

# Floreat Activity Centre – Session 1B 22.02.24: Parking Lot

## Questions

### 1. Where will the parking be? Who will want to live in an 80sqm apartment? Will they be self-sufficient?

The lodged Precinct Structure Plan is in the process of being reviewed by the Town to confirm whether it can be accepted. Once accepted, the Town will assess the PSP against a broad range of considerations including parking, minimum dwelling sizes, and energy efficiency.

### 2. Where will our Library go?

The library will remain in its current location.

### 3. How wide does a street need to be to have light rail? E.g. Cambridge Street possible?

There is no specific minimum width of a street for light rail. However, extensive parts of the Melbourne tram network are within standard 20m wide streets, which is the typical width of Cambridge Street. In Europe, light rail and trams run in narrower streets.

## Other comments

- Please consult the next generation! Go into schools to get young people views.
- Have they consulted the people living in Hornsey Road “pocket” Floreat Activity Centre.
- Incorporate best of Floreat – natural wonders – flora + fauna, near coast and city.
- Can’t make our suburb into a city hub. Density should be concentrated to already developing hubs. I.e. Subiaco, Leederville, Shenton, Scarbs to improve their vibe.
- Council must develop their own PSP based on the needs of the community, not kowtow to the drive + park form the Centre owners.
- Include: Aged Care Day Care centre; Child care; Before/After School care.
- Don’t compromise on parking. No overflow into surrounding streets. Protect surrounding streets from increased traffic. No rat runs. Good traffic planning. Not big scale as not near rail station, unless much better public transport.
- This has the potential to create a world-class centre we could be proud of. However, the APIL Structure Plan is appalling + inappropriate.
- Make sure APIL redevelop the shopping centre and don’t get away with building loads of ugly apartments only.
- Please consider adjacent properties & enable opportunity to reduce impact of development eg. Options for landscaping walls, resident permits for street parking.
- Height restriction to only low-rise buildings on indicative activity site. \*Please no high rise.
- Less height = this is a community.
- Move Campbell Army Barracks and free up area for residential development.
- The corner of Howtree & Boulevard’s crosswalks are dangerous and have witnessed a number of near misses with kids going to and from school, this needs to be made safer.
- Principles of circular economy. “Material matters” by Thomas Ram.
- “Cradle to Cradle: the way we make things” by Braungart & McDonough. Principles for all development.
- The typed submission below was taped to the Parking Lot sheets. [The Town thanks the submitter for their submission, noting that the submission was prepared prior to the workshop and the issues raised in it were also raised by other participants at the tables during the first set of workshops. Those comments have been transcribed and summarised. The summaries will be presented back to participants at the second set of workshops.](#)



