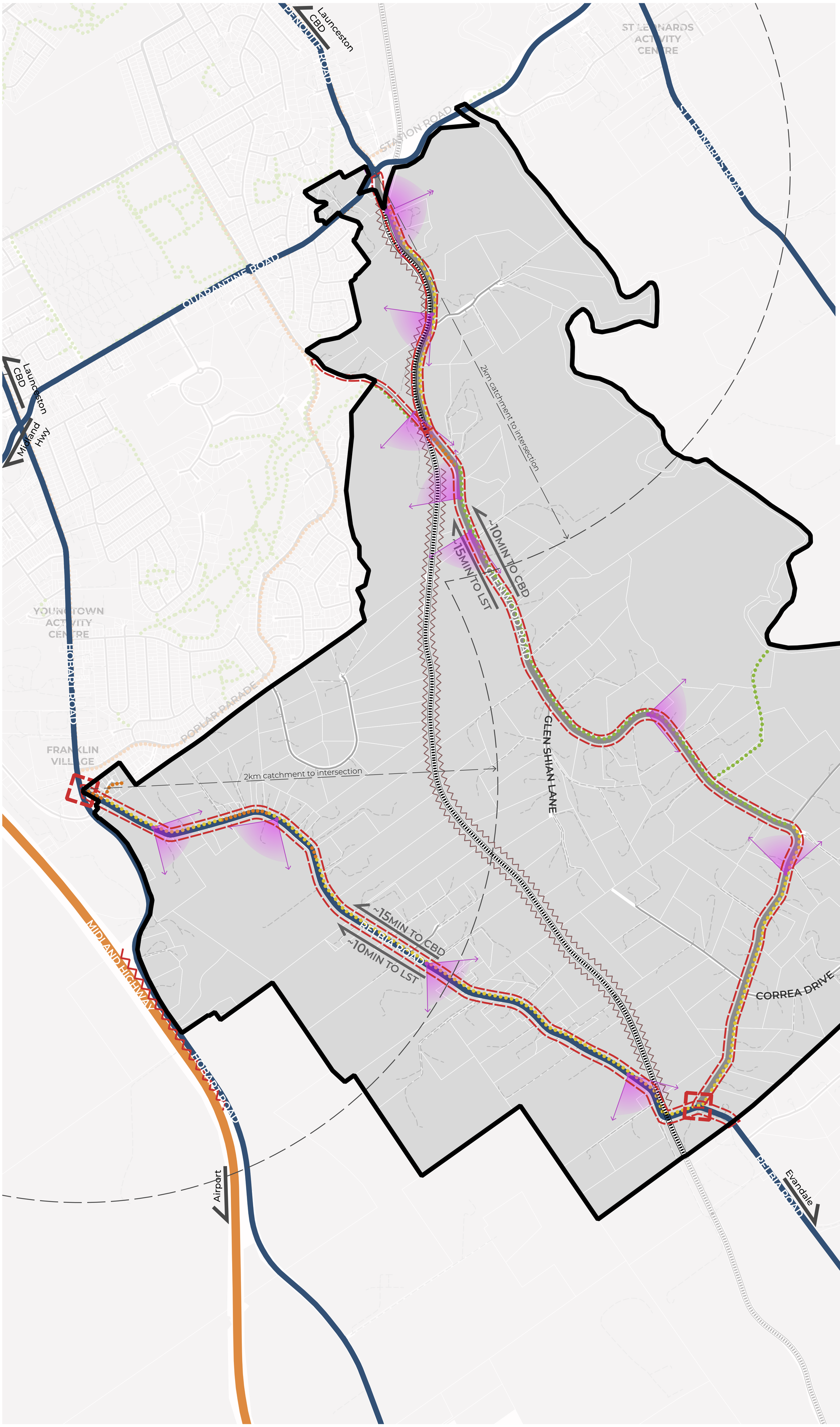
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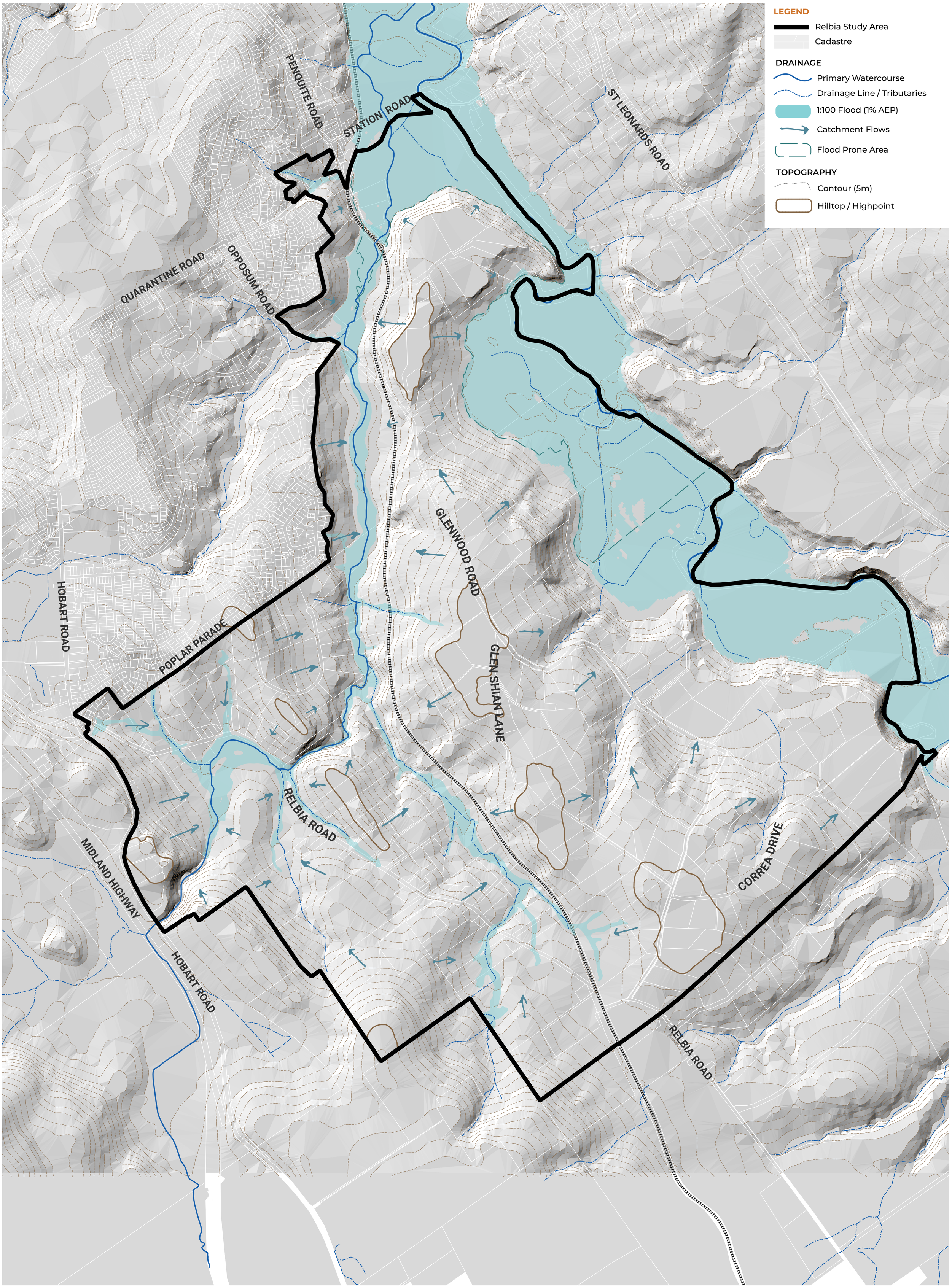
RELBIA REVIEW AND FEASIBILITY STUDY

