



CITY OF LAUNCESTON  
**Planning Together for the  
Future of Relbia**  
FINAL REPORT - IN BRIEF



City of  
**LAUNCESTON**

# SUMMARY

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In 2019, the City of Launceston engaged Mesh Liveable Urban Communities to undertake a strategic review of the suburb of Relbia.

The purpose of the review was to understand the opportunities that may, or may not exist for the future growth of Relbia and to understand how any potential growth could be balanced against the suburb's existing unique qualities and character.

The proposal itself certainly wasn't new, nor was it driven by any external factors or influences. Relbia had already been identified in the Regional Land Use Strategy of Northern Tasmania, as well as the Greater Launceston Plan for evaluation regarding its potential to contribute to the future and longer-term development of the greater Launceston urban area.

As a first step, Relbia residents were invited to attend a series of workshops at the Albert Hall to discuss the parameters of the review, with more than 145 people attending.

In July 2020, the first draft of the Mesh Feasibility Study was delivered, which was later endorsed by the Council at a meeting in December that year. Following Council endorsement, an eight-week community consultation program was launched. This closed on February 12, 2021.

The consultation included:

- a number of facilitated workshops with the community
- personally addressed letters to landowners (which included a survey and project summary)
- a digital copy of the survey and associated documents on the Council's consultation platform *Your Voice. Your Launceston*.
- and considerable coverage throughout various media channels.

Following this, another letter was sent to landowners, which included a question and answers sheet relating to issues raised during the public consultation process. From March 1 this year through to June 30, the community's feedback was presented to Council for consideration.

Council is now at a crucial point in its strategic journey for Relbia's future planning.

Mesh has considered the consultation and made a number of recommendations based on an extensive analysis of on-site conditions and the community's and the Council's feedback.

The final report back to Council now proposes a 'Limited Change Scenario'.

# So what does this mean?

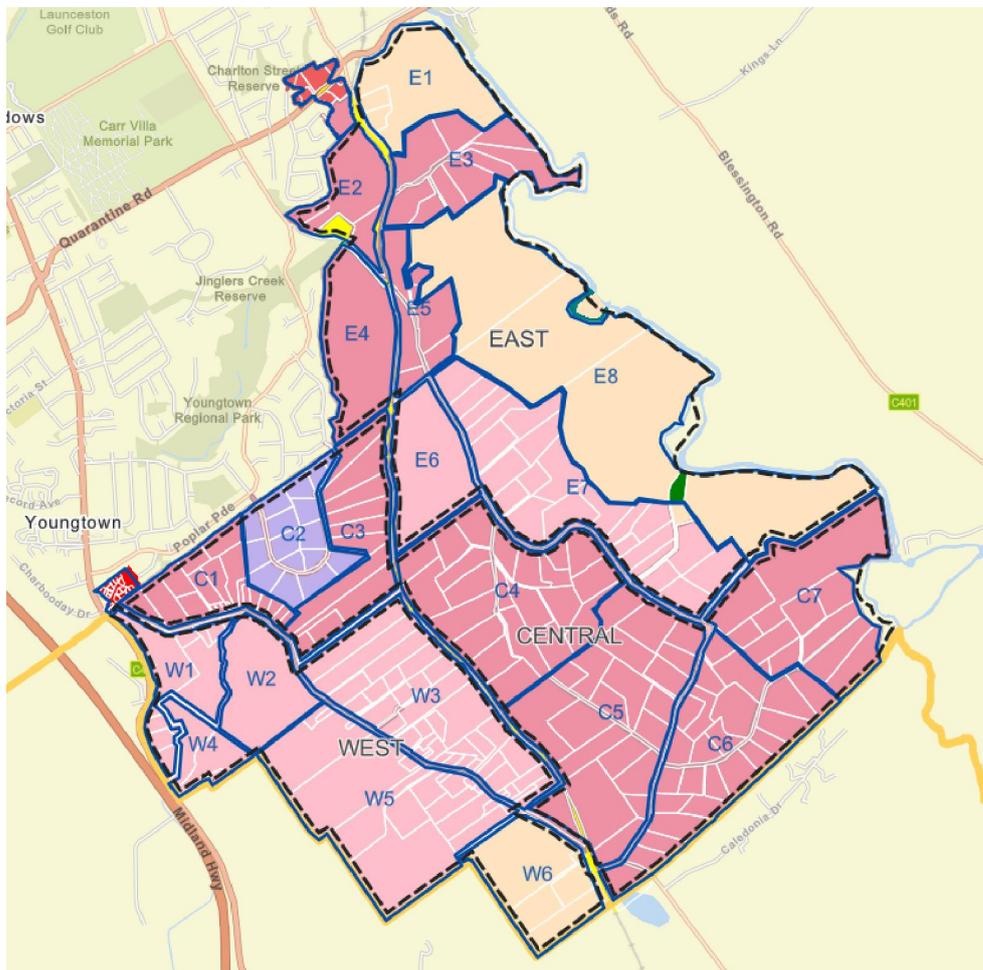
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Despite what you may have read or been told, the proposed changes are exactly as the name suggests - limited change. It is Council's vision and intent that Relbia will be retained into the future as a rural living, lifestyle community. It will also be differentiated from other parts of the Launceston housing supply due to the presence of natural vegetation and wildlife, the scenic character and views, with larger lots and 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 only where they contribute to the character and sense of place in Relbia.

