



# **APPENDIX 4: RURAL LIVING ZONES PROJECT REPORT**

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# 1 Introduction

The Tasmanian Planning Scheme proposes to implement further densities in the Rural Living Zone by allowing 1ha, 2ha, 5ha and 10ha minimum lot sizes to recognise local character in particular areas where pattern of lot sizes was already established.

This report provides an analysis of the existing pattern of development within the currently zoned Rural Living areas within the Launceston municipality and provides a recommendation of densities within each area.

## 1.1 Scope

The report looks into the following issues:

- Existing pattern of development within each area
- Proximity to Launceston CBD and local services
- Existing services i.e. reticulated water, sewer, stormwater or the capacity for on-site waste disposal
- The number of lots that have the potential for further subdivision
- Site constraints that will prohibit further density i.e. landslip, flood risk, biodiversity
- Recommendation of density for each area based on the above analysis.

## 1.2 Tasmanian Planning Scheme

It is the Tasmanian government's policy for a single planning scheme for Tasmania, known as the Tasmanian Planning Scheme to provide consistent state-wide provisions. The Tasmanian Planning Scheme consists of State Planning Provisions (SPPs) which were endorsed by the Minister of Planning and Local Government on the 22 February 2017. Local councils are required to prepare their Local Provision Schedules (LPSs) in accordance with Guideline No. 1 Local Provisions Schedule (LPS): zone and code application.

# 2 Rural Living Zone

The Commission has issued Guideline No. 1 which provides assistance with the preparation of the draft LPSs.

The purpose of the Rural Living Zone is as follows:

- 11.1.1 *To provide for residential use or development in a rural setting where:  
(a) services are limited; or  
(b) existing natural and landscape values are to be retained.*
- 11.1.2 *To provide for compatible agricultural use and development that does not adversely impact on residential amenity.*
- 11.1.3 *To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off site impacts.*

11.1.4 *To provide for Visitor Accommodation that is compatible with residential character.*

The Rural Living Zone should be applied to residential areas with larger lots, where existing and intended use is a mix between residential and lower order rural activities (e.g. hobby farming, but priority is given to the protection of residential amenity).

The guidelines state that differentiation between Rural Living Zone A, Rural Living Zone B, Rural Living Zone C or Rural Living Zone D should be based on:

- a) a reflection of the existing pattern and density of development within the rural living area; or
- b) further strategic justification to support the chosen minimum lot sized consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.

The Rural Living Zone densities are detailed in the table below:

Rural Living Zone A	1ha
Rural Living Zone B	2ha
Rural Living Zone C	5ha
Rural Living Zone D	10ha

The acceptable solutions for subdivisions within the Rural Living Zone require any proposed subdivision to have an area not less than specified in the density table. There are other provisions which relate to minimum building area and proposed setbacks, easements or other title restrictions and existing buildings setbacks.

Under the performance criteria a subdivision can be considered with a 20% smaller lot size than the required size within the density table. There are other provisions that need to be considered as part of an assessment, however this reduced lot area will be considered as part of the analysis of each rural living precinct when determining lot densities.

### **3 Rural Living Area Analysis and Recommendations**

#### **3.1 Precincts**

The Launceston municipality has six existing areas that are covered by the Rural Living Zone. These areas are Relbia, Drivers Run, Abels Hill Road, St Leonards, Dilston, Windermere and Swan Bay. A description of the areas and the proposed density is discussed in further detail.

##### **3.1.1 Relbia**

Relbia is currently covered by the Relbia and Glenwood Road Specific Area Plan within the Launceston Interim Planning Scheme 2015, with the main purpose is to prevent the subdivision of lots that could restrict the opportunity for future urban expansion. This SAP has been identified as complying with the transitional provisions under Schedule 6,

of the *Land Use Planning and Approvals Act 1993* (LUPAA) and therefore will be included within the LPS.

The SAP prevents the subdivision of lots below 4ha as this would cause the fragmentation of land parcels into lots that have limited future subdivision potential. By restricting the land owners to subdivide below 4ha allows the Council to prepare a strategic plan which can co-ordinate a subdivision of the area. This would include the rezoning of particular areas to a higher density residential zone, zoning for community services, shops and open space and the ability to provide infrastructure including new road connections and reticulated services.

The Greater Launceston Plan proposes a project to determine whether it is economically and environmentally sustainable to consider Relbia as a future growth area. The SAP will need to remain in place until a decision has been agreed upon for the future growth of this area. This project is scheduled for the 2018/19 financial year.

The allocation of an underlying density for Relbia is still required regardless of the Relbia and Glenwood Road Specific Area Plan being in place. The density differentiation for the Rural Living Zone should be based on the consideration of the existing pattern and density of development within the Rural Living Zoned area or consideration of relevant regional land use strategies or local strategic analysis.

There are 193 private parcels with the Rural Living Zone of Relbia. The median lot area is 2.4ha and there are only 5 lots within the reviewed area which have a lot area over 8ha and therefore have the ability to be subdivided in accordance with the SAP.

The Rural Living Zone within the Launceston Interim Planning Scheme 2015 consisted of a minimum lot area of 2ha under the acceptable solution and 1ha under the performance criteria. Based on the existing pattern of development and the current median density of 2.4ha for the area, the most appropriate density would be the Rural Living Zone B with the ability to subdivide to 2ha or 1.6ha under the performance criteria.

If the SAP was removed from the scheme this may result in 74 lots (38%) having the ability to subdivide and may result in approximately 169 additional lots within the area (based on the lot size complying with the acceptable solution). Relbia consists of an area of 735ha and therefore would result in a total of 300 lots within Relbia at a density of 2.5ha which is consistent with the existing character of the area.

The area is connected to reticulated water, however there are no reticulated stormwater or sewer services within the area. A minimum site area of 1ha is considered to be acceptable density to adequately cater for an in-ground disposal system.

Some areas of Relbia have constraints with Class 4 landslip and conservation value which are covered by the Biodiversity Code. These constraints may limit the ability to subdivide the land to 2ha, however further review and analysis can be undertaken by the land owners to determine whether their lots can be considered for future subdivision potential.

It is therefore recommended that the Rural Living Zone B be applied to the Relbia Rural Living Zone which is consistent with the existing character of the area.