Launceston City Council

MOVEMENT & ACCESS

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mesh



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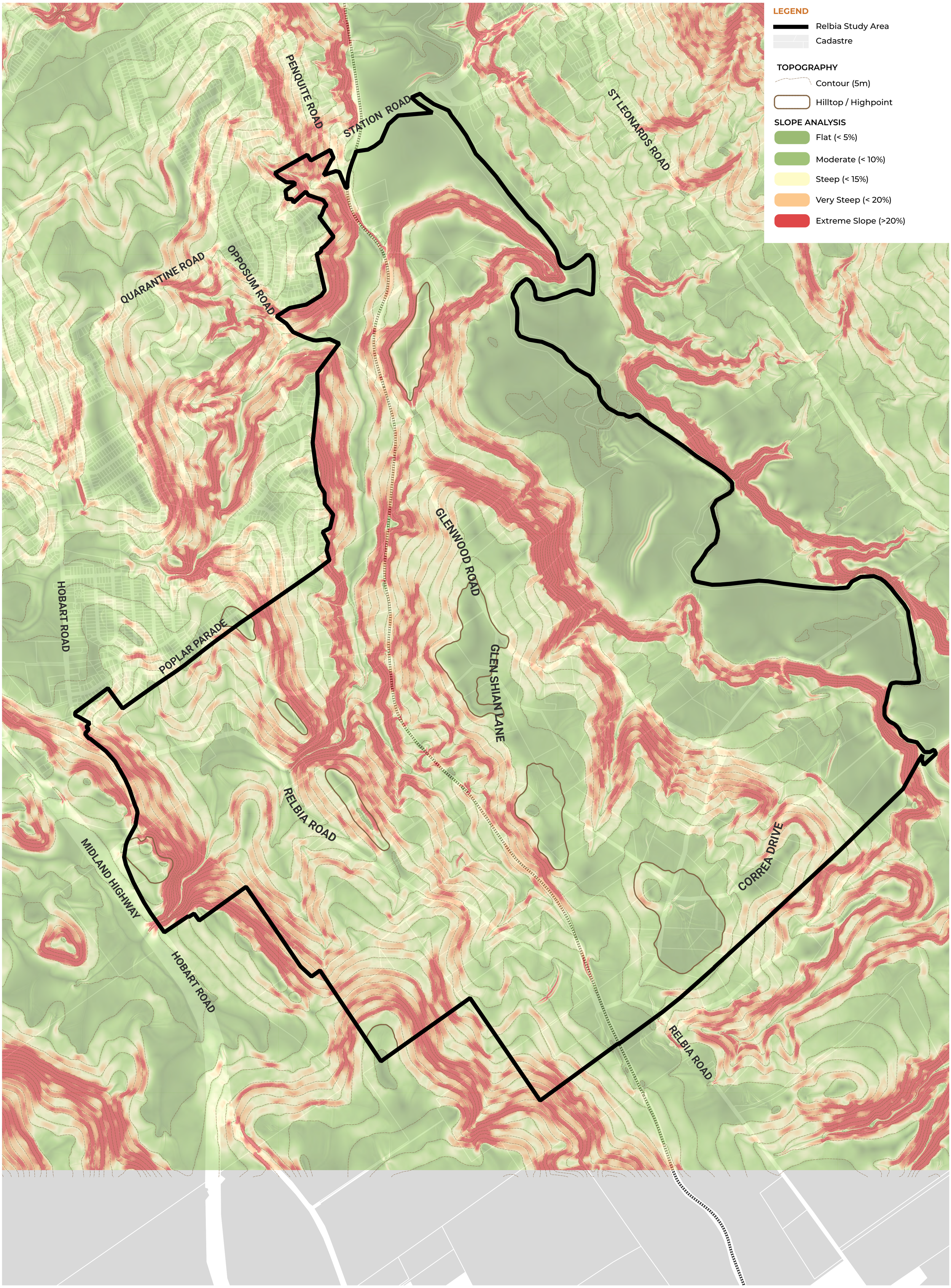
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Launceston City Council

WATERCOURSES & DRAINAGE

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RELBIA REVIEW AND FEASIBILITY STUDY

Launceston City Council

Topography

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PENQUITE ROAD
STATION ROAD
ST LEONARDS ROAD
QUARANTINE ROAD
OPPOSUM ROAD
GLENWOOD ROAD
GLEN SHIAN LANE
HOBART ROAD
POPLAR PARADE
RELBIA ROAD
MIDLAND HIGHWAY
HOBART ROAD
CORREA DRIVE
RELBIA ROAD

LEGEND

- Relbia Study Area
- Cadastre

TOPOGRAPHY

- Contour (5m)
- Hilltop / Highpoint

LANDSLIP HAZARD BAND

- LOW (development potential)
- MEDIUM (potential to limit development*)
- MEDIUM-ACTIVE (potential to limit development*)

**subject to site specific studies*

N

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1:17500 at A3

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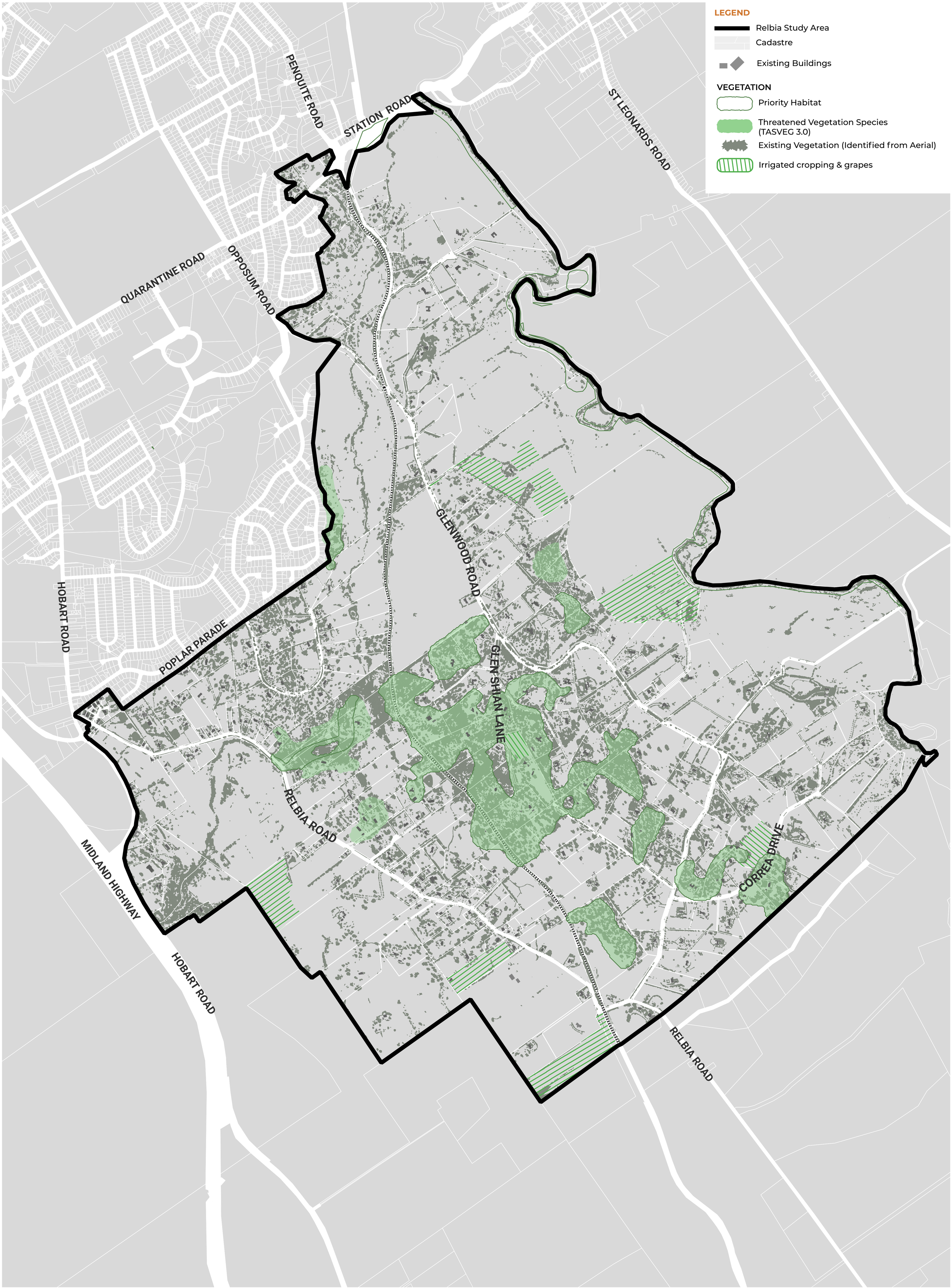
RELBIA REVIEW AND FEASIBILITY STUDY

