

Where
are we?

INFORMATION
GATHERING ✓

↓
COMMUNITY
VISION
WORKSHOP ✓

↓
VISION
WORKSHOP
SUMMARY DOCUMENT ✓

↓
DRAFT RELBIA
STUDY REPORT ✓

↓
PUBLIC
EXHIBITION ← Here

↓
COMMUNITY
FEEDBACK
AND FORMAL
SUBMISSIONS

↓
FINAL
RELBIA
STUDY REPORT

Planning Together for
the Future of Relbia

"To preserve the rural
character and lifestyle
of Relbia now and
into the future..."

mesh



City of
LAUNCESTON

Located within relatively close proximity to the Launceston Central Business District (CBD) and other planned growth areas such as St Leonards and South Prospect, Relbia has been identified as a ‘future strategic investigation area’ in the *Greater Launceston Plan* (GLP). In conjunction with community consultation, Launceston City Council has conducted a technical analysis of existing conditions to determine Relbia’s suitability to support additional growth.

The findings and recommendations made will be used to accomplish the following three key objectives:

1.

Determine if Relbia contains the necessary conditions to support progressive urban redevelopment;

2.

Define a vision or role for Relbia in the *Greater Launceston Plan*; and

3.

Respond strategically to subdivision and development proposals in Relbia.

What is the Greater Launceston Plan?

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COMMUNITY CONSULTATION

At the beginning of the project, and during the course of the consultation sessions, the Relbia community was invited to attend facilitated consultation sessions.

During these sessions participants were engaged in a number of activities that focussed on the following key questions:

What is your vision for Relbia?

What is Relbia's ability to accommodate change?

What do you love about Relbia?

The feedback from the workshop provided the foundation for the development of a vision for Relbia. Clear and consistent feedback highlighted a desire to:

"Preserve the rural character and lifestyle of Relbia now and into the future."

There was also a general understanding that Relbia has subdivision potential under the current planning controls, however it is important to the community to protect Relbia’s unique character. Urgent infrastructure upgrades should be delivered before further subdivisions are considered.

There was also support in favour of limited subdivision outcomes for retirement and other purposes. As a result, three potential options for Relbia begun to emerge:

1.

No Change
2.

Limited Change
3.

Substantial Change

Preserve the rural character and lifestyle of Relbia now and into the future.	
	Protect natural features, flora and fauna.
	Protect roads & land uses to ensure scenic and rural character are maintained.
	Manage the number of homes visible along Relbia Road + Glenwood Road.
	Maintain larger lots and setbacks to ensure appropriate separation of dwellings.
	Protect vehicle travel speeds along key routes to and from the CBD and airport.
	Protect ability to farm land appropriate for agriculture and vineyards.
	Maintain larger lots along Relbia Road and Hobart Road to protect the scenic character and long views to undulating hills and vineyards.
	Maintain quiet roads by not generating more traffic.
	Improve connectivity for pedestrians, cyclists and equestrian riders.
	Improve public access to North Esk River, water holes and other recreation areas.
	Maintain the rural setting and natural values, contributing to a child and family-friendly lifestyle.
	Maintain ability to subdivide lots for retirement / next generation.
	Support low-impact and sympathetic tourism-based enterprises.

Fig 1. Key workshop questions

TECHNICAL ANALYSIS

The key contributing factors and site constraints are:

1. Topography and Watercourses

2. Vegetation

3. Lot sizes and dwellings

4. Non-residential land uses

5. Existing Zoning

6. Sewer and water

7. Site analysis

8. Property values

A comprehensive and layered technical analysis has been conducted to align with the community's emerging vision for Relbia.

To determine Relbia's suitability to support additional growth, the technical analysis outlines the limitations imposed on the existing structural conditions by the key contributing factors/ site constraints.

The key contributing factors highlighted in this study are defined as physical and planning implications to development potential.

The technical analysis found the presence of complex, interrelated site conditions along with dwelling placement and other structures, are the key defining characteristics of Relbia.

Their presence differentiates Relbia from the adjoining and nearby urban areas such as Youngtown.

Despite extensive limitations imposed by complex site conditions throughout Relbia, it is acknowledged that a few key sites had potential to accommodate further subdivision. However, the subdivision density and form would need to be carefully considered to not compromise the existing character and demographic of Relbia.

Fig 2. Layered Technical Analysis Summary

KEY FINDINGS

1. Historically designed and constructed to deliver a low density/rural living environment that is disconnected from services.

2. Relbia is environmentally sensitive and does not contain the necessary conditions to support broad-scale development.

3. Broadscale subdivision or significant change would compromise the future character of Relbia and overwhelm existing infrastructure.

EMERGING VISION

The principal outcome of the community vision and technical analysis is that the capacity to support change is 'limited'. Relbia offers an important and positive point of difference within the broader Launceston housing market.

Accordingly, a detailed vision for Relbia had begun to emerge:

Relbia will be retained into the future as a rural living, lifestyle community. Relbia will be differentiated from other parts of the Launceston housing framework due to the presence of natural vegetation and wildlife, scenic character and views, larger lots, and a sense of privacy. Existing and new non-residential land uses such as wineries will be encouraged to remain, and new tourism and related uses will be supported where they contribute to the character and sense of place in Relbia. Where subdivision is supported it will be site responsive and new housing will be encouraged to incorporate excellence in design and environmental sustainability.

What is
Relbia's ability
to accommodate
change?

