

9.2. PSA-LLP0003 - Relbia Subdivision Specific Area Plan

FILE NO: PSA-LLP0003

AUTHORS: Iain More (Senior Town Planner Policy and Projects) and Anushka Gardiye (Town Planner)

GENERAL MANAGER APPROVAL: Dan Ryan (Community and Place Network)

DECISION STATEMENT:

To decide whether to reject or exhibit Amendment PSA-LLP0003 to the Launceston Local Provisions Schedule of the Tasmanian Planning Scheme.

RELEVANT LEGISLATION:

Land Use Planning and Approvals Act 1993
Tasmanian Planning Scheme - Launceston

RECOMMENDATION:

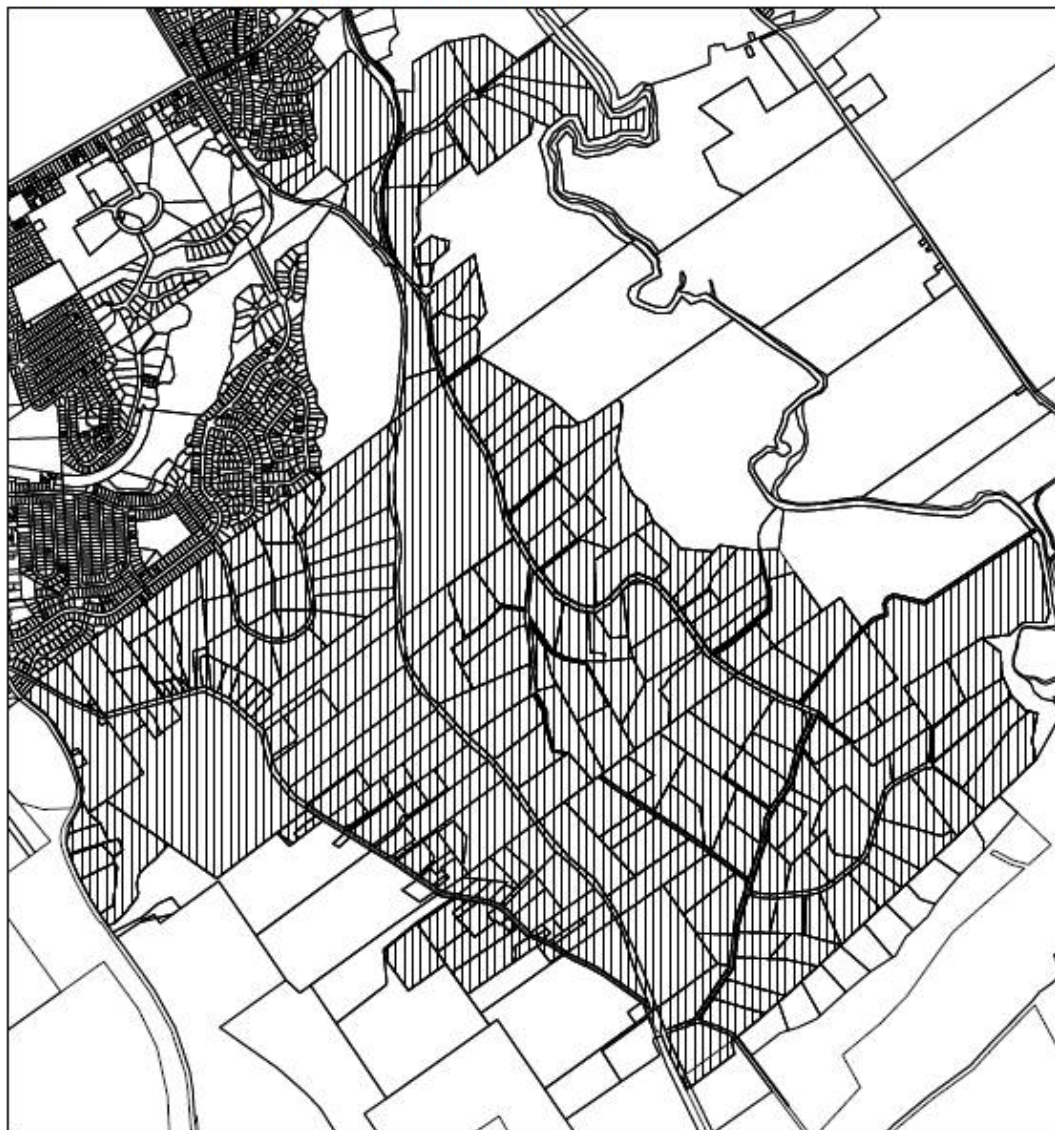
That Council:


1. Pursuant to section 40D of the *Land Use Planning and Approvals Act 1993*, agrees to, and initiates Amendment PSA-LLP0003, to the Launceston Local Provisions Schedule, to:
 - a. remove LAU-S6.0 Relbia and Glenwood Road Specific Area Plan from the Launceston Local Provisions Schedule and replace with LAU-S6.0 Relbia Subdivision Specific Area Plan, attached as Instrument 1;
 - b. rezone Rural Living B to Rural Living A over 16 properties, attached as Instrument 2;
 - c. rezone Rural zoned land to Rural living B over 18 properties, attached as Instrument 3;
 - c. rezone Agriculture land to Rural land over seven properties, attached as Instrument 4;
 - e. apply the priority vegetation overlay to land being rezoned from Agriculture to Rural, shown as Instrument 5.
2. Pursuant to section 40F of the *Land Use Planning and Approvals Act 1993*, certifies draft amendment PSA-LLP0003.
3. Pursuant to sections 40G and 40H of the *Land Use Planning and Approvals Act 1993*, determines the period for public exhibition be 28 days.

TASMANIAN PLANNING SCHEME - LAUNCESTON Amendment PSA-LLP003

Apply the Relbia Subdivision Specific Area Plan to the following properties at Relbia as shown:

Amend the Tasmanian planning scheme maps as below:



 Relbia Subdivision Specific Area

THE COMMON SEAL
of the City of
Launceston was
hereunto affixed in the
presences of: -

Michael Stretton
Chief Executive Officer

Date

Instrument 1 - LAU-S6.0 Relbia Subdivision Specific Area Plan Map

TASMANIAN PLANNING SCHEME - LAUNCESTON Amendment PSA-LLP003

Apply the Rural Living Zone A to the following properties at Relbia as shown:

Titles include: 14032/20, 14032/2, 14032/5, 14032/3, 144295/1, 14032/14, 14032/14, 14032/15, 117535/2, 14032/4, 14032/19, 14032/6, 14032/18, 144295/2, 14032/16, 117535/1, 14032/1

Amend the Tasmanian planning scheme maps as below:



 Rural Living Zone A

THE COMMON SEAL
of the City of
Launceston was
hereunto affixed in the
presences of: -

Date

Michael Stretton
Chief Executive Officer

Instrument 2 - Rural Living B to Rural Living A

TASMANIAN PLANNING SCHEME - LAUNCESTON Amendment PSA-LLP003

Apply the Rural Living Zone B to the following properties at Relbia as shown:

Titles included: 26657/2, 6168/1, 181433/1, 24079/9, 35943/1, 30552/194, 22271/1, 24079/2, 24079/3, 24079/1, 28348/2, 28348/3, 9054/1, 28348/1, 129968/1, 35904/1, 35378/1, 26973/1

Amend the Tasmanian planning scheme maps as below:



 Rural Living Zone B

THE COMMON SEAL
of the City of
Launceston was
hereunto affixed in the
presences of: -

Date

Michael Stretton
Chief Executive Officer

Instrument 3 - Rural to Rural Living B

TASMANIAN PLANNING SCHEME - LAUNCESTON Amendment PSA-LLP003

Apply the Rural Zone to the following properties at Relbia as shown:

Titles included: 144388/1, 32517/1, 130808/2, 9054/1, 130686/1, 24552/3, 129968/2, 6529/1

Amend the Tasmanian planning scheme maps as below:



 Rural Zone

THE COMMON SEAL
of the City of
Launceston was
hereunto affixed in the
presences of: -

Date

Michael Stretton
Chief Executive Officer

Instrument 4 - Agriculture to Rural

TASMANIAN PLANNING SCHEME - LAUNCESTON Amendment PSA-LLP003

Apply the Priority Vegetation Overlay to the following properties at Relbia as shown:

Titles included: 9054/1, 24552/3, 144388/1, 32517/1, 6529/1

Amend the Tasmanian planning scheme maps as below:



 Priority Vegetation Overlay

THE COMMON SEAL
of the City of
Launceston was
hereunto affixed in the
presences of: -

Date

Michael Stretton
Chief Executive Officer

Instrument 5 - Priority Vegetation

REPORT: APPLICATION FOR PLANNING SCHEME AMENDMENT

1. INTRODUCTION

The City of Launceston has prepared, by its own motion, under sections 37(1) and 40D(b) of the *Land Use Planning and Approvals Act 1993* (the Act), a scheme amendment to:

- remove LAU-S6.0 Relbia and Glenwood Road Specific Area Plan from the Launceston Local Provisions Schedule and replace with LAU-S6.0 Relbia Subdivision Specific Area Plan;
- rezone Rural Living B to Rural Living A over 16 properties;
- rezone Rural zoned land to Rural living B over 18 properties;
- rezone Agriculture land to Rural land over seven properties; and
- apply the priority vegetation overlay to land being rezoned from Agriculture to Rural

The amendment has been guided by the following principle documents:

1. the *Relbia Feasibility Study, MESH dated 2020*. This study is the endorsed local strategy guiding the scheme amendment and changes to the Relbia area; and
2. the *Agriculture Report - Relbia, RMCG*. This document assists in considering the zonings of rural and agriculture lots.

The Tasmanian Planning Scheme - Launceston, will be referred to as *the scheme* in this report. The Launceston Local Provisions Schedule will be referred to as the LPS in this report.

The amendment will ensure the future direction of the area reflects the needs of the city and the residents of Relbia. The change is considered consistent with all levels of policy, and will encourage appropriate subdivision in an underutilised area of the Launceston municipality, whilst being respectful of the character of the area.

The amendment will allow some blocks to be subdivided further either through the provisions of Table 11.1 within 11.0 Rural Living Zone, down to 1ha or 2ha, or through the provision of the SAP which will allow for 4ha subdivision. All lots will be subject to the Special Area Plan (SAP) to allow for averaging provisions, with the exception of precinct C2.

The averaging provisions will be substituted provisions for subdivision that will allow a reduced lot size from the recommended change, so long as lots retain an average of the recommended lot size.

2. RELBIA STUDY AREA

Relbia is a suburb located within the City of Launceston's municipal area, to the south of the City adjacent to the municipal boundary. It is within relatively close proximity to the City centre, and closer proximity to the Youngtown and Kings Meadows activity centres, the airport, and the future Waverley/St Leonards growth corridor.