Launceston City Council

LANDSLIP HAZARD BANDS

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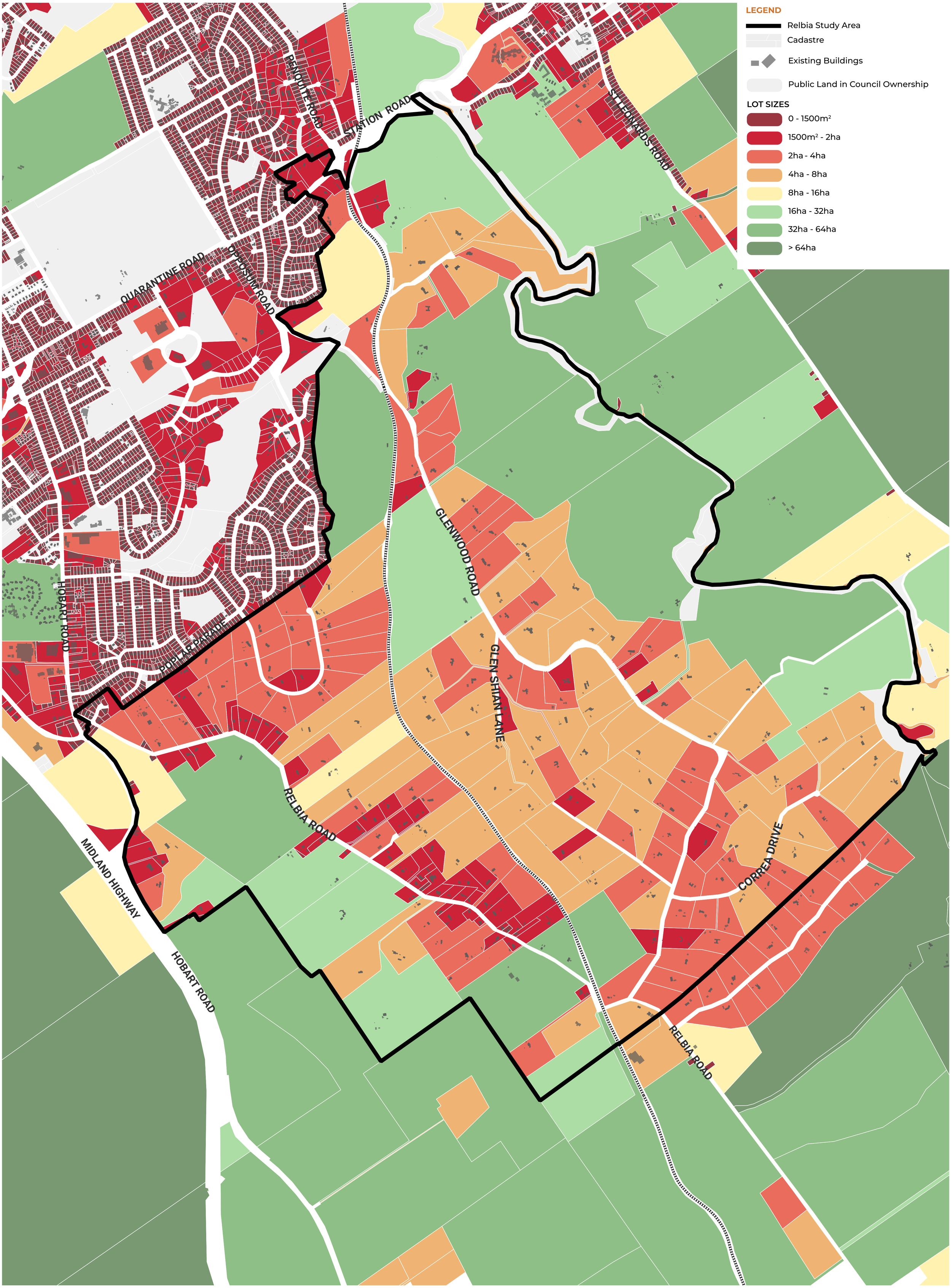
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Launceston City Council

EXISTING VEGETATION

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RELBIA REVIEW AND FEASIBILITY STUDY

Launceston City Council

CURRENT LOT SIZES

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LEGEND

- Relbia Study Area
- Cadastre
- Existing Buildings

NON RESIDENTIAL LAND USES

- Open Space
- Light Industrial
- Particular Purpose - Electricity Transmission Substation
- Non-Residential Land Uses
- Irrigated Cropping & Grapes
- Land suited to grazing & limited cropping
- Land suited to grazing & cropping

PENQUITE ROAD
STATION ROAD
ST LEON
QUARANTINE ROAD
OPPOSUM ROAD
HOBART ROAD
POPLAR PARADE
Sharmans Wines
GLENWOOD ROAD
GLEN SHIAN LANE
Roxburgh Miniatures
RELBIA ROAD
Corra Linn Distillery
Leighton Springworks TJM
Northern Fuel Maintenance
Relbia Clay Products
Bundaleera Vineyard
Farm Tourism
CORREA DRIVE
Short stay/ backpackers
Relbia Retreat
Jinglers Creek Vineyard
MIDLAND HIGHWAY
HOBART ROAD
Josef Chromy Wines
Relbia Lodge
RELBIA ROAD

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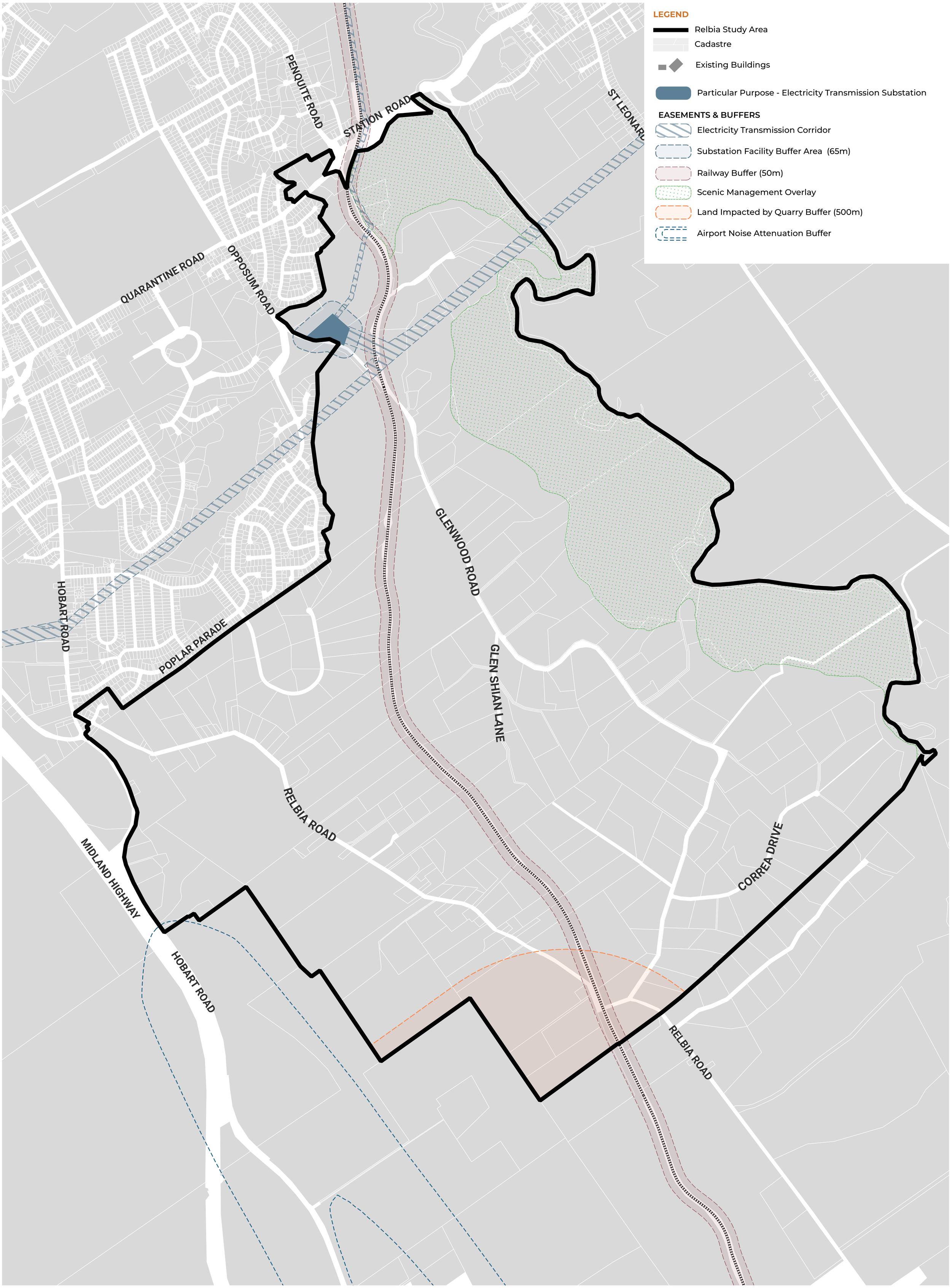
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Launceston City Council

