

OPTION 1:

NO CHANGE SCENARIO

Maintain current zoning pattern and subdivision minimum of 4ha within the Rural Living Zone and 35ha within the Rural Resource Zone.

ISSUES

- + Assumes incremental subdivision of remaining parcels that have greater than 8ha. i.e. ability to subdivide into two 4ha parcels.
- + Future applications would be subject to site specific assessment
- + Assumes no additional provision of community infrastructure including open space.
- + Transport network will require on-going maintenance by Council.

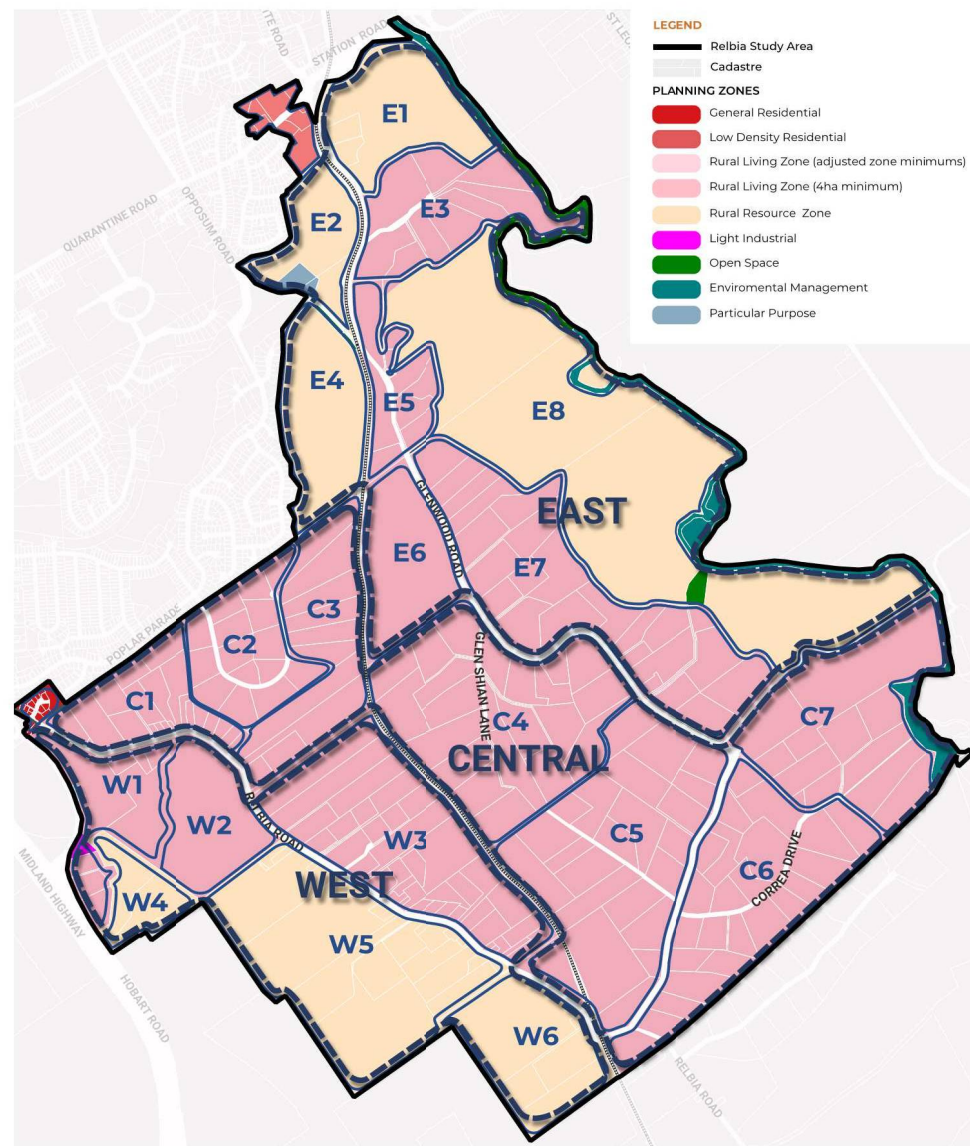


Fig 19. Planning Zones - No Change Scenario

OPTION 2:

LIMITED CHANGE SCENARIO

Maintain current zoning pattern but with some adjustment to the subdivision minimums in certain locations.

ISSUES

- + Limited change approach applied to partially constrained precincts only.
- + Location of partially constrained precincts would offer transition between urban land to the north and remainder of Relbia.
- + Some land is already fragmented but other land is in relatively large landholdings.