The study area comprises of approximately 1,160ha of land, a population of approximately 675 persons, and approximately 268 households. The area is described as semi-rural lifestyle lots, having a mix of agriculture, viticulture and tourism based non-residential land. Lots are generally larger in size and predominantly contain single dwellings and associated on-site residential infrastructure.

The Relbia locality adjoins surrounding suburbs of Evandale, Youngstown, Kings Meadows, and Launceston. The area is interspersed with two major roads, being Glenwood Road and Relbia Road, as well as a rail line.

The following outlines the existing values of the area in a planning context.

2.1 Heritage Values

There are eight properties on the local heritage register, and no properties on the state heritage register. These properties are subject to the requirements of C6.0 Local Historic Heritage Code. The proposed SAP will not affect these further assessment requirements.

2.2 Scenic Values

There are approximately nine properties within the scenic management area. These properties are subject to the requirements of C8.0 Scenic Management Code. The proposed SAP will not affect these further assessment requirements.

2.3 Natural Values

Some locations within the study area are covered by priority vegetation. Code C7.0 Natural Assets Code within the Planning Scheme is able to evaluate any risk, subject to detailed design in any future applications.

2.4 Land Capability

There are 18 properties proposed to be rezoned from either Rural or Agriculture to Rural Living B. A report prepared by RMCG has made an assessment against the proposed rezoning of these properties. The report has provided recommendations which have been adopted.

The report concludes that the loss of some rural land is insignificant in a regional context. Further, the Agriculture to Rural zoning will provide a more consistent approach to the development pattern on the area, and will provide a better zoning outcome for the urban to rural interface.

2.5 Contamination

There are several areas of potential contamination within the study area. Code C14.0 potentially Contaminated Land Code within the Planning Scheme is able to evaluate any risk, subject to detailed design in any future applications.

2.6 Bushfire

The entirety of the study area is within a bushfire prone area. Code C13.0 Bushfire-Prone Hazards Area Code within the Planning Scheme is able to evaluate any risk, subject to detailed design in any future applications.

2.7 Flood Hazard

The area contains land subject to flooding. Code C7.0 Natural Assets Code will be applicable to future subdivision of the land and is able to deal with flooding concerns.

2.8 Landslip

The study area contains land subject to low and medium landslip hazard. Code C15.0 landslip Hazard Code within the Planning Scheme is able to evaluate any risk, subject to detailed design in any future applications.

2.9 Infrastructure

The area is not serviced by reticulated sewerage or stormwater infrastructure. There are water services available.

3. STRATEGIC REVIEW PROCESS - HOW WE GOT HERE

Relbia is identified in the Northern Tasmania Regional Land Use Strategy (RLUS) and the Greater Launceston Plan (GLP) as being a Strategic Reserve Investigation Area (Priority Investigation Area - Residential). That is, an area which is identified for initial strategic evaluation to assess its potential contribution to the future and longer-term development of the greater Launceston area, generally beyond 2036. To ensure strategic residential development continues within the municipality, the decision was made to investigate the areas potential for higher urban development.

In 2019, the City of Launceston appointed MESH Consulting to undertake a comprehensive strategic review of Relbia to investigate opportunities for restructure to facilitate a diversified residential area with high levels of amenity.

In July 2020, the *Relbia Feasibility Study Report* was delivered by MESH. This consultation draft was endorsed by Council on 10 December 2020, where then informal public consultation occurred. Prior to the release of the consultation draft, three workshops were conducted with members of the Relbia community. The findings from the workshops, which included diverse views about the future of Relbia and identification of three potential growth scenarios, were used to inform preparation of the feasibility report.

The consultation period ran from 18 December 2020 to 12 February 2021. The original eight-week consultation period was extended until 26 February 2021. The consultation included letters to landowners, a survey, online access tool, social media and workshops. A total of 113 responses were received. There were concerns raised about changing the character of the area and reducing subdivision sizes and traffic.

The feasibility report provided three possible scenarios for the Relbia within the report are:

- No change
 - Maintain current zoning pattern and subdivision minimum of 4ha within the Rural Living Zone and 35ha within the Rural Resource Zone.
- Limited Change
 - Maintain current zoning pattern but with some adjustment to the subdivision minimums in certain locations.

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

The recommendation for the limited change scenario was supported by the outcomes of the layered technical analysis and the assessment which was undertaken to evaluate Relbia's capacity and structural conditions to support the growth and redevelopment. The report and its findings were ultimately endorsed at a Council Meeting on 16 December 2021. The endorsement of this report ensures there is a supporting local strategy to meet the policy requirements to enact the change.

The results of the endorsed strategy determined that whilst some change can occur, Relbia's ability to be an extension of a common urban area was not warranted. The MESH consultants considered the community consultation feedback, as well as evidenced based assessment of where Relbia contains the necessary pre-conditions to support progressive development.

The area was broken up into precincts to assist in strategic consideration, central, east, and west. These precincts were chosen based on on-ground and spatial analysis, identifying natural and man-made features to break up the area and better identify opportunity for change. This included identifying relevant networks for servicing, open space and transport.

The recommendations were to maintain and enhance the role of Relbia into the future as a low density/rural living area, noting that limited change was possible.

The amendment recognises the importance of the character of Relbia within the community, whilst understanding that the area has been identified for some additional development potential. The changes in this proposed amendment reflect the existing rural residential nature of the area and the proposed Specific Area Plans and zoning changes reflect that.

4. MESH FINDINGS AND RECOMMENDATIONS

The MESH report sought to define a vision for Relbia within the broader Launceston context, including the provision of further housing supply. The report was undertaken based on community consultation and evidence based assessment.

The report found that Relbia does not contain the necessary pre-conditions to support redevelopment for urban purposes, due to costs and negative impact on character. The area does, however, have the potential to accommodate limited change in accordance with the objectives of the Greater Launceston Plan and Regional Strategy. The proposed and endorsed change will maintain and enhance the Relbia area.

4.1 Planning Together for the Future of Relbia Consultation Draft Report

The key finding of the feasibility report is that Relbia does not contain the necessary structural and other pre-conditions to support a transition to a fully serviced urban area and that such the study revealed that a significant transition would compromise the existing distinctive, low density rural living based character and the quality of Relbia.

The assessment was undertaken to determine whether the constraints could progressively be overcome to deliver the necessary structural conditions and the conclusion was that the study area is comprised with a series of interrelated and complex site conditions such as availability of watercourses and the associated floodplains, topography, irregular pattern of subdivision, vegetation and the alignment of the railway line, which have directly influenced the alignment and capacity of key access routes.

4.2 Recommended Preferred Limited Change Scenario

The preferred Limited Change scenario was identified following a detailed review of the capacity of each of the precincts (east, central and west) to accommodate change. The proposal for each of the precincts including the site analysis and potential development outcome plan are set out below.

It is also important to note that through the Local Provisions Schedule implementation process, Council were directed to make substantial modifications to three properties within the subject area. The modifications required CT21126/1, part of CT122876/1, and CT129968/2 to be rezoned from Agriculture to Rural. This is reflected in the current proposal.

The area has been broken into three precincts - West, Central and East. The West precinct is located predominantly to the south of Relbia Road. The Central precinct is located between Relbia road and Glenwood Road. The East precinct is predominantly to the east of Glenwood Road. The precincts themselves are broken up to different sections, to identify existing land use patterns and constraints.

The amendment would allow for the inclusion of a further 157 dwellings within the Relbia area noting, however, this is an unconstrained estimate. Whilst the potential is there, site constraints such as natural values, bushfire, and waterways, as well as development standards in rural living areas will be inhibiting. This is, however, consistent with the residential settlement pattern of Relbia, being dwellings on larger lots, located to avoid constraints.

The biggest change will be located within precinct C2 surrounding Redwood Crescent, which will allow subdivision down to 1ha through the rezoning to Rural Living A. From the 15 identified sites within the precinct, there is the potential for an additional 12 lots.

5. PRECINCTS

5.1 WEST PRECINCT

The overall West Precinct is considered as having some ability to accommodate limited change. The role of the West Precinct is the north-western gateway to Relbia.

Limited change in the West Precinct is recommended in the form of:

1. reduction of the current subdivision minimum from 4ha to 2ha (W1, W2, W3, W4, W5 - Rural Living B);

2. introduction of an averaging provision to encourage site responsive subdivision design. The averaging provisions works by allowing smaller subdivision down to 1ha, so long as the average number of lots for the site does not exceed its capacity. Potential consideration of rezoning of precinct W5 but only if the current non-residential land uses were to be relocated and all land owners are supportive of the rezoning and subject to demonstrated need for additional land supply. If the land within precinct W5 is considered for rezoning a 2ha subdivision minimum is recommended;
3. site responsive subdivision and placement of additional dwellings to maintain a minimum of 50m separation between dwellings;
4. construction of contour responsive, rural standard internal streets and driveways; and
5. introduction of design guidelines for dwellings that promotes excellence in architecture and environmental sustainability (MESH Final Document 2021, page 57).

The recommendations have been achieved by applying the following measures:

1. *Areas W1, W2 and W3 are currently zoned Rural Living B, with no further zoning changes proposed. The amendment does propose to partially rezone W4 and W5 to Rural Living B, as well as partially rezone some Agriculture lots to Rural as a result of the Agriculture report recommendations.*
2. *The averaging provision has been placed within the subdivision standards of the SAP.*
3. *Based on the Agricultural Report, 7 lots will be rezoned from Agriculture to Rural, whilst 13 properties will be rezoned from Rural to Rural Living B, allowing for the 2ha minimum. It has been considered there is a need to additional land supply. Whilst it is acknowledged that the recommendation within the report requires land owners being supportive of the change, it is anticipated that comments will be sought from each land owner upon formal notification.*
- 4 - 5. *Please see section 5.6 of this report that discusses recommended development guidelines and how they will be utilised, noting they will not be statutory controls.*



Figure 2: West Precinct - Recommended Planning Zones (Source: Mesh 2020)

5.2 CENTRAL PRECINCT

The role of the Central Precinct is the core of Relbia. The Central Precinct is assessed as having very limited ability to accommodate change in general.

Very limited change in the Central Precinct is recommended in the form of:

1. Reduction of the current subdivision minimum from 4ha to 1ha for Precinct C2 only (Rural Living A);
2. Retention of the 4ha subdivision minimum for the balance of the precinct;
3. Introduction of an averaging provision to encourage site responsive subdivision design. The averaging provisions works by allowing smaller subdivision down to 1ha, so long as the average number of lots for the site does not exceed its capacity.
4. Site responsive subdivision and placement of additional dwellings to maintain a minimum of 50m separation between dwellings;
5. Construction of contour responsive, rural standard internal streets and driveways; and Introduction of design guidelines for dwellings that promotes excellence in architecture and environmental sustainability (MESH Final Document 2021, pg 61).

