests of the land would be more accurately represented by the site survey and the updated cadastre available on The LIST database. Additionally, the survey is understood to

have been prepared by Richard Peck who is suitably qualified person, as an accredited land surveyor¹.

In my opinion, that as the change to the cadastre has been supported by the LIST then the proposed mapping of the draft amendment should be modified along the boundary of Distillery Creek. A change to the mapping is consistent with the cadastre and does not change any matters discussed in the Planning Assessment of the 40T Report. The change would not be a substantial modification of the amendment as it is a more accurate representation of the land ownership.

Modification of proposed subdivision plan

In review of the boundary line to Distillery Creek, the proposed subdivision plan that formed part of the application is inconsistent with the endorsed amendment mapping for the Rural Living A Zone, as included in Attachment 1 of the Section 40T report. The proposed lots would be partially located in the Rural Zone and would be prohibited by the subdivision standards. The boundary line as surveyed varies from the boundary used in the endorsed subdivision plan.

The subdivision requires consideration of the standards of the Rural Living Zone, Bushfire-Prone Areas Code, Natural Assets Code, and required Council consideration of public infrastructure. The applicant has provided detail in the Creek Boundary and Waterway Analysis Plan that is included as attachment.

An 'Amended plan' (refer attachment: Proposal Plan, 6ty, Rev K, Issue 12, 30/03/2026) has been provided by the Applicant with the revised boundary to Distillery Creek, that results in some minor modifications to the lots. The supporting documentation provided with the original application is generally consistent with the Amended plans.

In my opinion, I consider that it would be appropriate to modify Condition 1 to reference the Amended plan. A further condition should be included on the permit to the effect of the following:

Bushfire Hazard Management Report

Written confirmation is required from an accredited bushfire practitioner that the Proposal Plan (Rev K, Issue 12, 30/03/2026) is consistent with recommendations of the Bushfire Hazard Management Plan (BHMP). If any changes to the BHMP are required an amended plan is to be provided and is to be endorsed by the Senior Leader of Development Assessment.

This condition would enable the scheme amendment to be declared and the subdivision to proceed with minimal delays to the applicant to what would be relatively minor changes to the application. It is not considered necessary to update any of the other supporting documentation.

¹ Register of Surveyors, accessed 27/03/2026,
<<https://surveyor.nre.tas.gov.au/ext/show/330>>

Conclusion

Following a review of all statutory documentation for the Application, it is my opinion that the Combined permit and amendment as initiated, exhibited and supported by the City of Launceston as the Planning Authority generally satisfies the requirements of LUPAA for an Amendment application.

Based on additional evidence established subsequent to the 40K Report to the Planning Authority, I recommend that the following modifications are made to the documentation:

- As the cadastre has been updated based on a site survey of Distillery Creek, the endorsed mapping of the Rural Living A Zone should be modified to align with the cadastre.
- Due to the updated survey of Distillery Creek, there are minor inconsistencies with the endorsed subdivision plan. Condition 1 on the permit for DA0140/2024 should be updated to reference the Amended Plan, and an additional condition should be included for review by an accredited bushfire practitioner.

