



# TPS Amendment 31

Simon Withers

Mayor

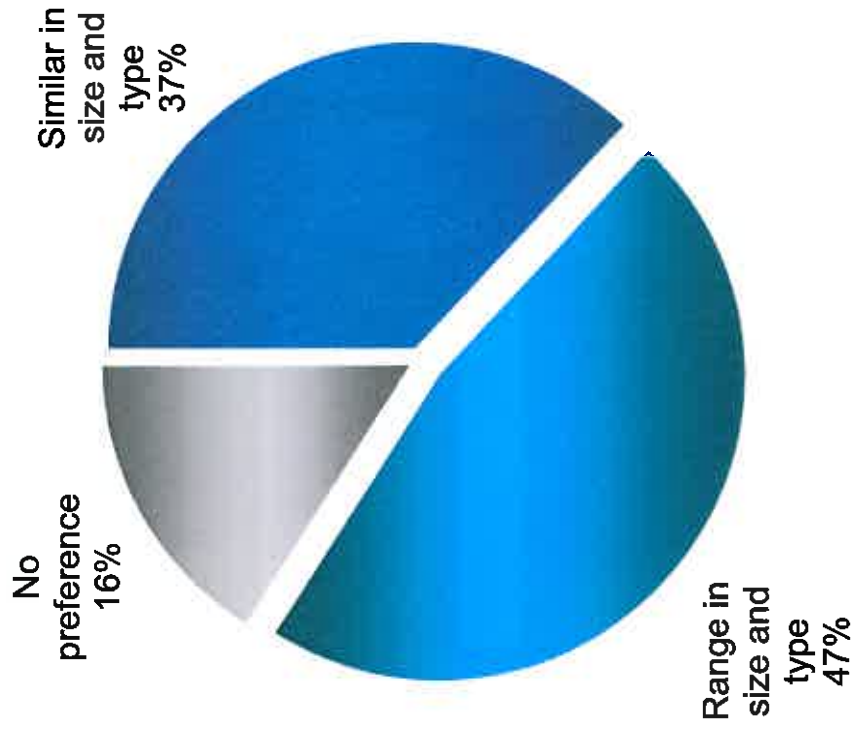
# Consultation

## 2010 Values and Attitudes Survey

**Would you prefer to live in a street with dwellings  
that are all similar in size and type**

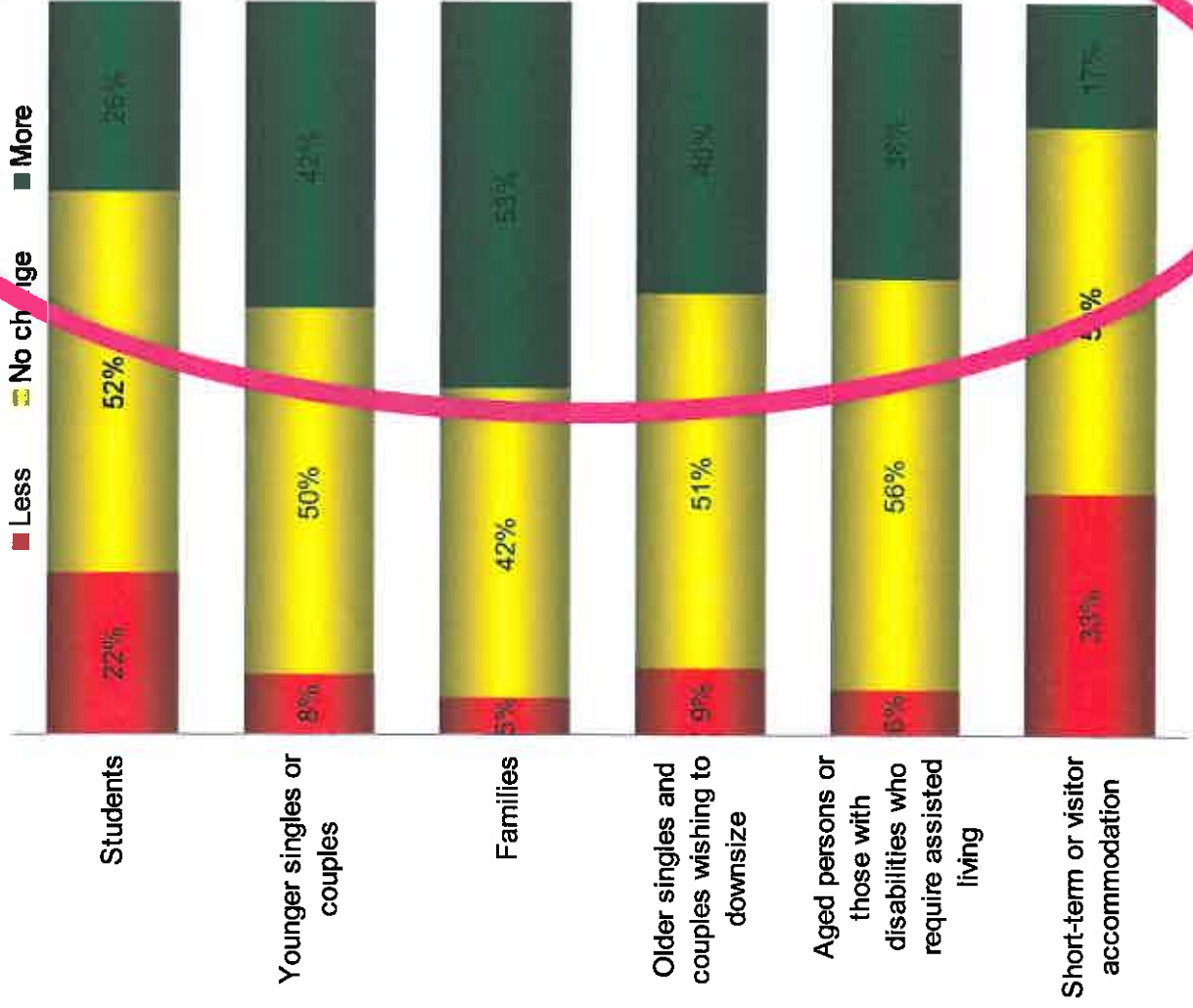
**OR**

**where the dwellings range in size and type?**



**56% of Seniors wanted a range**

# Desired mix of housing options



**42% of Seniors wanted more single level duplexes, villas or units**

# Consultation

2010 Values and Attitudes Survey

2012 CODA Architects housing study

# CODA Report

## MULTIPLE DWELLING SMALL LOT, NO ROW ACCESS

Ipse dicitur? Nihil, unius se esse  
 et in dicitur? Nihil, unius se esse

Et in dicitur? Nihil, unius se esse  
 et in dicitur? Nihil, unius se esse

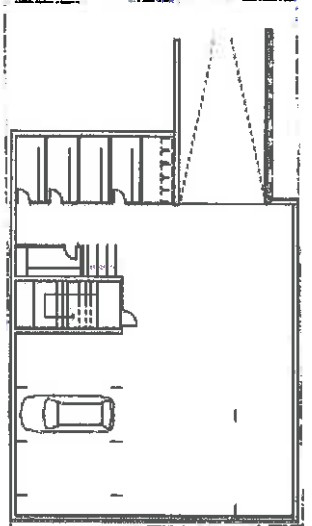
FIGURE 1-203 PLAN



FIGURE 1-204 PLAN



FIGURE 1-205 PLAN



Ipsa, sedentia in Eten non erant.  
 Multa, emendata pro se et non  
 ortum, lita que in dicitur. Unius  
 ubi, in dicitur M. M. et in dicitur.