The recommendations have been achieved by applying the following measures:

1. *C2 will be rezoned from Rural Living B to Rural Living A.*
2. *The subdivision standards of the SAP will be applied to the rest of the Central Precinct.*
3. *The averaging provision has been placed within the subdivision standards of the SAP.*
- 4 - 5. *Please see section 5.6 of this report that discusses recommended development guidelines and how they will be utilised, noting they will not be statutory controls.*

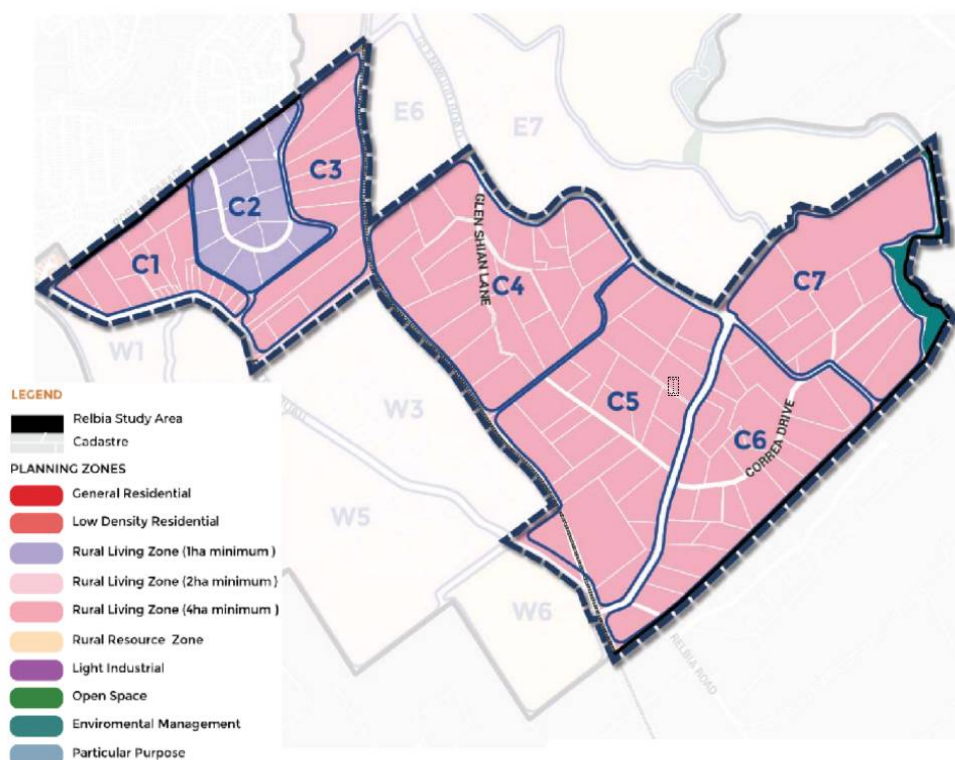


Figure 3: Central Precinct - Recommended Planning Zones (Source: Mesh 2020)

5.3 EAST PRECINCT

The role of the East Precinct is the eastern gateway of Relbia. The overall East Precinct is assessed as having some potential to accommodate limited change.

Limited change in the East Precinct is recommended in the form of:

1. reduction of the current subdivision minimum from 4ha to 2ha for Precincts E6 and E7 only (Rural Living B);
2. retention of the 4ha subdivision minimum for precincts E2, E3, E4 and E5;
3. rezoning of precincts E2 and E4 to the Rural Living Zone with a 4ha subdivision minimum, subject to; Demonstration that access can be achieved the following:
 - Management of the water way
 - Response to land slip risk and;
 - Subject to demonstrated need.
4. introduction of an averaging provision to encourage site responsive subdivision design. The averaging provisions works by allowing smaller subdivision down to 1ha, so long as the average number of lots for the site does not exceed its capacity.
5. site responsive subdivision and placement of additional dwellings to maintain a minimum of 50m separation between dwellings;
6. construction of contour responsive, rural standard internal streets and driveways; and
7. introduction of design guidelines for dwellings that promotes excellence in architecture and environmental sustainability (MESH Final Document 2021, page 65).

The recommendations have been achieved by applying the following measures:

1. *Section E5 will be rezoned from Rural to Rural Living B, whilst E7 will retain its Rural Living B zoning.*
2. *Sections E2, E4 and E5 will be subject to the SAP and subdivision standards.*
3. *Sections E2 and E4 will be subject to the SAP and subdivision standards allowing for a 4ha subdivision minimum. Both the watercourse risk and landslip risk will be managed through the codes within the state planning provisions. It is considered there is a demonstrated need to the rezoning to occur.*
4. *The averaging provision has been placed within the subdivision standards of the SAP.*
- 5 - 7. *Please see section 5.6 of this report that discusses recommended development guidelines and how they will be utilised, noting they will not be statutory controls.*

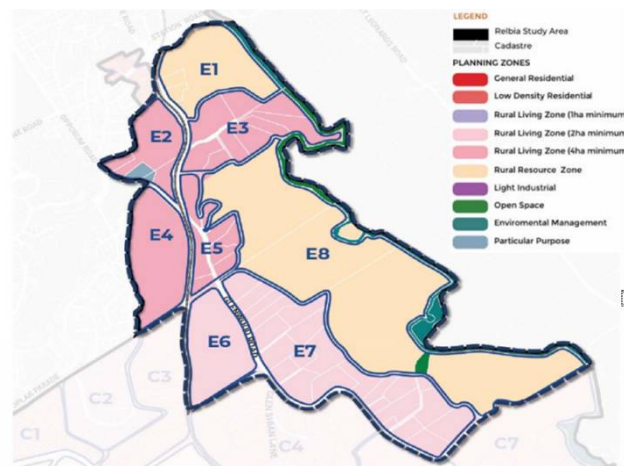


Figure 4: East Precinct - Recommended Planning Zones (Source: Mesh 2020)

The recommended preferred Limited Change scenario for Relbia is recommended as it:

Comprises an outcome that will achieve an appropriate balance between enabling limited change in suitable locations whilst at the same time retaining the unique character and quality of Relbia as a lifestyle based housing destination (MESH Consultation Draft Report 2020, page 67).

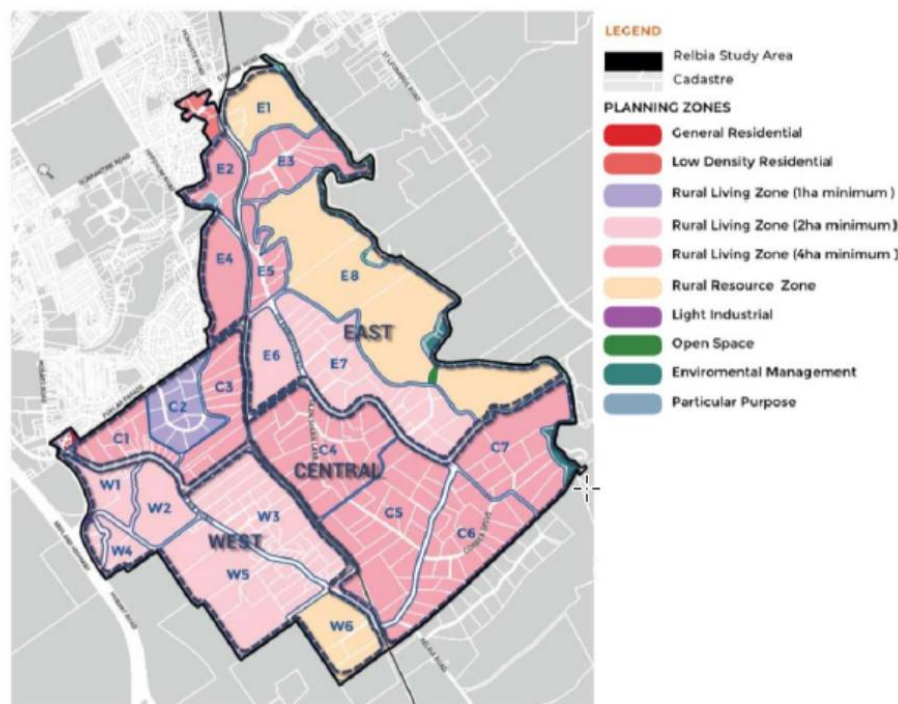


Figure 5: Preferred Limited Change Scenario - Recommended Planning Zones (Source: Mesh 2020)

5.6. Rural Design Guidelines

The approach of this project is to limit significant redevelopment for urban purposes in Relbia and to preserve Relbia's unique low density/rural living environment character and its own landscape style while maintaining the current zoning pattern with some adjustment to the subdivision minimums in certain locations.

Accordingly, in order to achieve the purpose of the project the project consultant has provided a Rural Design Guidelines document as a supportive document for the Relbia Feasibility Study Report.

The guidelines are only intended to assist applicants during the process of choosing where to locate a dwelling, any outbuildings, provision of infrastructure such as access ways, as well as how to protect local vegetation. It is important to note that these are guidelines only and are not proposed to be statutory controls. It is considered that there are sufficient standards within the Planning Scheme to align with the guidelines to ensure the character of Relbia is maintained.

6. THE DRAFT AMENDMENT

Important to note is the MESH report was undertaken against the Launceston Interim Planning Scheme 2015. Since the report was adopted by Council, Launceston now operates under the Tasmanian Planning Scheme - Launceston. Through this change, the pre-existing Rural Living zoned lots have now transitioned into Rural Living B, which allows for a lot size of 2ha. However, these areas are still subject to the transitioned Specific Area Plan LAU-S6.0 Relbia and Glenwood Road Specific Area Plan.

The draft amendment is proposed in its current form to meet the recommendations of the endorsed report. This includes:

- removing LAU-S6.0 Relbia and Glenwood Road Specific Area Plan from the Launceston Local Provisions Schedule and replace with LAU-S6.0 Relbia Subdivision Specific Area Plan, forming Attachment 1 to this report and shown as Instrument 1;
- rezoning Rural Living B to Rural Living A over 16 properties, shown as Instrument 2; and
- rezoning Rural zoned land to Rural living B over 18 properties, shown as Instrument 3.

It is noted, however, that properties located in precincts W4, W5, E2, and E4 have recommendations to be rezoned from Rural to Rural Living. To ensure compliance with the requirements of the State policy on the Protection of Agricultural Land 2009, and the objectives and actions of the Regional Land Use Strategy, an investigation into the rural viability of these lots were required.