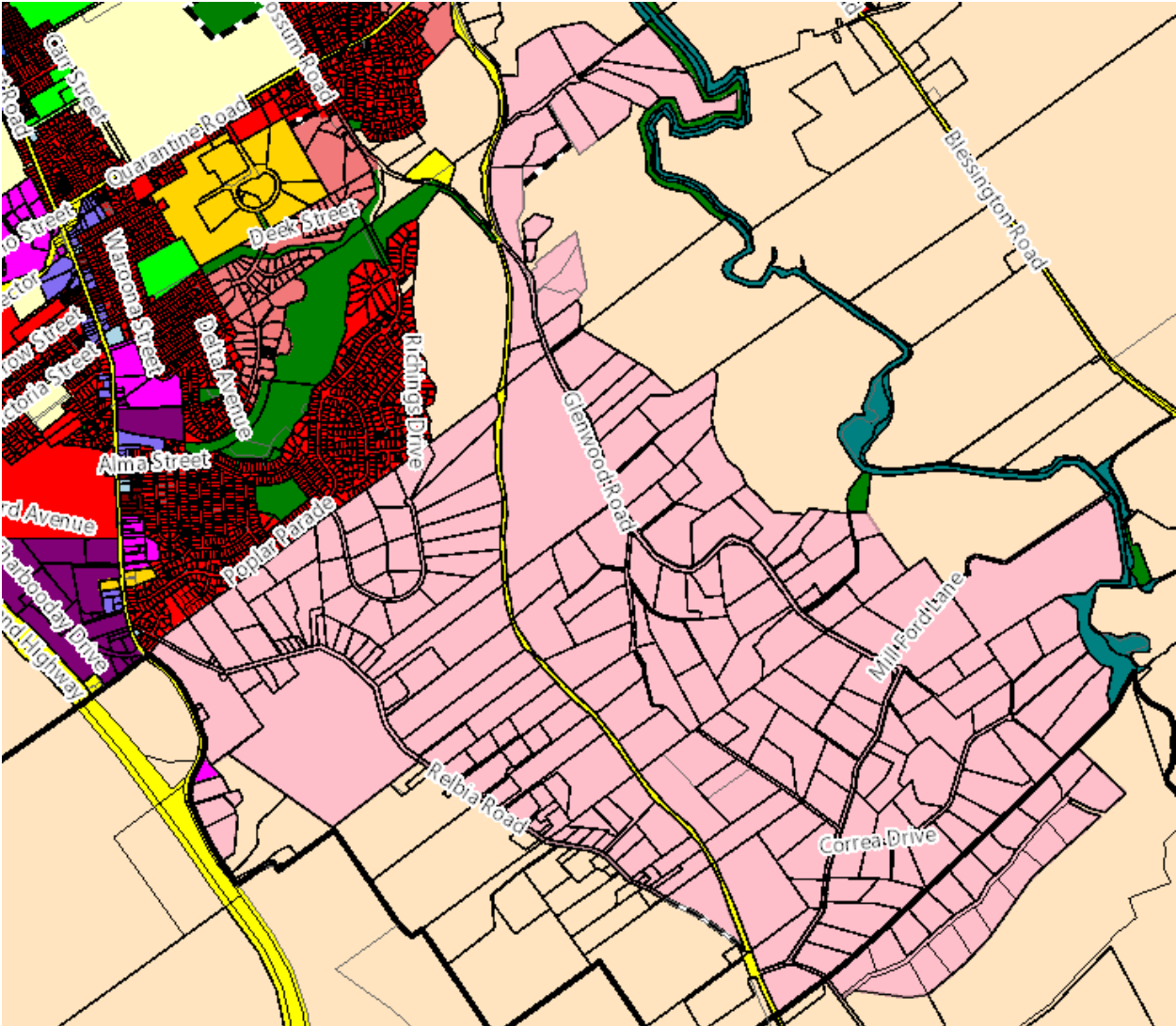
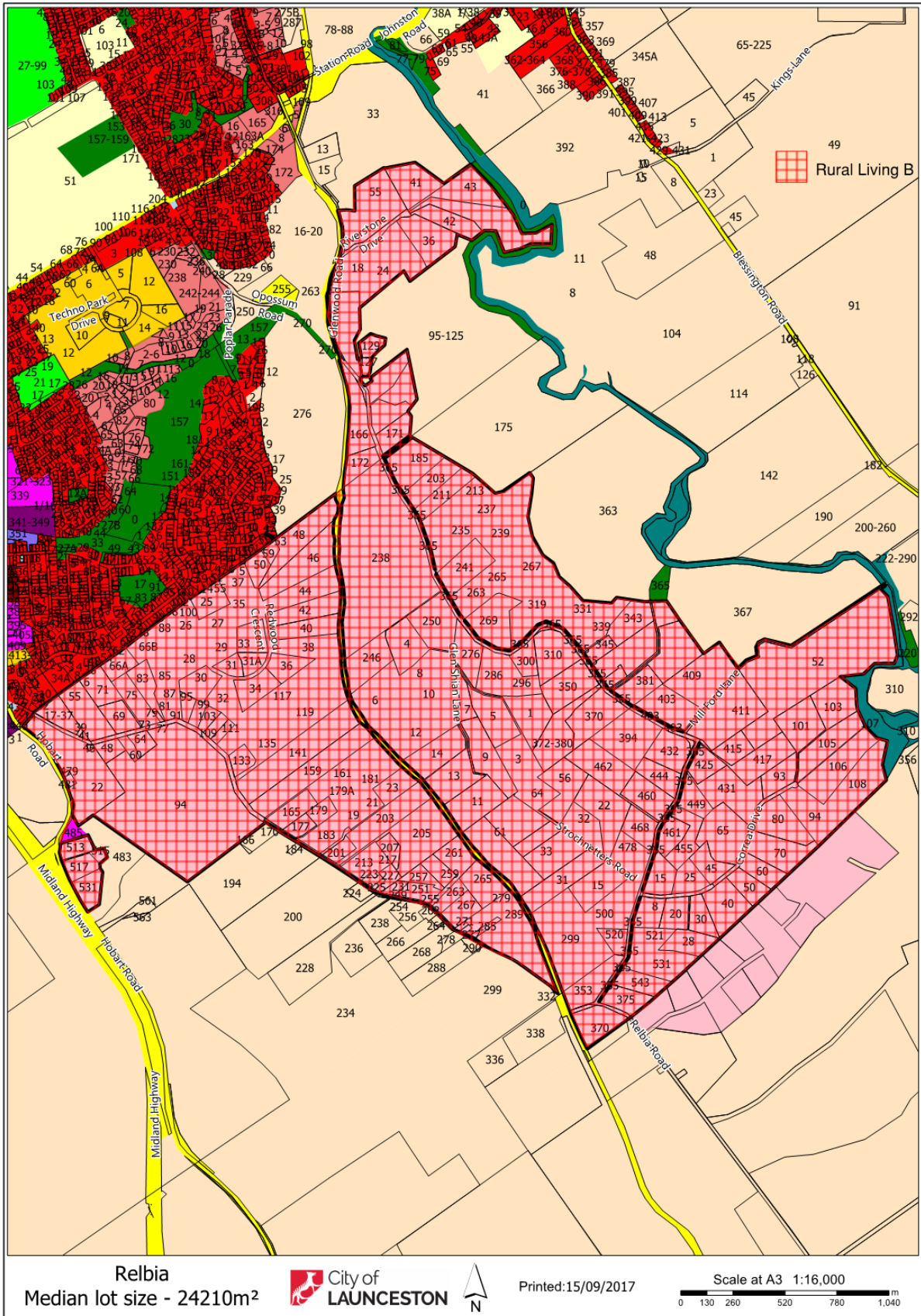


Figure 1.1: Existing LIPS Zoning Map



**Figure 1.2: Relbia Recommended Zoning**

### 3.1.2 Drivers Run

The Drivers Run Rural Living Area was zoned in 2011 from the Rural Zone under the Launceston Planning Scheme 1996. The titles were created in 2012 and more than half of the lots have been developed with single dwellings.

The area that is considered as part of this study consists of the Rural Living Zoned land that is accessed from Tasman Highway via White Gum Rise and the Rural Living Zoned land on Whisky Road which is accessed from Boomer Road.

The properties along Whisky Road are all approximately 1ha with the exception of 66 Boomer Road which has a larger area of 2.3ha. 66 Boomer Road adjoins Distillery Creek and part of the lot is covered by a Preservation Area within the Drivers Run Specific Area Plan. This Preservation Area restricts development within the area and will also limit the ability to subdivide the land into two 1ha lots.

It is recommended that the lots along Whisky Road are assigned the Rural Living A density to represent the existing character.

The majority of the lots within the area of White Gum Rise and Escarpment Drive have a site area of less than 1.7ha and therefore are unable to be subdivided under the Rural Living Zone and therefore are recommended to be assigned the Rural Living A density.

The larger lots on the western side of Escarpment Drive and Magpie Crescent are constrained due dense vegetation, slope, vehicle access and the limited opportunity for multiple on-site waste disposal systems. The rear of these lots are covered by the Preservation Area of the Drivers Run SAP and are therefore limited for further subdivision.