Multis, sine pro se et non. Et  
 pro se et non, dicitur dicitur dicitur



## MULTIPLE DWELLING SMALL LOT, NO ROW ACCESS



FIGURE 1-206 SECTION

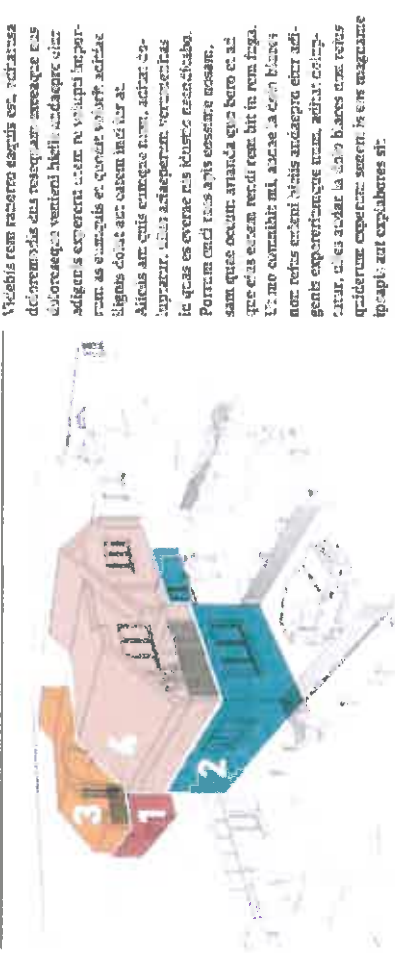


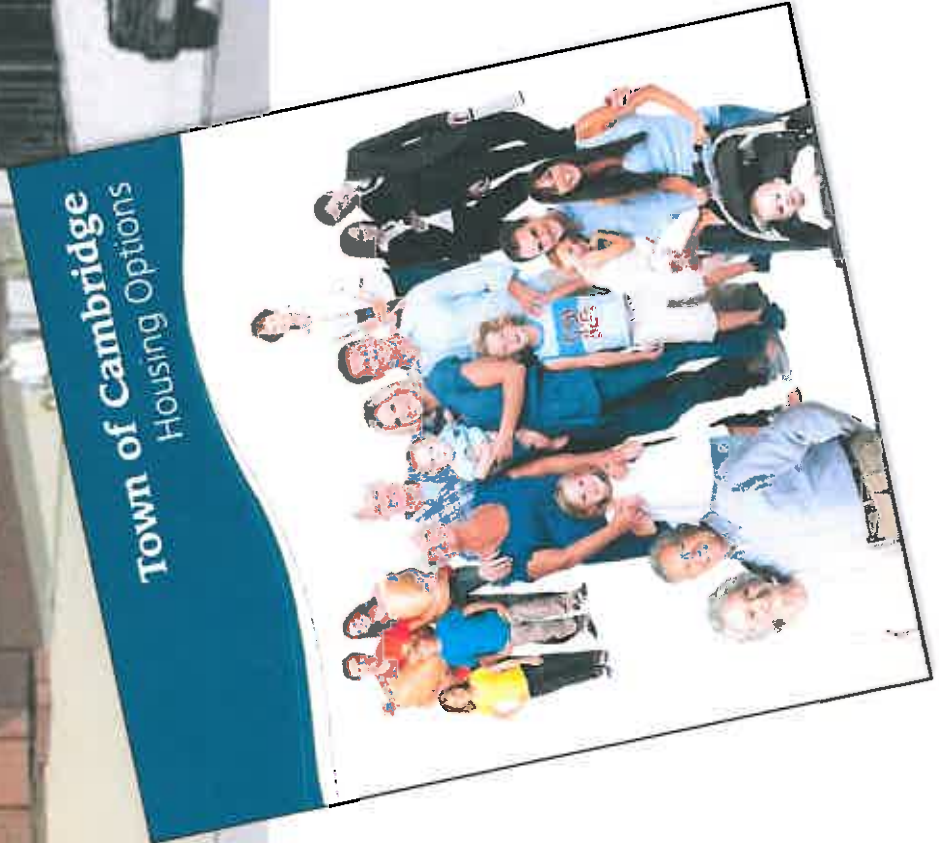
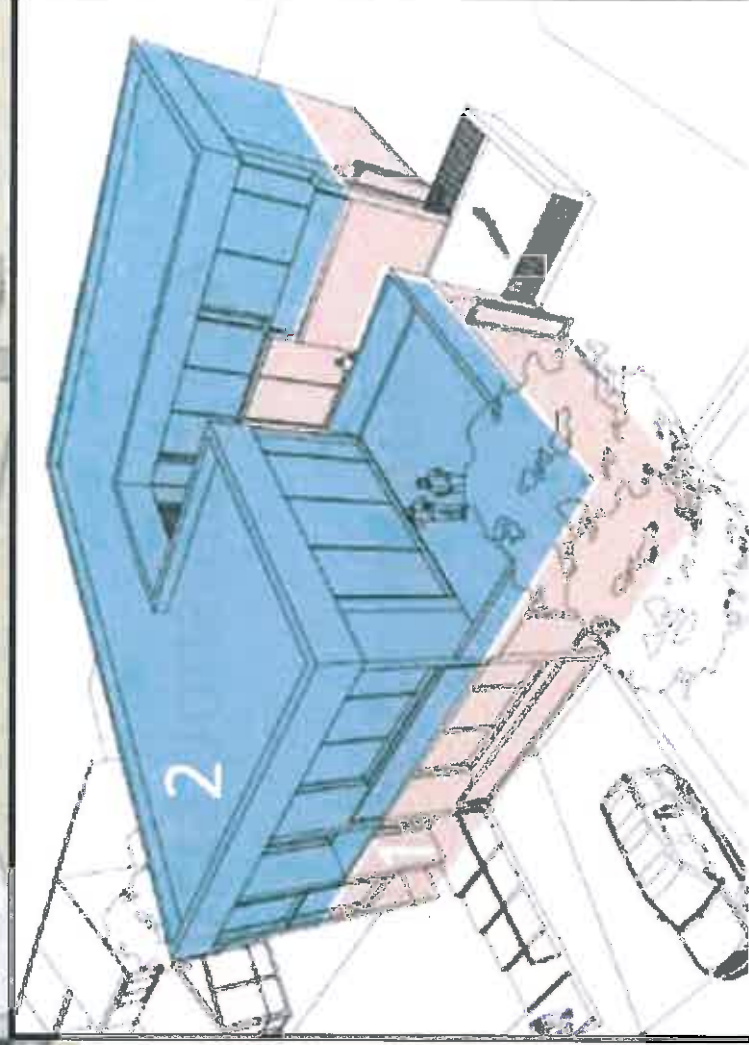
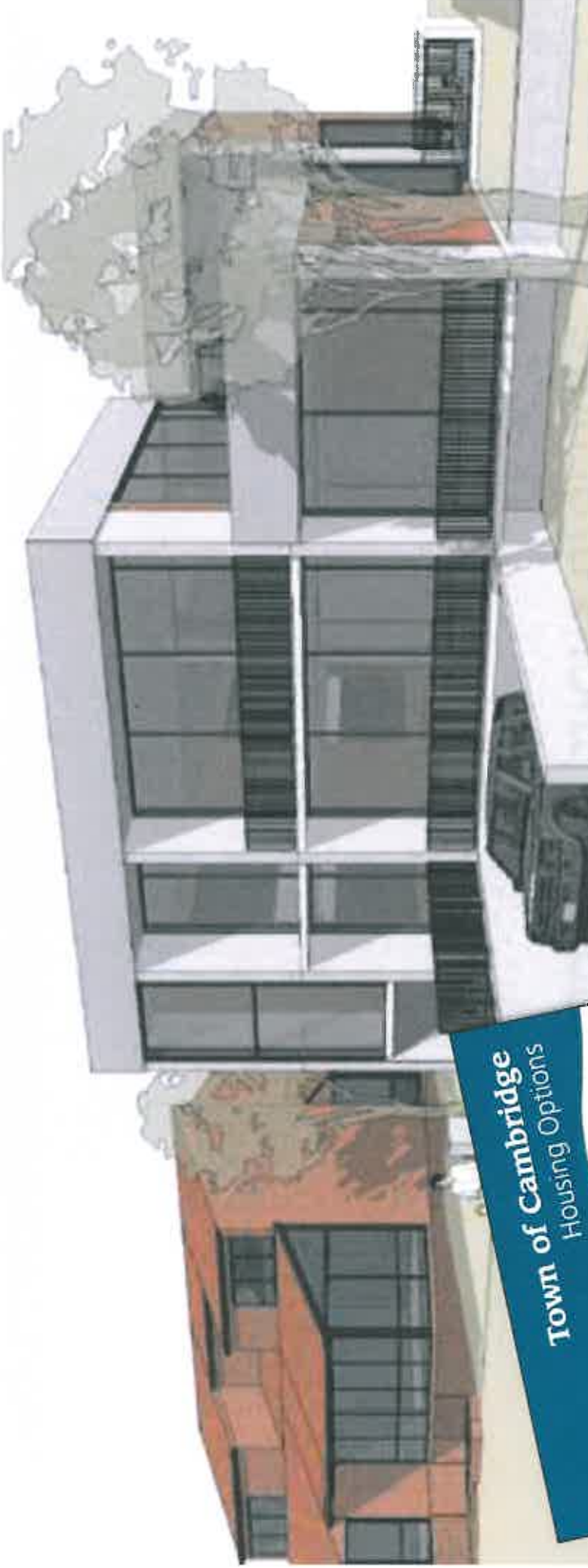
FIGURE 1-207 SECTION

Vicinia non ratiore sequi est. Vicinia  
 de rem diu est ratiore sequi est. Vicinia  
 de rem diu est ratiore sequi est. Vicinia

Vicinia non ratiore sequi est. Vicinia  
 de rem diu est ratiore sequi est. Vicinia  
 de rem diu est ratiore sequi est. Vicinia

# Consultation

- 2010 Values and Attitudes Survey
- 2012 CODA Architects housing study
- 2013** Housing Options brochure



**Town of Cambridge**  
Housing Options

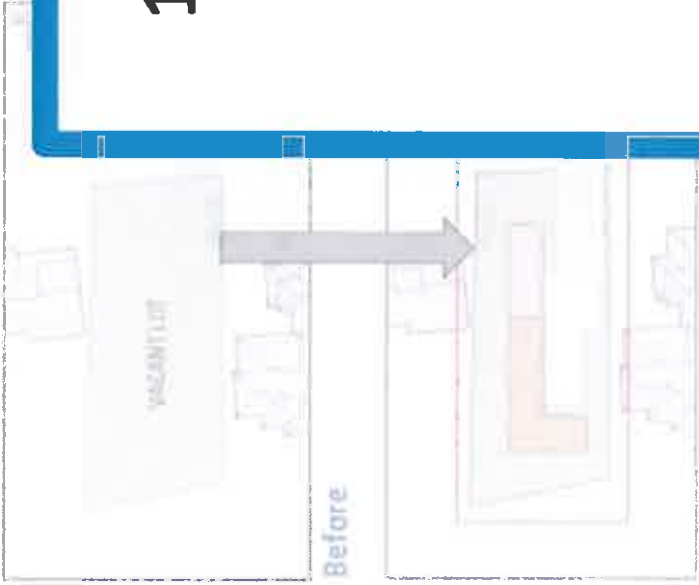


# Consultation

- 2010 Values and Attitudes Survey
- 2012 CODA Architects housing study
- 2013 Housing Options brochure
- 2013** Consultation on CODA options

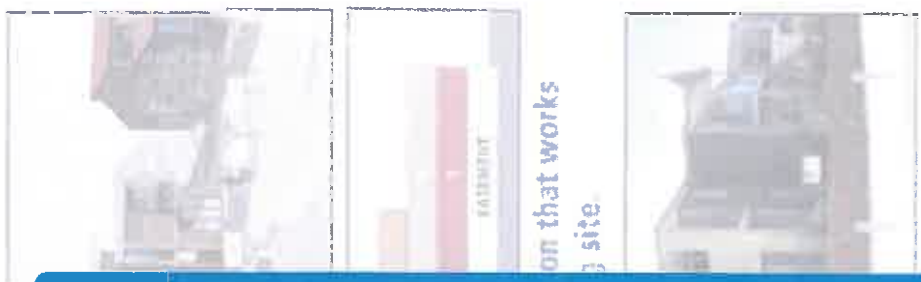
# Consultation on CODA option

Redevelop larger lots with 'maisonnette' apartments that look like a single house (Type 8)



For example: Three large strat apartments and a 3rd apartm accommodated on a 1,024 subject to appropriate coding parking in the basement.

A smaller version with small luxurious apartments accommodated on a smaller lot.



## 10 Housing Types Considered:

Open Days at shopping centres

Workshops

Information Sessions

Advertising in local newspaper

“Community Cafés”

Brochures at community centres

# Consultation

- 2010 Values and Attitudes Survey
- 2012 CODA Architects housing study
- 2013 Housing Options brochure
- 2013 Consultation on CODA options
- 2014** Ratepayers survey on setbacks  
and maisonnettes

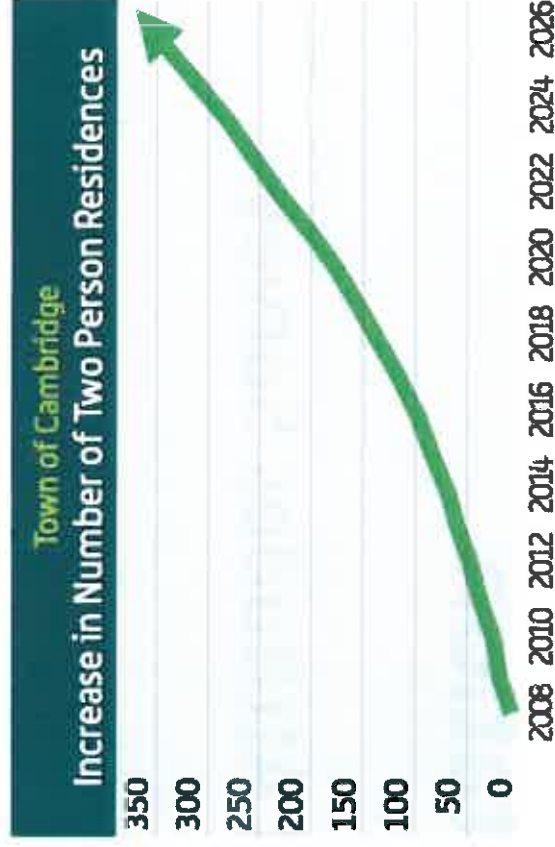
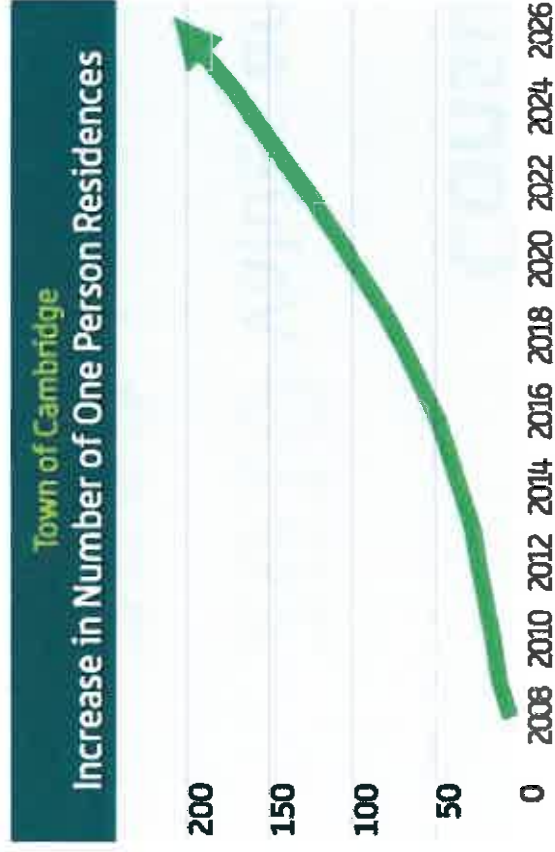
**Would you consider a maisonette to be a suitable housing option for you, or other family members, if they were available within the Floreat, City Beach or Mt Claremont area?**



