

Glenorchy City Council
374 Main Road
Glenorchy TAS 7010

Date: 21.03.2022

By email to: letstalk@gcc.tas.gov.au

To whom this may concern,

RE: COMMERCIAL ZONE APARTMENTS - CONSULTATION

On behalf of the Tasmanian Chapter of the Australian Institute of Architects (the Institute), we would like to thank the Glenorchy City Council (Council) for the opportunity to comment on *Opportunities for apartments in the Commercial Zones of Glenorchy and Moonah along Main Road*, and the plan that the Council has to increase housing and housing diversity for the people of Glenorchy.

The Institute is broadly supportive of the plan to allow apartments in some areas of the Commercial Zone in Moonah and Glenorchy along Main Road.

We applaud the Council for encouraging design excellence and high-quality urban design and the benefits it affords, not only for the future occupants of any apartments, but for the broader community. High-quality dwellings should be built to last, and well designed for sustainability, liveability and accessibility. The quality of design affects how spaces and places function and is able to stimulate the economy and enhance the environment. Good design adds value for all and can play a transformative role in the lives of every person.

Social and Affordable Housing

- We strongly suggest that apartments include social and affordable housing. There is a major shortfall of social housing available for those on low incomes, especially those who have recently experienced homelessness, family violence or

have other special needs. With the current housing crisis in the state, we would support a plan that encourages the inclusion of affordable and social housing in any apartment developments.

- Housing needs to be connected through public transport and active transport infrastructure such as walking paths and cycling lanes to connect people to jobs, education, health care, retail centres and community hubs, and locating apartments around these hubs is essential.
- The Institute has an Affordable Housing Policy, that can be found [here](#), along with a Multi-Residential Standards Policy, that can be found [here](#).

Feasibility

- While it is acknowledged that the Inner Residential Zone in the Planning Scheme contains smaller lot sizes, some of the Commercial Zone appears quite narrow in many places, with only partial blocks also many small lot sizes. Both of these factors often don't appropriate site yield to make apartment developments financially feasible for developers.
- Increased height means going to a more commercial type of multi-storey construction which is more expensive to build. With that, larger lot size is even more important to increase site yield (developers must build a certain number of apartments to break even and it is usually only the top storey, or the last few units that they will make a profit on).
- It may be beneficial to reconsider the boundaries of the commercial zone to make this type of development more attractive for those financing them, and so that current large areas of carparks to the rear of main road can be better utilised. We suggest that an in-depth study should occur.
- We suggest that the Council could provide incentives for development to occur in areas that are deemed most suitable.

Design and Amenity

- We encourage apartment developments that have mix of uses on the lower floors.
- The area proposed for apartments currently lacks green space. If the proposal is to go ahead, designated green space must be provided.
- We note that it is important to value the amenity afforded to each apartment, further than simply the private open space allocated to each apartment. It is important for apartments to have outlooks to green space, along with access to shared communal amenities – i.e., parks, playgrounds, public art, and nature corridors that can be utilised by the wider community.

In addition to the above, we suggest that further opportunities for apartment development could be considered around the rail corridor, and could encourage

linkages between Main Road, the rail corridor and further down to the riverfront (including to GASP! and MyState Bank Area).

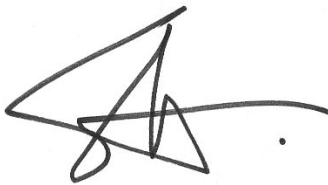
We note that the *Greater Glenorchy Plan 2021* includes precinct plans for both the Glenorchy CBD and the Moonah CBD, along with a number of overarching strategic objectives and urban design principles. The Institute applauds the Council for commissioning this document and supports the direction it outlines. We look forward to these strategies being incorporated into future planning.

We also note that the Tasmanian Government is preparing an 'Apartment Code' under the Medium Density Residential Standards Project, to provide consistent requirements for apartment development.

The Institute commends the constructive and consultative approach the Council is taking to encourage sustainable, appropriate, high quality and well-designed housing solutions that will contribute to a positive built-environment outcome for all.

The Institute looks forward to viewing the final proposal and the subsequent amendments to the planning scheme. If we can be of any further assistance, please don't hesitate to contact us.

Kind regards,



Stuart Tanner
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Australian Institute of Architects



Jennifer Nichols
Executive Director, Tasmanian Chapter
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