BUFFERS & NON-RESIDENTIAL LAND USES

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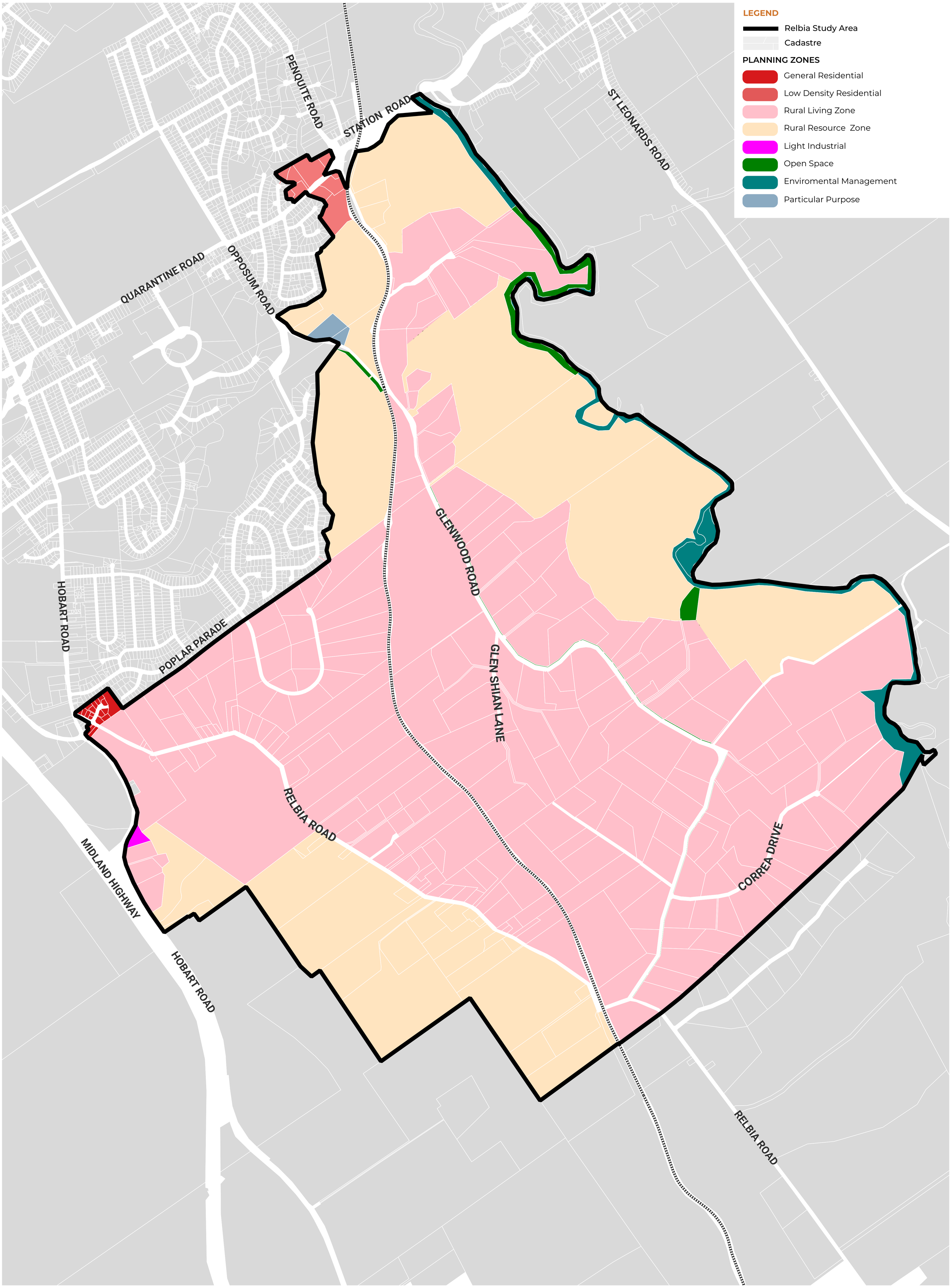
RELBIA REVIEW AND FEASIBILITY STUDY

Launceston City Council

BUFFERS & EASEMENT

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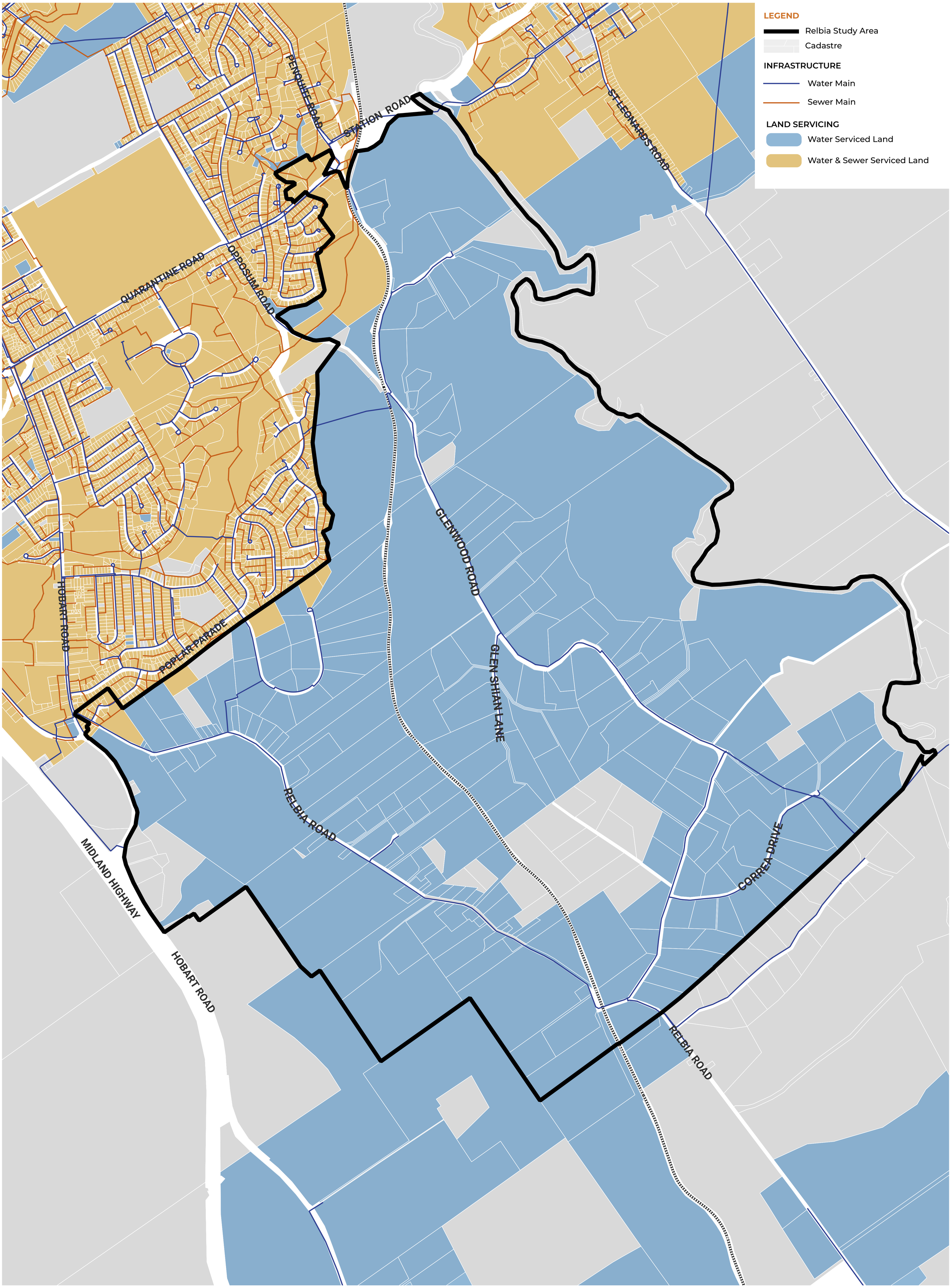
RELBIA REVIEW AND FEASIBILITY STUDY

Launceston City Council

PLANNING ZONES

Level 2, 6 Riverside Quay Southbank, VIC 3006
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mesh



