

Cambridge – Local Planning Strategy – Draft 2018 -Submission

In the WAPC's (2018) green paper "*Modernising Western Australia's Planning System*" reform principles are described as "Four key principles of **fairness, transparency, integrity** and **efficiency** are set out in the Green Paper as foundation premises for a capable and modernised planning system for Western Australia. The principles represent fundamental expectations of the way that planning as a governmental administrative system should be conducted".

The four principles mean.

- **Fairness** : The view and interest of all stakeholders are considered and balanced.
- **Transparency** : Users able to understand the planning system.
- **Integrity** : The community is meaningfully involved in strategic planning.
- **Efficiency** : The planning system is well organised to deliver timely outcomes.

Even though it is just a Green Paper, Local Government should take into account the way of thinking in the State Government.

Question : Who is assessing my submission? I have some criticism on how this draft document has been presented and more importantly I am critical of many of its findings. Are the assessors the same as the people who did the work and wrote the draft? Will my submission be summarised for the record with an "objection" tag, or are all concerns and criticisms passed onto councillors so they can assess themselves the validity of the Draft LPS? If not, the councillors will be kept unaware of these issues and this process would not be in line with the key principles of urban planning outlined above. The draft LPS is still a document that proposes the status quo as in the first document, no real look into the future, just business as usual. All in all depending on who is doing the assessing and how it is done, there could be a **conflict of interest**. This is an issue that should be discussed at council level.

Answer :

The answers to the questions posted in this submission should be made publicly available. As a ratepayer, I believe it is my right to have access to the answers; it is part of the four key principles mentioned above.

General

Question : Why are all maps so fuzzy and most legends unreadable? Is it that they and most graphs are of such poor quality, because they are designed to hide information? ¹ They should be nice and crisp. My conclusion is that they are low resolution scanned images and so print pixelated. It is the same for graphs. Maps should have been created as vector layers, converted into PDFs, and then these PDFs inserted in or appended to the document. PDF created maps can be zoomed in without getting pixelated. It is sad that the producers of the draft have to be made aware of this. This is not a new technique, the process exists for more than 20 years.

Answer :

¹ I am a geoscientist with about 40 years of experience working with maps, graphs and sections.

Question : To have on maps of openspace sizes listed in hectares with 3 decimal places indicates to me that the authors do not understand the difference between precision and accuracy. Please explain why?

Answer :

Question : Why do page numbers of the draft not correspond with PDF-page numbers? This makes it more difficult to find things in a large document.

Answer :

Question : In the draft are references, e.g. on page 56, Brown et al. (2014), where is the list of references?

Answer :

Question : Under 3.2, Goal 4, Strategy 4.4 Enhance and respect our existing streetscapes, setbacks and green spaces. Where in the draft is “green spaces” dealt with?

Answer :

Question : The draft has no plans with projected R-codes, nor including a plan of current R-codes for comparison or even a plan that shows the difference.

Answer :

Question : Where are the sun-angle diagrams to show shading both in plan-view and in cross-section. They would be essential in order to understand the impact of multilevel developments.

Answer :

Question : Why are there no 800m circles around Glendalough & Daghish stations, that would be more complete?

Answer :

Question : Why some sections looking west while others look east? Drafting conventions used to be for maps and sections are to look into the North-West quadrant. Rename sections from A – A to A – A’ or A – B and use these markers on the sections themselves.

Answer :

Question : What does estimated average height mean? Where are the process and assumptions of the calculations defined?

Answer :

4.1.2.5 Tree Canopy page 56

The ToC has only the authority to do something about trees in public spaces, not the ones on private property. With common MacMansion developments it is necessary to have a min 20% greenspace (not openspace) per block. The images in the draft from the Wembley infill is an example showing there is a need for more greenspace. For completeness and as a way of comparison there are images below of redevelopments in City Beach. Loss of tree canopy in both Wembley and City Beach is equal.

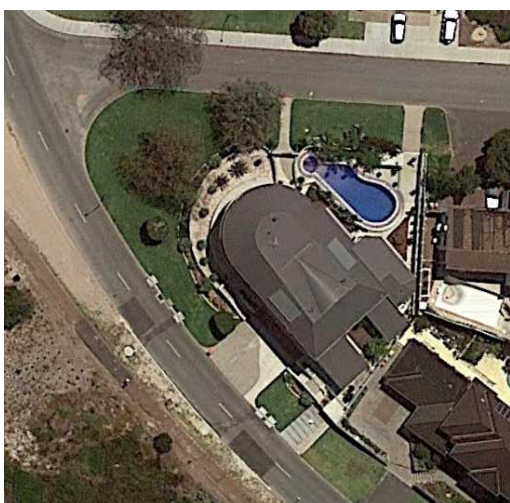
The “Garden Suburb” of City Beach is **disappearing** with redevelopment resulting in the only garden being the public verge. To make use of this concretisation in a socially more responsible way is infill development, yes even in City Beach. Below some examples from City Beach.