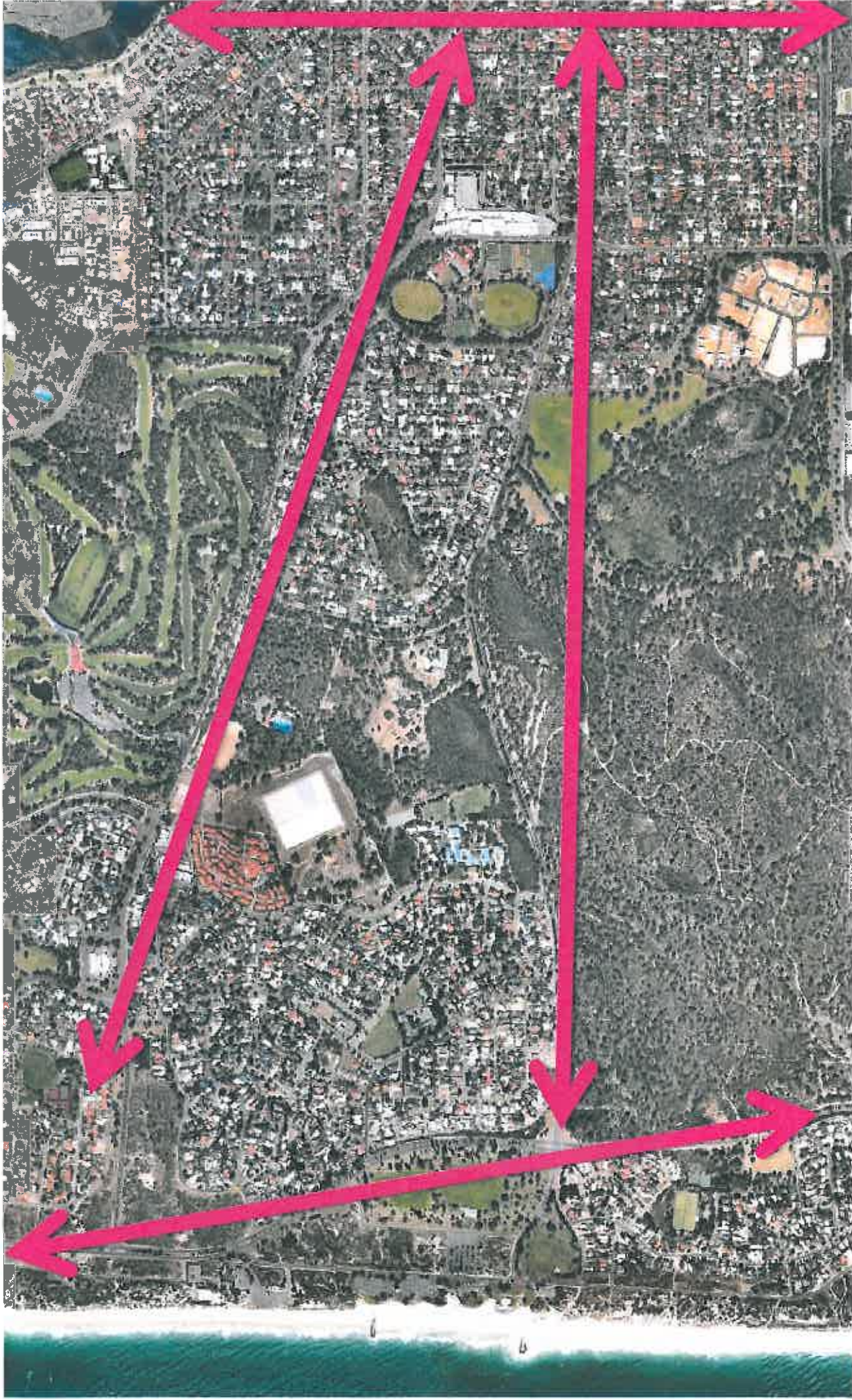
# Consultation

- 2010 Values and Attitudes Survey
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- 2013 Housing Options brochure
- 2013 Consultation on CODA options
- 2014 Ratepayers survey on setbacks  
and maisonettes
- 2015** Scheme Amendment 31

# Demographic Drivers



# Residential Amenity



# Residential Amenity

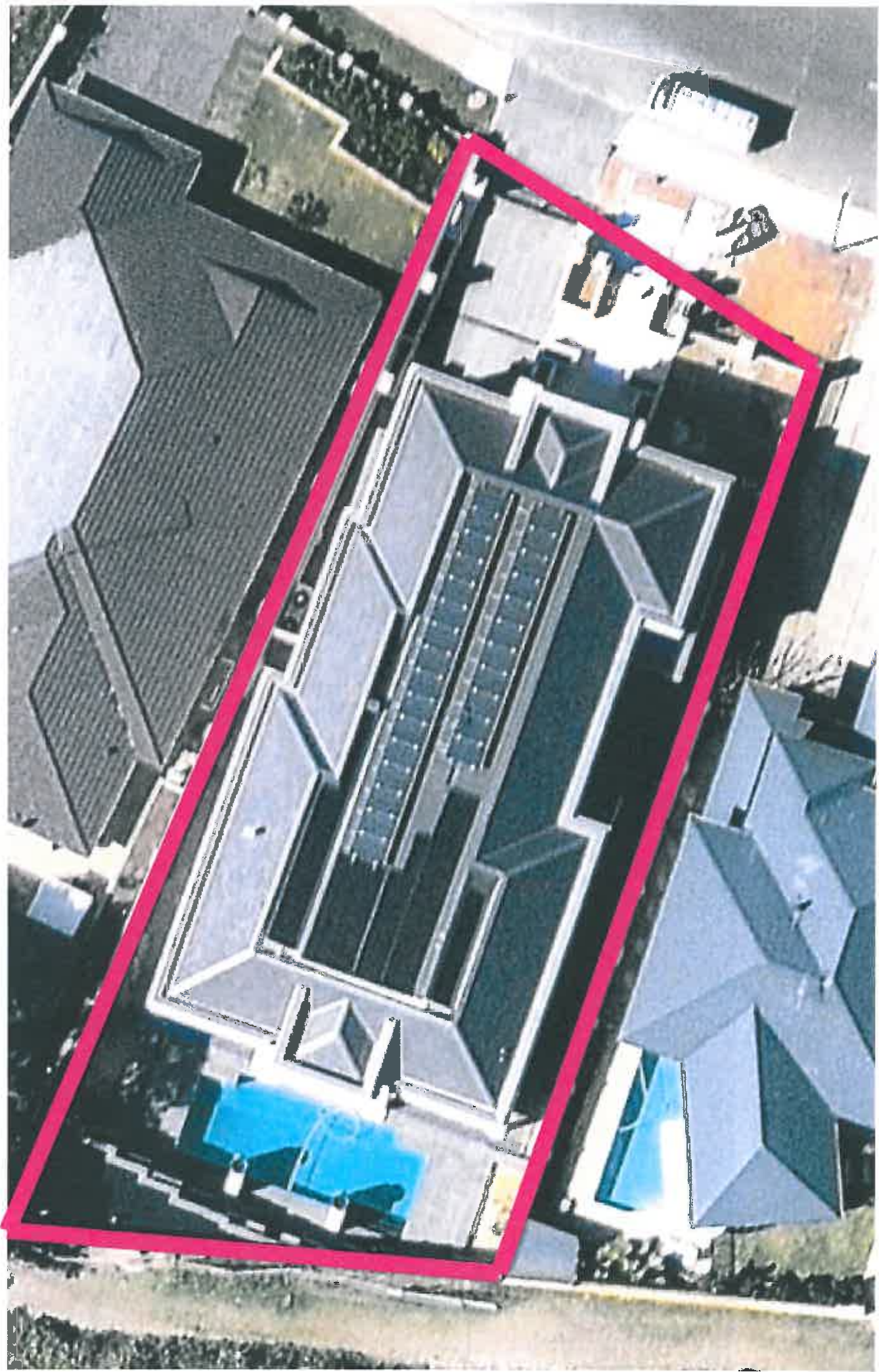




# Residential Amenity



# Residential Amenity



# Old City Beach v New City Beach



# Guiding Principles

**Increase housing diversity - from a base of almost no diversity.**

**Retain the character of the suburbs.**



# Amendment 31 Consultation

Form 4  
 Explanatory brochure  
 Survey by Catalyse

**TO THE DEPUTY TOWN CLERK TOWN OF CAMBRIDGE FLORIDA WAIVER**

**TOWN OF CAMBRIDGE FUTURE HOUSING CHOICES COMMENT FORM**

PLEASE READ THE ENCLOSED BROCHURE "Future Housing Choices" before completing this form. To be eligible to participate, you must be a resident of Cambridge, Florida.

**IMPORTANT:** Please read the enclosed brochure "Future Housing Choices" before completing this form. To be eligible to participate, you must be a resident of Cambridge, Florida.

1. Do you live, or own residential property, in any of the following areas?  
 City Beach  Forest  Mt. Carmel  More of Cambridge  Old Town  Other

2. What is your property located on?  
 Yes  No  (City Beach, Forest or Mt. Carmel, please answer questions 1 to 5.)

3. Is it a corner lot?  
 Yes  No

4. If located on a corner lot, what is the lot area?  
 1000-1500 sq. ft.  1500-2000 sq. ft.  2000-2500 sq. ft.  2500-3000 sq. ft.  3000-3500 sq. ft.  3500-4000 sq. ft.  4000-4500 sq. ft.  4500-5000 sq. ft.  5000-5500 sq. ft.  5500-6000 sq. ft.  6000-6500 sq. ft.  6500-7000 sq. ft.  7000-7500 sq. ft.  7500-8000 sq. ft.  8000-8500 sq. ft.  8500-9000 sq. ft.  9000-9500 sq. ft.  9500-10000 sq. ft.  More than 10,000 sq. ft.

5. If the property is on Cambridge St. in Forest, between Selby St. and the Forest Forum, please tick the box

**GENERAL DEVELOPMENT REQUIREMENTS**

Minimum Lot Size: 4000 sq. ft.  
 Minimum Building Height: 10 feet  
 Minimum Building Width: 30 feet  
 Minimum Building Depth: 30 feet  
 Minimum Building Area: 1000 sq. ft.  
 Minimum Building Volume: 10,000 cu. ft.  
 Minimum Building Footprint: 1000 sq. ft.  
 Minimum Building Envelope: 1000 sq. ft.  
 Minimum Building Height: 10 feet  
 Minimum Building Width: 30 feet  
 Minimum Building Depth: 30 feet  
 Minimum Building Area: 1000 sq. ft.  
 Minimum Building Volume: 10,000 cu. ft.  
 Minimum Building Footprint: 1000 sq. ft.  
 Minimum Building Envelope: 1000 sq. ft.

6. Do you support or oppose the Future Housing Choices (bank investment) plan?  
 Support  Oppose

7. Why do you support/oppose this option?  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Future Housing Choices for Each Generation**

**There was a very high level  
of community engagement**



# **Objections to Amendment 31**

**Lose all our trees**

**Destroy our streets**

**Traffic and parking**

**4 houses on every block**

**Overcrowding**

**Too much density**

**Property values will fall**

**Insufficient consultation**

**Misleading information**

**Contrary to Directions 2031**

# Level of Support

	2014 Catalyse	2015 Catalyse	2015 Form 4
Manor House - 2 dwellings	39%*	23%†	13%
Corner Lot - 2 dwellings	-	30%	30%
	1,907	1,948 (= 38%)	2,518

\* Based on all dwellings qualifying

† Based on lots over 900sqm qualifying



# Level of Support

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Corner Lot - 2 dwellings	-	30%	30%
	1,907	1,948 (= 38%)	2,518