As such, the Council engaged RMCG to undertake an agriculture assessment to determine their suitability for change. Whilst some properties were able to be rezoned, the report recommended against rezoning to Rural Living for some properties and instead rezoning from Agriculture to Rural. By adopting the recommendations of this report, two other changes are incorporated into the amendment:

- Rezone Agriculture land to Rural land over seven properties, shown as Instrument 4;
- apply the priority vegetation overlay to land being rezoned from Agriculture to Rural, shown as Instrument 5.

By applying the above to the draft amendment, it is ensured the recommendations of the endorsed strategy are able to be adhered to, whilst also ensuring the requirements of zoning change have been met.

7. ACT REQUIREMENTS

Planning legislation in Tasmania allows the Planning Authority, by its own motion, prepare a draft amendment of an LPS, in accordance with section 40D of the Act.

40D. Preparation of draft amendments

A planning authority –

- (a) must prepare a draft amendment of an LPS, and certify it under section 40F, within 42 days after receiving the request under section 37(1) to which the amendment relates, if –*

- (i) it decides under section 38(2) to prepare a draft amendment of an LPS; or*
- (ii) after reconsidering, in accordance with a direction under section 40B(4)(a), a request under section 37(1) whether to prepare a draft amendment of an LPS, it decides to prepare such an amendment; or*
- (b) may, of its own motion, prepare a draft amendment of an LPS; or*
- (c) must, if it receives under section 40C(1) a direction to do so, prepare a draft amendment of an LPS and submit it to the Commission within the period specified in the direction or a longer period allowed by the Commission.*

Under section 38(1), a Planning Authority may prepare a draft amendment of an LPS if it is satisfied that the amendment meets the LPS criteria. The LPS criteria are set out in Section 34.

34. LPS criteria

- (2) The LPS criteria to be met by a relevant planning instrument are that the instrument –*
 - (a) contains all the provisions that the SPPs specify must be contained in an LPS; and*
 - (b) is in accordance with section 32; and*
 - (c) furthers the objectives set out in Schedule 1 ; and*
 - (d) is consistent with each State policy; and*
 - (da) satisfies the relevant criteria in relation to the TPPs; and*
 - (e) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates; and*
 - (f) has regard to the strategic plan, prepared under <https://www.legislation.tas.gov.au/view/html/inforce/current/act-1993-095> Local Government Act 1993(Tas), that applies in relation to the land to which the relevant planning instrument relates; and*
 - (g) as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates; and*
 - (h) has regard to the safety requirements set out in the standards prescribed under the Gas Safety Act 2019.*

Practice Note 12 developed by the Tasmanian Planning Commission (the Commission) includes additional guidelines to prepare supporting documents for an amendment to an LPS. Supporting documentation should include:

- the purpose and expected outcomes of the amendment
- background reports
- analysis
- relevant land use strategies
- relevant studies formally adopted by the Council.
- an assessment of the amendment against relevant parts of the regional land use strategy.

Under section 40H of the Act, the draft amendment must be exhibited for public comments for a period of 28 days.

8. ASSESSMENT OF LPS AMENDMENT

8.1 Northern Tasmania Regional Land Use Strategy

Pursuant to section 34(2)(e), an amendment may only be made to a local provision if the amendment is, as far as is practicable, consistent with the regional land use strategy. Relevant to this amendment is the Regional Land Use Strategy of Northern Tasmania (RLUS).

The RLUS sets out policy basis and strategies to manage change, growth and development to 2032 including land use, development and infrastructure decisions made by local government. The version used for this assessment is dated 23 June 2021.

An assessment against the goals of the strategic planning framework is below:

C4.1 Goal 1: Economic Development To facilitate economic development and productivity through integrated land use and infrastructure planning.
Strategic Direction G1.1 Capitalise on the region's sources of competitiveness by identifying future growth opportunities for sustainable competitive advantage.
<i>Response:</i> <i>Relbia is within a strategic reserve investigation area, noting that the identified area only contains land use for proposed open space as well as rural, as per Map D1 within the RLUS.</i> <i>Investigations, including significant public consultation, have identified the area for future growth opportunity for the Rural Living lifestyle. The Relbia area is a highly sought after residential area and allowing further subdivision which is currently prohibited on many properties, will ensure and allow greater economic stimulation through the provision of new lots. This will sustain and encourage opportunities for growth as Launceston being a desirable place to live.</i>
Strategic Direction G1.2 Adopt an integrated and coordinated approach to government infrastructure, transport and land use planning.
<i>Response:</i> <i>Future infrastructure, including coordinating new infrastructure and transport will be able to be considered upon future subdivision noting, however, that Relbia is limited in servicing capability.</i>
Strategic Direction G1.3 Develop a thorough understanding of key industry needs, including future demand and location requirements.
<i>Response:</i> <i>It is evident that housing and land is currently in short supply. The provision of new vacant lots will allow for the establishment of new dwellings in a highly sought after location. There is a desire for rural residential lots which the amendment will provide for.</i>
C4.2 Goal 2: Liveability To promote liveability measures for social and community development and the betterment of healthy, strong and vibrant urban and rural settlements.

Strategic Direction G2.1

Identify Urban Growth Areas to advance a sustainable urban settlement pattern.

Response:

The site is primarily located within a strategic reserve investigation area, identified as an Urban Growth Area under the RLUS. The site has been identified within the adopted local strategy as an area that is able to advance growth in an appropriate pattern with an appropriate lot size.

Strategic Direction G2.3

Promote local character values.

Response:

The character of the area, including its values, have been discussed. The proposed changes will introduce a new lot type that will promote and reflect the local character.

Strategic Direction G2.2

Plan for socio-demographic changes.

Response:

Permitting a higher intensity lot size that is respectful of the area will contribute to the economic value of the region, which in turn will support any socio-demographic changes.

Strategic Direction G2.4

Enhance social inclusion.

Response:

The changes will allow new residential lots and may include visitor accommodation uses in the future, which will provide social mechanisms for inclusion.

C.4.3 Goal 3: Sustainability

To promote greater sustainability in new development and develop stronger community resilience to social and environmental change.

Strategic Direction G3.1

Promote and protect the Region's unique environmental assets and values.

Response:

Any future development would be subject to the relevant provisions of the scheme protecting unique environmental assets and values.

Strategic Direction G3.2

Establish planning policies to support sustainable development, address the impacts of climate change, improve energy efficiency and reduce environmental emissions and pollutants.

Response:

Future development would be required to address any impacts of climate change, energy efficiency, environmental emissions and pollutants, as they would be relevant and prescribed under the planning scheme.

C.4.4 Goal 4: Governance

To provide cooperative and transparent leadership and regionally supportive local governance structures to advance integrated strategic land use objectives/outcomes, including the goals, strategies and policies of the RLUS.

Strategic Direction G34.1

Advance regional leadership.

Response:

The amendments are required to address all relevant sections of the regional strategy, state, and local policies. This report has considered all of these and is supportive of the change to the current planning scheme.

8.1.1 Urban Growth Areas

Section D2.1.1 of the RLUS offers the key principles for urban growth areas. The relevant principles for this amendment are listed below, with a response.

- The Urban Growth Areas aim to provide for a well-planned region of distinct cities, towns and villages that:
 - Maintains the integrity of 'intra-regional' open space green breaks;
 - Minimises impacts on natural resources;
 - Maximises the use of major transport and water and sewerage infrastructure (committed and/or planned);
 - Enables efficient physical and social infrastructure, including public transport;
 - Has ready access to services and employment; and
 - Ensures significant non-residential activities will meet specific location, infrastructure and site requirements.

Response:

The amendment will retain the rural residential character of the area, and take advantage of the existing infrastructure available.

- Development opportunities will increase the capacity of the existing Urban Growth Areas, unless local strategy determines that expansion is the most appropriate response to the strategic needs of the area.

Response:

The amendment is not seeking to expand the area, but rather allow for a limited change to occur, which in turn will increase the capacity of the area to grow.

- Land within the Urban Growth Areas illustrated in the Regional Framework Plan Maps D.1, D.2 and D.3 or settlements categorized by the descriptions in Table E.1 or illustrated in Map E.1, may be rezoned for urban development, subject to local strategy, that responds to the Key Principles and leads to the strategic and orderly development of the area.

Response:

The local strategy supports the rezoning and SAP implementation. The change is a strategic consideration that will allow in a limited but orderly change for the area.

- Land considered for rezoning within or contiguous to an Urban Growth Area should:
 - Be physically suitable;
 - Exclude areas with unacceptable risk of natural hazards, including predicted impact of climate change;
 - Exclude areas with significant biodiversity values;
 - Be appropriately separated from incompatible land uses; and
 - Be a logical expansion of an existing urban area, or be of sufficient size to support efficient social and economic infrastructure.

Response:

The land is suitable for the proposed changes. The risks from natural hazards are manageable through the provisions of the scheme and the changes will ensure that the residential and rural uses will be able to coexist. It is a logical change without the need of expansion.

- As a guide, any investigations to support growth within or contiguous to Urban Growth Areas should include an assessment of the following matters where relevant:
 - the identification of existing land use;
 - for proposed planning scheme amendments within, or contiguous to, the urban growth areas shown in Map D.1, an analysis of residential supply and demand for the Greater Launceston Area (The Greater Launceston Area is the contiguous, urban extent of the Regional City and includes the Legana and Hadspen settlements, as generally indicated in Map D.1.);
 - for areas not shown in Map D.1, an analysis of residential supply and demand for the relevant individual settlement identified in Table E.1;
 - an analysis of growth opportunity based on local strategy for the relevant settlement.
 - an analysis of the potential loss to the agricultural estate including prime agricultural land;
 - the impact on agricultural productivity and infrastructure, and
 - other resources;
 - the extent to which land is included in irrigation districts (and potential loss in irrigation infrastructure);
 - the potential for land use conflict with nearby uses if residential development were to occur;
 - the potential impact on the efficiency of the State road and rail networks;
 - the potential impact on, and fettering of, existing extractive industries (and potential to sterilise strategic mineral resources),
 - an assessment of natural, cultural and landscape values;
 - an assessment of natural or other hazards; and
 - the potential for conflict with State policies.

Response:

An analysis of the existing land uses has determined that the primary character is rural residential with aligning rural uses. The area is identified within Map D.1 as a strategic reserve investigation area. The limited change scenario will have the ability to create a theoretical yield of up to 157 new lots. The lots will be rural residential in nature, and will be subject to site constraints. The precincts will allow for transitioning zoning to occur between existing high density zoning to the north and rural zoning to the west, south and east. As discussed later on in this report, the GLP and Launceston Residential Strategy have identified a need to provide some 4,000+ dwellings by 2031. Whilst understanding that the potential number of lots is minimal in terms of the overall aim, the creation of further rural living lots within an existing rural living area, especially one so close to major services, is considered appropriate for the area.