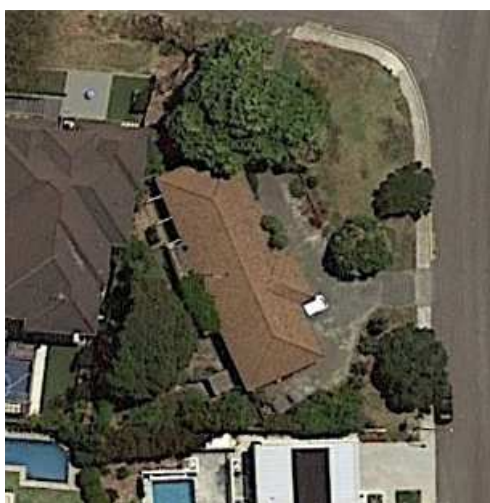
A new re-development in City Beach



An original House in City Beach



A new re-development in City Beach



An original House in City Beach

Question : Percentages from CSIRO’s tree canopy mapping are the same for West Leederville as City Beach. This does not make sense, is there perhaps an image processing problem? Why is there not an image showing the changes in the last few years, so the reader can see where the changes are?

Answer :

4.1.9 Indigenous

Question : Aboriginal Heritage sites (table 8 page 60) : why are there no Aboriginal names for the places given in the table and on the maps?

Answer :

Suggest to have bilingual signs at all known Aboriginal places, that is in both **Noongyar** and English. In large letters, not small ones like on the Galup (Lake Monger) sign.

4.2 Population Estimates and Forecasts

Question : In the text and table 9 Band-C is said to be the most likely growth band. According to .idcommunity (2018) the official population of Town of Cambridge as of the 30th June 2017 is 28,426. Which is different from any number in the draft document and lower than the stated 2016 figure of 28,670. Using the latter figure it will be only an increase of 3,270 to reach the 31,940 as stated in Band-C, so why a need for so many more dwellings? Table 9 is the only table in this section that has the year 2011 listed. What is the benefit to show past population growth, going back to 2008, as in figures 21 & 22? Past growth is may be historically interesting, but is for planning the future irrelevant. Since deciding on future growth is purely linked to the changes in planning parameters to be set out in the LPS. How can we make any sense of this mess?

Answer :

4.7.2 Open Spaces (page 94)

The mapping should show greenspace and openspace on private land.

At first impression the amount of openspaces in City Beach & Floreat looks good, but little mistaken since so much regional openspace in these suburbs. The regional openspaces should be taken out the diagrams or at least additional diagrams provided without them, so data can be compared with other areas. How to report on this subject has to be given more thought.

Empty Local Government land to be kept as Green public open space

There should be made a distinction between general green space and greenspace where it is safe to kick a footy. E.g. the park opposite Howtree Place along the Boulevard is nice but not suitable to play games on.

With West Leederville already having less openspace and planned increased population it will mean there will be not enough green/openspace available for them.

4.10 Traffic and Transportation

Legend on map page 125 does not explain anything.

Question : The Draft LPS has no thought given in how traffic behaviour, including parking (3.5.5), will be changing in the future. A recent **Cardno Consultancy** presentation highlights that (Martin, 2018). Why does the ToC has not taken this in account, referenced this or related research?

Answer :

Question : Why is a lightrail service (preferably trackless, see article where Prof. Peter Newman describes it in The West on 1 Sep 2018) not listed as a potential option along Cambridge St via Boulevard to Floreat Forum; and hopefully continuing to the beach precinct to carry all the tourists?

Answer :

Each road should have at least on one side a footpath. The need for more footpaths is to encourage walking.

4.11.4 Drainage & 4.1.4 Hydrological

Watercorp states that runoff capacity is at maximum. So another reason to enforce 20% greenspace per block, plant more street trees and to keep as much as possible public openspace.

Fig 5 states “Climate Change Resilience”, one of the first action is to ensure enough greenspace is kept on private land. So a minimum of 20% greenspace on each property.

Currently Watercorp **dumps freshwater in the ocean** while it could easily be used somewhere on land. That is an enormous waste of a scarce resource and is not sustainably responsible. Therefore use Subiaco treatment plant water to inject in Perry Lakes and the use water from the Herdsman drain to used for irrigation at the Wembley golf course.

Built Form

The draft mentions “Encourage” that is the wrong approach, needs to be prescribed the only way to get it done. That is, if the proposed built form is not sustainable, no building licence can be given.

Question : Why is biophilic design not integrated in the LPS (Beatley, 2011 ; Beatley & Newman, 2009)?

Answer :

Question : Why is the infill focus in this draft just on units / apartments and on West Leederville?