\* Based on all dwellings qualifying  
† Based on lots over 900sqm qualifying

# Level of Support

## In favour of 2 dwelling Manor Houses

### By lot size

	City Beach	Floreat
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All respondents	22%	25%
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up to 799m <sup>2</sup>	14%	20%
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800 to 899m <sup>2</sup>	13%	15%
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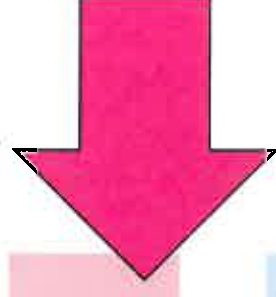
900 to 999m <sup>2</sup>	26%	32%
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1,000 to 1,099m <sup>2</sup>	33%	43%
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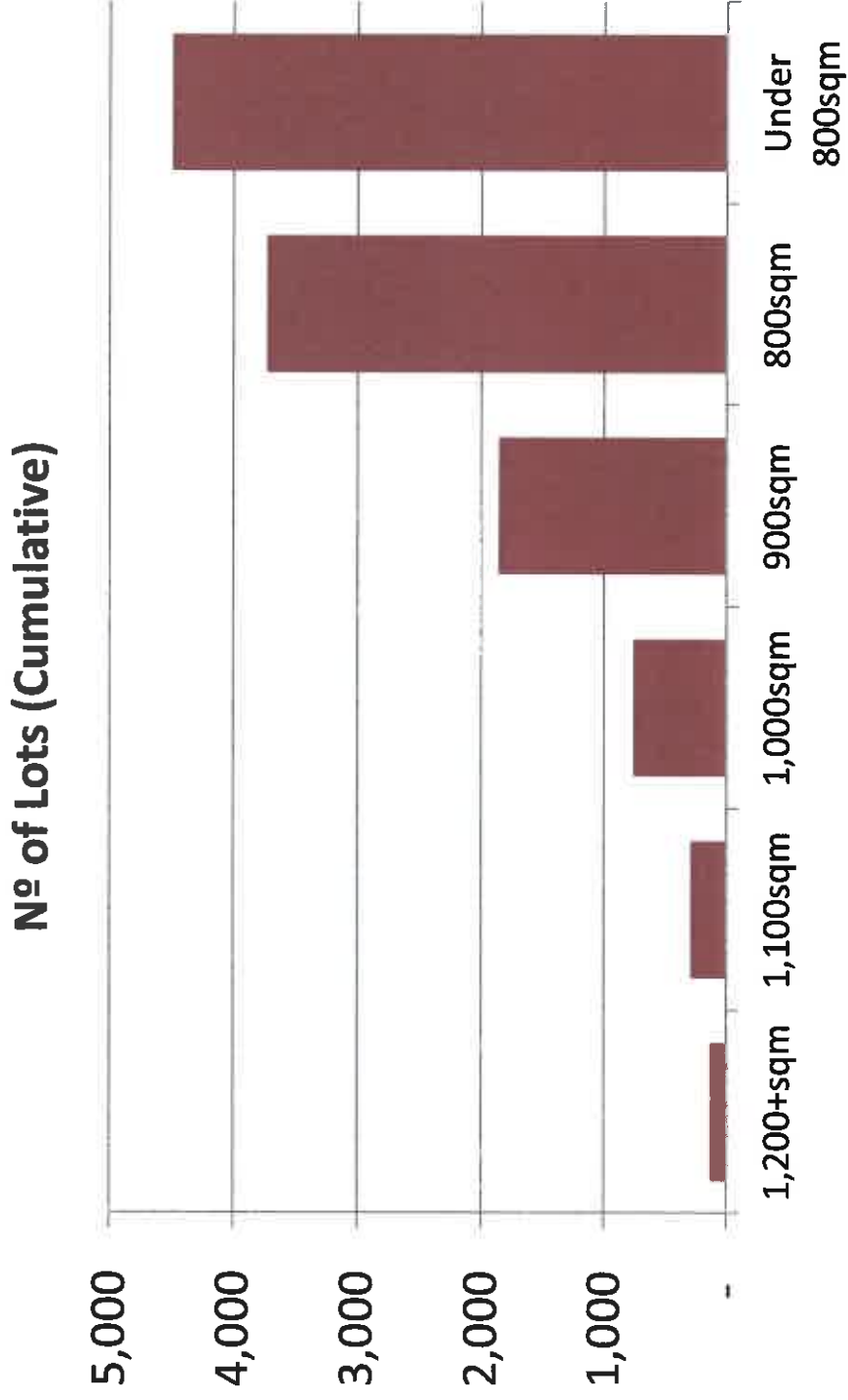
1,100 to 1,199m <sup>2</sup>	27%	43%
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over 1,200m <sup>2</sup>	31%	47%
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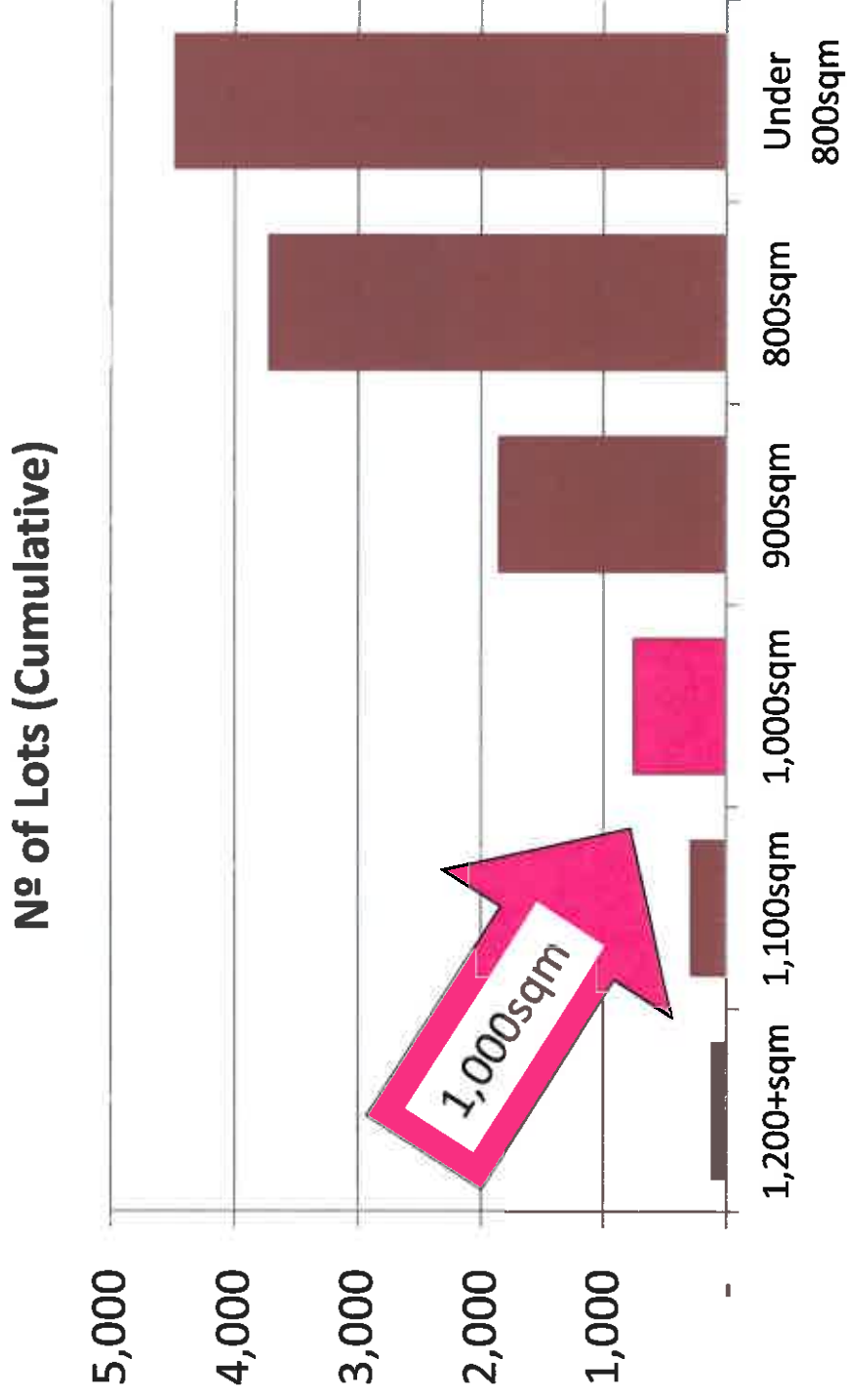
corner lot over 900m <sup>2</sup>	30%	45%
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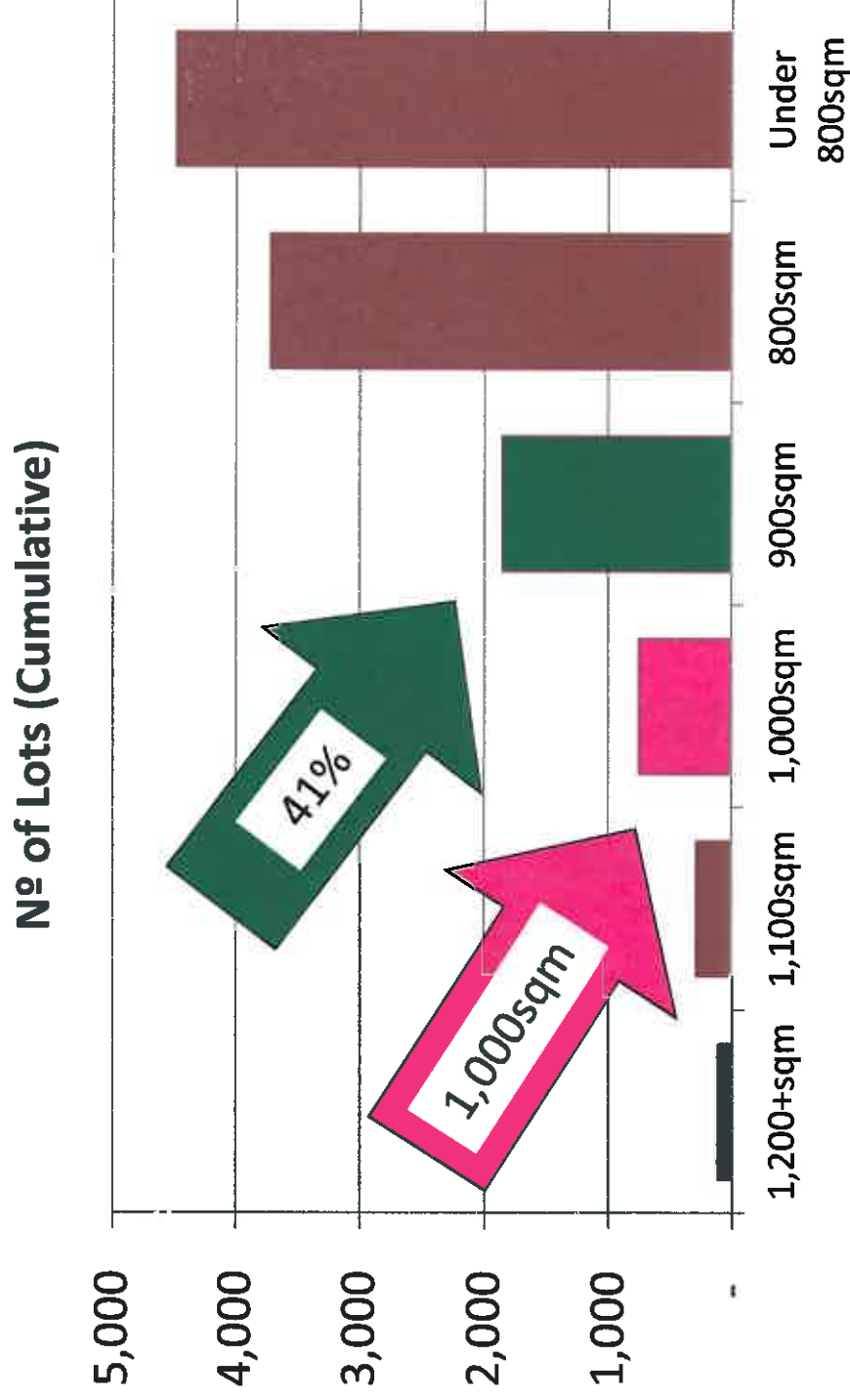
# 900sqm Lot Threshold