8.1.2 Regional Planning Policies

Section E of the RLUS sets out the regional policies and key planning policies and actions.

E.2 Regional Settlement Network Policy

Regional Settlement Networks	
Policy	Action
<p>RSN-P1 Urban settlements are contained within identified Urban Growth Areas. No new discrete settlements are allowed and opportunities for expansion will be restricted to locations where there is a demonstrated housing need, particularly where spare infrastructure capacity exists (particularly water supply and sewerage).</p>	<p>RSN-A1 Provide an adequate supply of well-located and serviced residential land to meet projected demand. Land owners/developers are provided with the details about how development should occur through local settlement strategies, structure plans and planning schemes. Plans are to be prepared in accordance with land use principles outlined in the RLUS, land capability, infrastructure capacity and demand.</p> <p>RSN-A2 Land supply will be provided in accordance with the Key Principles through local strategy for Urban Growth Areas which include:</p> <ul style="list-style-type: none"> • Priority Consolidation Areas • Supporting Consolidation Areas • Growth Corridor • Future Investigation Areas. <p>RSN-A3 Apply zoning that provides for the flexibility of settlements or precincts within a settlement and ability to restructure underutilized land.</p>
<p>RSN-P2 Provide for existing settlements to support local and regional economies, concentrate investment in the improvement of services and infrastructure, and enhance quality of life.</p> <p>RSN-P3 Recognise the isolated relationship of the Furneaux Group of islands to the settlement system of the region, and that settlement and activity centre planning will be dependent on local strategies to support sustainable outcomes.</p>	<p>RSN-A4 Provide for the long term future supply of urban residential land that matches existing and planned infrastructure capacity being delivered by TasWater, specifically in parallel with existing water and sewerage capacity and required augmentation to meet urban development growth and capacity - both residential and industrial.</p>

	<p>RSN-A5 Provide a diverse housing choice that is affordable, accessible and reflects changes in population, including population composition. Ageing populations and single persons should be supported to remain in existing communities as housing needs change; <i>ageing in home</i> options should be provided.</p> <p>RSN-A6 Encourage urban residential expansion in-and-around the region's activity centre network to maximise proximity to employment, services and the use of existing infrastructure, including supporting greater public transport use and services.</p> <p>RSN-A7 Ensure all rural and environmental living occurs outside Urban Growth Areas.</p> <p>RSN-A8 Identify areas with existing mixed land use patterns, and/ or <i>Brownfield</i> areas adjacent to activity centres, for mixed use redevelopment and apply zones that provide for flexibility of use to support the activity centre and the role of the settlement.</p>
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Response:

The area is identified as a residential priority investigation area. The Relbia area is considered to be a key growth area for rural residential lots within the Launceston municipality. This is evidenced by the supporting local strategy endorsed by the Council. The proposed SAP, as well as rezonings, will ensure subdivision is able to occur which will in turn provide for a diverse range of housing choice in an established rural residential setting with limited services. The local strategy has identified the area as an area that has the capacity for increase rural living growth. Important to note is the SAP will offer a subdivision lots size of 4ha, which is not currently available through the Rural Living standards. This will ensure there are varying types of lot sizes throughout the Relbia area, whilst maintaining the rural lifestyle.

Integrated Land Use and Transport	
Policy	Action
<p>RSN-P8 New development is to utilise existing infrastructure or be provided with timely transport infrastructure, community services and employment.</p> <p>RSN-P9 Apply transit oriented development principles and practices to the planning and development of transit nodes, having regard for local circumstances and character.</p> <p>RSN-P10 Plan new public transport routes, facilities and high-frequency services to provide safe and convenient passenger accessibility, and to support the interrelationship between land use and transport.</p>	<p>RSN-A14 Prioritise amendments to planning schemes to support new Urban Growth Areas and redevelopment sites with access to existing or planned transport infrastructure. This will support delivery of transit oriented development outcomes in activity centres and identified transit nodes on priority transit corridors</p>
<p>RSN-P11 Coordinate land use and transport planning and the sequence of development with timely infrastructure provision.</p> <p>RSN-P12 Connect active transport routes to improve accessibility and encourage transport use by a broader range of people.</p>	<p>RSN-A15 Planning will be informed by the <i>Northern Integrated Transport Plan</i> (2013). Future iterations of the strategy are to require planning schemes provide appropriate zoning patterns and support land use activities by:</p> <ul style="list-style-type: none"> • identifying transport demands and infrastructure required; • protecting key transport corridors from incompatible land uses; and • creating sustainable land use patterns that maximise efficient use of all future transportation modes ie. road/rail, freight routes (including land and sea ports); and • public transport, pedestrian and cyclists networks.
<p>RSN-P13 Manage car parking provision in regional activity centres and high-capacity transport nodes to support walking, cycling and public transport accessibility.</p>	<p>RSN-A16 Promote the region's Activity Centre Network and multifunctional mixed-use areas, which provide a focus for integrating higher residential development outcomes, social and community facilities and services and public transport opportunities.</p>

RSN-P14 New development within walking distance of a transit node or regional activity centre is to maximise pedestrian amenity, connectivity and safety.	
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Response:

The area is connected via Glenwood Road and Relbia Road, roads which are identified transport routes. These roads have sufficient capacity to handle increased traffic as a result of further development.

Rural and Environmental Living Development	
Policy	Action
RSN-P21 Rural and environmental lifestyle opportunities will be provided outside urban areas.	RSN-A20 Rural living land use patterns will be identified based on a predominance of residential land use on large lots in rural settings with limited service capacity.
RSN-P22 Rural and environmental lifestyle opportunities will generally be located in established Rural Residential Areas.	RSN-A21 Planning schemes should prioritise the consolidation of established Rural Residential Areas over the creation of Rural Residential Areas.
RSN-P23 Growth opportunities will be provided in strategically preferred locations for rural living and environmental living based on sustainability criteria and local strategies to support settlement growth.	RSN-A22 Target growth to preferred areas based on local strategies to support settlements.
RSN-P24 Growth opportunities for rural living will maximise the efficiency of existing services and infrastructure.	RSN-A23 Planning scheme provisions must specifically enable subdivision opportunities in preferred areas by setting minimum lot sizes based on locality.
RSN-P25 Recognise that the Furneaux Group of islands are more reliant on local strategies for Rural Residential Areas and the protection of agricultural land that respond to the complexities of remote area economics and the need to retain or increase population and visitation.	RSN-A24 Future locations of the Rural Living Zone should not require extension of Urban Growth Areas, or unreasonably compromise the productivity of agricultural lands and natural productive resources (within Rural Areas).
	RSN-A25 Ensure future locations for rural residential opportunities do not unreasonably compromise environmental values.

	<p>RSN-A26</p> <p>Consolidation and growth of Rural Residential Areas is to be directed to areas identified in local strategy, that align with the following criteria (where relevant):</p> <ul style="list-style-type: none"> • proximity to existing settlements containing social services; • access to road infrastructure with capacity; • on-site waste water system suitability; • consideration of the impact on natural values or the potential land use limitations as a result of natural values; • minimisation of impacts on agricultural land and land conversion; • minimisation of impacts on water supply required for agricultural and environmental purposes; • Consideration of natural hazard management; • The housing mix available in a locality and the contribution additional rural residential land use may make in support of settlements; • Potential for future requirement for the land for urban purposes; and • The ability to achieve positive environmental outcomes through the rezoning.
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Response:

The amendment is deemed to be consistent with the policies and actions detailed in the above table in that the rezoning:

- *will not fragment productive land as determined by the Agricultural Assessment submitted with this application. The amendment does not impact on water supply required for agricultural use;*
- *the area is part of an identified Priority Investigation Area - Residential and, therefore, considered to be an urban growth area.*
- *the identified subdivision lot sizes are consistent with the identified pattern of development in a rural residential setting, with limited service capacity.*
- *the amendment will seek to make alterations to a predominant rural residential area to assist in its consolidation.*
- *all lots proposed to be rezoned from rural and agriculture to rural living are supported by the RMCG agricultural report. The report details the already compromised status of these rural lots.*
- *this amendment specifically targets the growth potential of the area based on the endorsed local strategy, Relbia Feasibility Study, dated October 2020.*

- *the locality is burdened by priority vegetation. Notwithstanding, C7.0 natural Values Code within the Planning Scheme still allows for development to occur, noting relevant reports will be required for any future subdivision.*
- *the Relbia Feasibility Study, dated October 2020 is the supporting local strategy for this proposed change.*
 - *the area has been identified as being close enough to existing settlements to allow for access to social services;*
 - *the existing road network is sufficient to maintain access to new lots;*
 - *the proposed lots sizes are sufficient to allow for on-site waste water systems;*
 - *future subdivision will be limited based on existing natural values, but not so limited that supporting future natural values reports could not allow subdivision to occur;*
 - *risk from natural hazards can be appropriately mitigated; and*
 - *the additional subdivision permissions will allow for a range of housing types on newly available land.*

E.4 Regional Infrastructure Network Policy

Specific Policies and Actions	
Policy	Action
RIN-P1 Coordinate, prioritise and sequence the supply of infrastructure throughout the region to match the settlement framework.	RIN-A1 Liaise with relevant state agencies including the Department of State Growth to develop transport initiatives.
RIN-P2 Identify infrastructure capacity, need and gaps in current provision to meet requirements for projected population and economic activity.	RIN-A2 Liaise with relevant state agencies, including the Department of State Growth, to develop infrastructure strategies for Northern Tasmania.
RIN-P3 Direct new development towards settlement areas that have been identified as having spare infrastructure capacity.	RIN-A3 Direct growth to areas where existing infrastructure capacity is underutilised and give preference to urban expansion that is near existing transport corridors and higher order Activity Centres.
RIN-P4 Recognise the Department of State Growth Road Hierarchy and protect the operation of major road and rail corridors (existing and planned) from development that will preclude or have an adverse effect upon existing and future operations.	RIN-A4 Recognise the operation and future expansion potential of key intermodal facilities, particularly the three major seaports and the Launceston Airport and protect from surrounding incompatible uses by applying appropriate zoning and buffers in planning schemes.