Question : The draft LPS basically has two types of dwellings in mind, namely the ‘large blocks’ like in City Beach or Floreat and ‘smallish apartments’ in large developments in West Leederville. Where will be the opportunities for people who wish to down size to a house on a small block small or an apartment complexes. To say it simply where is the ‘Missing Middle’ in the LPS?

Answer :

Suburban Character & Character Streets

Question : How to reconcile a single storey character home with that of a 6 storey highrise next door while keeping up the character of streets and suburbs?

Answer :

Assumptions & Projections

Question : Most houses in the “Centre Transition Precinct” e.g. at Floreat Activity Centre are new or recently renovated, so unlikely to be bulldozed in the next 10 – 20 years. What are the realistic time frames?

Answer :

Precincts

Figure 1 shows a map of an alternative proposal (**Scenario-2018**) where the density increase is mainly along main roads of Floreat and Wembley². So little increased density needed in West Leederville and some infill development in City Beach.

Using a back of the envelope calculation with the following parameters:

- Total length of Urban Corridor streets in scenario-2018 is about 17.5km with increased density.
- An assumed block width of 20m.
- Creates about 880 “blocks” (only on one side of the street) over the total length of the road segments.
- The next calculations are based on 1 side of the road, when 2 sides are used the number of “blocks” would double.
- With mixed use of properties it is assumed that only the ground floor is commercially used.
- Use number of residential levels as multiplier with number of blocks.
- This would give around 3130 dwellings.
- This shows that when properly modelled the targets set by the WA Gov can easily be met with scenario-2018.

Question : Why West Leederville 8 – 10 stories and Wembley hotel area only 7?

Answer :

Question : In West Leederville precincts plan : subjected to “performance criteria”, what are they?

Answer :

Question : In West Leederville precincts plan : “Estimated average new building height”. What does this mean?

Answer :

Question : Why is the south-east side Herdsman Parade not yet part urban corridor, the other side in City Stirling has already unit developments?

Answer :

Question : Why is Harborne north of Grantham not an urban corridor or transition yet, why wait till sometime in the future? They are both busy private and public transport corridors

Answer :

Floreat – Birkdale : extend to Newrey St, since already a child care centre on corner.

² Map data is available in shapefile or pdf format on request.

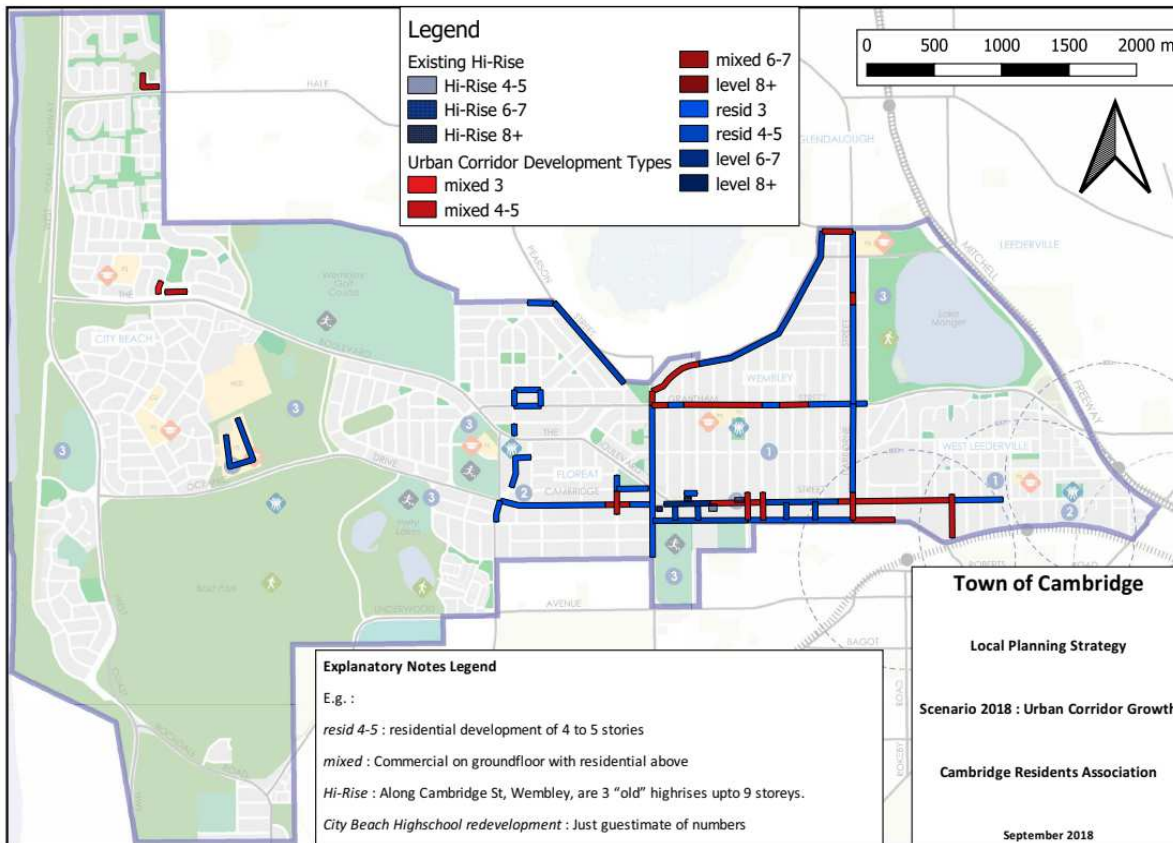


Figure 1 : Scenario-2018

Urban Corridor Cambridge-Oceanic Drive :