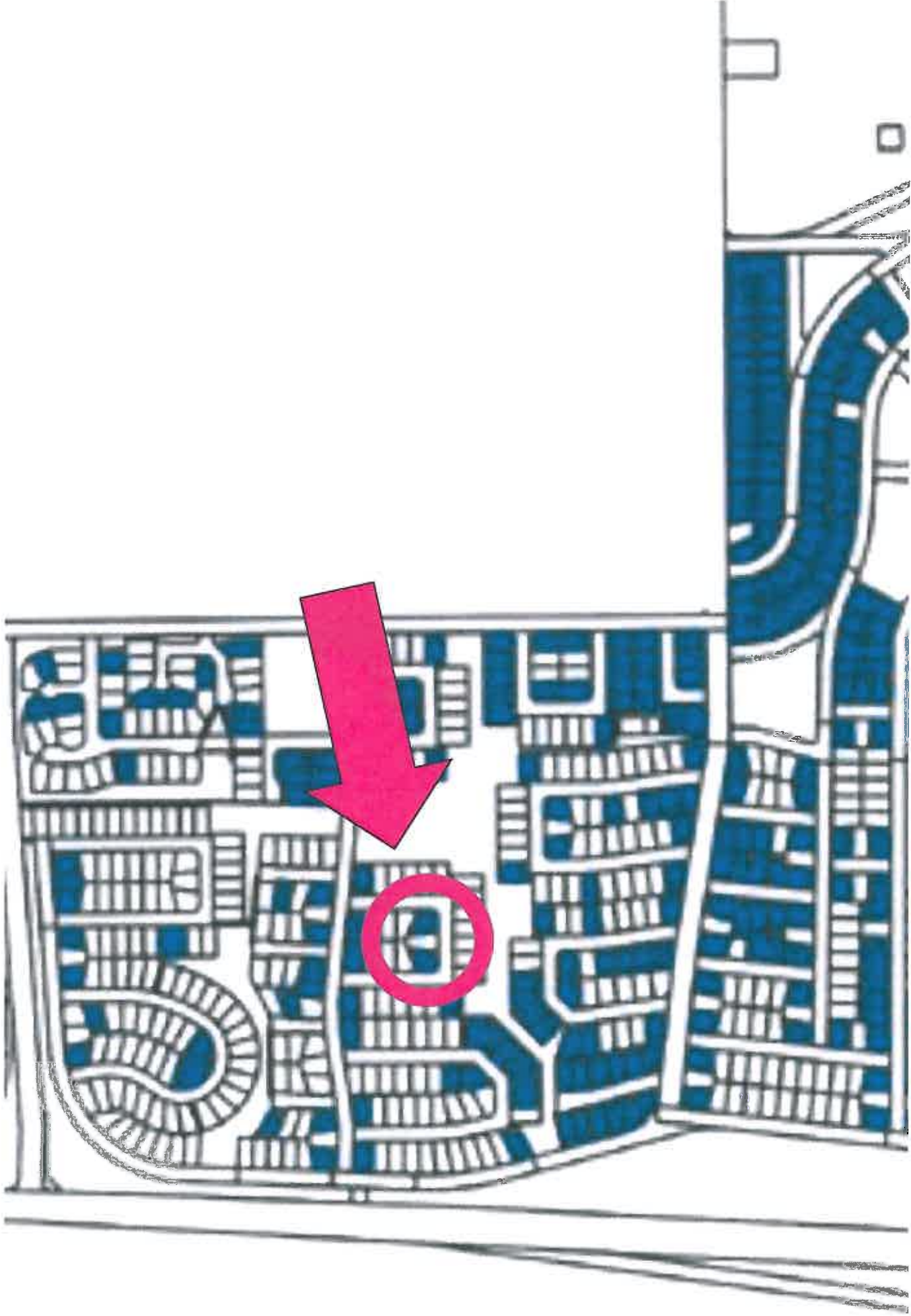
# 900sqm Lot Threshold



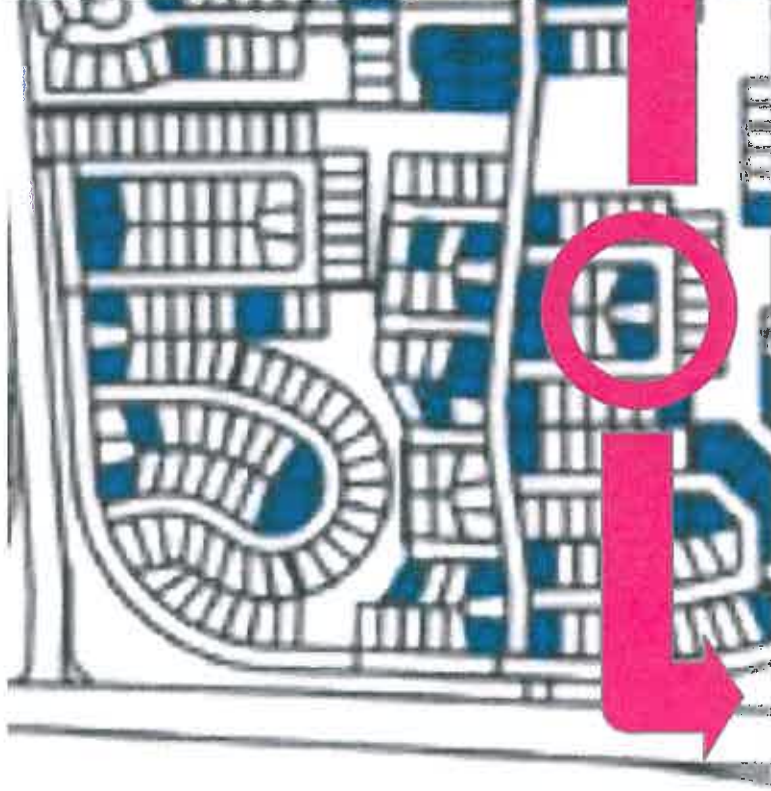
# 900sqm Lot Threshold



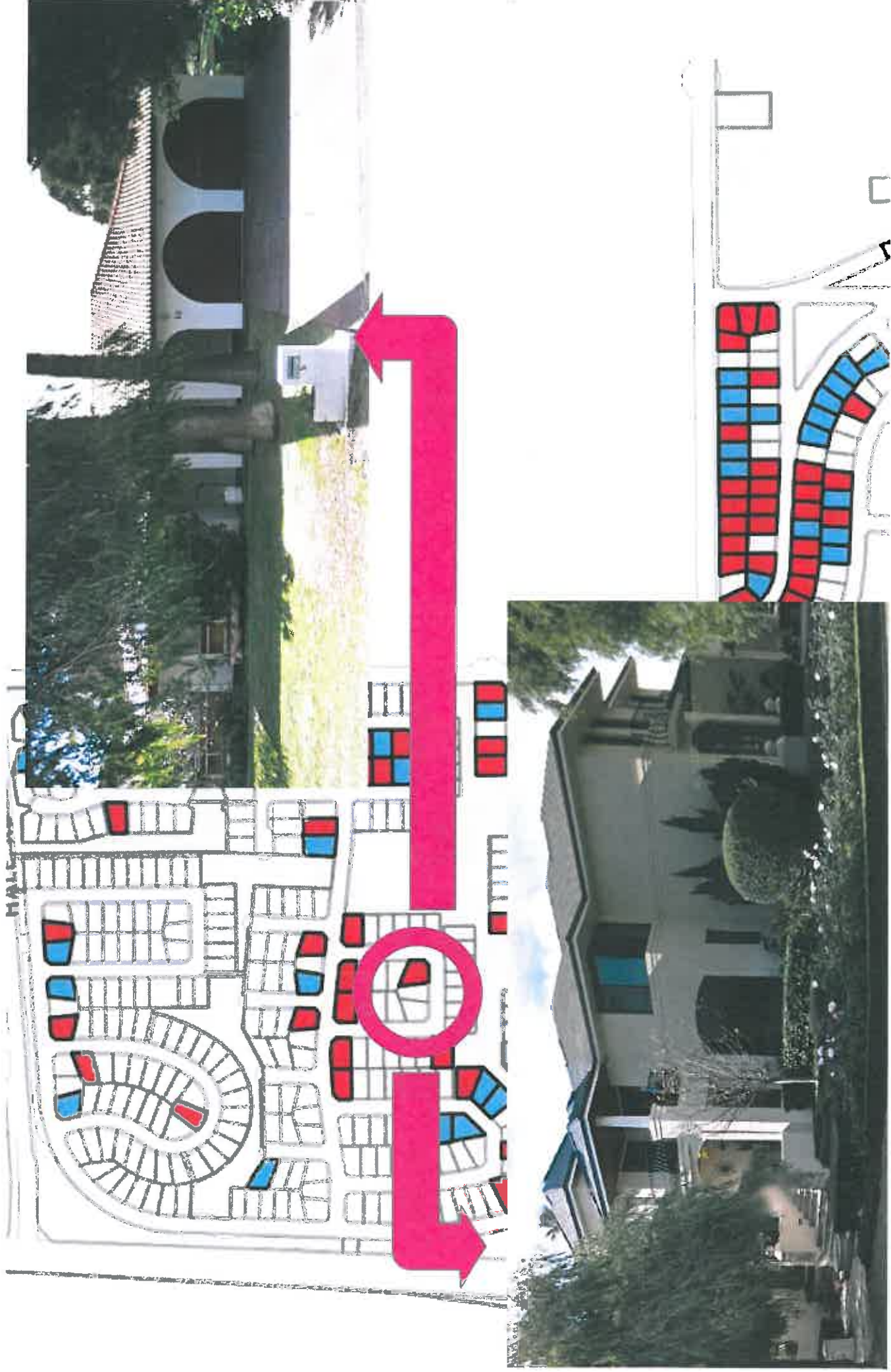
# 900sqm Lot Threshold



# 900sqm Lot Threshold

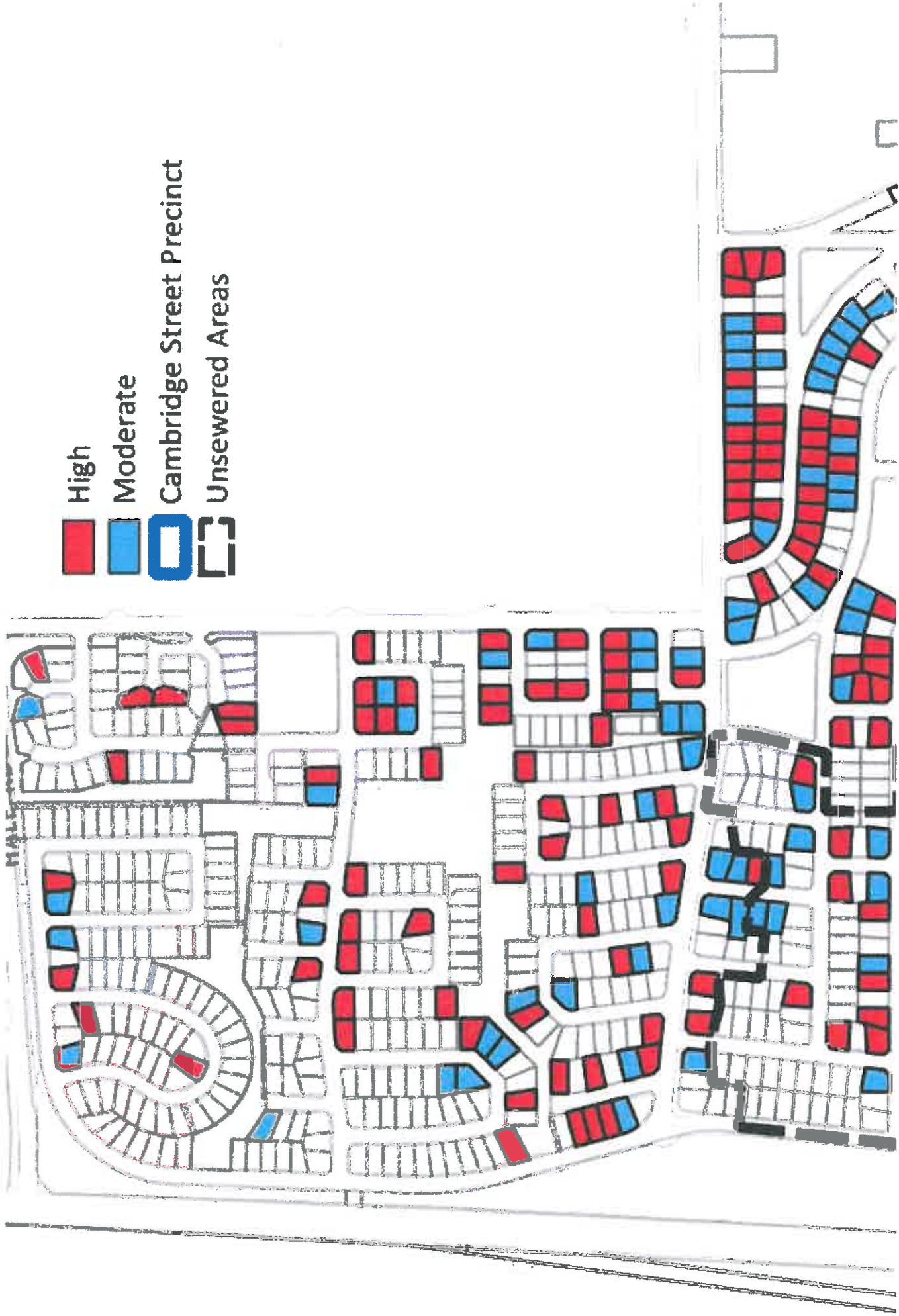


# 900sqm Lot Threshold







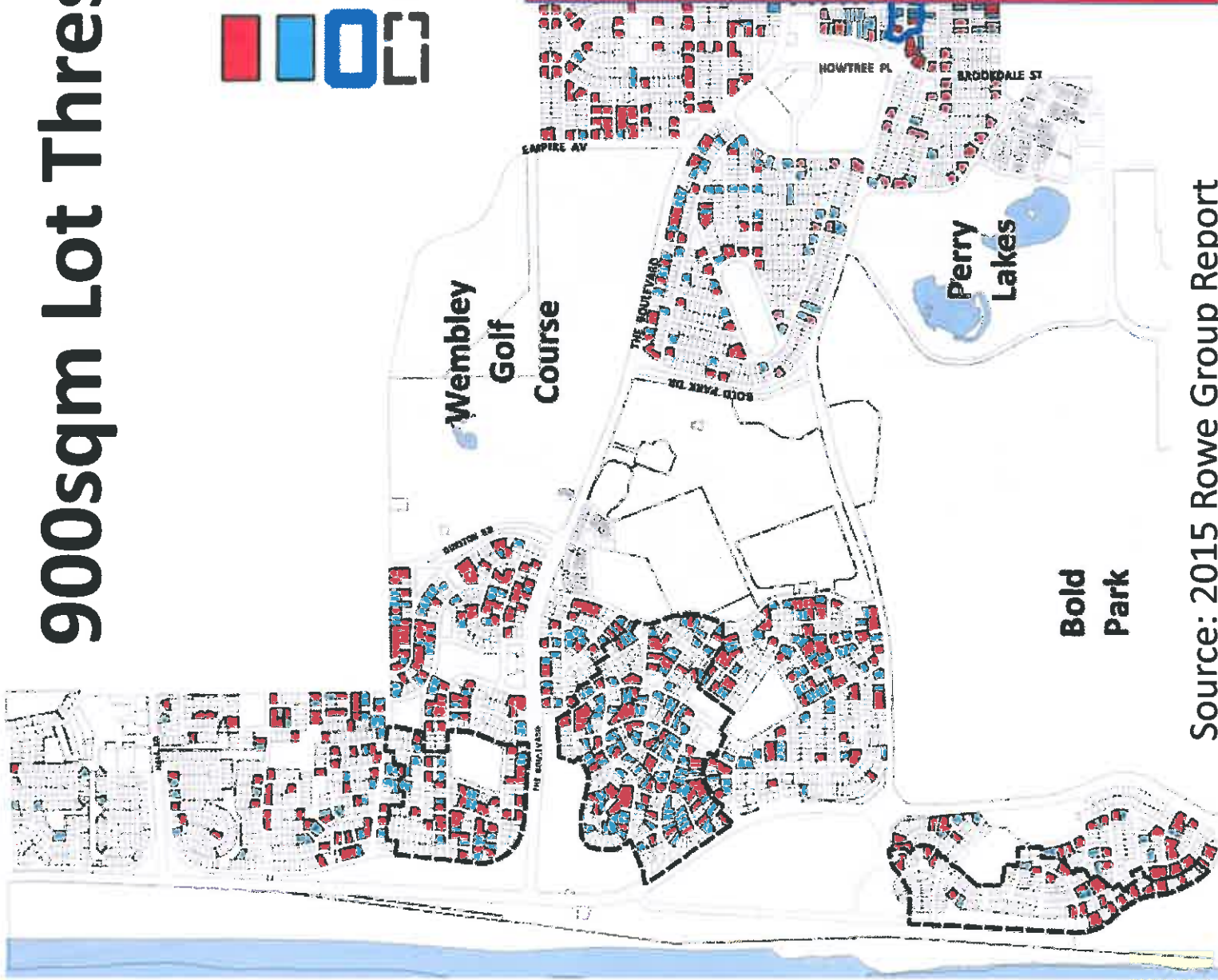


# 900sqm Lot Threshold



# 900sqm Lot Threshold

-  High
-  Moderate
-  Cambridge Street Precinct
-  Unsewered Areas



## New Dwelling Approvals

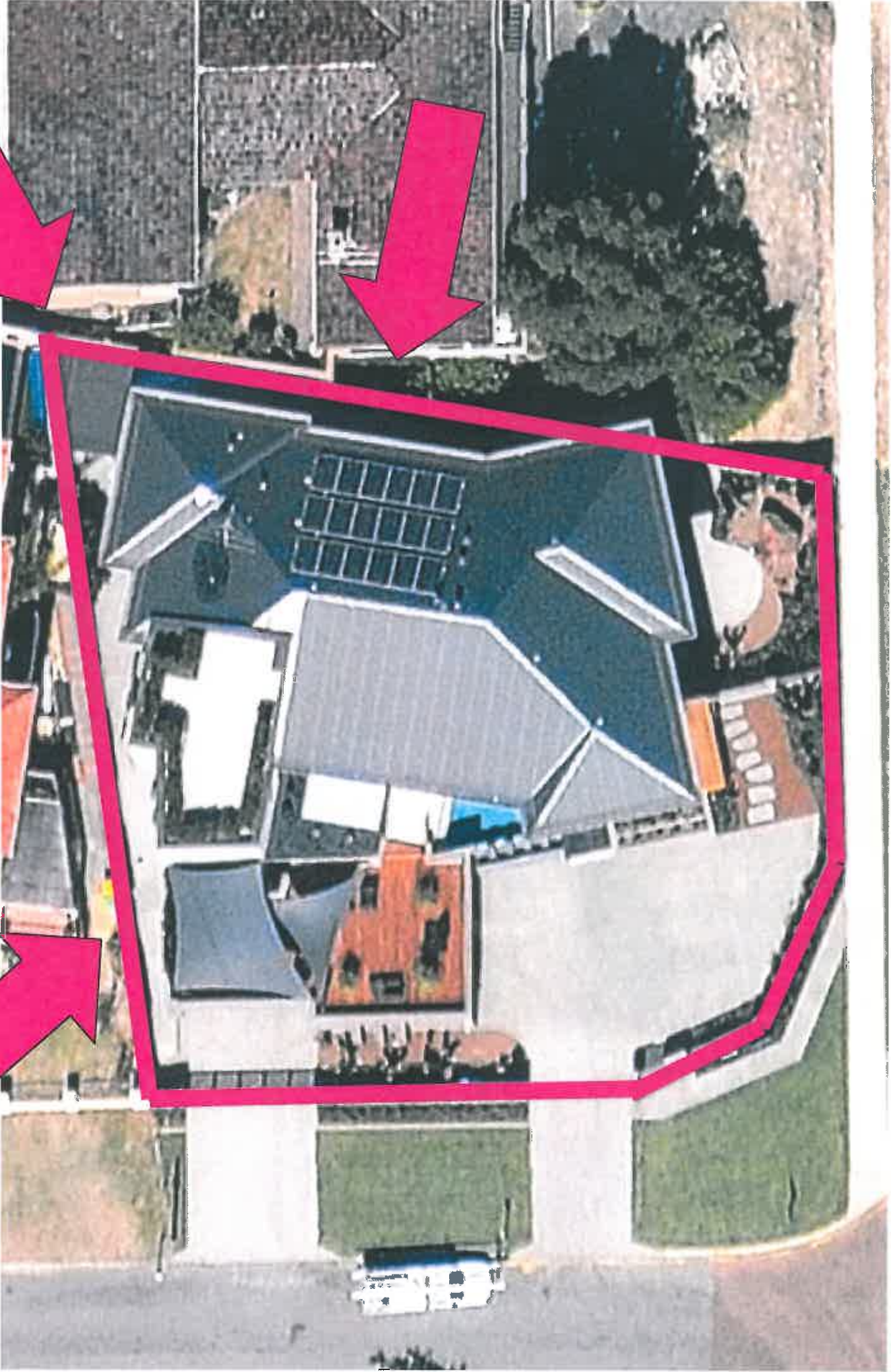
Year	City	Beach*	Floreat†
2014		13	22