# Floreat Activity Centre – Session 1B 22.02.24: Parking Lot

- The 18 storey development proposed as well as 10 storey increased density adjacent to it will significantly overshadow all properties facing East/West, this will have an impact on the use of outside space which is paramount to mental health, sense of community, and quality of life.
- In addition to overshadowing east/west facing homes, the 18 storey and 10 storey developments will also impinge on the gardenscape views of current residences and replace them with overshadowing concrete towers. This will reduce livability of these pre-existing homes and also incur a financial loss via driving down market prices for pre-existing east/west facing houses. How does the developer propose to compensate pre-existing home owners in relation to a significant reduction in the value of their homes? *No more sunsets in the backyard instead shadows and concrete + glass emitting heat!*
- Where is the evidence of the demand for 1450 new dwellings in such a small square metre area? While there is a proportion of the population in Floreat who are elderly, many worked hard to obtain their current homes, and it is a conceted assumption that they want to downsize to a high density living environment. Many want to live out their last days amongst their neighbours who are also their friends where they feel safe and are part of a supportive community who care for each other. – how can this develop reconcile with this fact? *development plan reconcile this?*
- Town of Cambridge already note that high traffic flow near Floreat Forum decreases opportunities for public to move about safely ... how does increasing density of living fix this? It only makes it worse, and again decreases safety, livability of this suburb.
- Town of Cambridge cannot imagine to meet it's benchmark guidelines for community facilities per population with a 5000+ increase in population in such a small area. – how is this to be reconciled?
- Current facilities such as Doctors and Dentists are difficult to access with the current population. Increasing demand for these services will negatively impact this community, particularly the vulnerable who are already living among us and rely on these services.
- What about the long-term impact of the building process of such a large scale building? The noise, congestion, interruption to access on roads that are relied upon for transporting children to schools and activities, as well as other people accessing essential services.
- What will happen to the local businesses and their employees of the existing supermarket. With a development of this scale there will be no car access and therefore limited to no consumer access to the site, which means even if business were allowed to continue trading they would have no custom and would go out of business. Not to mention the loss of these services and amenities to our community, and the impact of the shift of the masses of Floreat residents who currently use these services and amenities in the Forum on other locations and areas for a significant amount of time. The livability of our suburb our very livelihoods will increase with stress, and this will impact our communities physical and mental health.
- *Apart from council housing who is earmarked to purchase these dwellings? How will the inevitable mass influx of foreign investment improve our community or housing diversity?*
- *Current traffic @ peak hour on Brockley Rd is bumper to bumper. Adding further traffic congestion is irresponsible and increases risk of serious crashes and death to our community.*

- Floreat is a close knit community where people know each other and feel safe. How does the town propose to maintain this with an increase in population by at least 5000 people. This development will destroy the closeness of our community and with that it's sense of safety.
- According to the Urban Scaling Theory, the number of crimes committed may follow a superlinear relationship as a function of population size. That is, an increase of population by 100% leads to an increase of crime by 120%
- What consideration have the developers and the Town of Cambridge made in relation to safety of existing residents in relation to crime of person and property?
- The biggest predictor of crime is unstable employment and high frequency of unemployment. In addition, low socioeconomic status is positively correlated with higher levels of stress and the mental and psychological ill-effects of stress. What percentage will be council housing? And how have the developers and Town of Cambridge factored into the needs of the existing community in terms of safety, and the needs of incoming lower socioeconomic residents with higher needs for services that are already under extreme pressure and poor availability?
- Parking near current services and amenities that serve the community are tight and one might argue at capacity. How can this community support an influx of 5000 people onto the streets with their cars and maintain accessibility to these services and amenities to the current community of Floreat.
- Despite being 2 supermarkets in the current Floreat precinct they are often low on stock, one presumes due to the high demand of the area. How can this proposed development expect these two small supermarkets to supply an increase of 5000 people basic foods and necessities without impacting on supply to the pre-existing population of Floreat?
- The school across the road is already at high capacity – what are the plans for education of new children to the area with an increase in 5000 plus people?
- Where will the foot and car traffic go? The Town of Cambridge currently has a planning strategy to reduce congestion on the streets. If the plan is for there to be no cars at this new development ... how will this be policed? Will new complex residents have their cars impounded and sold if found to be owning one and parking it on the residential streets? Will new residents' visitors be barred from driving their cars when they visit and again how will this be policed? Currently we enjoy safe street parking ... will the community be reduced to limited parking permits which are expensive and limit the freedom of socialisation that current existing residents enjoy?
- Risk to school students and elderly with increased foot and car traffic. What of the risk of increased crime to the person and/or risk of physical injuries for the most vulnerable of our community?
- Sewer capacity will be exceeded with this plan – how will this be rectified and what disruptions will this lead to existing residents?
- Western Power only has moderate capacity for increase in this area, in addition they have plans to close down substations not increase infrastructure. Wembley just had a power outage during the heatwave. How will this massive development and increase by about 5000 people be able to meet the electricity needs without impacting the existing floreat population and reducing their standard of living.
- *conversations around moving the elderly into close high density quarters increases risk of spread of infection + death. Did we learn nothing from covid?*