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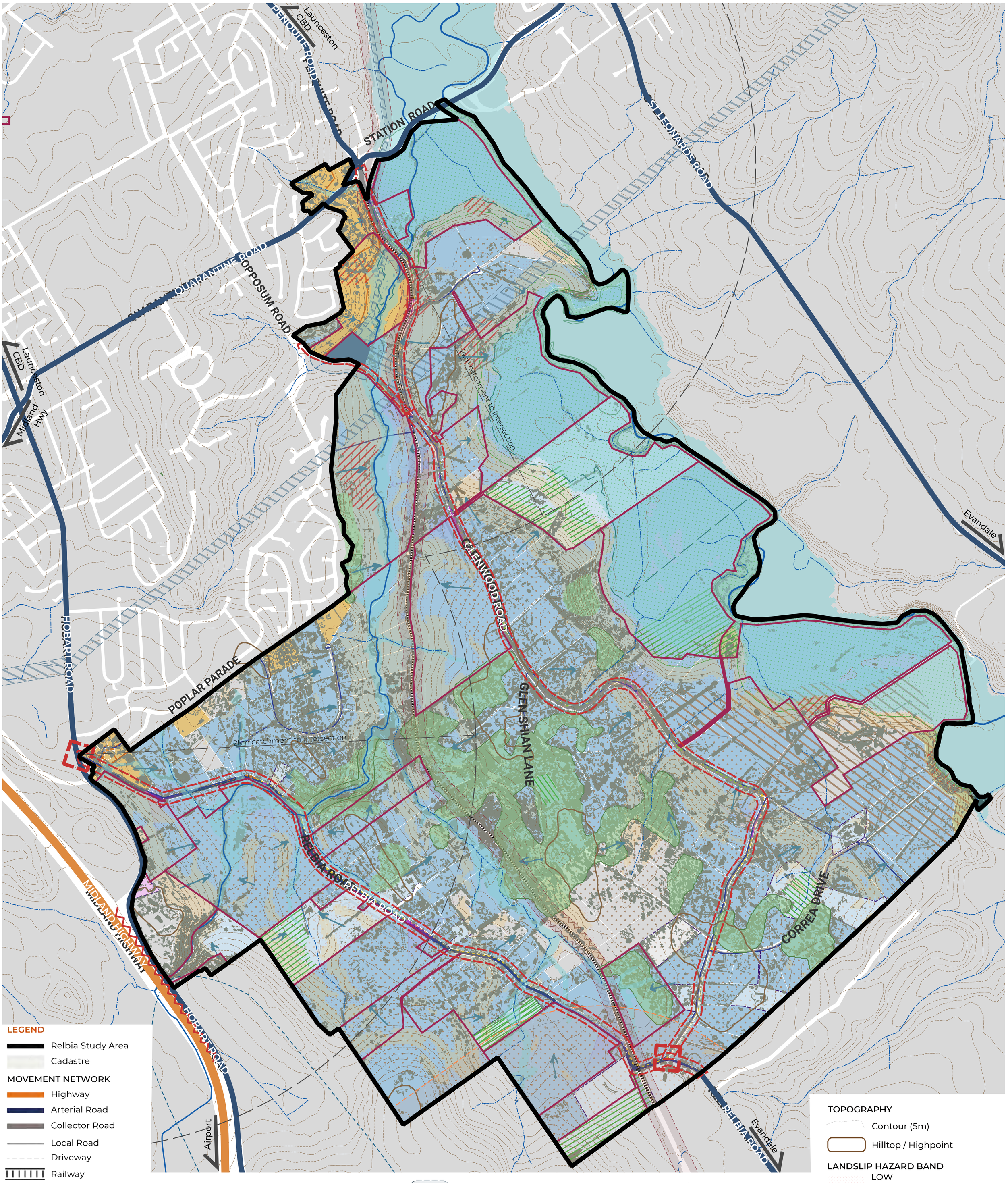
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Launceston City Council

SERVICING

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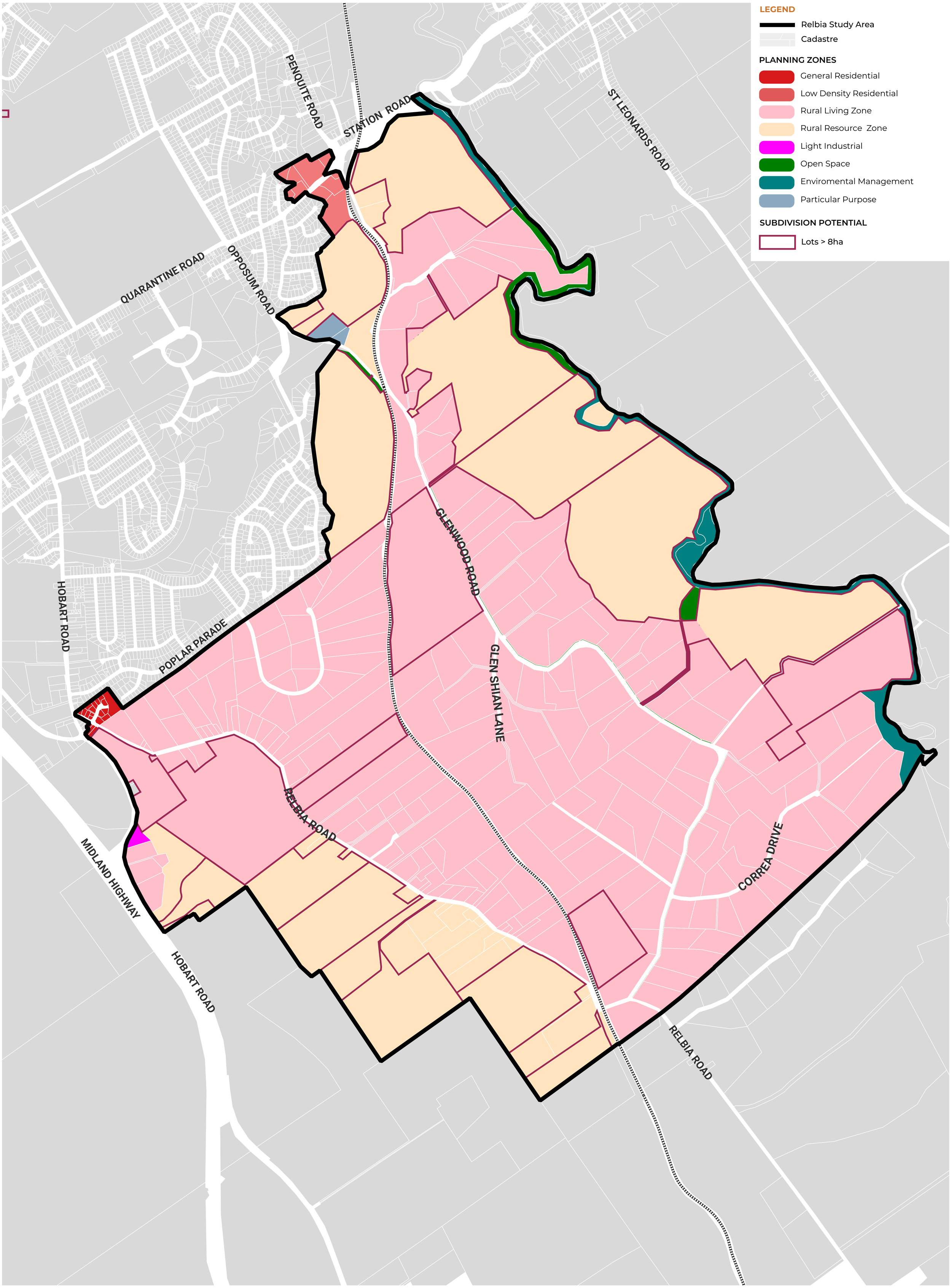
RELBIA REVIEW AND FEASIBILITY STUDY