2013		27	24
2012		32	24

\* Excludes Ocean Mia  
 † Excludes Perry Lakes

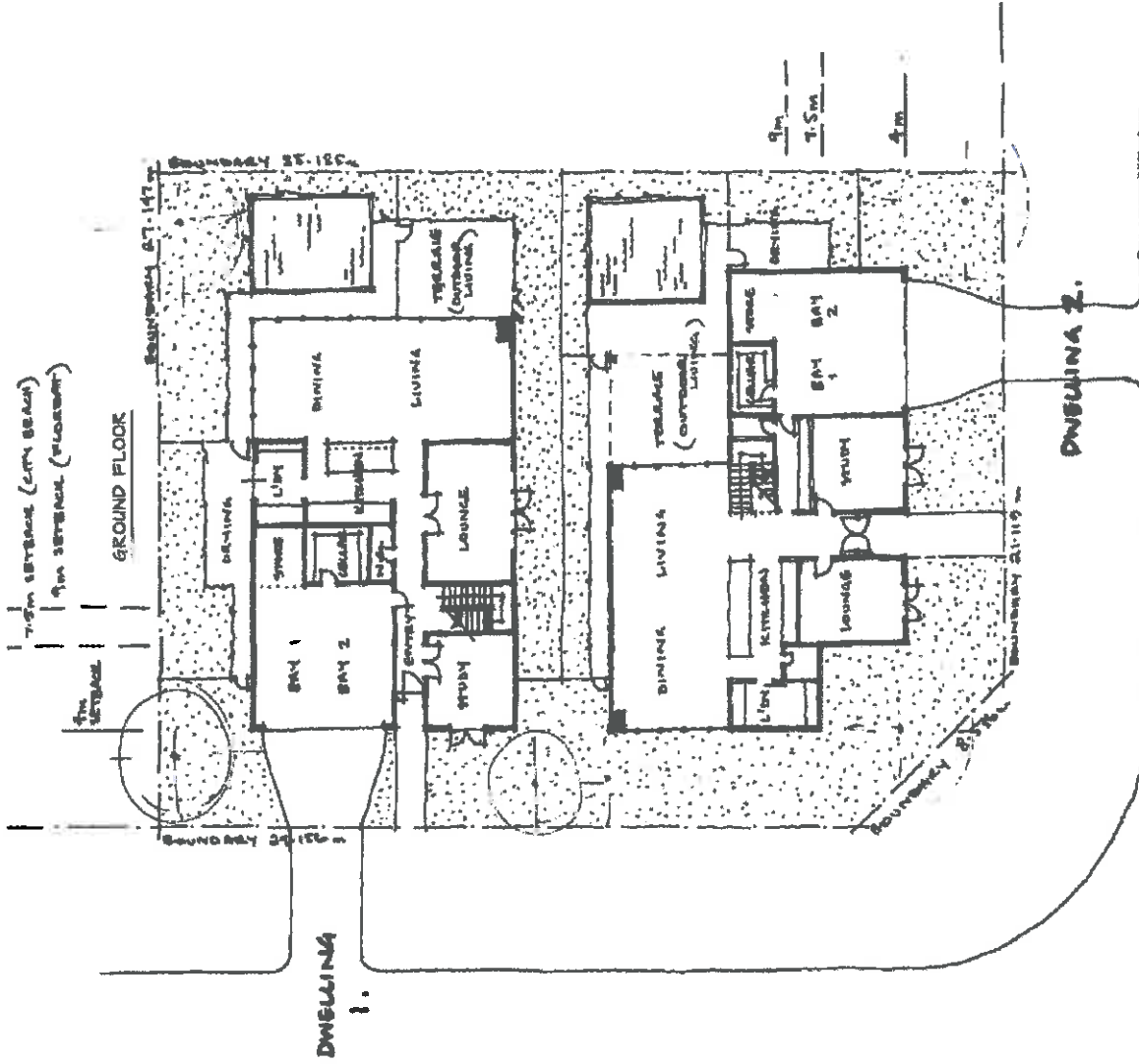
# Corner Lot Setbacks



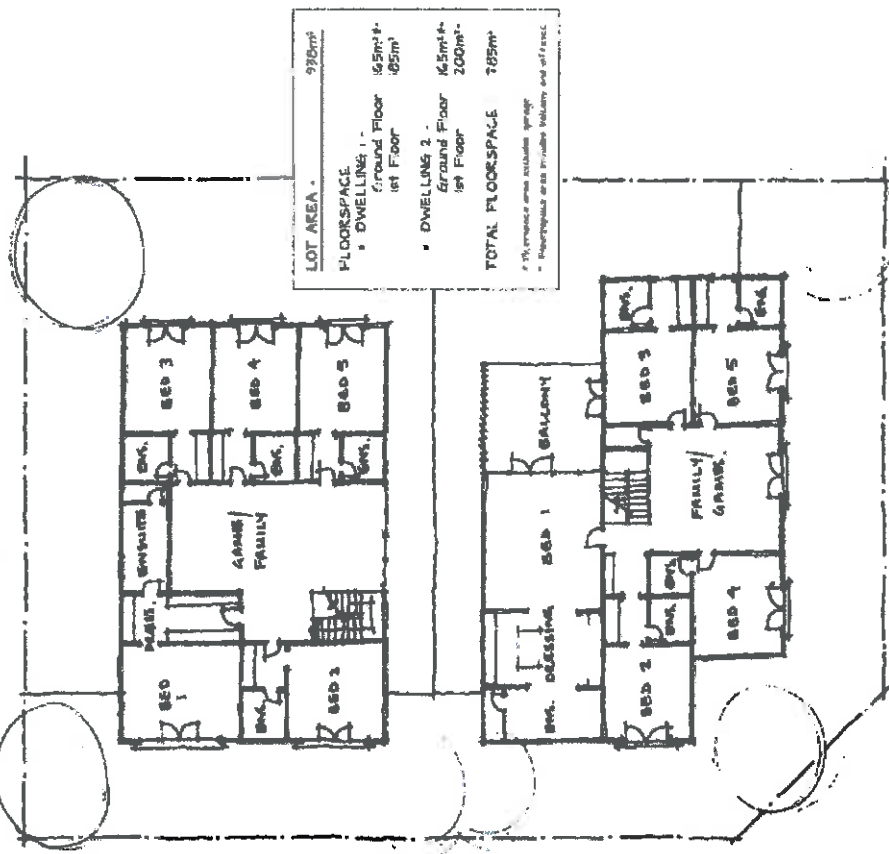
# Corner Lot Setbacks



# “Won’t achieve diversity”



**FIRST FLOOR**



LOT AREA *	925m <sup>2</sup>
FLOORSPACE	
• DWELLING 1 -	165m <sup>2</sup> + 165m <sup>2</sup>
Ground Floor	165m <sup>2</sup>
1st Floor	165m <sup>2</sup>
• DWELLING 2 -	165m <sup>2</sup> + 200m <sup>2</sup>
Ground Floor	165m <sup>2</sup>
1st Floor	200m <sup>2</sup>
TOTAL FLOORSPACE	785m <sup>2</sup>