- The triangular green space between Selby-Cambridge and Boulevard to be kept a green space (needs re-landscaping, get rid of grass).
- part east of Selby St should be part of Cambridge-Wembley high rise precinct. The building on corner Selby and Cambridge is already 6 storeys high.
- On the west end why is urban corridor not extended on the northern side to Floreat Ave? And on the southern side extended westwards towards Brookdale and around the corner to Salvado.

Empire Village Neighborhood centre. :

- Upto 6 storeys high of luxury apartments.
- With Medical Center on corner The Boulevard and Oban Road have a short transition zone height.

Grantham Street (between Selby and Harborne) and along Harborne St are a high frequency public transport corridors should transform into an Urban Corridor Precincts. Their traffic densities are likely (have not seen figures) the same as along Cambridge St west of Harborne Street.

The ToC to work with Subiaco and WAPC to plan to cover the railway that runs along the boundary between them. This will benefit both LGs.

Appendix 2

Question : In the table below data from table-1, Appendix-2, are compared with LPS targets set in 2017. Please explain why the targets were lowered in the Coast Ward but increased in the Wembley Ward? Especially West Leederville has been affected by this. When was there public consultation and when were ratepayers informed them about the Town's changes to yields?

Answer :

Ward	Suburb	LPS 2017 Target	LPS 2018 Target – LOW	LPS 2018 Target – HIGH	Δ 2018-2017 – LOW	Δ 2018-2017 – HIGH	Δ 2018-2017 – AVERAGE	% Change 2018-2017 – LOW	% Change 2018-2017 – HIGH	% Change 2018-2017 – AVERAGE
Coast	City Beach	1,347	1,092	1,592	-255	245	-10	-19	18	-1
	Floreat (minus south-east)	2,118	1,780	2,330	-338	212	-126	-16	10	-7
	Coast Ward Sub-total	3,465	2,872	3,922	-593	457	-136	-17	13	-5
Wembley	Floreat (just south-east)	375	325	450	-50	75	25	-13	20	8
	Jolimont	350	350	350	0	0	0	0	0	0
	Mt Claremont	59	60	60	1	1	2	2	2	3
	Wembley	937	887	1,212	-50	275	225	-5	29	25
	Wembley / West Leederville	325	325	400	0	75	75	0	23	23
	West Leederville	1,423	2,031	2,556	608	1,133	1,741	43	80	86
							0			
	Wembley Ward sub-total	3,469	3,978	5,028	509	1,559	2,068	15	45	52
Cambridge Total		6,934	6,850	8,950	-84	2,016	1,932	-1	29	28

Conclusion

I object to the current proposal on the grounds of :

- **The proposal no different from original scenarios, which were flawed as well.**
- **Too many loose ends in this draft document to be confident in the quality of the analyses and recommendations.**
- **The four key principles stated in the introduction of this submission have not been followed!**

REFERENCES

Beatley, Timothy (2016) : **Handbook of Biophilic City Planning and Design ; Island Press.**

Beatley, Timothy & Newman, Peter (2008) : **Green Urbanism Down Under: Learning from Sustainable Communities in Australia** ; *Island Press*.

.idcommunity (2018) : **Town of Cambridge: community profile** ;
<https://profile.id.com.au/cambridge/population-estimate>

Martin, Jacob (2018) : **Addressing parking demand growth and collapse in the era of disruptive technological change** ; *presentation at John Curtin Institute Public Policy by Cardno consultants*.