RECOMMENDATION

With the emerging vision in mind, a modified limited change scenario for Relbia is recommended; which comprises an outcome that will achieve an appropriate balance between enabling limited change in suitable locations whilst retaining the unique character and quality as a rural living, lifestyle-based housing destination.

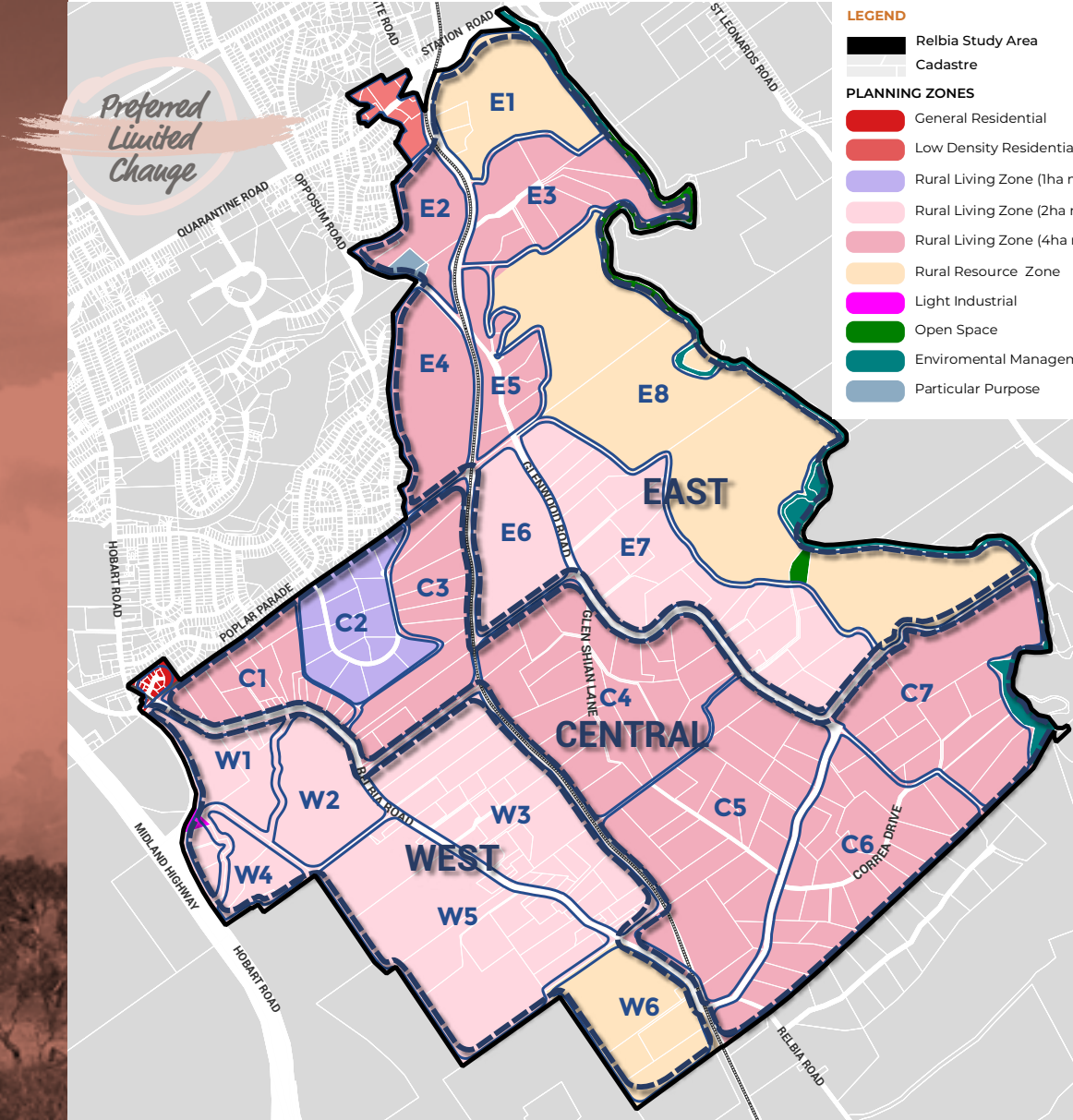


Fig 3. Preferred Limited Change - Planning Zone Recommendation

Importantly, this recommended limited change scenario will ensure that existing infrastructure, such as the road network, is not overwhelmed with additional demand and demand is not created for new infrastructure as Relbia will remain as an unserviced rural living community.

More specifically, this recommendation is to be implemented through adjusting subdivision minimums only with selected sub-precincts being considered for specific rezoning. These recommendations are illustrated in the above proposed zoning plan.

Have your say

We invite you, and the community to provide further feedback and thoughts on the vision to guide Relbia into the future.

We would love to hear your feedback and invite you, the community, to provide written submissions to Council and Mesh consultants in response to the exhibited Draft Relbia Study.

All submissions to Council will be reviewed and considered in the preparation of the final Relbia Study.

Please submit your feedback to:

Richard Jamieson

Manager City Development

RelbiaReview@launceston.tas.gov.au

6323 3000

To read the complete Relbia Feasibility Study, please head to <https://yourvoiceyourlaunceston.com.au/relbia> or contact Richard Jamieson for more information.

The Relbia Feasibility Study provides a detailed justification outlining Relbia's suitability for additional growth based on previous community consultation and technical analysis of the existing conditions.