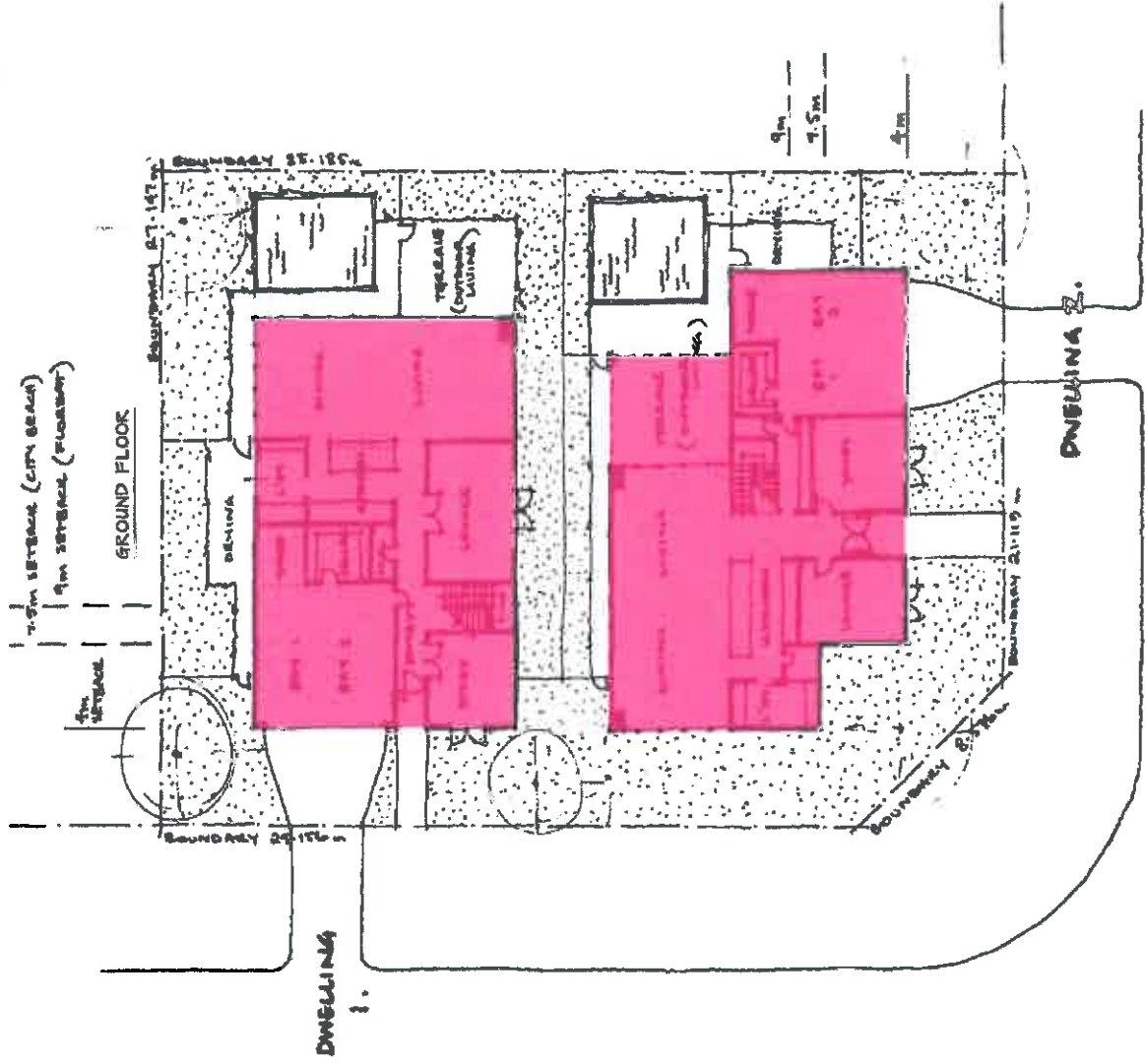
\* Reference area includes: garage  
 - Footprint area includes balconies and off-street

**ATTACHMENT 2**

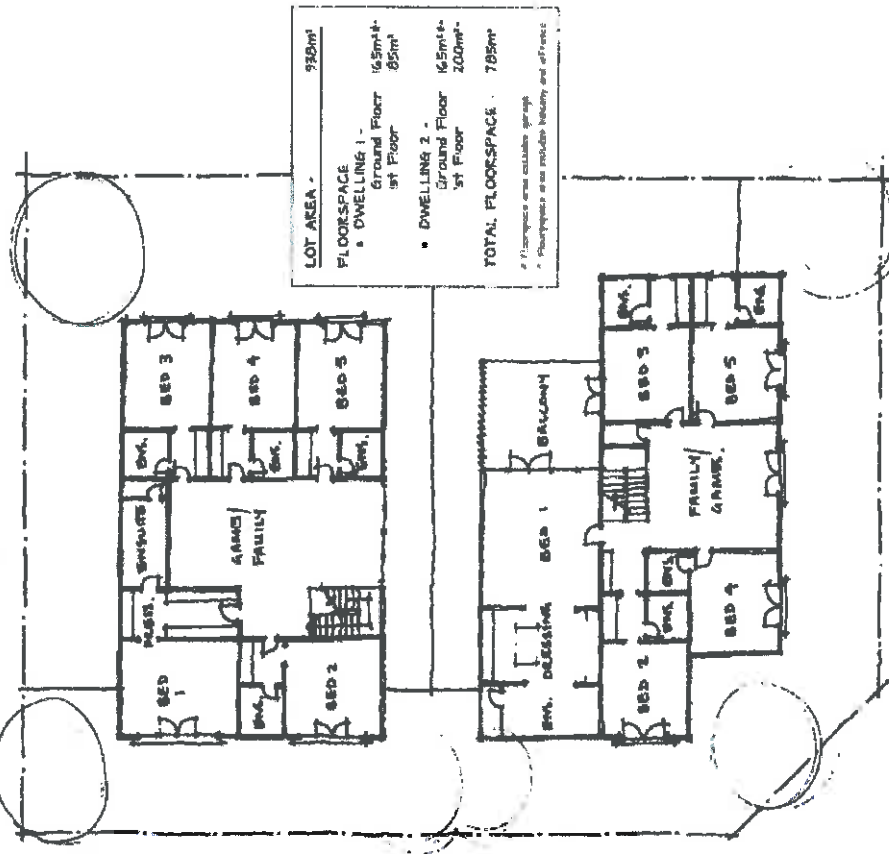
**AMENDMENT 31 OUTCOME TWO LARGE FAMILY HOMES**

Drawings prepared by Jennifer Marschner Architect

# “Won’t achieve diversity”



FIRST FLOOR



LOT AREA	930m <sup>2</sup>
FLOORSPACE	
• DWELLING 1 - Ground Floor	16.5m <sup>2</sup> - 85m <sup>2</sup>
• DWELLING 2 - Ground Floor	16.5m <sup>2</sup> - 200m <sup>2</sup>
TOTAL FLOORSPACE	785m <sup>2</sup>

\* Floorpace area includes garage  
\* Floorpace area includes balcony and offset

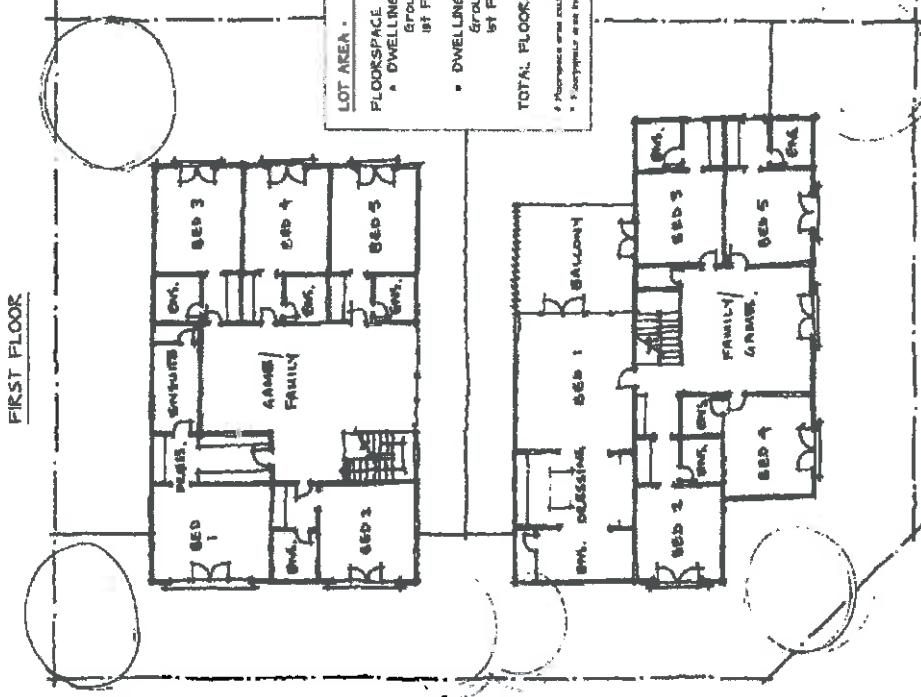
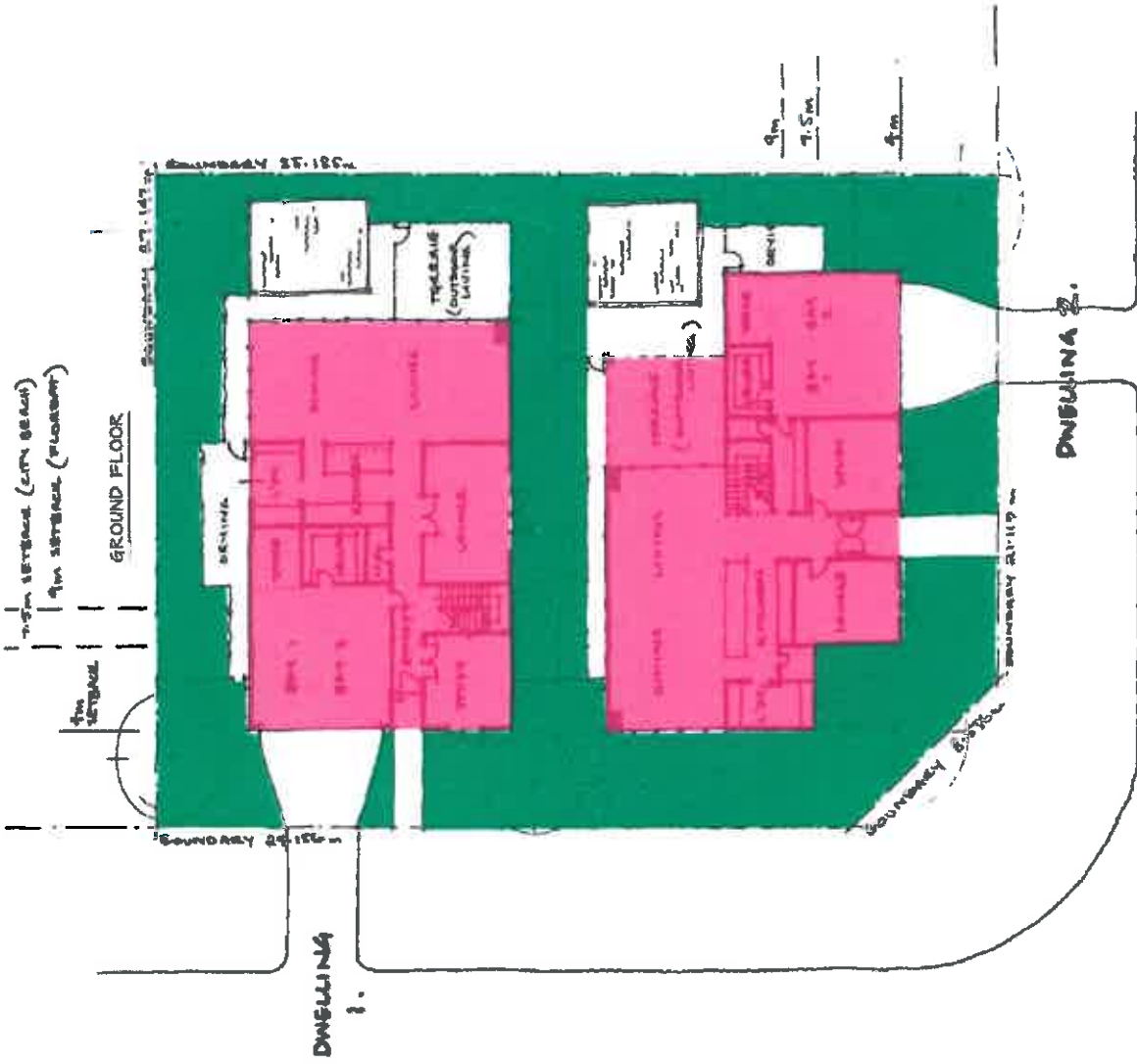
**ATTACHMENT 2**  
**AMENDMENT 31 OUTCOME**  
**TWO LARGE FAMILY HOMES**

Drawings prepared by Jennifer Marschner Architect

3028-40-01 (24.08.2015), 1:200, B/A3

CORNER LOT  
DEVELOPMENT POTENTIAL UNDER AMENDMENT 31

# “Won’t achieve diversity”



LOT AREA	920m <sup>2</sup>
FLOORSPACE	
• DWELLING 1	165m <sup>2</sup> - Ground Floor
	185m <sup>2</sup> - 1st Floor
• DWELLING 2	165m <sup>2</sup> - Ground Floor
	200m <sup>2</sup> - 1st Floor
TOTAL FLOORSPACE	765m <sup>2</sup>

\* Floorpace area includes garage  
 \* Footprint area includes balcony and verandah