<p>RIN-P5 Recognise the region's port, airport and other intermodal facilities (existing and planned), including operations and protect from development that will preclude or have an adverse impact on existing and future operations.</p>	<p>RIN-A5 Provide that appropriate planning mechanisms are in place to facilitate the potential Bell Bay Port Intermodal Expansion (subject to Federal Government funding).</p> <p>RIN-A6 Provide for use and development nearby Launceston Airport that supports and complements the airport's role and does not adversely impact on its current or future operation. Note: The area immediately surrounding some airports is subject to Commonwealth legislation, which overrides State legislation.</p> <p>RIN-A7 Protect the region's road and rail infrastructure network and enable a transition between compatible land uses and an adequate separation between conflicting development that would compromise safe and efficient operations of existing and future planned road and rail corridors.</p> <p>RIN-A8 Protect strategic road corridors that are predominately State Roads (Category 1-3) under Tasmanian Road Hierarchy which include:</p> <ul style="list-style-type: none">• Midland Highway• Illawarra Main Road• Bass Highway• Tasman Highway• Birralea Frankford Main Road/West Tamar/Batman Highway corridor• West Tamar Highway from Launceston to Frankford Main Road• East Tamar Highway• Bridport Main Road• Tasman Highway from Scottsdale to Ringarooma Main Road• Tasman Highway from Esk Main Road to St Helens• Lilydale Main Road from East Tamar Highway to Lalla Road (Golconda Road)
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	<ul style="list-style-type: none"> • Bell Bay Main Road • Esk Main Road • Evandale Main Road from Midland Highway to Launceston Airport and • Kings Meadows Main Road. <p>Other local roads that may require protection include Bathurst and Wellington Streets, forestry freight routes - Mathinna Plains Road, the northern section of Camden Road and Prossers Road.</p> <p>RIN-A9 Apply appropriate zoning and/or other mechanisms within planning schemes to support planned future roads.</p>
<p>RIN-P6 Facilitate and encourage active modes of transport through land use planning</p>	<p>RIN-A10 Roads created in new subdivisions are to be designed and constructed to meet the needs of all users and to reinforce the function, safety and efficiency of the road.</p> <p>RIN-A11 Future subdivision design is to allow for permeability and connectivity in the transportation network.</p> <p>RIN-A12 Incorporate guidelines and other relevant subdivision design codes into planning schemes to address facilities for walking and cycling. For example, guidelines may provide that:</p> <ul style="list-style-type: none"> • Lot layouts and buildings must provide for connection to adjacent local roads, open space, trails, pedestrian, cycle and bus routes; and • Roads are designed and constructed to meet the needs of all users and to reinforce the functions, safety and efficiency of the road or communal driveway. <p>RIN-A13 Provide for provision for on and off-road cycle facilities, including shared pathways and associated engineering considerations, is addressed by local planning policy.</p>

	<p>RIN-A14 Future specific or Local Area Development plans are to provide for linkages to cycling networks.</p> <p>RIN-A15 Local Area Development Plans are to promote walking and provide for a network of local walking routes.</p> <p>RIN-A16 Facilitate increased use of active transport modes for short trips by providing for subdivisions that allow for pedestrian connectivity to open spaces, trails and cycle and bus routes.</p> <p>RIN-A17 Planning schemes are to require that use and development proposals which attract high numbers of people include provision for bicycle parking facilities in parking requirements, where appropriate.</p>
<p>RIN-P7 Facilitate an efficient and convenient public transport system through land use planning.</p>	<p>RIN-A18 Provide for future higher density residential areas, mixed use developments and new commercial areas to be integrated with public transport services.</p> <p>RIN-A19 Provide for new urban subdivisions to be designed to cater for buses (road width, junction/roundabout design, entry and exit points) and are designed in accordance with Australian Standards.</p> <p>RIN-A20 Subdivision design is to provide interconnected road layouts, minimises the use of cul-de-sacs, and promotes an efficient and contiguous public transport service, including cyclist and pedestrian movement.</p>

	<p>RIN-A21 Consult and engage with public transport service providers in the concept design phase to determine if an area can be serviced by public transport, considering public transport networks and subdivision design.</p> <p>RIN-A22 Encourage residential densities in new urban development that supports more cost effective delivery of public transport services.</p> <p>RIN-A23 Provide for new urban development to be located adjacent to existing and preferably mixed-use areas to reduce travel requirements and distances.</p> <p>RIN-A24 With reference to the Regional Framework Plan Maps D.1, D.2 and D.3 identify higher density residential areas, mixed-use development and new commercial areas to support greater access and use of public transport services, particularly in areas that have higher frequency services.</p>
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Response:

- *Upon initiation, the application will be referred to TasWater, TasRail and the Department of State Growth for comment, as well as any other relevant agencies.*
- *Being within a rural living area, capacity services are limited, and to maintain the rural living lifestyle, are not generally encouraged.*
- *The existing road network will have the capacity to ensure further vehicle movements.*
- *The area is not considered to be urban in nature, but rural living interspersed with farming practices.*

E.5 Regional Economic Development Policy

Rural Land Natural Productive Resources	
Policy	Action
ED-P6 Encourage sustainable and appropriate land use planning practices that seek to manage development and use of the region's natural resources.	ED-A6 Apply a regionally consistent GIS spatial methodology and mapping of productive agricultural land.

<p>ED-P7 Prevent the loss of future rural production (including agriculture, mineral extraction, forestry).</p> <p>ED-P8 Manage the region's natural economic resources to sustainably and efficiently meet the needs of existing and future communities.</p>	<p>ED-A7 Protect the long-term operation of rural industries and support an expanded agricultural sector.</p> <p>ED-A8 Recognise the roll-out of irrigation schemes and ensure that these agricultural lands and future irrigation areas are appropriately zoned for primary production and protected from incompatible uses.</p> <p>ED-A9 Limit the encroachment of 'Rural Residential' styles of development onto existing and potential agricultural lands.</p> <p>ED-A10 In conjunction with State agencies, identify and protect regionally significant extractive industry resources.</p> <p>ED-A11 Identify natural economic resource areas and protect from further fragmentation and inappropriate land use.</p> <p>ED-A12 Identify and protect extractive and mineral resources for potential future extraction (including providing appropriate transport corridors and buffers) and protect these, ensuring that planning preserves the opportunity for discovery and development of new resources in appropriate areas.</p> <p>ED-A13 Manage, enhance and protect marine, estuarine and freshwater habitats, from development that would adversely impact upon sustainable fish stock levels, or fisheries production</p>
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Response:

The Agricultural Report prepared by RMCG has investigated all properties proposed to be rezoned from Agriculture or Rural to Rural Living. The report has also made recommendations for some rezoning from Agriculture to Rural.

The report has identified useable active agriculture land to be retained, as well as land which would be suitable to be placed into the Rural Living zone. The report has been prepared by a qualified agricultural consultant and will ensure that the rural living zones and rural areas are able to work in unison, with identified rural land to be protected.

E.7 Regional Environment Policy

Biodiversity and Native Vegetation	
Policy	Action
<p>BNV-P01 Implement a consistent regional approach to regional biodiversity management, native vegetation communities and native fauna habitats including comprehensive spatial regional biodiversity mapping.</p> <p>BNV-P02 Except where planning scheme provisions provide for exemptions, restrict land clearing and disturbance of intact natural habitat and vegetation areas, including areas of forest and non-forest communities declared under the <i>Nature Conservation Act</i>, coastal wetlands and remnant and appropriate cultural vegetation within settlement areas.</p> <p>BNV-P03 Land use planning is to minimise the spread and impact of environmental weeds.</p> <p>BNV-P04 Land use planning processes are to be consistent with any applicable conservation area management plans or natural resource management strategy</p>	<p>BNV-A01 Apply appropriate zoning and/or overlays through planning schemes to protect areas of native vegetation.</p> <p>BNV-A02 Implement a planning assessment approach consistent with the <i>avoid, minimise, mitigate, offset</i> hierarchy.</p> <p>BNV-A03 Provide for environmental assessments through planning schemes for development proposals with the potential to impact on the habitats of native species of local importance.</p> <p>BNV-A04 Accept offsets as a last resort and only where there is a net conservation benefit, security of the offset in perpetuity and based upon the relevant State guidelines.</p> <p>BNV-A05 Further investigate regional biodiversity: <ul style="list-style-type: none"> • To protect, conserve and enhance the region's biodiversity considering the extent, condition and connectivity of critical habitats; • priority vegetation communities; and the number and status of vulnerable and threatened species; • Provide for use and development to be carried out in a manner that assists the protection of biodiversity by: <ul style="list-style-type: none"> - minimising native vegetation and habitat loss or degradation. </p>

	<ul style="list-style-type: none"> - appropriately locating buildings and works. • To develop a methodology that defines triggers and priorities for important habitat in assessing development.
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Response:

The existing priority vegetation overlay will be retained over all rural living land, and will be introduced to land previously zoned agriculture. The Natural Values Code within the State Planning Scheme will be applicable to all areas where the overlay applies. This will ensure all future development considers the natural values of the area through the provision of environmental assessments.

Natural Hazards	
Policy	Action
<p>NH-P01 Future land use and urban development is to minimise risk to people and property resulting from land instability by adopting a risk-managed based approach, consistent with Practice Note Guidelines for Landslide Risk Management 2007 and AGS (2007a) Guideline for Landslide Susceptibility, Hazard and Risk Zoning for Land Use Planning; AGS (2007e) Australian GeoGuides for Slope Management and Maintenance.</p> <p>NH-P02 Future land use and development is to minimise risk to people and property resulting from flooding.</p> <p>NH-P03 Future land use and development is to minimise risk to people and property resulting from bushfire hazard.</p> <p>NH-P04 Where avoidance of hazards is not possible or the level of risk is deemed acceptable, best practice construction and design techniques and management practices are to be implemented.</p>	<p>NH-A01 Manage further development in declared landslip zones. Complete regional land slide hazard mapping to allow identification of land susceptible to landscape hazards and its associated level of risk to specific scale and types of land uses and developments.</p> <p>NH-A02 Permit appropriate land uses and urban development in areas of susceptibility only where risk is very low or where it can be managed by prescriptive controls to avoid undue risk to persons including life of loss and damage to property.</p> <p>NH-A03 If there is doubt about the geotechnical stability of land proposed for urban development, the Council may require a geotechnical assessment to identify risks and mitigation techniques.</p> <p>NH-A04 Include controls in planning schemes based on current best practice to manage risk to persons and property resulting from inundation.</p> <p>NH-A05 Include controls in planning schemes based on current best practice to minimise risk to persons and property resulting from bushfire hazard.</p>

	<p>NH-A06 Subdivision design is to respond to bushfire hazard risks by providing for alternative access, building setbacks and buffer distances based on current best practice.</p> <p>NH-A07 Adopt the relevant risk management AS/NZS standard as part of core management methods for emergency, hazard and risk management</p>
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Response:

The locality contains large areas of landslide in both the low and medium hazard band. These overlays will be retained, and through the Landslip Hazard Code within the State Planning Scheme, all future development will need to consider the risk associated with subdivision.

