

To: Chief Executive Officer Sam Johnson City of Launceston
Subject: Proposed Subdivision at 40768 Tasman Highway, Waverley TAS 7250
From: Helana and Jared Mackean
Address: [REDACTED] Waverley TAS 7250
Date: 15/9/2025

I am writing to raise my concerns regarding the proposed subdivision at 40768 Tasman Highway, Waverley TAS 7250. As a nearby resident and landowner, I believe this proposed development, in its current form, poses risks to existing infrastructure, the environment, and the amenity of the area.

1. Water Easement – Legal and Property Rights Concerns

My property at [REDACTED] includes a registered water easement, which provides legal access and rights to Distillery Creek. The current proposal appears to remove this easement, which is unacceptable without consultation, financial reparation and legal agreement.

Any modification, removal, or redirection of this easement could adversely affect my access to water and infringe on established property rights. I request formal confirmation that:

- The easement will remain intact and unaltered. Should my easement require any relocation or adjustment, this needs to occur through formal agreement with adjustments being formally made to my property title at no cost to myself or other property owners affected.
- No new connections will be made via this easement without the express consent of affected landowners.

2. Inadequate Water Supply Infrastructure

The proposed subdivision plans to connect to the existing water supply infrastructure, which is already under-resourced and operating at or near capacity. Boomer Road residents, including myself, have experienced frequent low water pressure, particularly during peak usage times. Multiple complaints have been submitted to TasWater over the past 12 months, highlighting the ongoing inadequacies of the current system.

Most concerning was the complete loss of water supply during a recent bushfire, which occurred when residents needed access to water for emergency protection. The existing infrastructure is clearly not capable of supporting additional households without significant upgrades, and proceeding with further connections would endanger both daily supply reliability and emergency preparedness.

I request that council require a full water network capacity assessment in consultation with TasWater, and that no development be approved unless the infrastructure can be demonstrably upgraded to support additional demand.

3. Flood Risk and Impacts on Insurance

Several of the proposed lots appear to be located on known floodplains along Distillery Creek. This area has a history of flooding during periods of high rainfall.

Residential development on this flood plane is likely to result in increased insurance premiums for neighbouring landowners, or even render some properties uninsurable, given the heightened risk profile introduced by this subdivision as it is currently proposed.

4. Environmental Impact and Loss of Wildlife Habitat

The proposed subdivision threatens the natural environment and wildlife habitat that currently characterises this area. The property in question is home to:

- Platypus, populations within the river system that forms the boundary of the proposed subdivision
- Tasmanian native hens, nesting area
- Lapwing plover, nesting area
- Native ducks, several species nest in the trees on the property and by the waterways
- Wedge-tailed eagles, which regularly hunt in the area

The clearing of vegetation and increased human presence will have detrimental impacts on these species. There are no planned communal spaces or avenues to allow native species to live and move through this area.

5. Change to the Character of the Area

Waverley is currently a semi-rural, low-density residential area with strong community ties and significant natural value. This subdivision represents a shift toward urban-style development, which is inconsistent with the existing character of the area due to the smaller proposed block sizes for this development.

The proposal threatens to permanently alter the visual landscape, increase traffic, and place unsustainable pressure on local infrastructure, without providing corresponding benefits to the existing community.

Conclusion

Given the concerns outlined above, I respectfully urge the council to reevaluate the current subdivision proposal in its present form. At a minimum, I request that council require:

- Protection and non-interference with existing water easements
- Water infrastructure capacity upgrade
- Flood risk modelling and disclosure of insurance impacts
- A full environmental and biodiversity impact assessment

Thank you for considering my submission.

Sincerely,
Jared and Helana Mackean
[REDACTED] Waverley TAS 7250

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