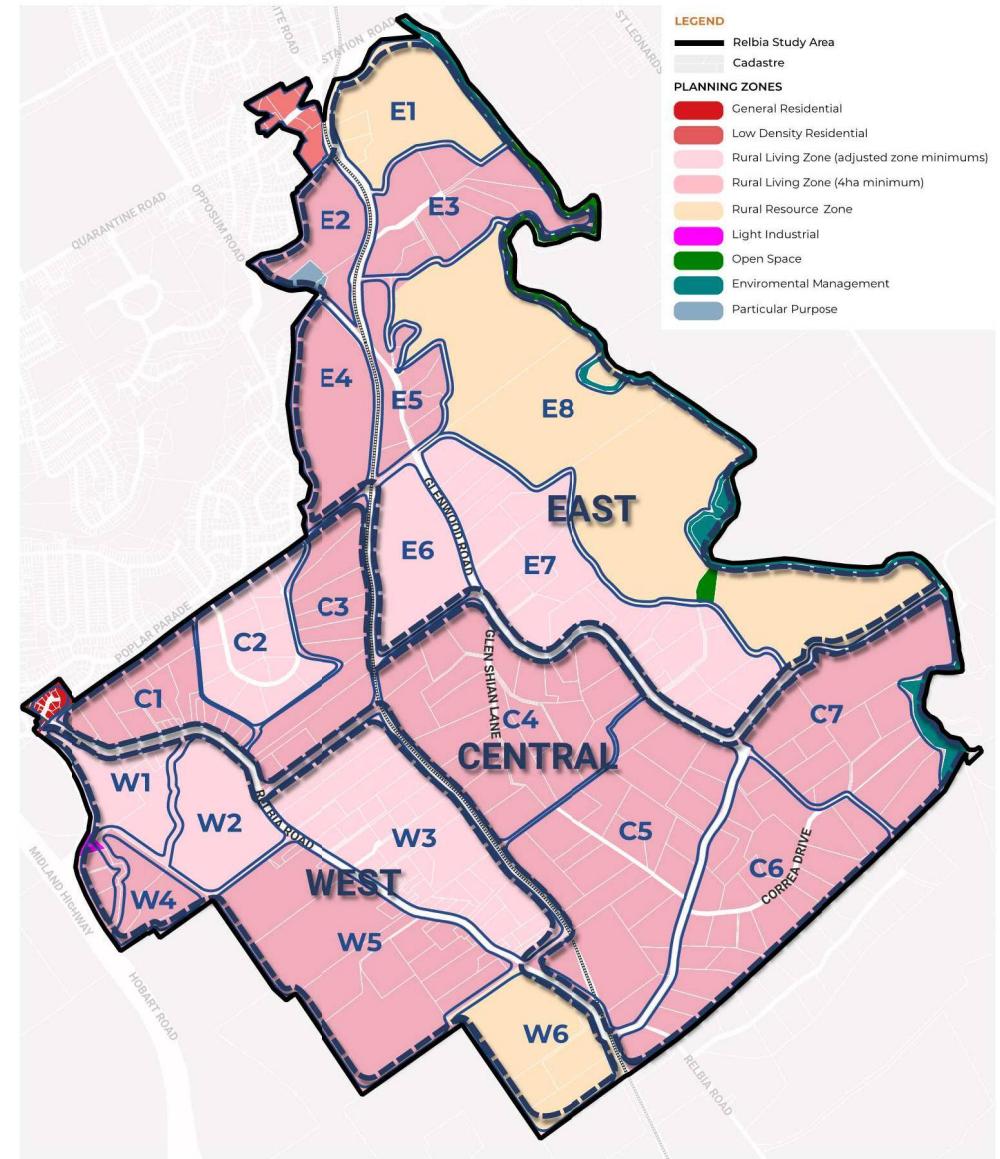
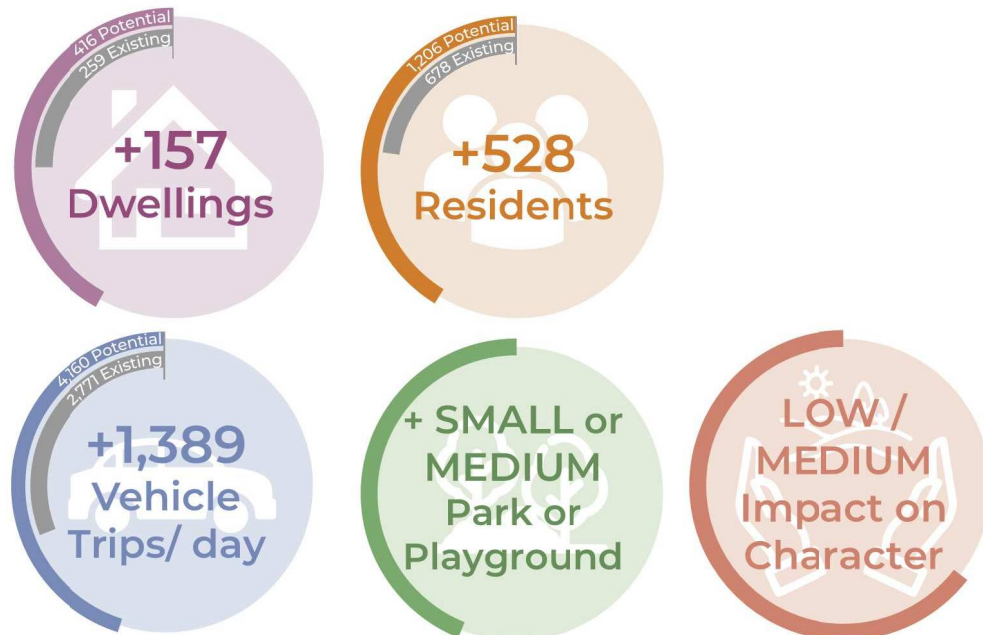