Similarly, the entirety of the locality is located within a bushfire-prone area. The bushfire overlay will be retained and through the Bushfire-Prone areas code, all future development will need to consider the risk associated with subdivision.

9. CITY OF LAUNCESTON CORPORATE STRATEGIC PLAN 2014-2024

Pursuant to section 20(1) of the *Local Government Act 1993* (Tas) an amendment must have regard to the strategic plan of a council referred to in Division 2 of Part 7 of *Local Government Act 1993* (Tas) as adopted by Council at the time the planning scheme is prepared. The relevant strategy is the City of Launceston Corporate Strategic Plan 2014-2024 (the Plan).

The assessment of the application has had regard to the Plan and is generally consistent with the principles and goals as it:

- supports housing choice and diversity in a planned location;
- stimulates population growth in the municipal area; and
- considers the impacts on the natural values of the site.

The assessment of the application has had regard to the Plan and is generally consistent with the principles and goals which are outlined below:

A city where people choose to live

Goal 2: To promote Launceston as a unique place to live, work and play.

Response:

Launceston is the most populous Local Government Area (2019 - ABS) in Tasmania. With Relbia having been identified as a growth area, the introduction of a Specific Area Plan (SAP), as well as the rezoning of land, will allow the introduction of new land capable of being subdivided. This popular rural living type of land on the outskirts of Launceston as a quiet place to live, work and play.

A city that values its environment

Goal 5: To reduce the impacts on our natural environment and to build resilience to the changing intensity of natural hazards.

Response:

It is acknowledged that the study area contains several natural value overlays, including biodiversity, scenic protection, and flooding. The introduction of new zonings that will allow for further subdivision is considered to be consistent with these natural hazards, in that future subdivision will have minimal impact on the environment.

A city building its future

Goal 6: To drive appropriate development opportunities as well as infrastructure, land use planning and transport solutions.

Response:

The SAP provides further detailed provisions that will ensure appropriate development is able to occur.

A city that stimulates economic activity and vibrancy

Goal 7: To develop a strategic and dedicated approach to securing investment in Launceston.

Response:

The placement of the SAP and rezoning of the land over the study area will ensure appropriate development is able to occur within the identified area. This will allow a strategic dedicated approach to encouraging safe development investment for the City.

A secure, accountable and responsive Organisation

Goal 8: To communicate and engage consistently and effectively with our community and stakeholders.

- To seek and champion collaboration to address major issues for Northern Tasmania
- To ensure decisions are made in a transparent and accountable way
- To continue to meet our statutory obligations and deliver quality services
- To continue to ensure the long-term sustainability of our Organisation

Response:

Community consultation in the form of facilitated workshops, were conducted with the community before any technical analysis was undertaken. The workshops focused on themes such as what do you love about Relbia, does Relbia have capacity to support change and what should the vision for Relbia be both now and into the future.

The community based workshops were followed up with other forms of engagement including:

- *personally addressed letters to landowners enclosing a survey, summary brochure and a self-addressed/reply-paid envelope;*
- *Your Voice Your Launceston platform - Feasibility Report, Summary Brochure, survey;*
- *City of Launceston Official Facebook posts on 22 December 2020 and 18 January 2021.*

Consultation Summary

As noted above, the project commenced with facilitated community consultation sessions that were deliberately conducted before the technical assessment had been undertaken. These consultation sessions revealed that there are relatively diverse views about the future of Relbia and Relbia's ability to accommodate change both now and into the future.

Notwithstanding the diverse views, primarily about limited subdivision potential, the community was generally aligned in terms of opposition to intensive redevelopment of land for typical urban purposes (significant change) and in defining what is valued or loved about Relbia and the community expressed a desire to preserve the rural character and lifestyle of Relbia now and into the future.

Following on from when the initial community consultation workshops were conducted and the draft report was released, a total of 113 responses were received. In terms of reference to the change scenarios, the following responses were received:

- Representations for the preferred Limited Change Scenario - 26*
- Representations for the No Change Scenario - 84*
- Representations for the Significant Change Scenario - 3*

The public will again be able to provide further comment through the formal advertising if the amendments are adopted.

10. LAUNCESTON RESIDENTIAL STRATEGY 2009-2029

The Launceston Residential Strategy 2009-2029 (LRS) provides a strategy for housing within the Launceston municipality over the next 20 years. The strategy focuses on five tiers of development. The most relevant to the current proposal is Tier 5: Rural Residential Development. It is noted that the equivalent current zoning is Rural Living. This type of zoning provides people with the possibility of living in a rural setting without conflicting with primary industries and without the obligation to purchase and maintain a significant landholding.

The LRS identifies that there are 54 vacant parcels of residential land and it is estimated that between 96 and 201 additional lots may be sought up to 2024. The LRS anticipates that around 15% of housing would be provided in rural areas. Based on this projection, this equates to around 170 rural residential dwellings. Furthermore, the dwelling projections detailed in the Council's *Draft Residential Land Demand and Supply Assessment* (March 2019) establishes the demand to be 4,330 dwellings by 2031 across the Greater Launceston Area.

The land has been identified within the strategy as an area for rural residential development. The LRS identifies that as a planning response to the preferred locations for rural residential, that site-specific subdivision criteria for identified local areas within the existing rural residential zone be pursued.

Noting that this locality is an established rural residential area, and the proposed zoning amendments and SAP will introduce new subdivision guidelines, the amendment is considered compliant with the strategy.

11. PLANNING TOGETHER FOR THE FUTURE OF RELBIA

The MESH *Planning Together for the Future of Relbia* report, dated November 2020 is the endorsed strategy guiding the rezoning and subdivision guidelines for the Relbia area. The report was adopted by Council under the recommendation that the limited change scenario be adopted.

12. DOES THE DRAFT AMENDMENT MEET THE LPS CRITERIA?

Pursuant to section 38(1), a draft amendment must meet the LPS criteria contained in Section 34. The following is an assessment of the draft amendment against Section 34:

LPS Criteria	Response
<i>(a) contains all the provisions that the SPPs specify must be contained in an LPS;</i>	No SPP provisions will be overridden as a result of the amendment.
<i>(b) is in accordance with section 32; and</i>	See Section 13.0 of this report.
<i>(c) furthers the objectives set out in Schedule 1; and</i>	See Section 14.0 of this report.
<i>(d) is consistent with each State policy; and</i>	See Section 15.0 of this report.
<i>(da) satisfies the relevant criteria in relation to the TPPs; and</i>	Not Applicable.
<i>(e) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates; and</i>	See Section 8.1 of this report.
<i>(f) has regard to the strategic plan, prepared under https://www.legislation.tas.gov.au/view/html/inforce/current/act-1993-095 Local Government Act 1993 (TAS), that applies in relation to the land to which the relevant planning instrument relates; and</i>	See Section 9.0 of this report.
<i>(g) as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates; and</i>	Not applicable.
<i>(h) has regard to the safety requirements set out in the standards prescribed under the Gas Safety Act 2019.</i>	There are no gas pipelines within the subject area.

13. CONTENTS OF LPS - IS THE AMENDMENT IN ACCORDANCE WITH SECTION 32

An LPS	Response
(1) An LPS is to consist of provisions that apply only to a single municipal area specified in the LPS.	
(2) An LPS	
(a) must specify the municipal area to which its provisions apply; and	The amendment relates to the City of Launceston municipality.

(b) must contain a provision that the SPPs require to be included in an LPS; and	The rezoning and introduction of the SAP are compliant with the SPPs and LPS.
(c) must contain a map, an overlay, a list, or another provision, that provides for the spatial application of the SPPs to land, if required to do so by the SPPs; and	A map for the SAP is provided for. The instruments for signing include the areas to be rezoned.
(d) may, subject to this Act, contain any provision in relation to the municipal area that may, under section 11 or 12, be included in the Tasmanian Planning Scheme; and	The SAP will form part of the LPS.
(e) may contain a map, an overlay, a list, or another provision, that provides for the spatial application of the SPPs to particular land; and	The Specific Area Plan will contain an overlay.
(f) must not contain a provision that is inconsistent with a provision of section 11 or 12; and	The Specific Area Plan is consistent with sections 11 and 12 of the Act.
(g) may designate land as being reserved for public purposes; and	Not Applicable.
(h) may, if permitted to do so by the SPPs, provide for the detail of the SPPs in respect of, or the application of the SPPs to, a particular place or matter; and	Not Applicable.
(i) may, if permitted to do so by the SPPs, override a provision of the SPPs; and	The SAP will override certain sections of the SPPs.
(j) may, if permitted to do so by the SPPs, modify, in relation to a part of the municipal area, the application of a provision of the SPPs; and	Not Applicable.
(k) may, subject to this Act, include any other provision that: (i) is not a provision of the SPPs or inconsistent with a provision of the SPPs; and (ii) is permitted by the SPPs to be included in an LPS; and	The SAP provisions will be consistent with the SPPs and is permitted to form part of the LPS.
(l) must not contain a provision that the SPPs specify must not be contained in an LPS.	No LPS provisions are replicated within the SAP.
(3) (...) an LPS may, if permitted to do so by the SPPs, include:	
(a) a particular purpose zone, being a group of provisions consisting of: (i) a zone that is particular to an area of land; and	The amendment seeks to rezone land as well as the introduction of a SAP for subdivision guidelines.

(ii) the provisions that are to apply in relation to that zone; or	
(b) a specific area plan, being a plan consisting of: (i) a map or overlay that delineates a particular area of land; and (ii) the provisions that are to apply to that land in addition to, in modification of, or in substitution for, a provision, or provisions, of the SPPs; or	The amendment seeks to introduce a SAP.
(c) a site-specific qualification, being a provision, or provisions, in relation to a particular area of land, that modify, are in substitution for, or are in addition to, a provision, or provisions, of the SPPs.	Not applicable.
(4) An LPS may only include a provision referred to in subsection (3) in relation to an area of land if:	
(a) a use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area; or	The SAP will allow significant social, economic, and environmental benefits to the region.
(b) the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.	The Relbia area is an established residential suburb consisting of rural living lifestyle blocks. The proposed changes will ensure that the unique character of this area is retained
(5) An LPS must be in accordance with the structure, if any, that is indicated, or specified, in the SPPs to be the structure to which an LPS is to conform.	Not applicable.
(6) A provision of an LPS must be in the form, if any, that the SPPs indicate a provision of an LPS is to take.	The LPS changes are consistent with the form required by the SPPs.
(7) A provision of an LPS in relation to a municipal area is not to be taken to have failed to comply with this section, or to be inconsistent with a provision of the SPPs, by reason only that it is inconsistent with a provision of the SPPs that has not come into effect in relation to the municipal area.	It is considered the provisions of the LPS are consistent with the SPPs.