The property at 68 White Gum rise is located within the Waste Water Special Lots area of the Drivers Run SAP which restricts the ability of subdivision of this lot. The lots at 16 and 18 White Gum Rise are within the Water Catchment Area of the Drivers Run SAP and are also restricted due to the Preservation Area, slope and existing native vegetation.

46 White Gum Rise is located within the Recreation Area of the Drivers Run Specific Area Plan and is owned by the Drivers Run Enviro Community Pty Ltd. The site is part of a larger title that occupies all the Recreation Area, however only a small area is within the Rural Living Zone.

It is therefore considered that these larger lots be assigned a density closer to their lots size so future subdivision is restricted.

The table below details the lots within the Drivers Run Rural Living Zone that are recommended to be assigned a density lower than Rural Living A:

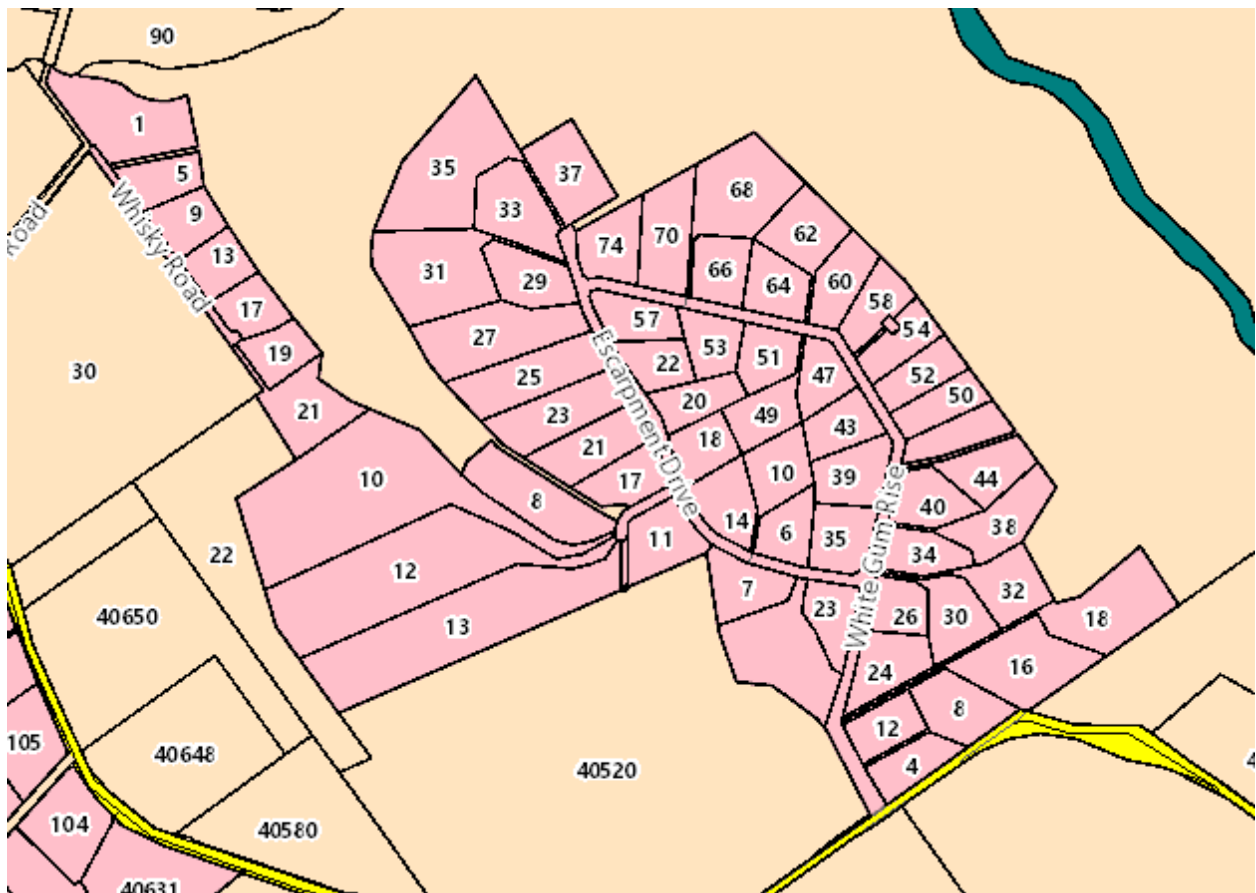
<b>Address</b>	<b>Lot Size</b>	<b>Proposed zone density</b>
8 Magpie Crescent	2.1ha	Rural Living B
10 Magpie Crescent	8ha	Rural Living C



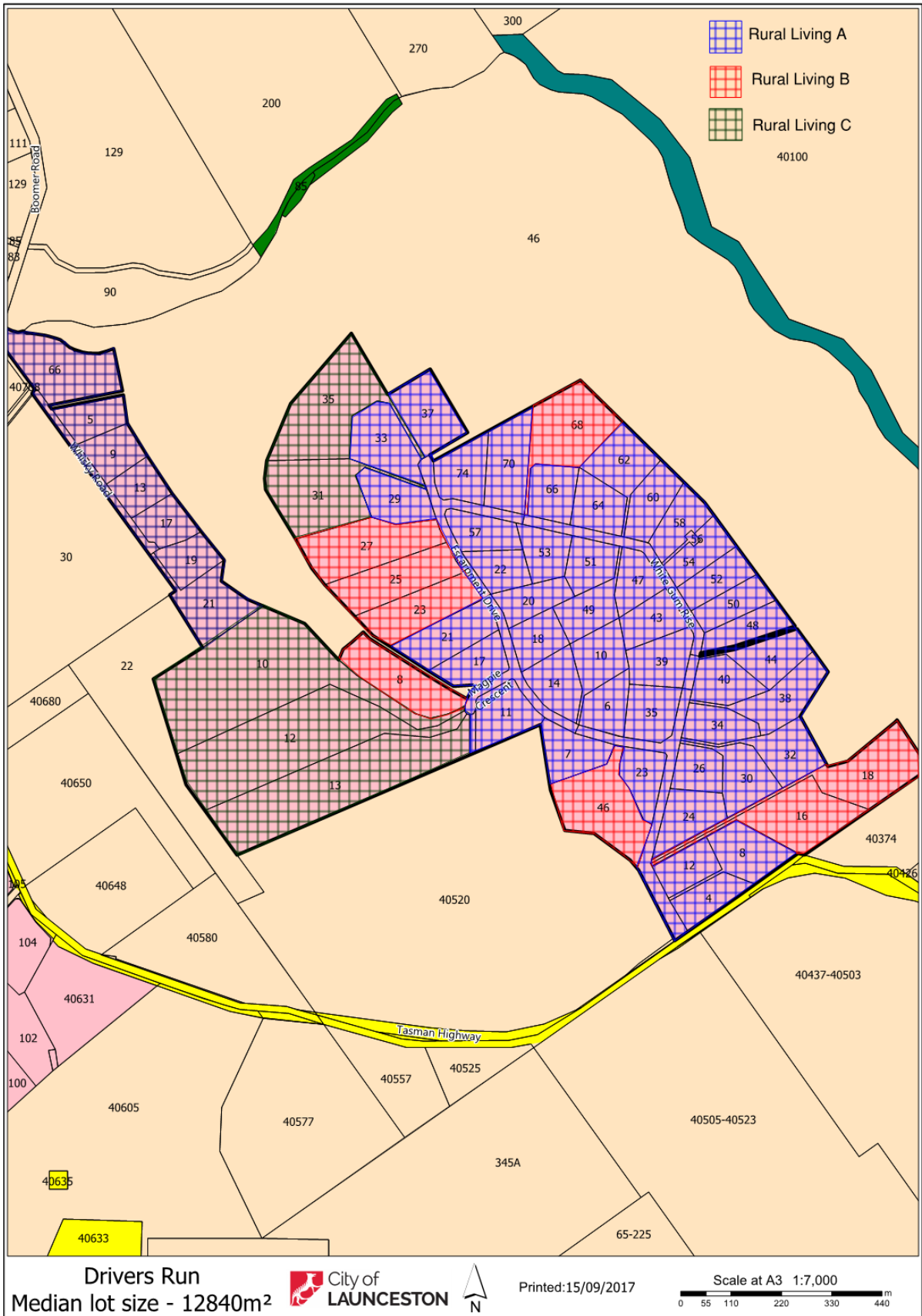
12 Magpie Crescent	6.5ha	Rural Living C
13 Magpie Crescent	6.22ha	Rural Living C
16 White Gum Rise	2.5ha	Rural Living B
18 White Gum Rise	2.7ha	Rural Living B
46 White Gum Rise	N/A	Rural Living B
68 White Gum Rise	2.6ha	Rural Living B
23 Escarpment Dr	1.9ha	Rural Living B
25 Escarpment Drive	2.1ha	Rural Living B
27 Escarpment Drive	2.7ha </td <td>Rural Living B</td>	Rural Living B
31 Escarpment Drive	3.1ha	Rural Living C
35 Escarpment Drive	3.7ha	Rural Living C