Fig 20. Planning Zones - Limited Change Scenario

OPTION 3:

SIGNIFICANT CHANGE SCENARIO

Identify precincts of land that could be rezoned to low density residential zone with maintenance of rural living land in between.

ISSUES

- + Overall yield getting close to requiring community infrastructure.
- + More significant impact on road network.
- + Impact on existing character likely to be more noticeably impacted.
- + Some ability to achieve co-ordinated and connected outcomes but all new development reliant on existing transport network.

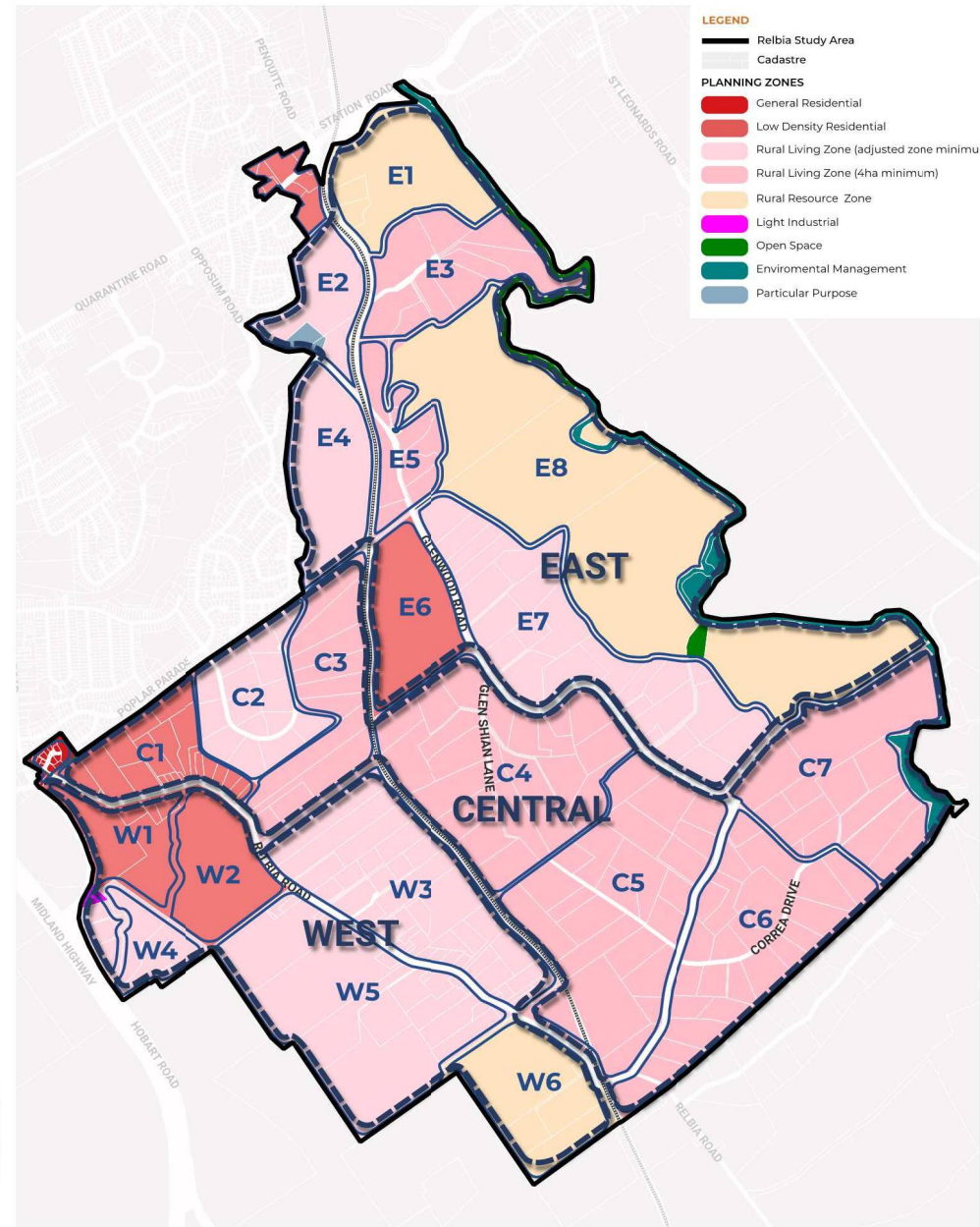


Fig 21. Planning Zones - Significant Change Scenario