WAPC (2018) : **Modernising Western Australia's Planning System : Green paper concepts for a strategically-led system** ; <https://www.planning.wa.gov.au/Planning-reform.aspx>

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Appendix

Annotated plans from Appendix 2

ASSUMPTIONS & PROJECTIONS

TOTAL DEVELOPMENT AREA



2.56 HECTARES

MINIMUM NEW BUILDING HEIGHT

CURRENTLY NO MINIMUM APPLIED

MAXIMUM NEW BUILDING HEIGHT



ESTIMATED AVERAGE NEW BUILDING HEIGHT

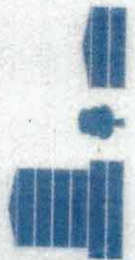


PROPORTION OF NEW FLOORSPACE BUILT FOR RESIDENTIAL PURPOSES



100 PERCENT RESIDENTIAL

ESTIMATED NEW DWELLING YIELD



125-175 DWELLINGS

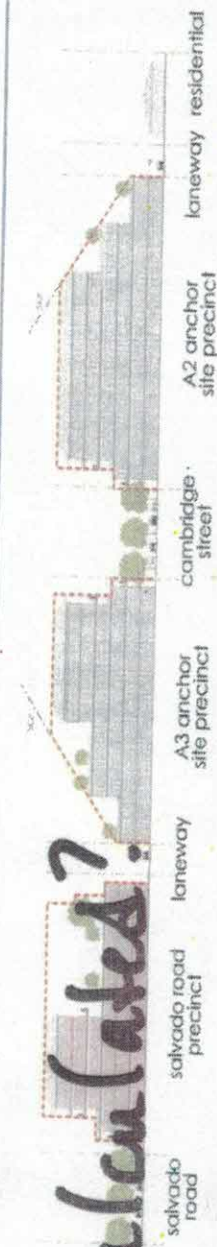
SALVADO ROAD PRECINCT

PRECINCT PLAN



*Some are subject to Performance Criteria
What are they?*

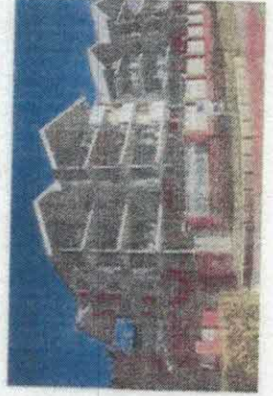
INDICATIVE CROSS SECTION



How calculated?

section on A - A

BUILT FORM EXAMPLES (4-5 STOREY RESIDENTIAL DEVELOPMENT)



WEMBLEY ACTIVITY CENTRE

ASSUMPTIONS & PROJECTIONS

TOTAL DEVELOPMENT AREA



MINIMUM NEW BUILDING HEIGHT
CURRENTLY NO
MINIMUM APPLIED

MAXIMUM NEW BUILDING HEIGHT



ESTIMATED AVERAGE NEW BUILDING HEIGHT



PROPORTION OF NEW FLOORS/SPACE
BUILT FOR RESIDENTIAL PURPOSES



ESTIMATED NEW DWELLING YIELD



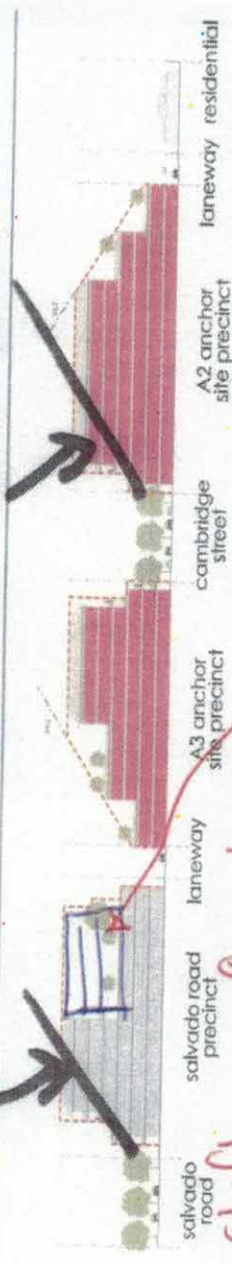
ANCHOR SITE 2 & 3 *& everywhere else*

PRECINCT PLAN



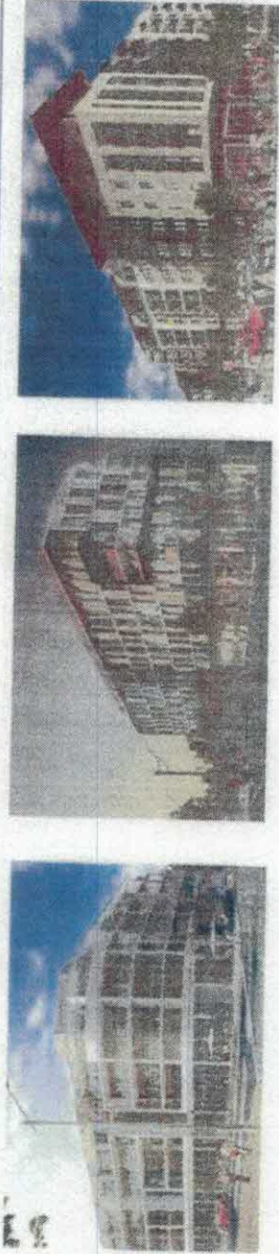
too steep creates too much shade in streets

INDICATIVE CROSS SECTION



Shift upper floors to here

BUILT FORM EXAMPLES (5-6 STOREY MIXED USE DEVELOPMENT)