Launceston City Council

SITE ANALYSIS

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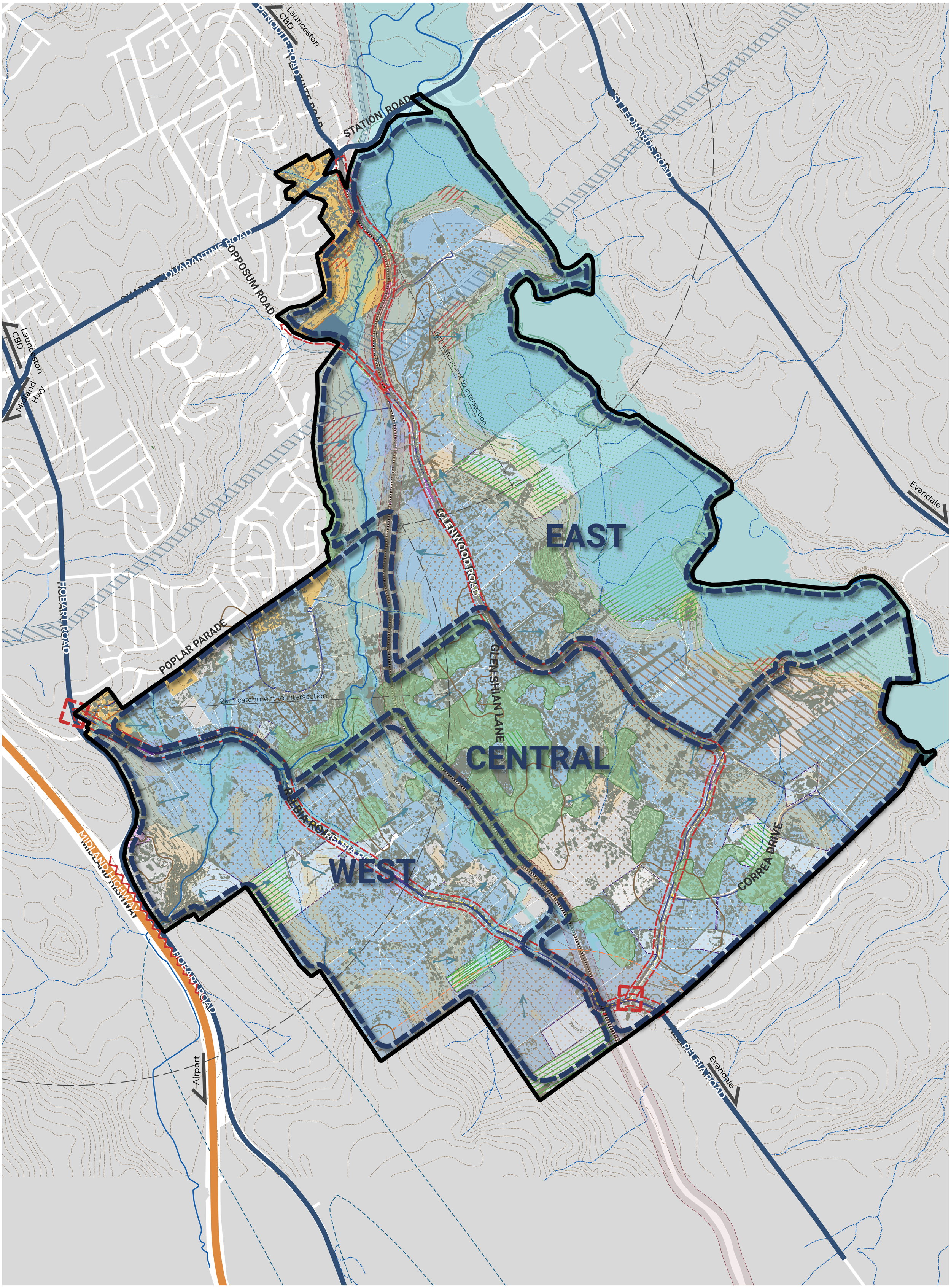
RELBIA REVIEW AND FEASIBILITY STUDY

Launceston City Council

LOTS GREATER THAN 8HA

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N

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1:17500 at A3

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APRIL 2020

RELBIA REVIEW AND FEASIBILITY STUDY

Launceston City Council

SITE ANALYSIS

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mesh

LEGEND

Relbia Study Area

Cadastre

MOVEMENT NETWORK

Highway

Arterial Road

Collector Road

Local Road

Driveway

Railway

Catchment to Key Intersection (2km)

Existing Footpaths

Existing Recreational Trails

Connecting Pedestrian Network

Hazardous Intersection

Hazardous Road Profile

Access Barrier

No Direct Access to Highway

NON RESIDENTIAL LAND USES

Open Space

Light Industrial

Particular Purpose - Electricity Transmission Substation

Non-Residential Land Uses

Irrigated Cropping & Grapes

Land suited to grazing & limited cropping

Land suited to grazing & cropping

EASEMENTS & BUFFERS

Electricity Transmission Corridor

Substation Facility Buffer Area (65m)

Railway Buffer (50m)

Scenic Management Overlay

Land Impacted by Quarry Buffer (500m)

Airport Noise Attenuation Buffer

DRAINAGE

Primary Watercourse

Drainage Line / Tributaries

1:100 Flood (1% AEP)

Catchment Flows

Flood Prone Area

TOPOGRAPHY

Contour (5m)

Hilltop / Highpoint

LANDSLIP HAZARD BAND

LOW
(development potential)

MEDIUM
(limited development potential)

MEDIUM-ACTIVE
(limited development potential)

VEGETATION

Priority Habitat

Threatened Vegetation Species (TASVEG 3.0)

Existing Vegetation (Identified from Aerial)

Irrigated cropping & grapes

INFRASTRUCTURE

Water Main

Sewer Main

LAND SERVICING

Water Serviced Land

Water & Sewer Serviced Land

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PENQUITE ROAD
STATION ROAD
QUARANTINE ROAD
OPPOSUM ROAD
POPLAR ROAD
GLENWOOD ROAD
RELBIA ROAD
MIDLAND HIGHWAY
HOBART ROAD
ST LEONARDS ROAD
GLEN SHIAN LANE
CORREA DRIVE

St Leonards Median Property Price
$337,500

Established Couples & Families
20.0 %

Older Couples & Families
29.9 %

Maturing Couples & Families
16.0 %

Youngtown Median Property Price
$375,000

Established Couples & Families
16.7 %

Older Couples & Families
20.6 %

Maturing Couples & Families
15.3 %

Relbia Median Property Price
$1,010,000

Established Couples & Families
22.7 %

Older Couples & Families
39.9 %

Maturing Couples & Families
9.9 %

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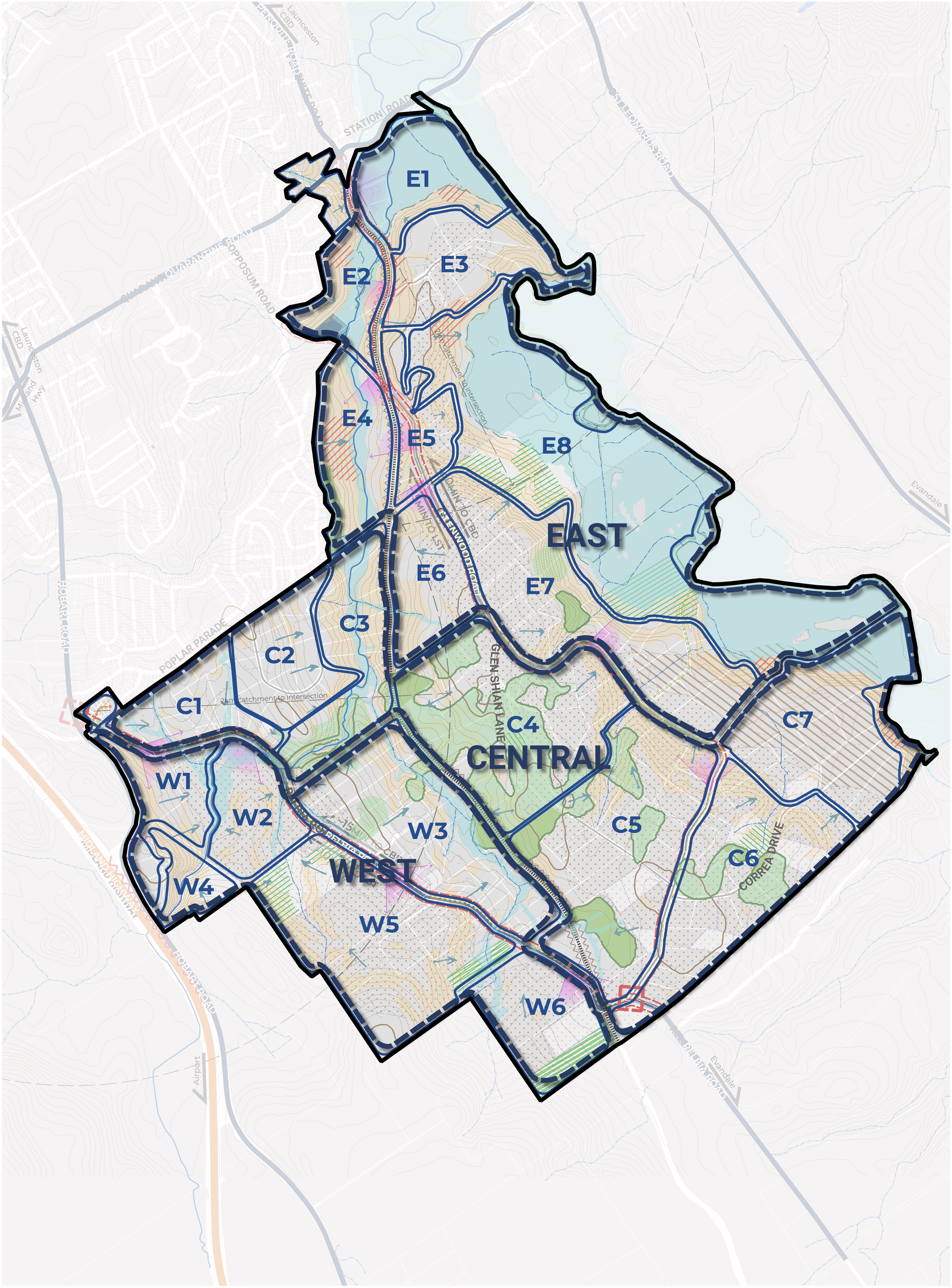
RELBIA REVIEW AND FEASIBILITY STUDY