Where subdivision is supported, it will be site-responsive and any new housing development will be encourage to incorporate excellence in design and environmental sustainability.

The preferred 'Limited Change Scenario' was identified following a detailed review of the capacity of each of the three precincts - east, central and west - to accommodate limited change.



# Those recommendations include:

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## 1. WEST

The role of the West precinct is the north-western gateway to Relbia and has been assessed as having some ability to accommodate limited change, including:

- Reduction of the current subdivision minimum from 4ha to 2ha (Rural Living B).

## 2. CENTRAL

The role of the Central precinct is the core of Relbia and has been assessed as having very limited ability to accommodate change. Those recommendations include:

- Reduction of the current subdivision minimum from 4ha to 1ha for Precinct C2 only (Rural Living A);
- Retention of the 4ha subdivision minimum for the balance of the precinct.

## 3. EAST

The role of the East precinct is the eastern gateway of Relbia and has been assessed as having some potential to accommodate limited change. The recommendations include:

- Reduction of the current subdivision minimum from 4ha to 2ha for Precincts E6 and E7 only (Rural Living B);
- Retention of the 4ha subdivision minimum for precincts E2, E3, E4 and E5;
- Rezoning of precincts E2 and E4 to the Rural Living Zone with a 4ha subdivision minimum (conditional on meeting a number of assessment criteria).

It must be remembered that these are only recommendations and not every landowner in Relbia who is provided with the opportunity will want to realise these changes. If adopted, the 'Limited Change Scenario' will simply give some residents the option to subdivide their land if they so choose.

## What happens next?

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At its absolute, it equates to an additional 97 dwellings, an additional 354 residents and an additional 789 vehicle trips a day.

If Council adopts the Final Recommendations Report, it will be necessary to prepare a new Specific Area Plan (SAP) or amend the current Relbia and Glenwood Road SAP to implement the strategies. This will be considered as a Planning Scheme Amendment and it will include further council consideration and public exhibition.

Tasmanian Planning Commission will make the final decision.

## Conclusion

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Planning Together for the Future of Relbia has been an iterative process that has involved significant community involvement as well as a detailed assessment of complex site conditions.

In general terms, there is alignment between the community and the findings of the technical analysis that Relbia is not suitable for significant change.

Significant change would have produced undesirable impacts on the character and quality of Relbia. It would quickly overwhelm the existing infrastructure, which has not been designed to accommodate significant change and there are considerable constraints to its upgrade.

Based on that, a ' Limited Change' outcome is the preferred direction for the future of Relbia.