ASSUMPTIONS & PROJECTIONS

TOTAL DEVELOPMENT AREA



MINIMUM NEW BUILDING HEIGHT
CURRENTLY NO
MINIMUM APPLIED

MAXIMUM NEW BUILDING HEIGHT



ESTIMATED AVERAGE NEW BUILDING HEIGHT



PROPORTION OF NEW FLOORSPACE
BUILT FOR RESIDENTIAL PURPOSES

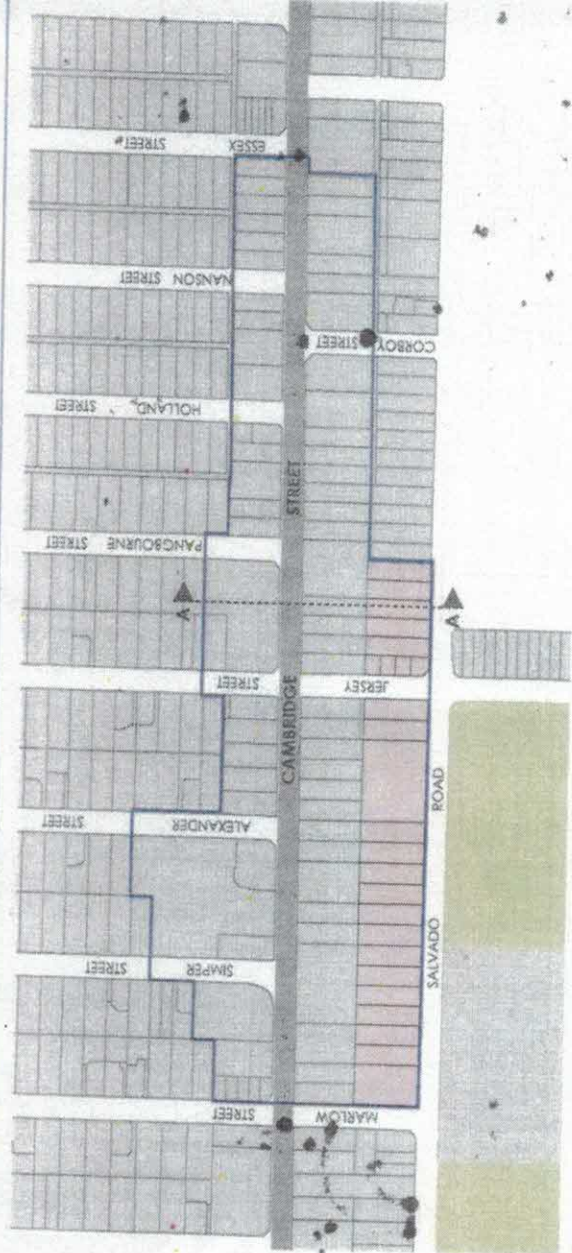


ESTIMATED NEW DWELLING YIELD

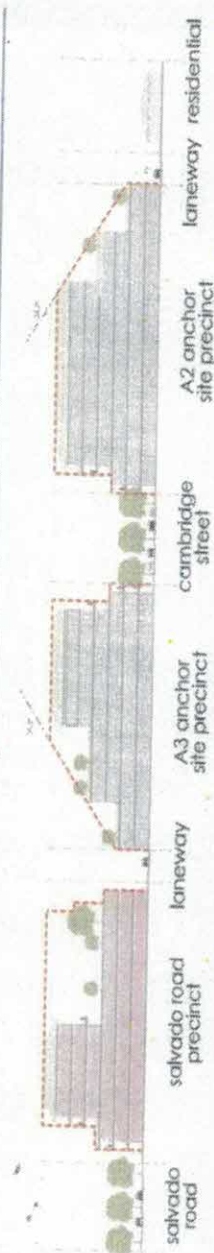


SALVADO ROAD PRECINCT

PRECINCT PLAN



INDICATIVE CROSS SECTION



section on A - A

BUILT-FORM EXAMPLES (4-5 STOREY RESIDENTIAL DEVELOPMENT)



CAMBRIDGE STREET CORRIDOR WEST

ASSUMPTIONS & PROJECTIONS

- TOTAL DEVELOPMENT AREA**
10.08 HECTARES
- MINIMUM NEW BUILDING HEIGHT**
 CURRENTLY NO MINIMUM APPLIED
- MAXIMUM NEW BUILDING HEIGHT**
2-3 STOREYS
- ESTIMATED AVERAGE NEW BUILDING HEIGHT**
2-3 STOREYS
- PROPORTION OF NEW FLOORSPACE BUILT FOR RESIDENTIAL PURPOSES**
100 PERCENT RESIDENTIAL
- ESTIMATED NEW DWELLING YIELD**
250-350 DWELLINGS