Launceston City Council

CURRENT LOT SIZES

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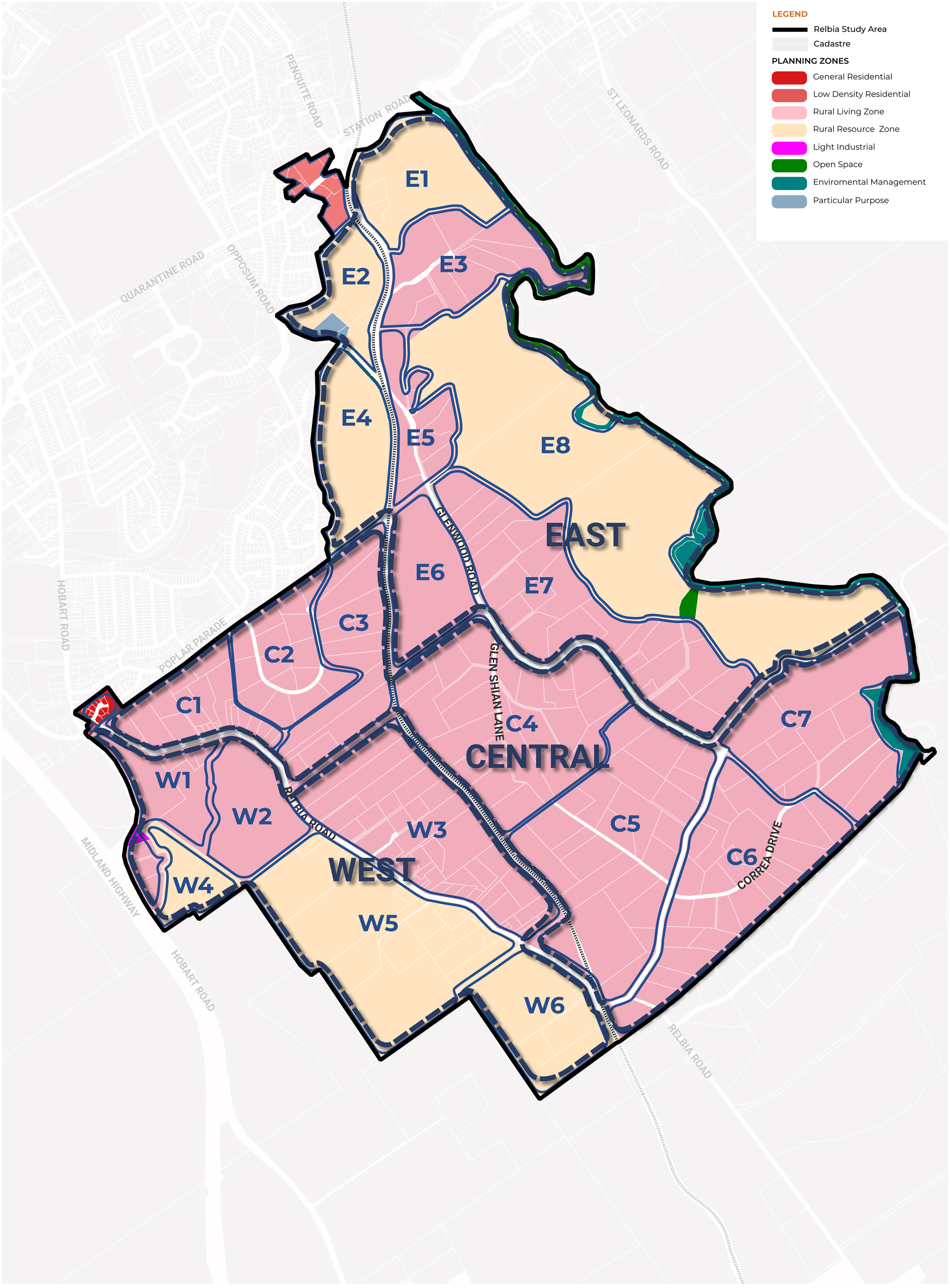
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RELBIA REVIEW AND FEASIBILITY STUDY
Launceston City Council

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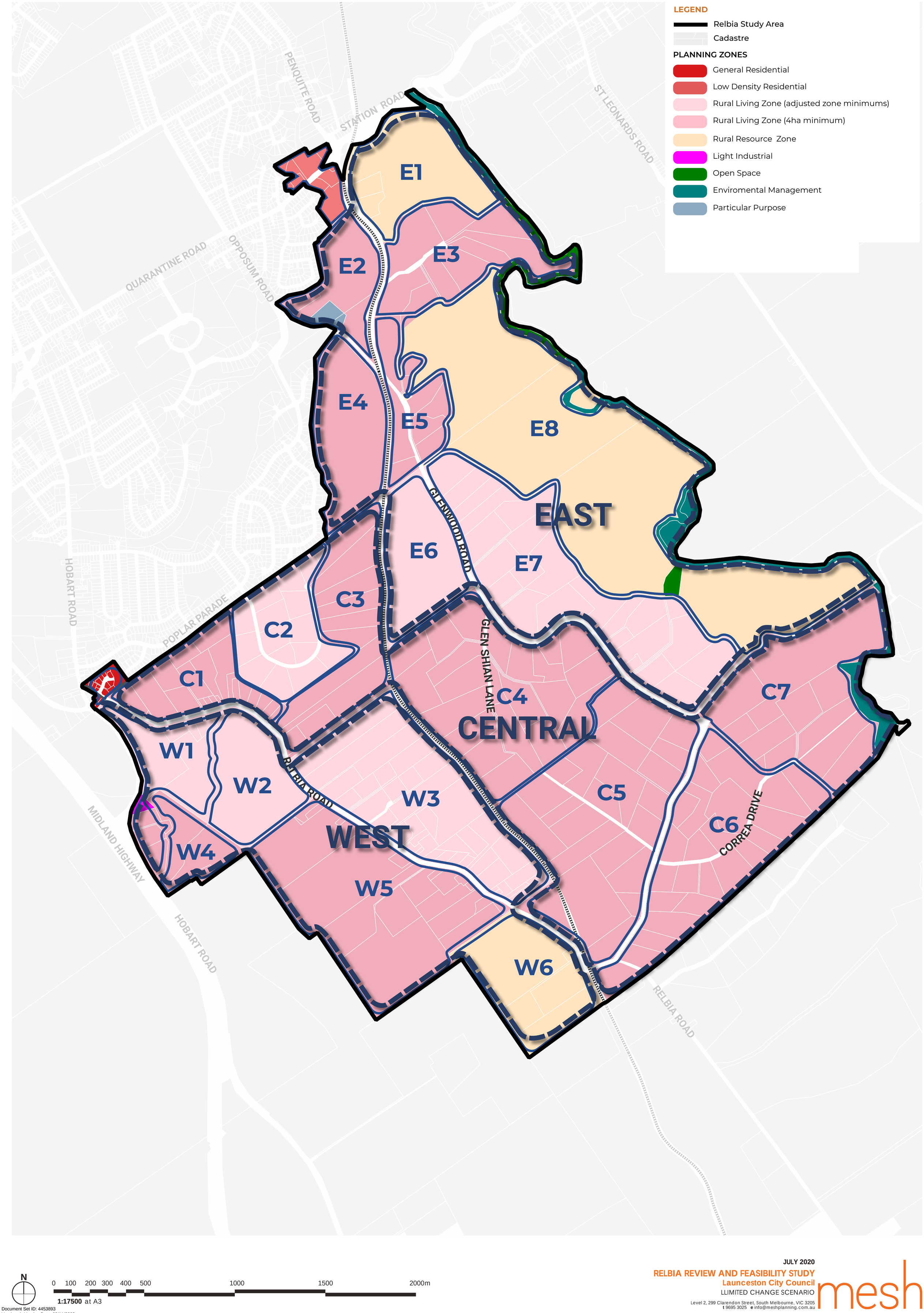
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Launceston City Council