Attachments

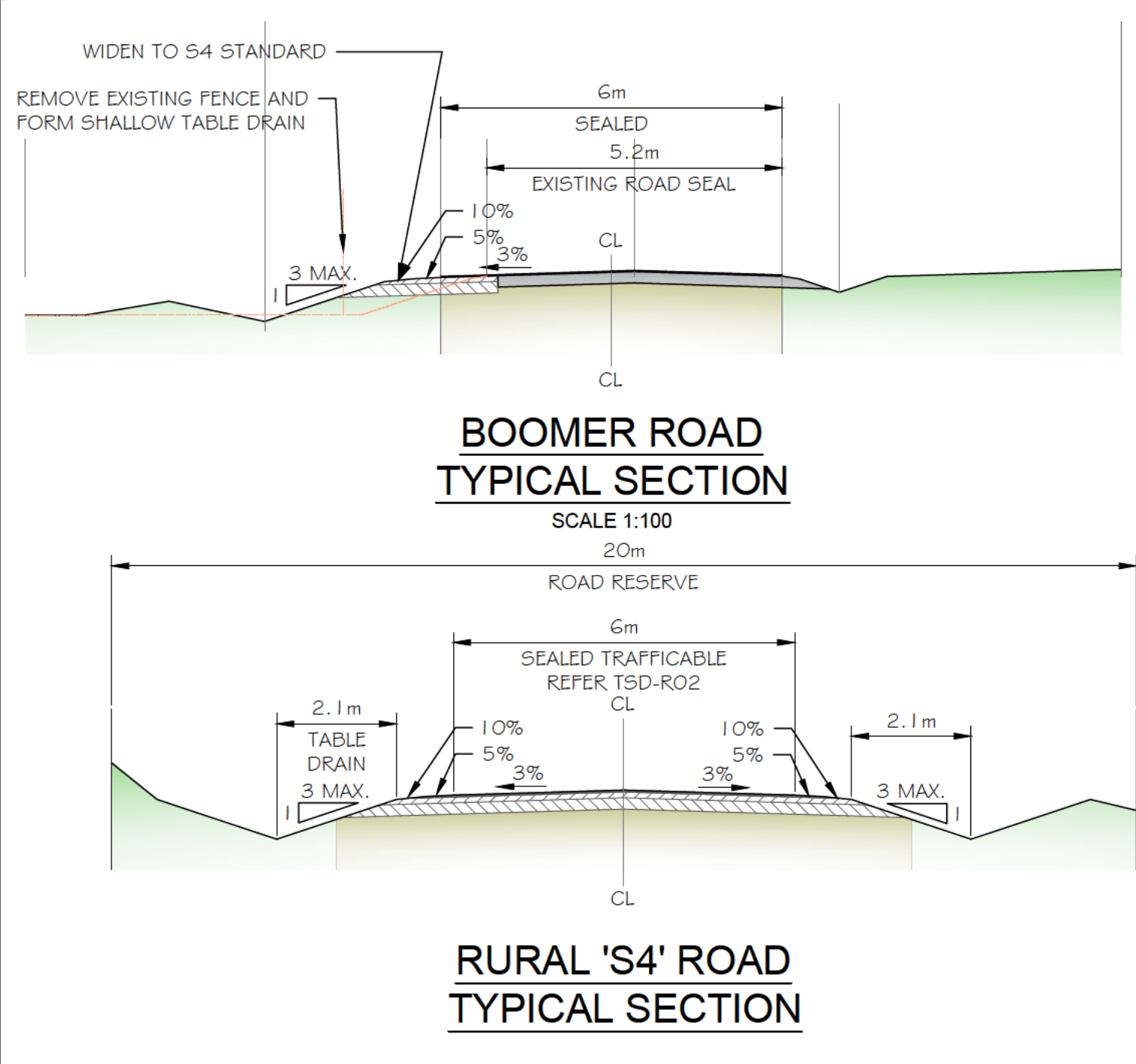
- Proposal Plan, 6ty, Rev K, Issue 12, 30/03/2026
- Creek Boundary Analysis Plan, 6ty, Issue 01, V01, 31/03/2026
- Creek Boundary and Waterway Analysis Plan, 6ty, Issue 01, V02, 31/03/2026

PLEASE NOTE

1. INTENDED USE OF PLAN
THIS PLAN WAS PREPARED TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. DETAILS ARE SUBJECT TO CHANGE AND IN PARTICULAR NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS INVOLVING THIS LAND.
2. LAYOUT MEASUREMENTS
ALL MEASUREMENTS, AREAS AND LOTS SHOWN ARE INDICATIVE ONLY AND SUBJECT TO CHANGE DUE TO FINAL FIELD SURVEY, DETAILED DESIGN AND CONSTRUCTION
3. SERVICES
ALL SERVICES SHOWN ARE APPROXIMATE ONLY. NO GUARANTEE CAN BE GIVEN THAT ALL RELEVANT SERVICES ARE SHOWN
4. DETAILED DESIGN APPROVALS
ROAD, DRIVEWAYS, FOOTPATHS, SEWER, STORMWATER, WATER AND LANDSCAPING SHOWN IS PRELIMINARY ONLY AND SUBJECT TO CHANGE. ALL CHANGES DURING DETAILED DESIGN AND CONSTRUCTION ARE SUBJECT TO THE APPROVALS OF THE RELEVANT SERVICE AUTHORITIES