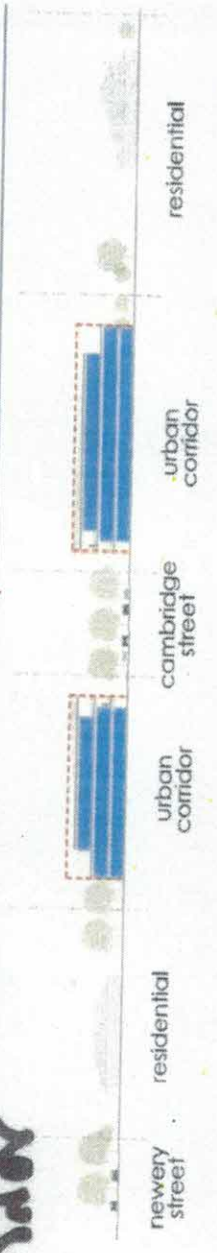
URBAN CORRIDOR PRECINCT

PRECINCT PLAN



Extension Urban Corridor





INDICATIVE CROSS SECTION



BUILT FORM EXAMPLES (2-3 STOREY RESIDENTIAL DEVELOPMENT)

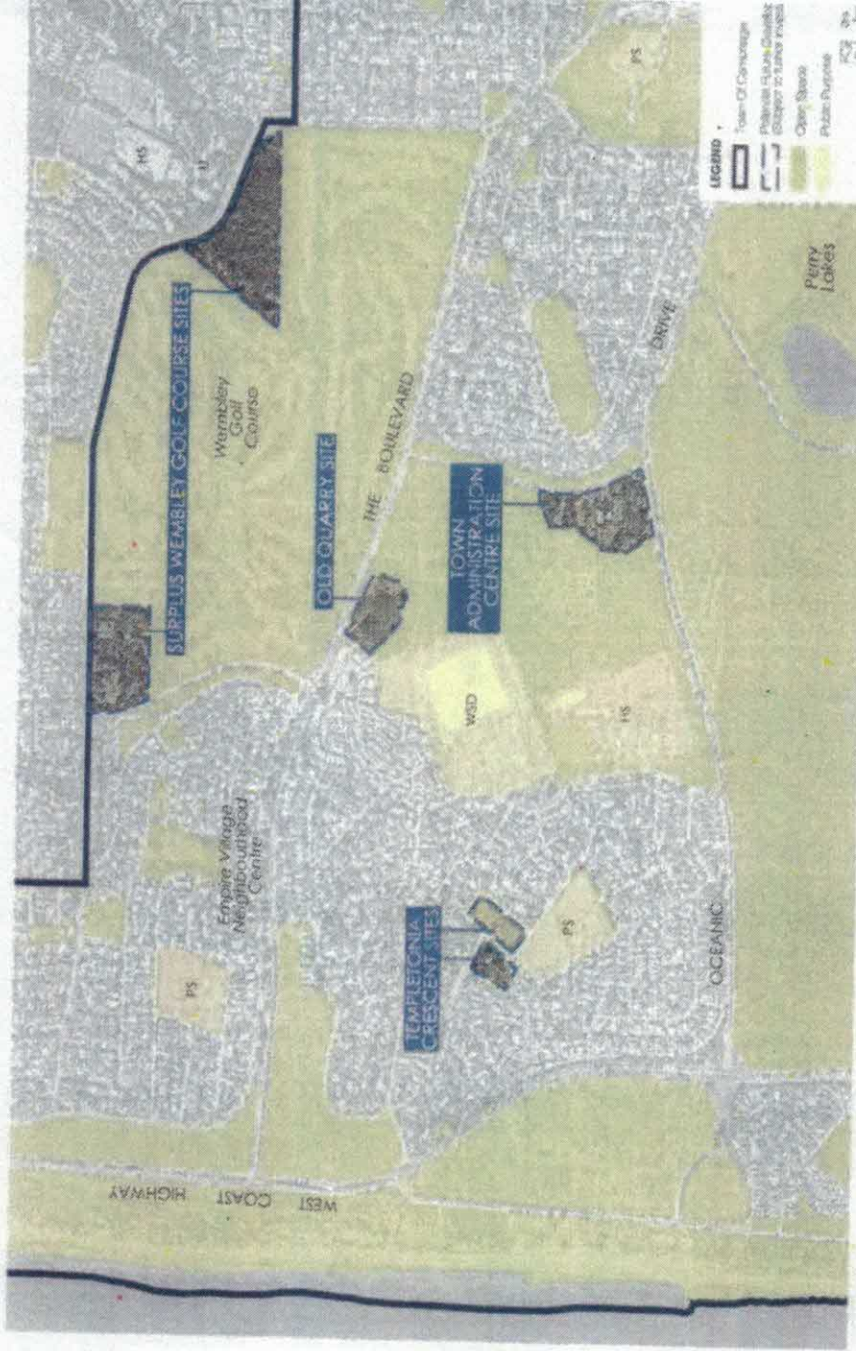


ASSUMPTIONS & PROJECTIONS

<p>OLD QUARRY SITE, THE BOULEVARD</p>  <p>2.44 HECTARES 50-100 DWELLINGS*</p>	<p>SURPLUS GOLF COURSE SITES</p>  <p>13.08 HECTARES 450-600 DWELLINGS*</p>	<p>TOWN ADMINISTRATION CENTRE</p>  <p>4.75 