# Floreat Activity Centre – Session 1B 22.02.24: Parking Lot

- APIL is not an organisation that focuses on community building it is about net profit ... their website boasts how they are “about delivering income and capital growth ... worth more than \$1Billion in value”. Why are we allowing this profit hungry organisation to dictate how our suburb and community should live?
- Gas mains cannot meet the current plan – and will need upgrading – what will be the impact of this on existing residents?
- The Town of Cambridge Principle of “integrated housing growth” is not met by an 18 storey skyscraper in the middle of low density suburban area with predominantly single dwelling living – how will this be reconciled?
- The Town of Cambridge Principle of “Character and Heritage” is not met by building an 18 storey skyscraper that has no character features of the area nor does it reflect the gardenscape image that Floreat was originally developed in – how will this be reconciled?
- The Town of Cambridge plan to reduce traffic congestion will be impossible with an increase in 5000 population. It is impossible to police who owns a car, and obviously the plan is to provide no parking therefore it will spill onto the suburban streets, making them unsafe. Currently there is very limited parking available at the Floreat Forum that during peak times it is often difficult to find a park. What will happen with guests to 5000 new residents start taking the shopping centre parking?
- The Town of Cambridge’s existing and future planned public transport cannot meet the needs of an increase in 5000 population.
- Tree Canopies will be decreased not increased as per Town of Cambridge’s planning policy, which will lead to increase in temperature, and negative environmental impact to the community.
- Page 11 of Town of Cambridge Planning Strategy demonstrates current diversity in housing in this area ... with the highest building being 9 storeys in Wembley on Cambridge St ... houses on smaller streets away from main roads are not developed beyond duplexes and 2 storey dwellings ... an 18 storey dwelling in the proposed location is completely inconsistent with the look of the leafy suburban suburb which Town of Cambridge promises to uphold. In addition there is currently only 1 x 9 storey housing building the average ‘high rise’ is maximum 5 to 6 storeys. This is inkeeping with our community and look of our suburb and should be the absolute maximum any development should be allowed. However, on this site there is not a main road nor the infrastructure nor bus services or other public transport options to support an increase in dwellings on site at the floreat forum – how can the developers and Town of Cambridge reconcile this fact without negatively impacting existing residents?
- All housing examples for development options in Town of Cambridge planning Strategy do not exceed 6 storeys ... so why is a tiny area of Floreat with no main road, a primary school, and small streets, having an 18 storey development proposed which will not blend in and will look completely out of place with the rest of the community. Floreat was originally developed as a landscaped community, the Town of Cambridge should be maintaining this by ensuring plenty of set back and no large in-fill areas that exceed the current maximum heights within the neighbouring dwellings.

• What will happen to cost of council rates when the massive increase and demands on services and amenities is introduced?

- What does this community need? Not more people. But more indoor sporting courts to meet the high demand for community sporting for sports such as basketball, floorball, indoor soccer, pickle ball, volley-ball.
- A small retirement village within the complex would offer opportunities for those elderly who do want to down size while maintaining them a safe community living space, and not an environment where they are left and forgotten by their unknown neighbours.
- There is an increasing need in communities to provide housing to vulnerable women over 50 who are the highest increasing rate of homelessness in our country. Why not consider building a small complex to meet the needs of these very vulnerable people of our community of whom many have made significant contributions to this community and our state/country before they fell on hard times.
- In addition to an aging population Floreat also has a large youthful population with young families. Instead of adding 1450 new dwellings and reducing services to these families, why not use this space to create childcare spaces, community child health spaces?
- All these things are what our community needs. When these needs are met with an affordable surplus only then should we look at increasing density ... but on a moderate scale.
- Suburbs and communities need to grow at a moderate rate in order to remain cohesive. This development will drive a wedge through this tight knit community and destroy what it means to be a member of the Floreat community. We will shift overnight from mini neighbourhood supportive hubs to nameless crowds, increased crime, increased foot and traffic congestion, reduction in liveability, and increase in mental health difficulties.

• The Floreat Forum is a community hub for all types of residents and locals to meet and interact. If there is any development it should be to increase these spaces for community cohesion not overcrowd on area to the point there is no room left or these social groups are asked by pure pressure of population competition.