THIS NOTE IS AN INTEGRAL PART OF THIS PLAN

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 ABP No. CC1633i

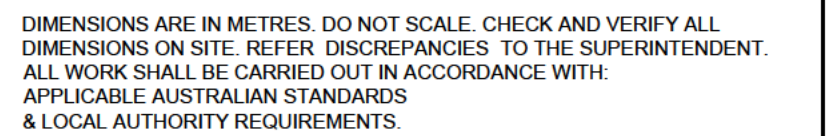

 APPROVED COMPANY
 ISO 9001
 ISO 14001
 Registered Supplier

QMS Certification Services

EXISTING POWER
EXISTING TELSTRA
EXISTING OPEN CHANNEL
EXISTING SUBSOIL DRAIN
EXISTING FENCE

WATER MAIN

ISSUE	DATE	ISSUED FOR	REV.
01	19.10.22	PRELIMINARY ISSUE	A
02	12.08.23	DEVELOPMENT APPLICATION	B
03	15.06.24	EXTERNAL BOUNDARIES SHOWN	C
04	18.06.24	DEVELOPMENT APPLICATION	C
05	13.07.24	DEVELOPMENT APPLICATION	D
06	16.07.24	DEVELOPMENT APPLICATION	E
07	06.12.24	DEVELOPMENT APPLICATION	F
08	21.05.25	DEVELOPMENT APPLICATION	G
09	22.07.25	DEVELOPMENT APPLICATION	H
10	11.03.26	DEVELOPMENT APPLICATION	I
11	17.03.26	DEVELOPMENT APPLICATION	J
12	30.03.26	DEVELOPMENT APPLICATION	K



DRAWING: **PROPOSAL PLAN**

SCALES: 1:1500 AT A1 SIZE DRAWING SHEET

PROJECT No. **22.257** DRAWING No. **Cp01** REV. **K**

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Architectural
ABP No. CC4874f
Structural / Civil
ABP No. CC1633i



PRELIMINARY - NOT FOR CONSTRUCTION

ISSUE	DATE	ISSUED FOR	REV.
01	31.03.26	INFORMATION	-

DIMENSIONS ARE IN METRES. DO NOT SCALE. CHECK AND VERIFY ALL DIMENSIONS ON SITE. REFER DISCREPANCIES TO THE SUPERINTENDENT. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH APPLICABLE AUSTRALIAN STANDARDS & LOCAL AUTHORITY REQUIREMENTS.

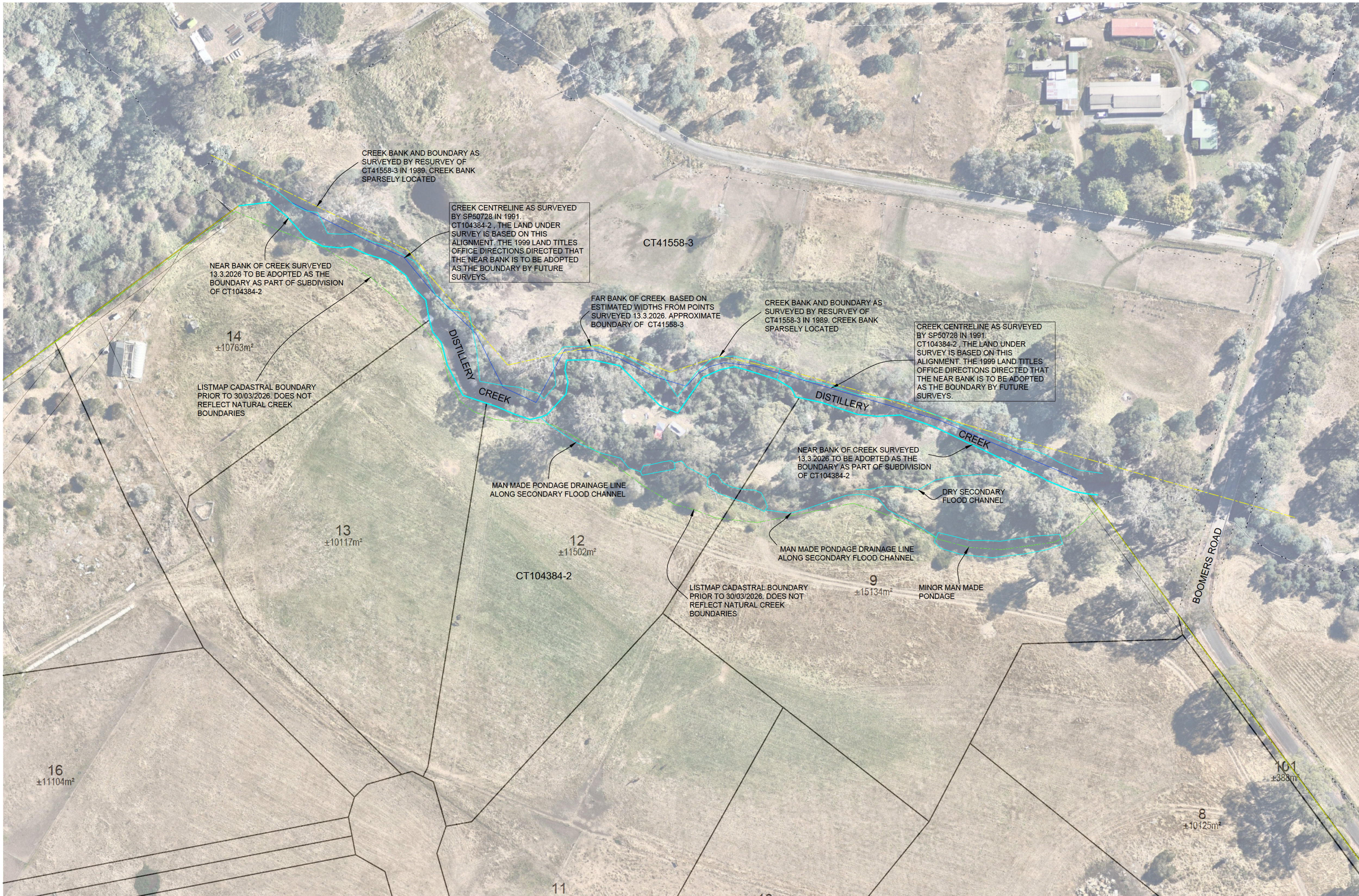
PROJECT: 23 LOT SUBDIVISION
BOOMER ROAD
AT: 40768 TASMAN HIGHWAY
WAVERLEY (104384/2)
FOR: G. DAWKINS