**Table 1**

It is therefore recommended that the majority of the lots within the Drivers Run area be applied the Rural Living A density with the exception of the larger lots within Table 1 which are allocated a density in accordance with their lot size as detailed within the table.



**Figure 2.1: Existing LIPS Zoning Map**



**Figure 2.2: Drivers Run Recommended Zoning**

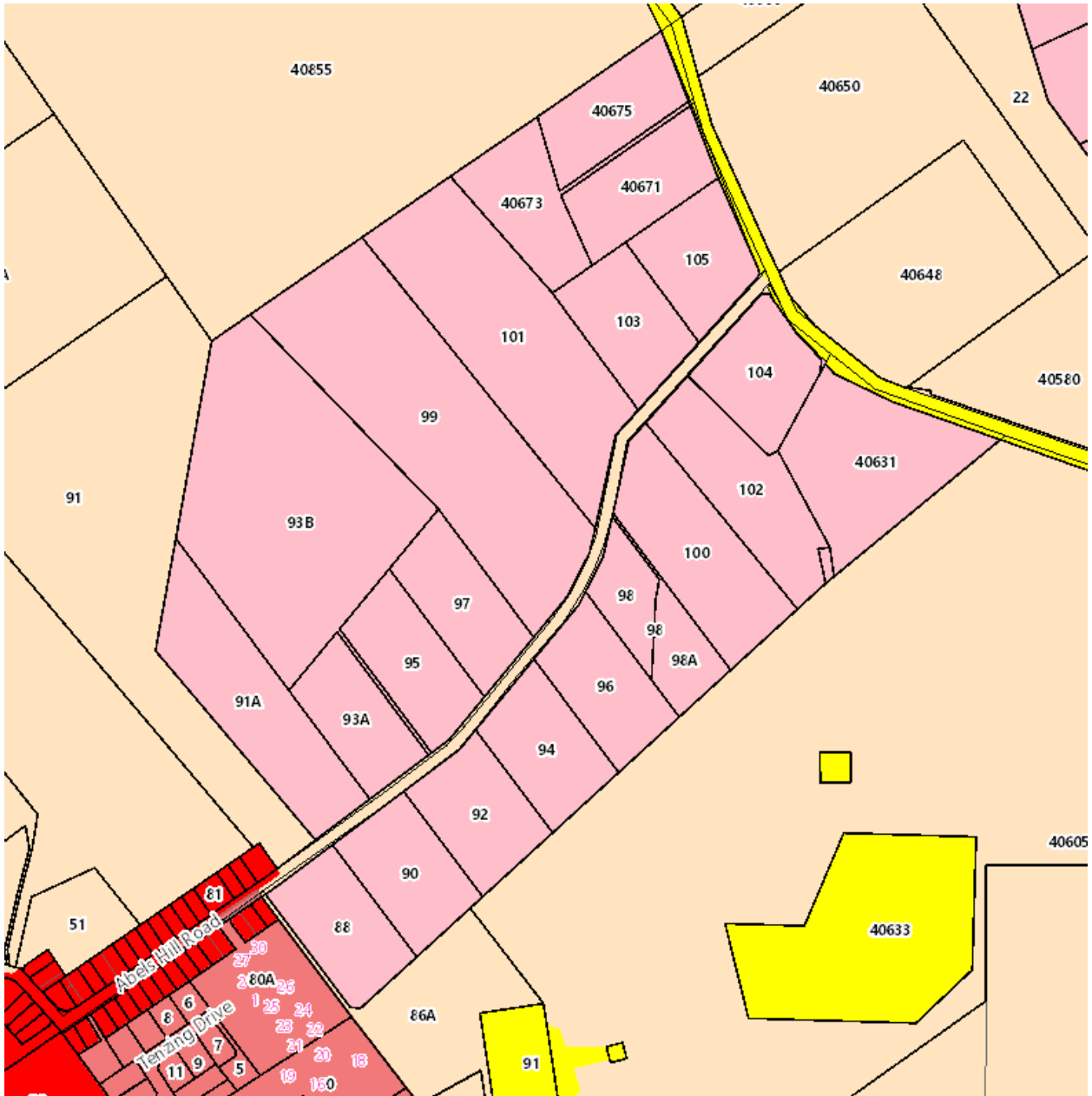
### **3.1.3 Abels Hill Road**

On the 8<sup>th</sup> August 2016 the Tasmanian Planning Commission approved the rezoning of 66.8ha of land from Rural Resource to Rural Living along Abels Hill Road. The area consisted of 23 properties all which were developed with single dwelling on lots ranging from 1.7ha to 9ha in size. Since the rezoning was approved one lot has been further subdivided into two 1 ha lots.