14. SCHEDULE 1 OBJECTIVES

Part 1 - Objectives of the Resource Management and Planning System of Tasmania

Objective	Response
<i>The objectives of the resource management and planning system of Tasmania are:</i>	
<i>(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and</i>	The SAP will not impact on natural or physical resources, nor will it affect ecological processes or genetic diversity.
<i>(b) to provide for the fair, orderly and sustainable use and development of air, land and water; and</i>	The SAP will not negatively impact on the development of air, land, or water. In fact, it will assist in ensuring that these things are sustainably maintained.
<i>(c) to encourage public involvement in resource management and planning; and</i>	The public will have the opportunity to comment on this proposal during the exhibition period which will run for three weeks, should the Council decide to exhibit the application. The public has the opportunity to lodge a written representation to the application during the public exhibition period. The Tasmanian Planning Commission may also decide to hold a public hearing to deal with the representations if any are received.
<i>(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and</i>	The SAP will allow for sustainable development into the future, giving confidence to future development to assist in stimulating economic activity.
<i>(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.</i>	This application will be referred to TasWater. There are no other relevant agency referrals required. If initiated the amendment will also be advertised and assessed by the Tasmanian Planning Commission consistent with this objective.

Part 2 - Objectives of the Planning Process Established by this Act

Objective	Response
<i>The objectives of the planning process established by this Act are, in support of the objectives set out in Part 1 of this Schedule -</i>	

<i>(a) to require sound strategic planning and co-ordinated action by State and local government; and</i>	The amendment is consistent with the objectives of the Northern Tasmania Regional Land Use Strategy and the Scheme.
<i>(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land; and</i>	An application made pursuant to section 40D of the Act must be considered against the objectives of the Act and the planning system of Tasmania more broadly for compliance. The application for the SAP will enable the land to be assessed against the relevant provisions of the Scheme.
<i>(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land; and</i>	The amendment has considered the effects on the natural values of the subject site and water resources.
<i>(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and</i>	The proposed amendment is consistent with the local, regional and State policies as assessed by this report.
<i>(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals; and</i>	Not applicable.
<i>(f) to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania; and</i>	The amendment will ensure a safe working and living environment.
<i>(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and</i>	Any places within the study area listed as having heritage value will benefit from further provisions that will affect the property from flood.
<i>(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community; and</i>	Not applicable.
<i>(i) to provide a planning framework which fully considers land capability.</i>	An Agriculture Report has been provided to address changes to the rural reserve.

Based on the assessment provided by the applicant above, it is considered that the proposed draft amendment complies with the objectives set out in Schedule 1.

15. STATE POLICIES

15.1 State Policy on the Protection of Agricultural Land 2009

The purpose of this Policy is to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognizing the particular importance of prime agricultural land.

The Objectives of the Policy are:

To enable the sustainable development of agriculture by minimizing:

- (a) Conflict with or interference from other land uses; and
- (b) Non-agricultural use or development on agricultural land that precludes the return of that land to agricultural use.

The Council commissioned consultancy RMCG to investigate the land capability of the rural and agricultural parcels of land within the subject area. The subject site does not contain any prime agricultural land and is assessed to contain Class 4, Class 5 and Class 6 land as defined by the Land Capability Handbook Second Edition C J Grose, 1999, Department of Primary Industries, Water and Environment Tasmania. This is reflective of the existing use of the land for grazing at a hobby scale, agistment of horses and horse training.

The report concluded:

Rezoning the land associated with the assessed Eastern Precinct (E2 and E4) will result in the loss of 55ha of rural zoned land. In a regional context, the loss of this land is insignificant.

For the assessed Western Precinct (W4 and W5), it is not feasible to 'relocate' the non-residential uses, which is a requirement under the Strategy (Mesh Consulting October 2020). Hence, it is not feasible to rezone these two areas to Rural Living. However, there does appear to be scope to partially rezone some of the area to Rural Living, and rezone titles currently zoned Agriculture to Rural. This would provide a zoning pattern that is more consistent with the current land use and development pattern and provides a better zoning outcome at the urban to rural interface. If a proposal was developed to rezone the entire area to Rural Living, then mechanisms would need to be developed to protect the existing agricultural activities, to allow for ongoing development.

Setbacks between future dwellings and adjacent agricultural use should be assessed on individual merits.

As assessment of the relevant principles of the Policy have been considered below:

	Policy	Response
1	Agricultural land is a valuable resource and its use for the sustainable development of agriculture should not be unreasonably confined or restrained by non-agricultural use or development.	The proposal is in an established rural residential area. The Agricultural Report submitted has stated the conversion of land will not confine nearby residential uses.

2	Use of development of prime agricultural land should not result in unnecessary conversion to non-agricultural use or agricultural use not dependent on the soil as the growth medium.	The site does not contain prime agricultural land.
3	Use or development, other than residential, of prime agricultural land that is directly associated with and subservient part of, an agricultural use of that land is consistent with this Policy.	The zoning is for residential use.
4	The development of utilities, extractive industries and controlled environment agriculture on prime agricultural land may be allowed, having regard to criteria including the following: (a) minimising the amount of land alienated; (b) minimising negative impacts on the surrounding environment; and (c) ensuring the particular location is reasonably required for operational efficiency.	The zoning is for residential use.
5	Residential use of agricultural land is consistent with this Policy where it is required as part of an agricultural use or where it does not unreasonably convert agricultural land and does not confine or restrain agricultural use on or in the vicinity of that land.	The Agricultural Report confirms that conversion of land will not have detrimental impact or constrain rural activities.
6	Proposal of significant benefit to a region that may cause prime agricultural land to be converted to non-agricultural use or agricultural use not dependent on the soil as a growth medium, and which are not covered by Principles 3, 4 or 5, will need to demonstrate significant benefits to the region based on an assessment of social, environmental and economic costs and benefits.	The site does not contain prime agricultural land.
7	The protection of non-prime agricultural land from conversion to non-agricultural use will be determined through consideration of the local and regional significance of that land for agricultural use.	The Agricultural Report has stated that existing rural land with the capability of being utilised for rural purposes is not able to be easily relocated.

8	Provision must be made for the appropriate protection of agricultural land within irrigation districts proclaimed under Part 9 of the <i>Water Management Act 1999</i> and may be made for the protection of other areas that may benefit from broad-scale irrigation development.	The site is not contained within an irrigation district.
9	Planning schemes must not prohibit or require a discretionary permit for an agricultural use on land zoned for rural purposes where that use depends on the soil as the growth medium, except as prescribed in Principles 10 and 11.	Not applicable.
10	New plantation forestry must not be established on prime agricultural land unless a planning scheme reviewed in accordance with this Policy provides otherwise. Planning scheme provisions must take into account the operational practicalities of plantation management, the size of the areas of prime agricultural land, their location in relation to areas of non-prime agricultural land and existing plantation forestry, and any comprehensive management plans for the land.	No plantation forestry proposed.
11	Planning schemes may require a discretionary permit for plantation forestry where it is necessary to protect, maintain and develop existing agricultural uses that are the recognised fundamental and critical components of the economy of the entire municipal area, and are essential to maintaining the sustainability of that economy.	No plantation forestry proposed.

The rezoning is consistent with the Policy as it has minimal impact on the wider agricultural estate.

15.2 State Coastal Policy 1996

The State Coastal Policy applies to Tasmania's coastal area, including all islands except for Macquarie Island. The coastal zone includes State Waters (as defined in the *Living Marine Resources Management Act 1995*) and all land to a distance of 1km from the high water mark. As the site is located outside of 1km from the coast, this policy is not applicable.

15.3 State Policy on Water Quality Management 1997

The provisions of this Policy are reflected in the C7.0 Natural Assets Code in the planning scheme. The assessment of the application addresses this Code to achieve the objectives of this Policy.

15.4 National Environment Protection Measures

Section 12A of the *State Policies and Projects Act 1993* states that a National Environment Protection Measure (NEPM) is taken to be a State Policy. The following, therefore, require consideration:

- Ambient air quality 2002
- Diesel vehicle emissions 2001
- Assessment of site contamination 1999
- Used packaging materials 1999
- Movement of controlled waste between States and Territories 1998
- National pollutant inventory 2000

The Codes within the planning scheme deal in detail with the relevant matters listed above.

15.5 Gas Pipelines Act 2000

The gas pipeline is not available in proximity to the site. Therefore, the *Gas Pipelines Act 2000* is not applicable to the proposed development.

16. REFERRAL AGENCIES

Under section 56S(1) of the *Water and Sewerage Industry Act 2008*, a planning authority must refer a draft amendment to the relevant regulated entity. The proposed amendment will be referred to TasWater if the amendment is initiated. Under section 56S(2) of the *Water and Sewerage Industry Act 2008*, the relevant regulated entity may provide comment during the public notification period.

REFERRAL	COMMENTS
INTERNAL	
Infrastructure and Assets Network	N/A
Environmental Health	N/A
Heritage/Urban Design	N/A
Building and Plumbing	N/A
EXTERNAL	
TasWater	To be referred
State Growth	To be referred
TasFire	N/A
Tas Heritage Council	N/A
Crown Land	N/A
TasRail	N/A
EPA	N/A
Aurora	N/A

17. CONCLUSION

The amendment has been assessed to be consistent with all requirements of the *Land Use Planning and Approvals Act 1993* as set out in this report.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

The application has been assessed against relevant provisions and as such the economic, environmental and social impacts have been considered.

STRATEGIC DOCUMENT REFERENCE:

Land Use Planning and Approvals Act 1993
Tasmanian Planning Scheme - Launceston
Launceston Residential Strategy 2009-2029
Northern Regional Land Use Strategy

BUDGET AND FINANCIAL IMPLICATIONS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The Author and General Manager have no interests to declare in this matter.

ATTACHMENTS:

1. PSA-LLP0003 - Agriculture Report - Relbia [9.2.1 - 66 pages]
2. PSA-LLP0003 - Instrument 3 - Agriculture to Rural [9.2.2 - 1 page]
3. PSA-LLP0003 - Instrument 4 - Biodiversity [9.2.3 - 1 page]
4. PSA-LLP0003 - Instrument 5 - SAP Map [9.2.4 - 1 page]
5. PSA-LLP0003 - Rural Design Guidelines [9.2.5 - 10 pages]
6. PSA-LLP0003 - Instrument 1 - Rural Living B to Rural Living A [9.2.6 - 1 page]
7. PSA-LLP0003 - Instrument 2 - Rural to Rural Living B [9.2.7 - 1 page]
8. PSA-LL P0003 - Specific Area Plan [9.2.8 - 5 pages]