DRAWING: CREEK BOUNDARY
ANALYSIS PLAN

DESIGNED: DRAWN: R.M.P. CHECKED: R.M.P.

SCALES: 1:750 AT A1 SIZE DRAWING SHEET

PROJECT No. 22.257 DRAWING No. V01 REV. -



NOTE

THE LISTMAP CADASTRE WAS UPDATED APPROXIMATELY 27/03/26 IN RESPONSE TO 6ty FINDINGS AND A REQUEST, TOGETHER WITH COUNCIL TO CORRECT THE LISTMAP CADASTRE.

- LISTMAP CADASTRE PRIOR TO 27/03/26 DID NOT REFLECT THE CADASTRAL BOUNDARIES OF THE TITLE SURVEYS.

Registered Land Surveyor: R.M. Peck

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Architectural
ABP No. CC4874f
Structural / Civil
ABP No. CC1633i



PRELIMINARY - NOT FOR CONSTRUCTION

ISSUE	DATE	ISSUED FOR	REV.
01	31.03.26	INFORMATION	-

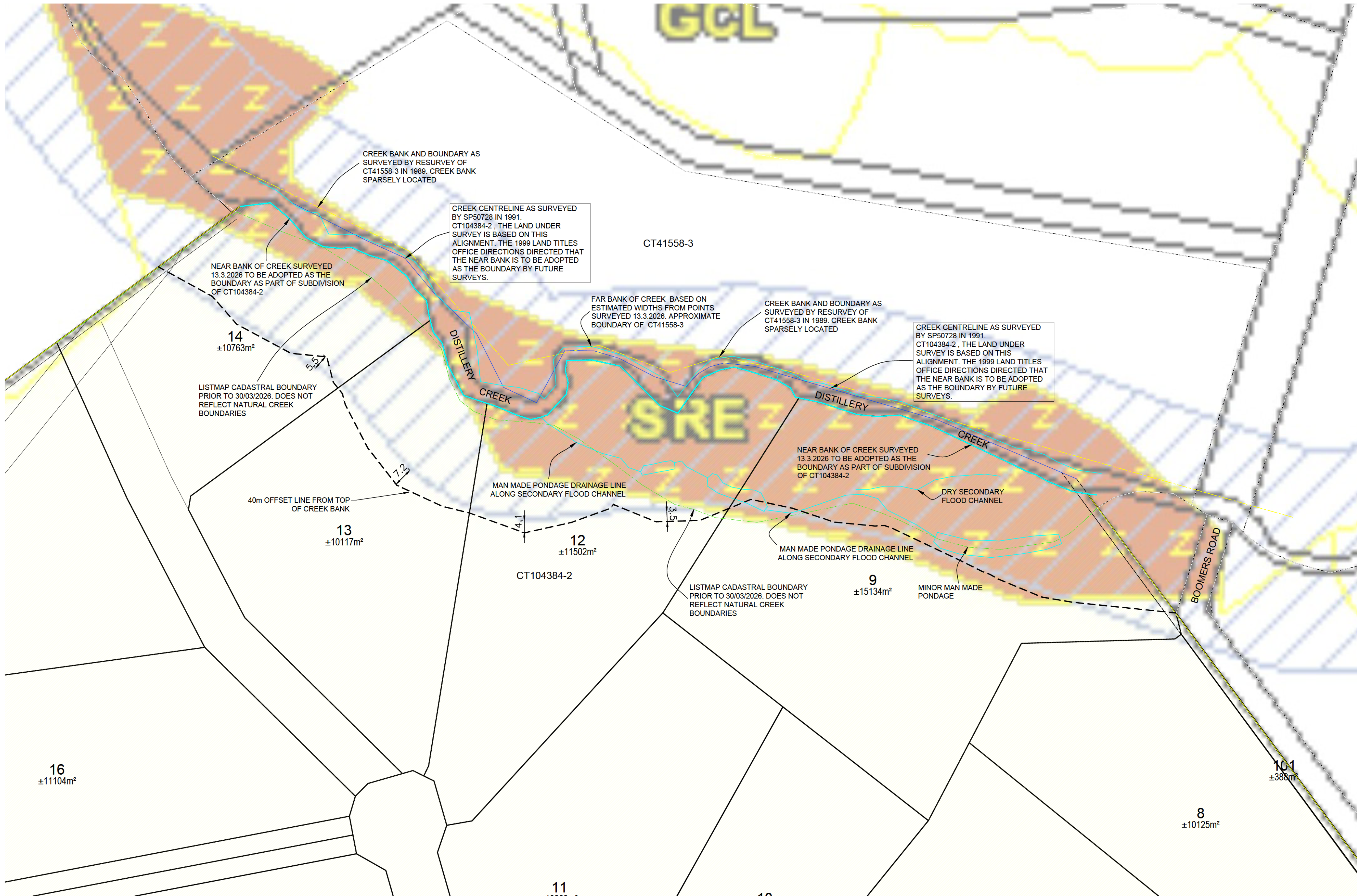
DIMENSIONS ARE IN METRES. DO NOT SCALE. CHECK AND VERIFY ALL DIMENSIONS ON SITE. REFER DISCREPANCIES TO THE SUPERINTENDENT. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH APPLICABLE AUSTRALIAN STANDARDS & LOCAL AUTHORITY REQUIREMENTS.

PROJECT: 23 LOT SUBDIVISION
BOOMER ROAD
AT: 40768 TASMAN HIGHWAY
WAVERLEY (104384/2)
FOR: G. DAWKINS

DRAW NO: CREEK BOUNDARY
AND WATERWAY
ANALYSIS PLAN
DESIGNED: DRAWN: W.J.R. CHECKED: R.M.P.

SCALES: 1:750 AT A1 SIZE DRAWING SHEET

PROJECT No: 22.257 DRAWING No: V02 REV: -



ANALYSIS PLAN

WATERWAY AND COASTAL PROTECTION AREA
THREATENED RIPARIAN VEGETATION COMMUNITY
40m OFFSET RIVER BANK NO BUILD ZONE

NOTE

THE LISTMAP CADASTRE WAS UPDATED APPROXIMATELY 27/03/26 IN RESPONSE TO 6ty FINDINGS AND A REQUEST, TOGETHER WITH COUNCIL TO CORRECT THE LISTMAP CADASTRE.

- LISTMAP CADASTRE PRIOR TO 27/03/26 DID NOT REFLECT THE CADASTRAL BOUNDARIES OF THE TITLE SURVEYS.
- BACKGROUND IMAGERY FROM LISTMAP PLANNING OVERLAYS.