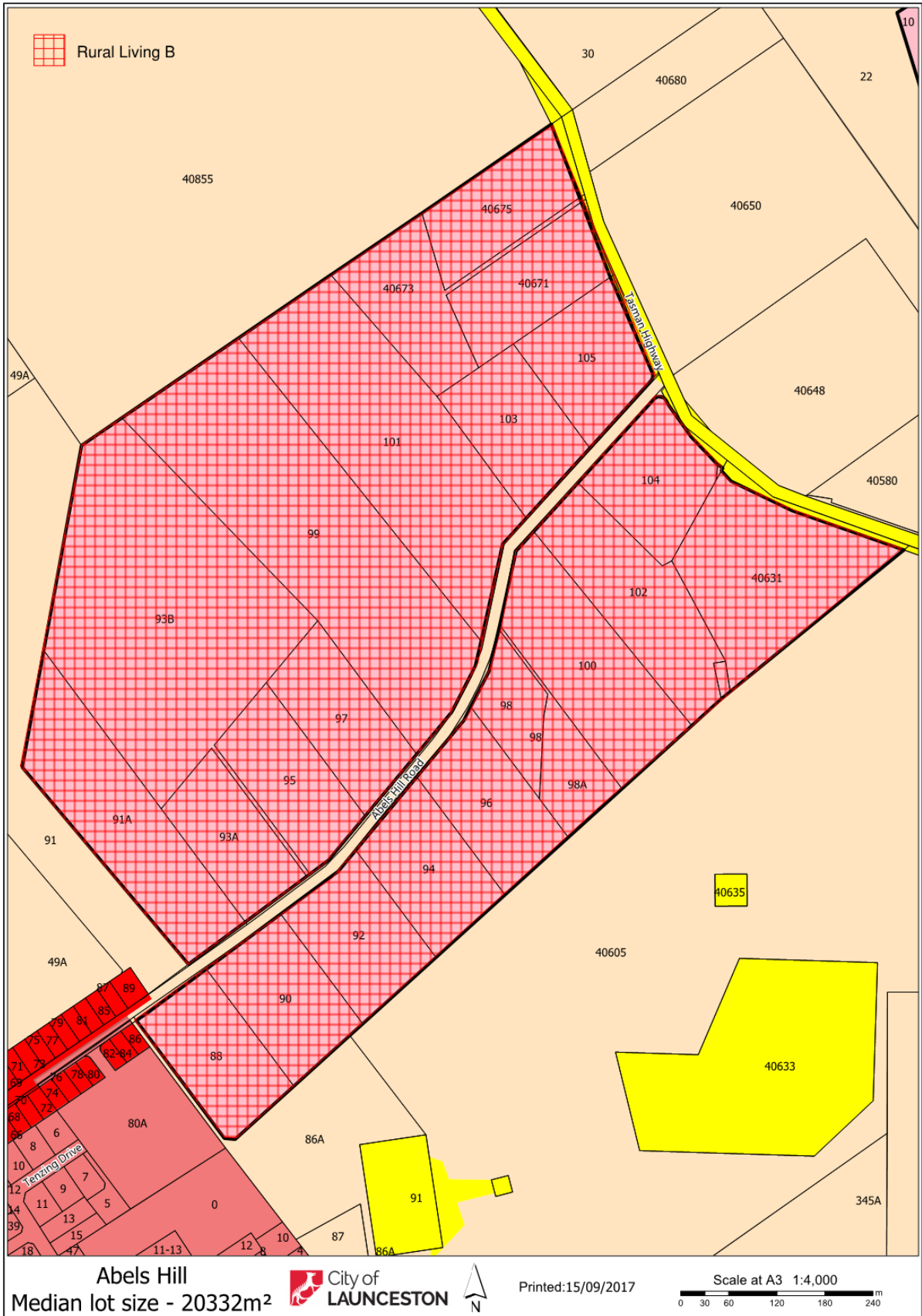
Based on the existing pattern of development and the current median density of 2ha for the area, the most appropriate density would be the Rural Living Zone B with the ability to subdivide to 2ha or 1.6ha under the performance criteria.

This would only allow three lots to be subdivided under the acceptable solution or 6 lots under the performance criteria. The area only has access to basic services and limited water and sewer which prevents further intensification of the area. The largest lot in the area is 9ha, which is limited of subdivision potential due to the access being via a 5m wide access strip.

It is therefore recommended that all the lots within the Abels Hill Road Rural Living Zone be applied the Rural Living B density which is in accordance with the existing character of the area and due to limited services and site constraints that will limit the ability of future intensification of the area.



**Figure 3.1: Existing LIPS Zoning Map**



**Figure 3.2: Abels Hill Road Recommended Zoning**

### 3.1.4 Dilston

The Dilston Rural Living Area occupies an area of 271ha and contains 158 lots. The density throughout this area is mixed with 25% of the lots developed below 1 acre (i.e 4000m<sup>2</sup>), 61% of the lots are below 1ha and some of the more recent subdivisions have a lot density of 2ha. There is also 59ha of land that is currently undeveloped within the Rural Living Zone and is covered under a Development Plan Code within the Planning Scheme.

The servicing provisions within the area are limited. There is full access to reticulated water, garbage collection, power and telecommunication, however there are no sewer or stormwater services within the area.

The Rural Living A density allows 1ha lots or down to a minimum of 8000m<sup>2</sup> lots under the performance criteria.

The subdivision standards within the SPPs have provisions relating to the servicing of lots for sewerage services. The standards apply to lots within the Rural Living Zone A and B and require the applicant to demonstrate that the lots are capable of accommodating an on-site wastewater treatment facility if reticulated services are not available. This will prevent any of the lots within the area to be subdivided if wastewater provisions can't be provided.

It is therefore recommended that the lots along Dilston Road, Jetty Road and on the western side of John Lees Drive between numbers 251 and 387 be assigned the Rural Living A density (See Figure 4). These lots have a median density of 4700m<sup>2</sup> and only two of the lots in this area would have the ability to be subdivided further.

It is recommended the remainder of the lots on the western side of John Lees Drive assigned the Rural Living B density due to these lots having a median density of 1.8ha. There are approximately seven lots within this area which have the ability to be subdivided under this density.

The 59ha of undeveloped Rural Living Zoned land to the east of John Lees Drive and adjoining the East Tamar Highway is recommended to have a density of Rural Living B. This area is yet to be subdivided for residential lots and will need to include the provision of a buffer between the highway and any proposed dwellings. Further investigation would need to be undertaken before these lots can be considered at a density higher than the Rural Living B density.