HECTARES 150-200 DWELLINGS*</p>	<p>TEMPLETONIA CRESCENT LAND & CIVIC CENTRE</p>  <p>2.69 HECTARES 50-100 DWELLINGS*</p>
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SURPLUS GOVERNMENT SITES

PRECINCT PLAN



NO redevelopment Public Open Spaces.

* Dwelling projection based on an assumed net developable area and an average residential development density of R40-R60 respectively

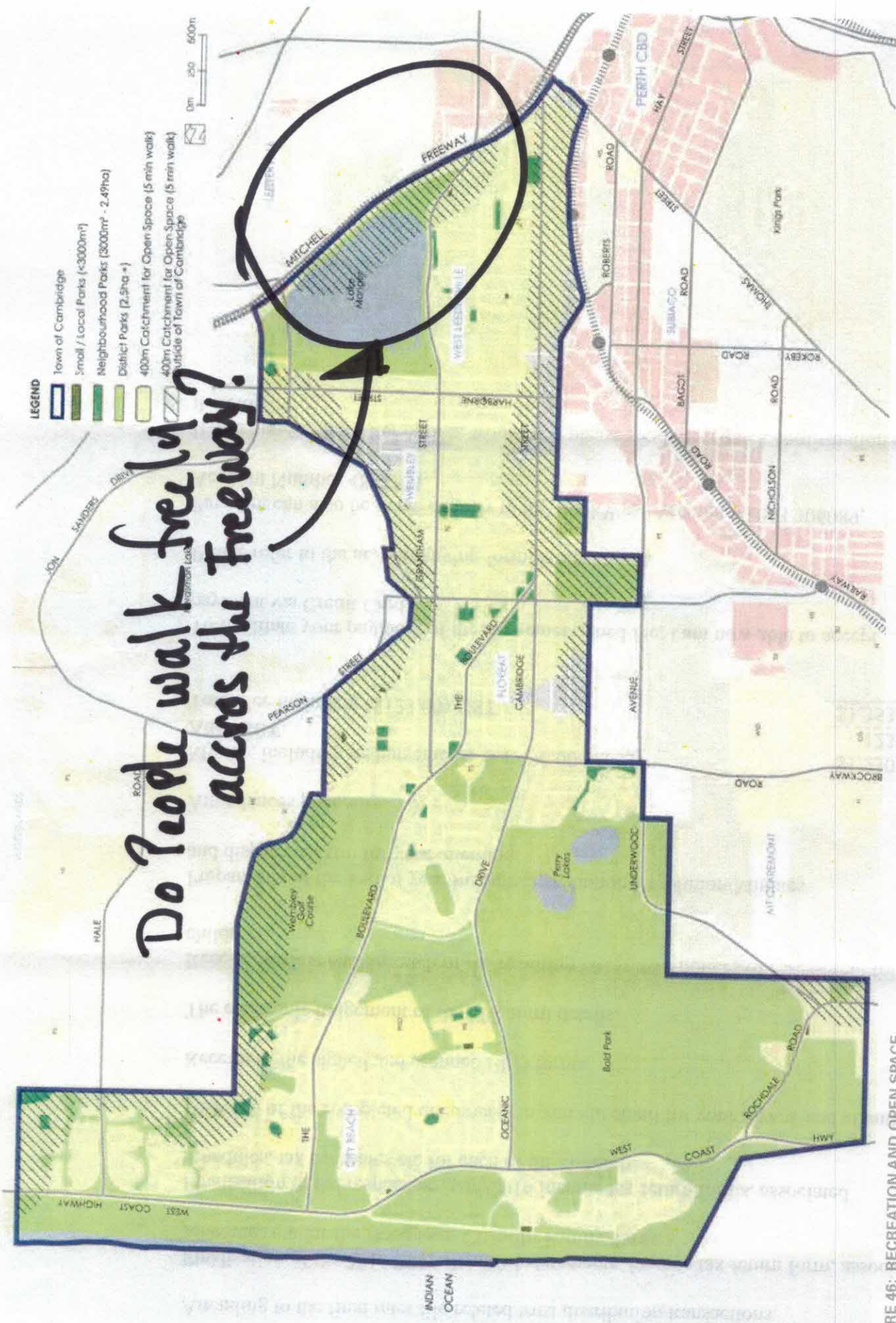


FIGURE 46: RECREATION AND OPEN SPACE