

From: Angela Davison
Sent: Mon, 21 Sep 2020 13:51:44 +1000
To: GCC Corporate Mail
Subject: Draft Glenorchy Local Provisions Schedule
Attachments: Attachment 1 Title Example Alcorso Estate 1959.pdf

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Dear Lyndal

gccmail@gcc.tas.gov.au

Representation – Alcorso Village

Thank you for the opportunity to comment on the draft Glenorchy LPS.

The following matters relate to matters listed under section 35E of the Land Use Planning and Approvals Act 1993 and may also mention matters that relate to the State Planning Provisions. We are unsure whether to suggest our proposal requires a Development Plan Amendment to achieve a rezoning to extend the Inner Residential Zone (with altered provisions per the below), fundamental changes to enable higher density housing in the General Residential Zone and/or a Specific Area Plan incorporated into the LPS or SPP. I trust that you will review this brief submission and with your expertise in the Tasmania Planning System divert comments to trigger action in relation to appropriate parts of the relevant instruments.

It is important to note that the comments below do not suggest any heritage overlay becoming applicable to the Alcorso Estate. To the contrary, the position is that there is opportunity for redevelopment of this mid 20th Century estate. Zoning and Specific Area Planning can assist to facilitate this in order to reduce the level of obsolescence so obvious in the locality but any 'locking up' of buildings or indeed the pattern of subdivision thereby limiting development is not being suggested.

This representation is about enabling local area revitalisation. The broad proposition here is for zoning to enable development of medium density housing to accommodate more Tasmanians in urban areas. As there is comparatively little flat land within the main Cities in Tasmania, density provisions could be improved to focus on enabling the next generation of housing focussed on the most accessible land. This can result in the accommodation of more Tasmanians in safe, convenient locations. The specific case study is an area of Glenorchy known as the Alcorso Village.

Alcorso Village lies approximately 400 metres east of Main Road, Glenorchy. It is a worker's housing estate developed in the late 1950s and early 1960s by the Italian industrialist Claudio Alcorso. The road that runs through Alcorso Village is aptly named Continental Road. Attachment 1 is an extract from a Title that demonstrates this.

The current zoning of Continental Road is the Inner Residential Zone and General Residential Zone. The provisions as they currently stand in these zones may be limiting redevelopment opportunity. That is

because neither zone particularly responds to the property characteristics of the land in the Alcorso Village.

The Proposal

There is opportunity for a design led approach to revitalise the Alcorso Village which:

- comprises relatively flat land in a hilly City with an aging demographic profile;
- lies within walking distance to Main Road shops, services and jobs
- is well away from a medium or high bushfire risk areas
- is not prone to flood
- is not prone to landslip
- lies within a bus route
- features dwellings that are almost exclusively nearing obsolescence and/or disrepair
- provides housing for lower income people.

In all, the Inner Residential Zone could be extended to cover the entirety of Continental Road. As mentioned above, at the moment, the road is split between the Inner Residential Zone and the General Residential Zone. Further, whilst the Inner Residential Zone will better respond to the opportunity outlined above, this zone has some provisions which do not respond well in the context of the Alcorso Village.

Therefore it is proposed that the following provisions can provide better opportunity for the achievement of the aspired to 200m² density in the Inner Residential Zone:

- Private open space : 24m² (Instead of 50m² for Inner Residential Zone) or 12m² for upper level dwellings (minimum 2 x 6m balcony)
- Site coverage : 70% (instead of 50% for Inner Residential Zone)
- Any requisite vehicle parks not be required to be 'under cover'.

Recommendation:

It is recommended that:


- Council recognise the proposal as part of its social justice and equity program.
- The Inner Residential Zone be extended throughout Continental Road as an interim measure.
- Council concurrently initiate, finance and coordinate either a Development Plan Amendment or a Specific Area Plan to this area. This process might be run in conjunction with the State Government and inviting community participation.
- The suggested design led approach to include architectural, landscape architecture and community and town planning professions.
- Council please consider inviting the Alcorso family and local residents and property owners to participate.

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