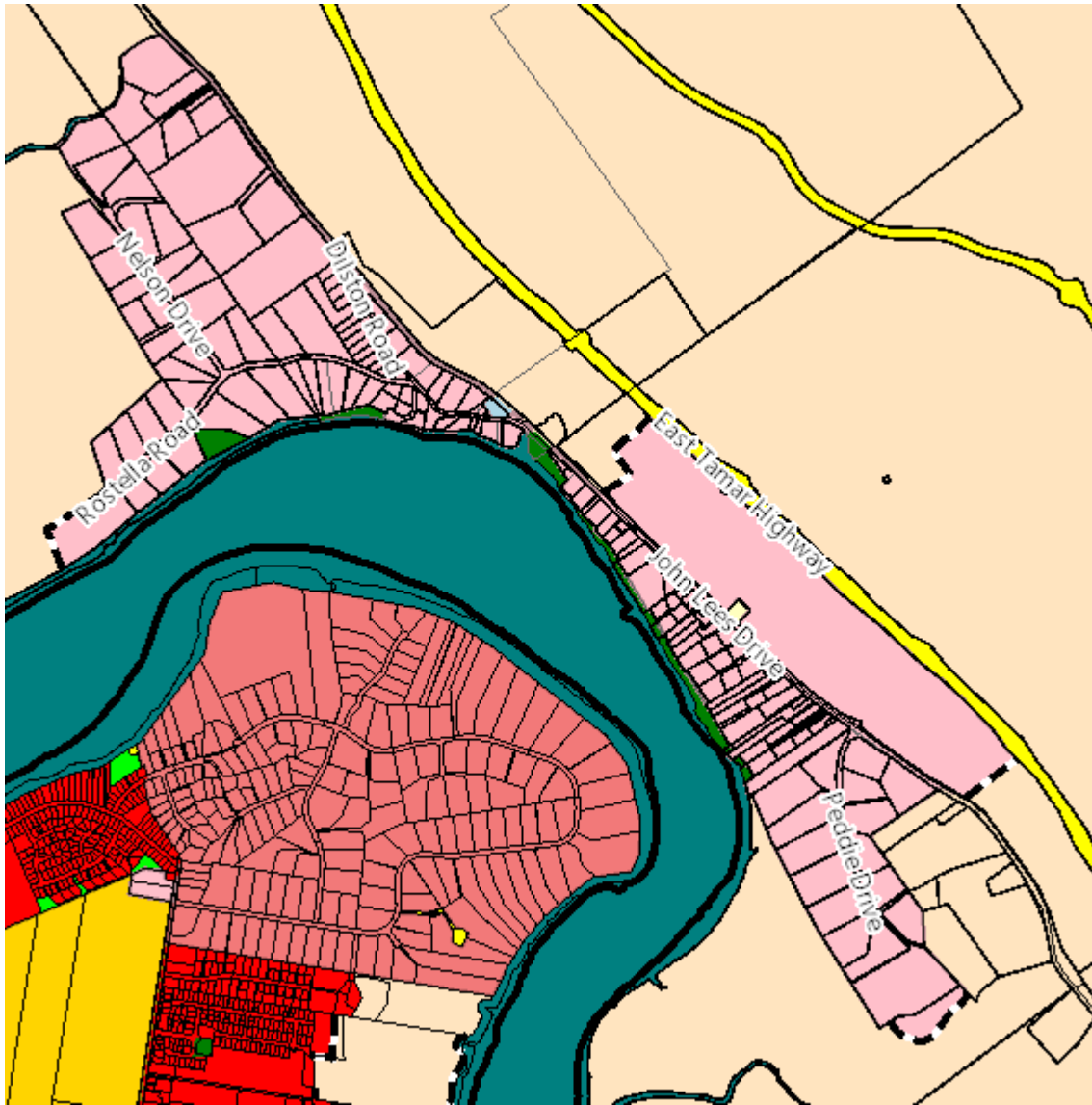


Figure 4.1: Existing LIPS Zoning Map



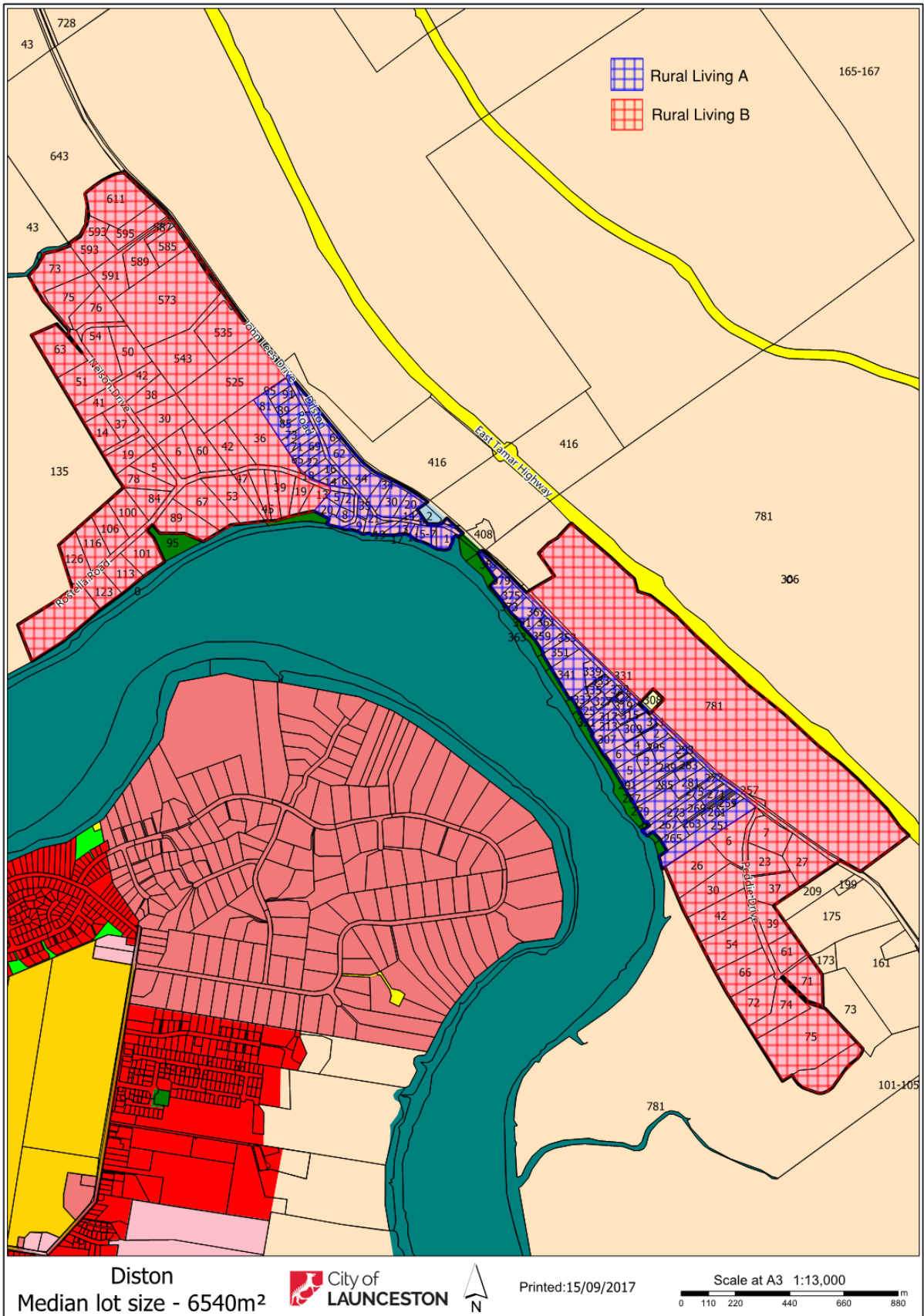


Figure 4.2: Dilston Recommended Zoning



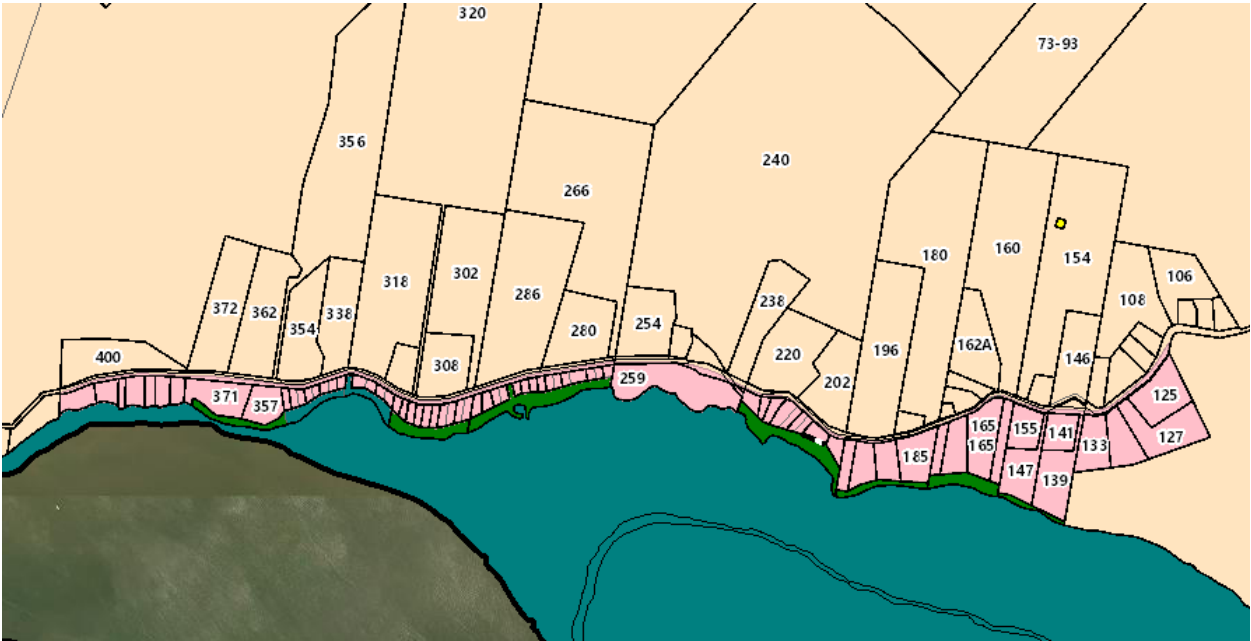
**3.1.5 Windermere**

The Windermere Rural Living Area occupies an area of 29ha along the southern side of Windermere Road adjoining the Tamar River. There are 71 lots within the area with a median density of 1240m<sup>2</sup>. The character of the area is similar to the Low Density Residential Zone with the small lot sizes with limited services and environmental constraints. However, applying the Low Density Residential Zone to the area could open up the opportunity for 23 of the existing lots to be subdivided.

