

Outlook

40768 Tasman Hwy. Draft Planning scheme Amendment PSA LL0021 etc. Submission

From [REDACTED]
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To Contact Us <contactus@launceston.tas.gov.au>
Cc Helana Mackean [REDACTED]

 1 attachment (225 KB)
40768 Tasman Hwy subdivision submission.pdf;

Sent from my Galaxy
To: The Chief Executive Officer

Hereunder is my submission.

Regards

Joseph Brewin
[REDACTED] St Leonards Tas 7250.

The Chief Executive Officer
PO Box 396
Launceston Tas 7250

Draft Planning Scheme Amendment PSA-LLP0021 and Development Application DAD140/2024
40768 Tasman Hwy, Waverley.

I wish to submit the following representation concerning the proposal to subdivide 40768 Tasman Hwy, Waverley.

Introduction

My wife and I own property on the Eastern side of Boomer Rd directly opposite the property under consideration. We have owned this property since 1998. I have no objection in principle to this land being subdivided. After all, I carried out a smaller subdivision across Boomer Rd. I do however have some serious concerns to the proposal as submitted. They are as hereunder.

Easement

I own a 3 metre wide easement over 40768 Tasman Hwy, Waverley which I am not prepared to relinquish without adequate consultation and adequate compensation. This easement is shown on the title documents. I notice in the proposal that the parcel of land containing my easement is included in the parcel of land that will be designated as 'Road' on future plans. I had an underground pipe in that vicinity that passed from Boomer Road to close proximity to Distillery Creek. I note that the pipe ends at both ends of this pipe have been removed by persons unknown. This pipe has been in this location for in excess of 10 years. I suggest that moving this piece of land to 'Road' will result in a substantive reduction in the conditions of the easement and a sizeable reduction in its value.

I note that there used to be an easement for 60 Boomer Road which was extinguished with the creation of Whisky Road. I believe my easement will be similarly extinguished if it is in the parcel of land that is to be assigned as road.

The owners of 40768 Tasman Hwy have not approached me to consult nor relinquish ownership of that easement.

If the area of land covered by the easement is in any way affected by this proposal, I require that either I be adequately compensated for that action or that the easement to be moved to a mutually agreed location on 40768 Tasman Hwy that enables me to retain that easement in perpetuity.

Water Supply

The 40768 Tasman Hwy subdivision proposal envisions an extra 23 water points. It envisions that all these points will be supplied via piping connected to the existing Taswater Gravity mains infrastructure. The Taswater Gravity Main that feeds the properties along Whisky Road and the feeder main along Boomer Road barely meets the needs of dwellings along Boomer Rd as it is and yet there is this proposal

to add a further 23 water points to it. I suggest that the infrastructure is inadequate to meet such a large additional demand on the water.

There is often limited water supply in the evening via the Taswater gravity main feed. This occurs when the occupants in Drivers Run are at home. Officers from Taswater who attend usually do so in the day time when Drivers Run becomes a dormitory suburb and so are unable to replicate the evening water shortages. Personally, I found the lack of water pressure to be so bad that I still use the roof rain water that decants into my water tank which I supplement with mains water into the Rainwater tank. I also have the option of pumping water from Distillery Creek into my rainwater tank via my easement over 40768 Tasman Hwy. I have an electric water pump under my house to provide water pressure.

I noted that there was no water coming from the Taswater gravity feed during a fairly recent fire event behind Ravenswood. The wind was blowing that fire in our direction. This was an occasion when it would have been beneficial to have mains water had the fire reached my home. I had my rain-water tank and to boost that supply I accessed Distillery Creek via a gate on Boomer Rd to 40768 Tasman Hwy near the Distillery Creek bridge with a firefighter pump in accordance with my right to do so (see above in Easement).

I note that there is a condition in the Taswater "Submission to Planning Authority Notice" dated 15/5/24 (ref: VTWDA 2024/00561-LCC) that 'the developer must design and construct an upgrade of the existing DN100mm trunk water main (assets A33525551 and A3352549) from TasWater's Distillery Creek water treatment plant to the junction of Whiskey Road and Boomer Road. The upgraded main must be DN150 and extend approximately 700 metres.' I spoke to David Boyle at TasWater regarding this aspect of the submission who confirmed that this upgrade was only to the Rising Main that leads to the header tank on the high ground (near White Gum Rise). He confirmed that this would have little or no effect on the quantum of water being supplied to the Header tank until the remainder of the rising main was updated. In other words, it will do nothing to improve the water delivery on the Gravity Main to Boomer Rd and Whisky Road dwellings.

Whilst I was in the formative stages of the subdivision that took place for my land at [REDACTED] the predecessor to Taswater wanted me to install a header tank on the highest point of my land together with the associated Rising main and Gravity mains so as to service any blocks created on [REDACTED]. This tank would need to be accessible via a public road. This would also need to have an electricity supply. After this, my small subdivision proceeded on the basis that mains water would not be supplied. Later in the process I was informed by Rebecca Green (who managed the subdivision process for us) that the LCC now required that water be connected. This resulted in the laying of a gravity main along Boomer Rd. So, what has changed at Taswater that has eliminated the need for such infrastructure? I suggest that a Header tank and associated infrastructure needs to be constructed on the highest point of 40768 Tasman Hwy to meet the water needs of the proposed sub-division.

Flood Waters

I am very wary of plans to subdivide the flood plain on the property down to 1 ha (approx.) blocks. I have witnessed two floods along Distillery Creek where no parts of the Distillery Creek bridge on Boomer Road were visible above the flood waters. In the worst case, the flood waters were backed up along Boomer Road to very close to the now junction with Whisky Road. On a contour map this would put it above the 111 metre level. The whole of the flood plain on 40768 Tasman Hwy was under water at that flood event.

I suggest that LCC council records could confirm the level of the floodwaters in that flood event in that Faraday Street, Waverley was closed due to flood waters crossing the road. This flood flattened the steel and wire pedestrian barriers alongside the road over Distillery Creek. This is only some 2 Km downriver from the bridge at Boomer Road.

In that the flood events along Boomer Creek are foreseeable, I believe that the LCCC might/would be liable for damages in the event that houses built on this flood plain are damaged by flood.

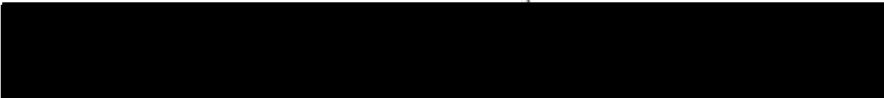
In that the flood events along Boomer Creek are foreseeable, I believe that there would be a likely impact on Insurance premiums for all dwellings in the surrounding area in the event that houses built on this flood plain are damaged by flood. I can do without an Insurance Premium hike due to others' negligence.

And a matter of lesser importance - Boomer Road - Infrastructure

The LCC has a plan for a future upgrade of Boomer Rd. That plan retains the blue-stone rock lined open spoon drain on the Eastern side of Boomer Rd. Does the road upgrade shown on this proposal envision upgrading that spoon drain along the line shown in the LCC plan? If it does, it will require additional work, especially at the junction of Boomer Rd and Tasman Hwy.

I note that in the proposal, it is envisioned that a shallow spoon drain will be built along the Western side of Boomer Rd. To keep in character with the area and as a flood mitigation perhaps this drain should also be lined with blue-stone rocks,

Submitted for your consideration


Joseph Brewin

For J H Brewin and M G Brewin

 St Leonards Tas 7250

10 September 2025