PLANNING ZONES

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mesh



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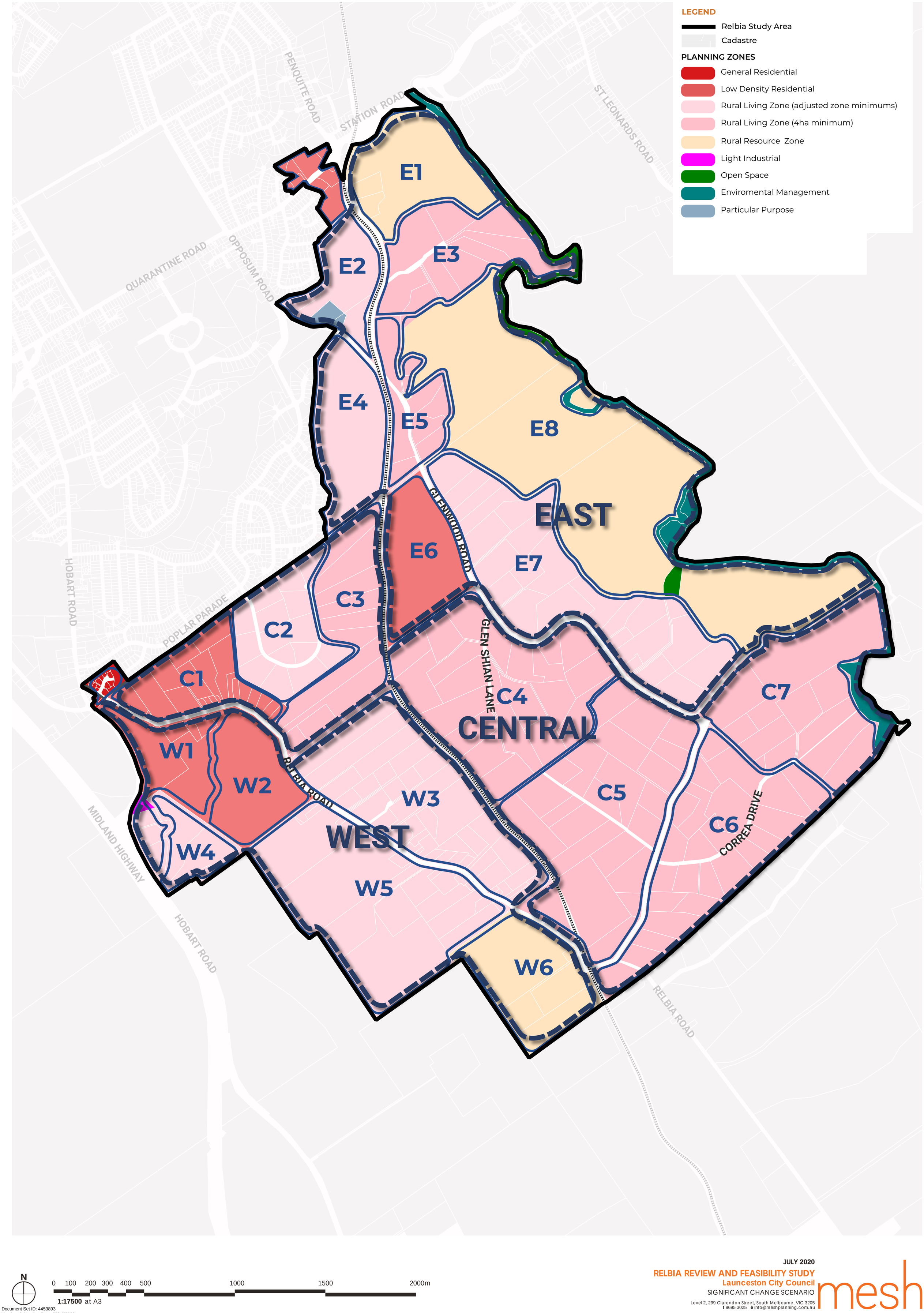
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LLIMITED CHANGE SCENARIO

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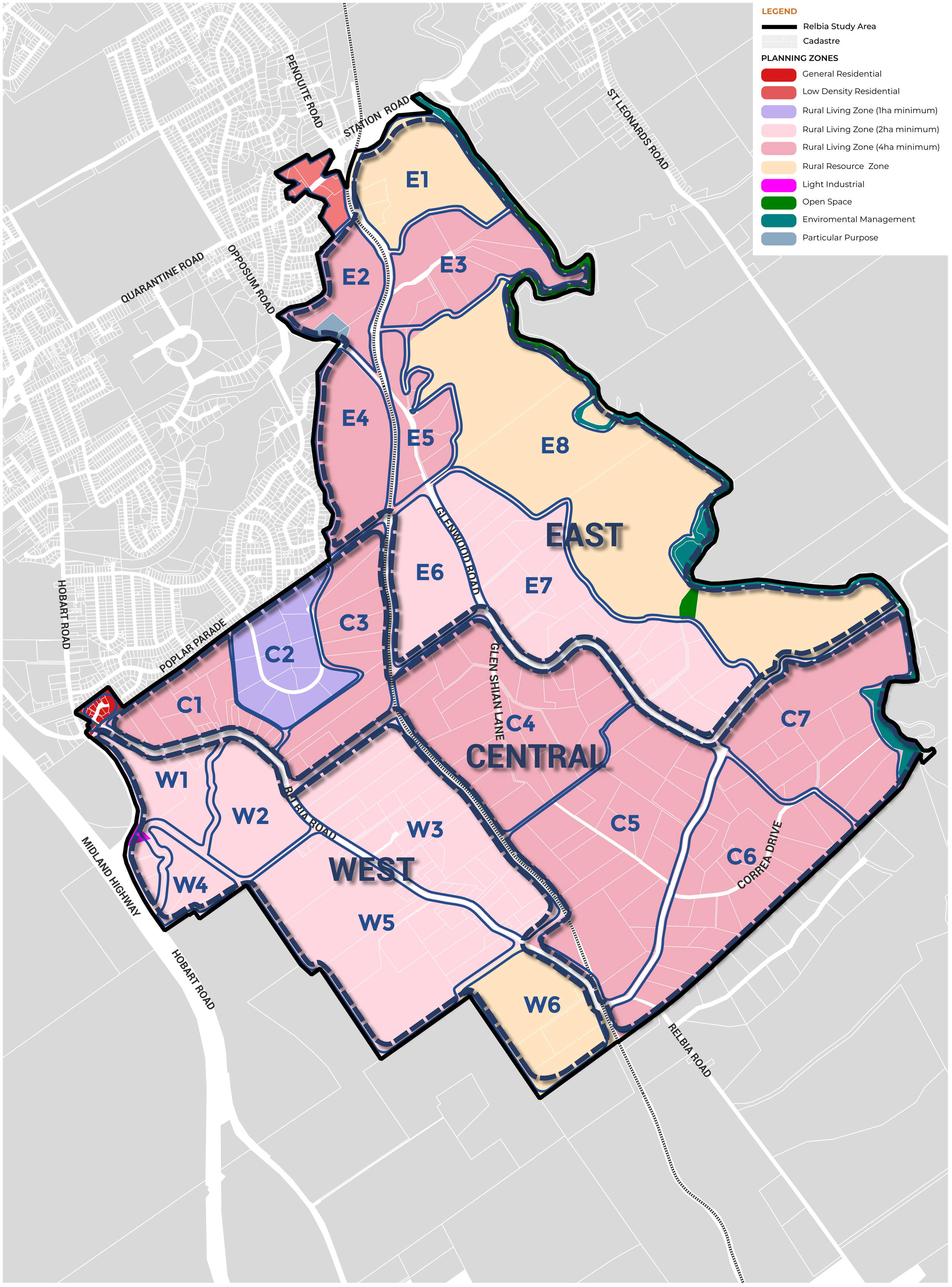
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Launceston City Council

SIGNIFICANT CHANGE SCENARIO

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RELBIA REVIEW AND FEASIBILITY STUDY

Launceston City Council

RECOMMENDED PLANNING ZONES

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