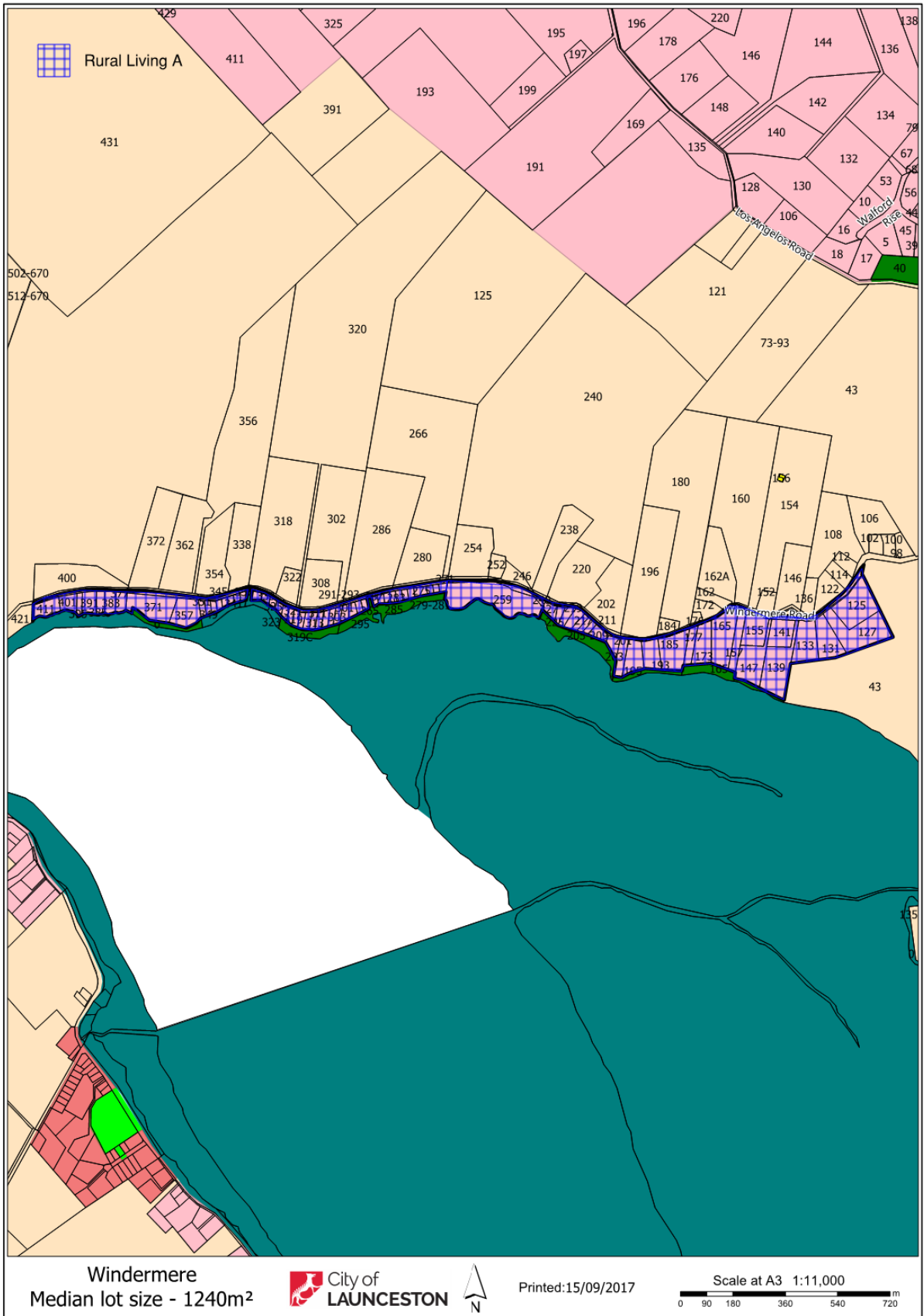
The area is subject to topography constrains with slope, landslip, natural values through the Biodiversity Code and flooding which prevent the opportunity for the larger lots to be subdivided.

Applying the Rural Living A density to this area prohibits any of the lots in the area being subdivided, with the exception of three lots which have an area exceeding 1.6ha. The three lots with a site area exceeding 1.6ha are all subject to the Flood Prone Areas Code. The version of this Code within the Launceston Interim Planning Scheme 2015 requires a detailed assessment as to whether the land has the capacity for intensification which will not cause risk to injury, human life or property. The Code will be revised through the LPS review, however it is anticipated that the provisions and mapping for this area will remain the same.

It is therefore recommended that the Rural Living A density be applied to the entire Windermere Rural Living Area.



**Figure 5.1: Existing LIPS Zoning Map**



**Figure 5.2: Windermere Recommended Zoning**

### 3.1.6 Swan Bay

The Swan Bay Rural Living Area Zone covers an area of 813ha. There is currently an area of 288ha which has been developed for rural residential purposes and a further 47ha which has been approved for subdivision and currently being developed which will result in 35 lots with an average lot size of 1ha. This results in 59% of the land that is yet to be developed for rural residential use.

The median lot size within the Swan Bay Rural Living Zoned area is 1.1ha, however the current standards within the Launceston Interim Planning Scheme 2015 have a subdivision lot size of 4ha under the acceptable solution and a minimum of 1ha where the performance criteria can be met. The area has full access to reticulated water supply, however there is no reticulated sewer or stormwater within the locality and therefore all future lots must accommodate these provisions on site.

The area consists of a number of natural creeks and open drains which add further limitation for the provisions of on-site waste disposal systems. There are some areas along the creeks which are considered to have high natural values which are covered by the Biodiversity Code. There is also a significant amount of native vegetation on the hillside which is protected by the Scenic Management Code.

It is considered that the majority of the areas which are developed with 1ha rural residential lots can be applied the Rural Living A density as it reflects the existing pattern of development within these specific area. The site at 1024 Windermere Road is also recommended to be assigned the Rural Living A density as the subdivision to develop 35 lots has been approved with works well underway.

The larger rural residential lots that are impacted by Little Saltwater Creek and smaller tributaries that flow from Little Saltwater Creek are recommended to be assigned the Rural Living B density to prevent any environmental impacts to these watercourses.

Additionally the larger rural residential lots on the northern side of Los Angelos Road are also recommended for the Rural Living B density due to the steep topography and dense native vegetation which is protected by the Scenic Management Overlay. These lots are heavily constrained and further subdivision of the lots will be limited. This is also consistent with the character of the subdivision.

It is considered the remaining undeveloped areas of Swan Bay are assigned the Rural Living B density to encourage larger lots of approximately 2ha. If a higher density was assigned this could result in unsustainable development which will greatly impact on the environmental and scenic values of the area. It is also unknown as to whether there is adequate water supply within the area to supply the additional 478ha of undeveloped land with reticulated water. It is considered that if a higher density was considered further analysis would need to be undertaken.

It is therefore recommended that the densities be applied as per Figure 6.

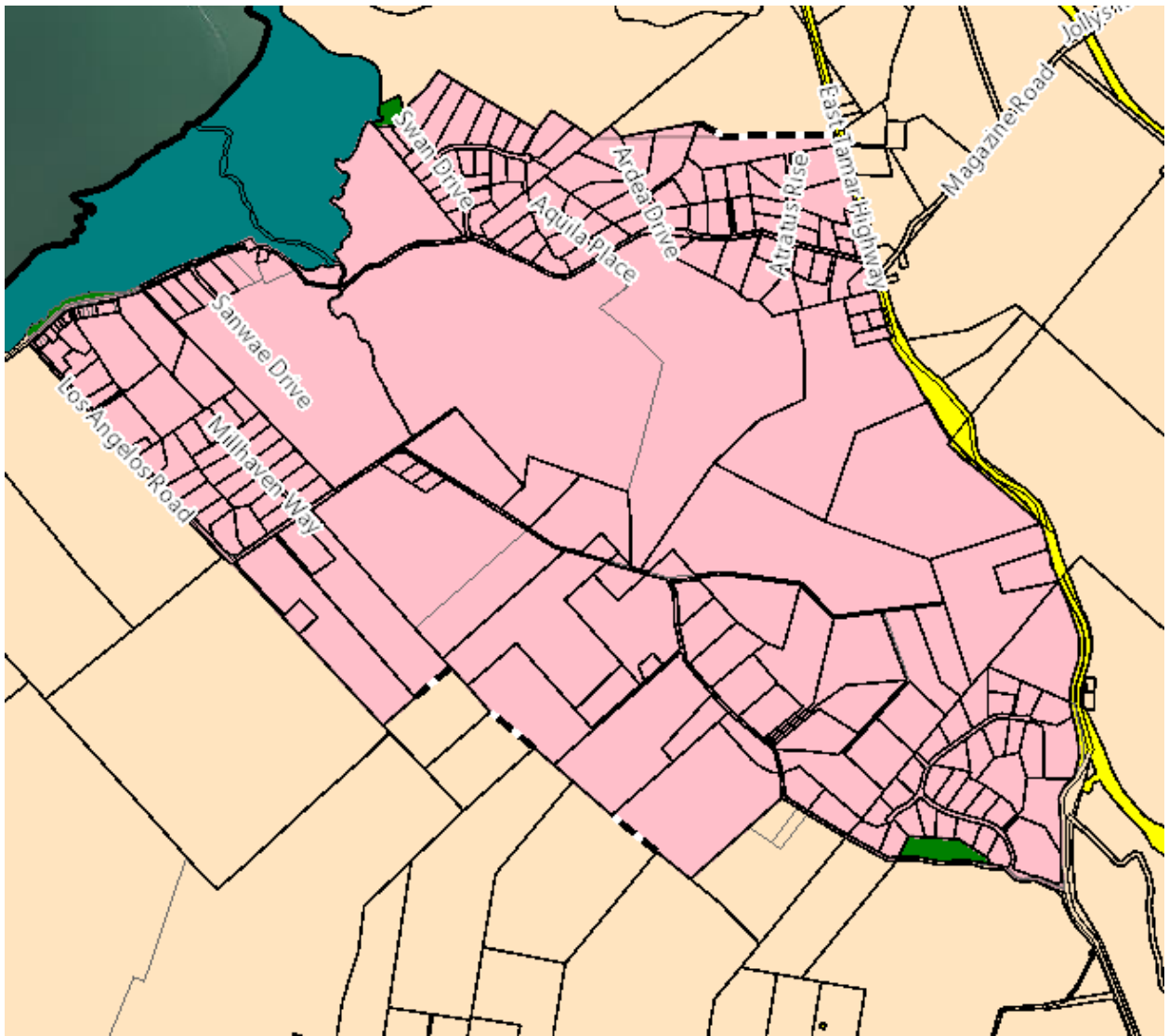
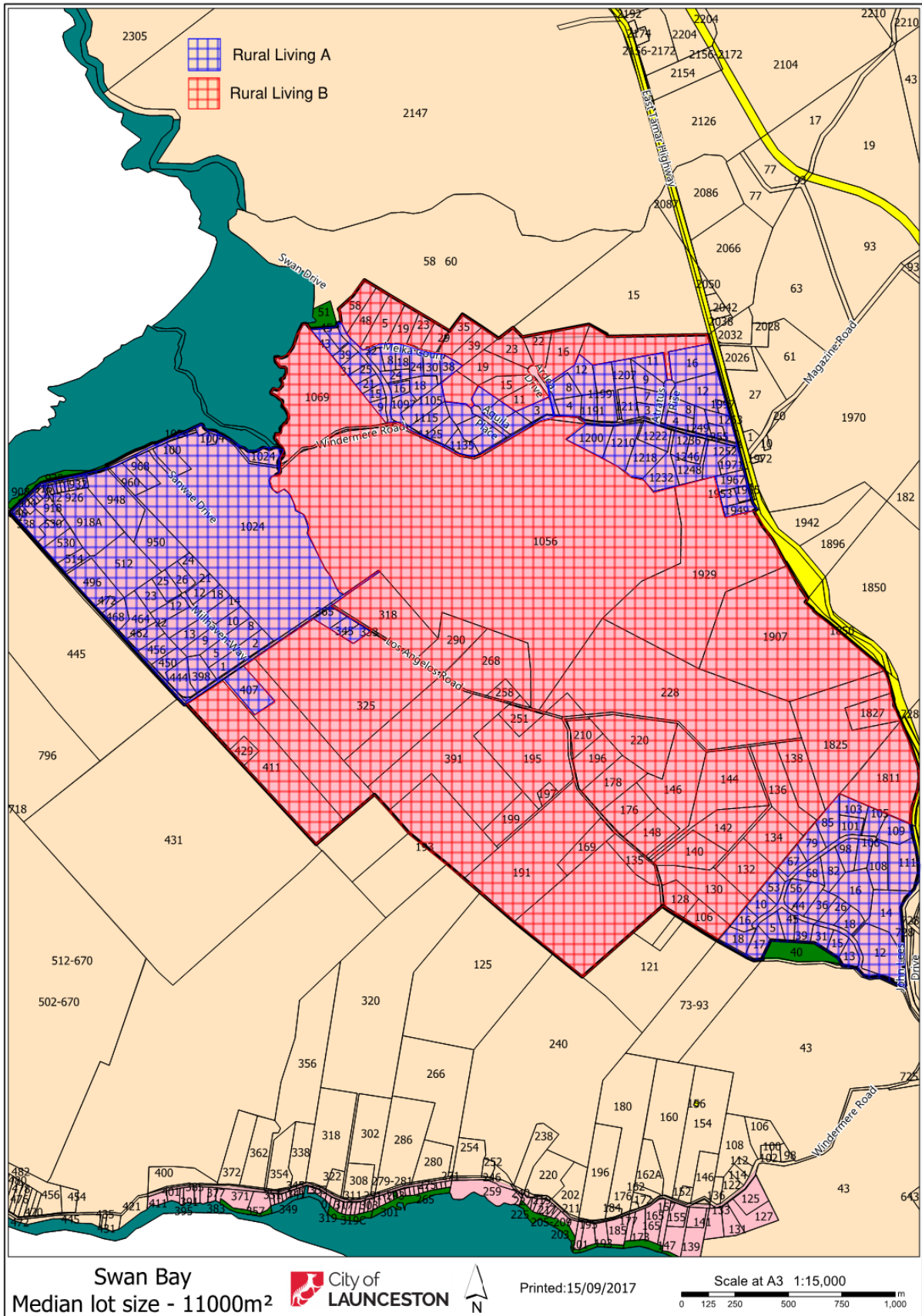


Figure 6.1: Existing LIPS Zoning Map



**Figure 6.2: Swan Bay Recommended Zoning**

## **4 Conclusion**

The analysis of the Rural Living Zones has been undertaken in accordance with the Guideline No 1, issued by the Tasmanian Planning Commission, considering the existing character, land constraints and provision of services within the area.