AMENDMENT 31 OUTCOME TWO LARGE FAMILY HOMES

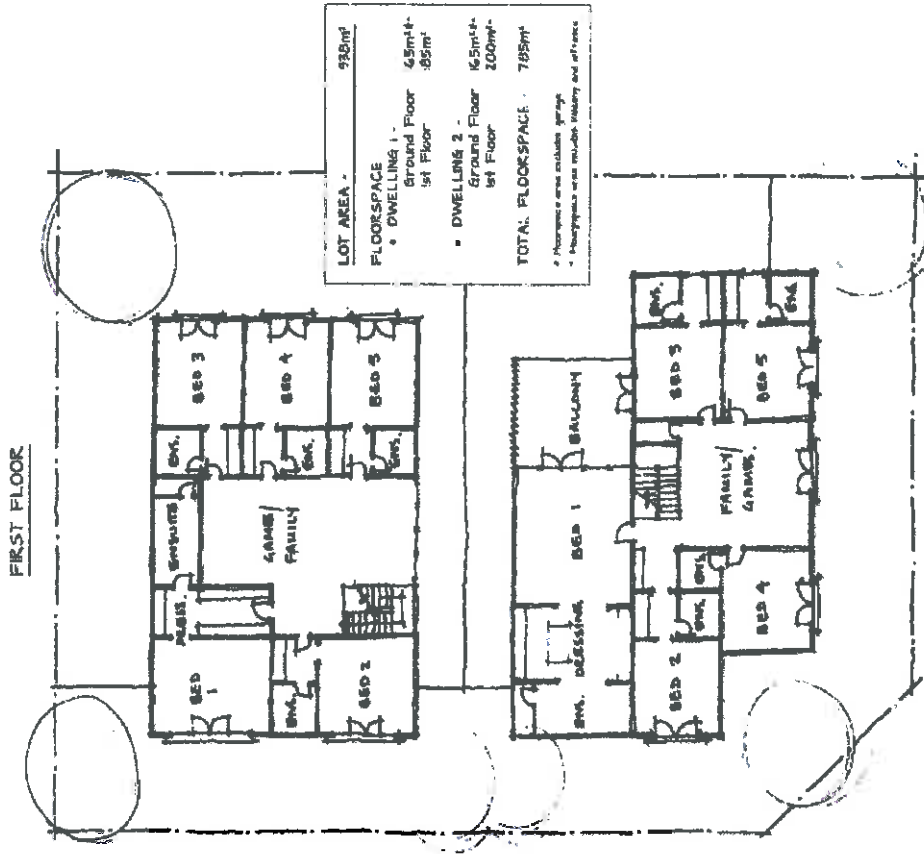
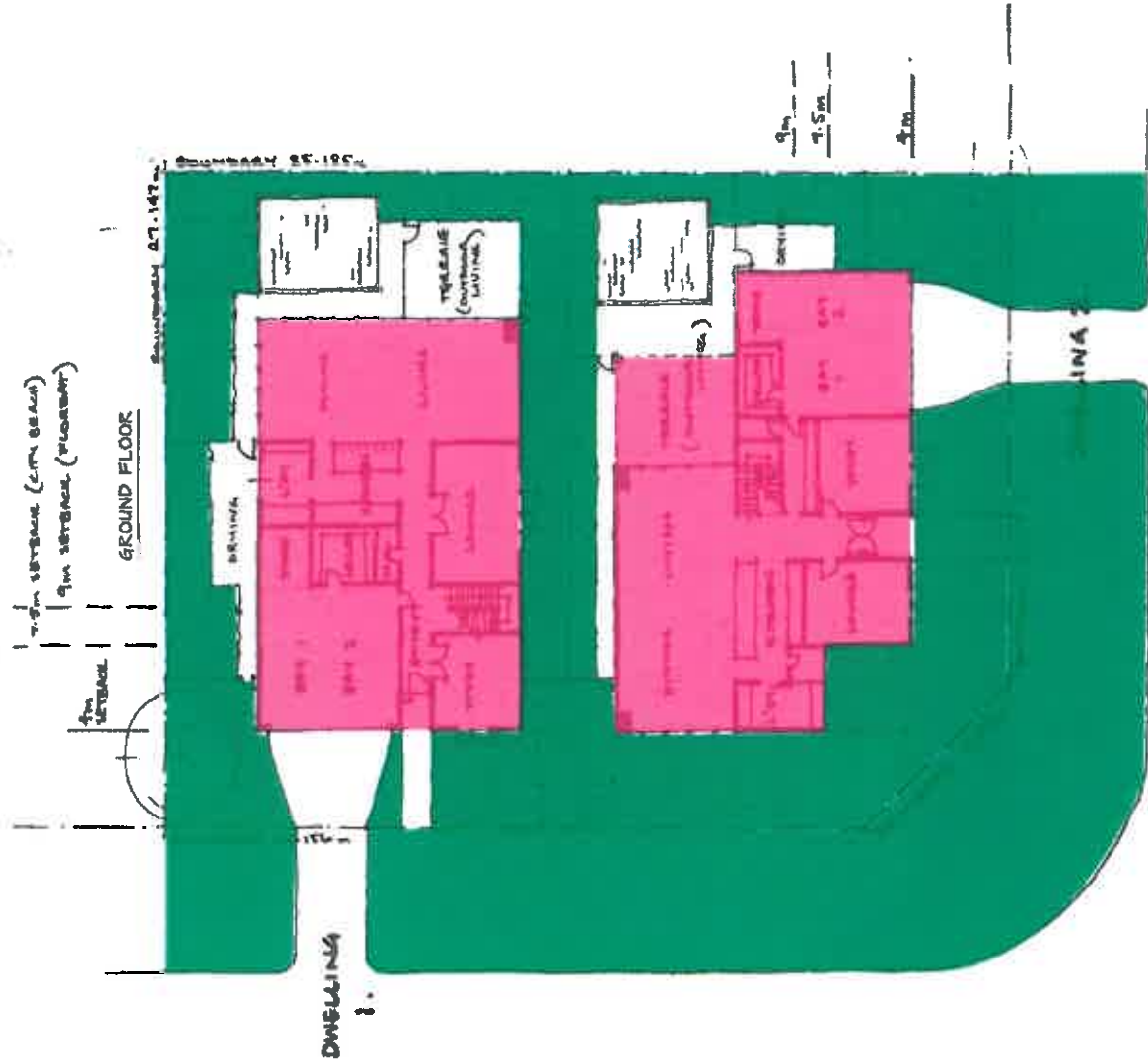
ATTACHMENT 2

Drawings prepared by Jennifer Marschner Architect

3028-40-01 [24.08.2015], 1:200@A3

CORNER LOT  
DEVELOPMENT POTENTIAL UNDER AMENDMENT 31

# “Won’t achieve diversity”



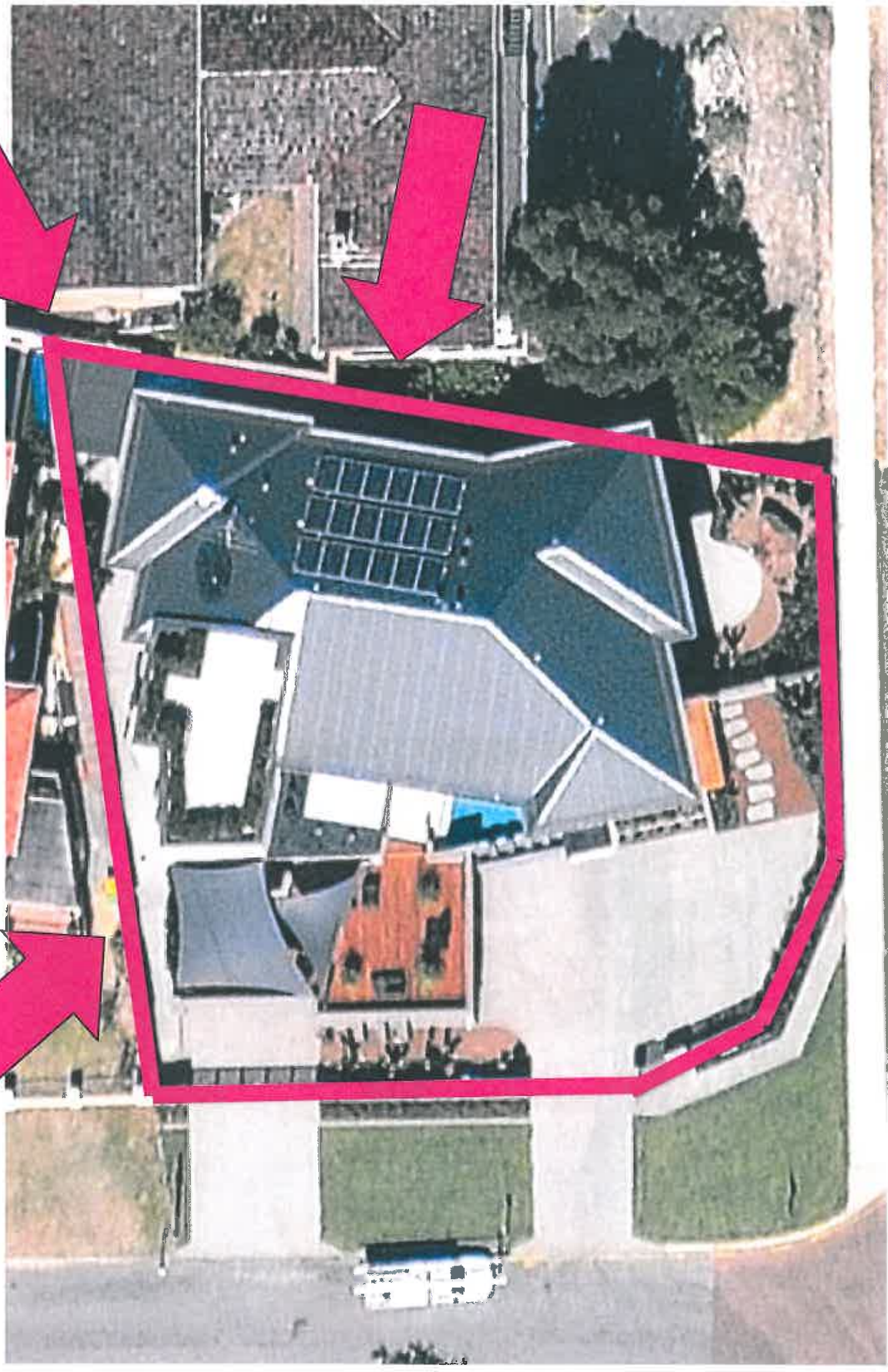
ATTACHMENT 2

AMENDMENT 31 OUTCOME TWO LARGE FAMILY HOMES

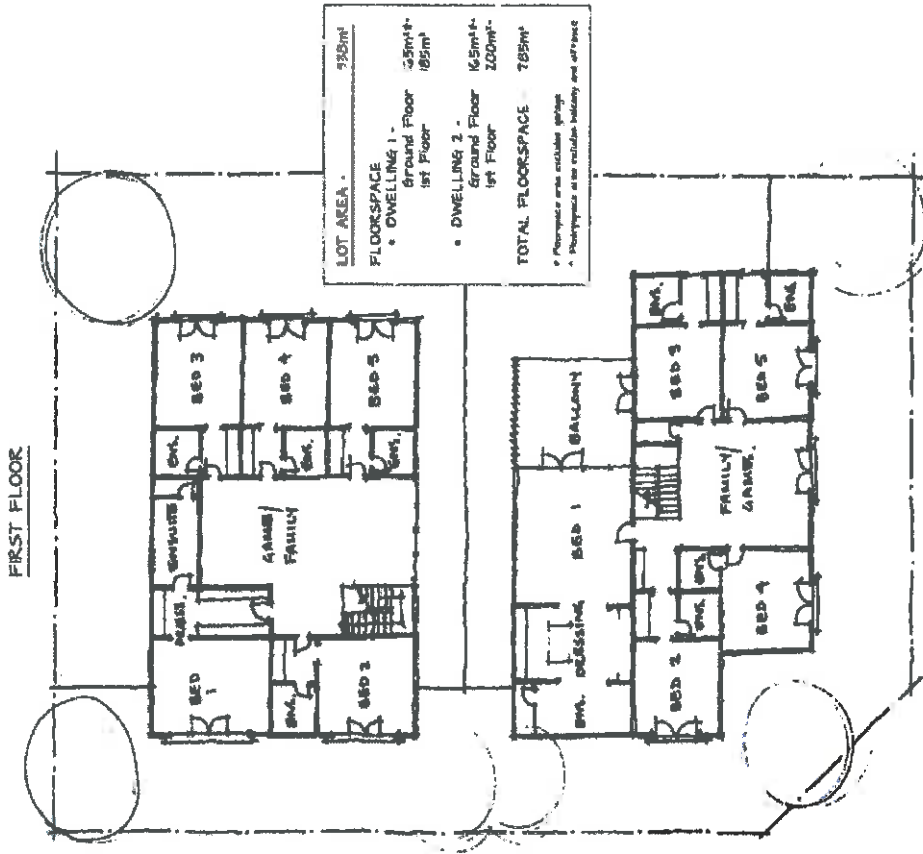
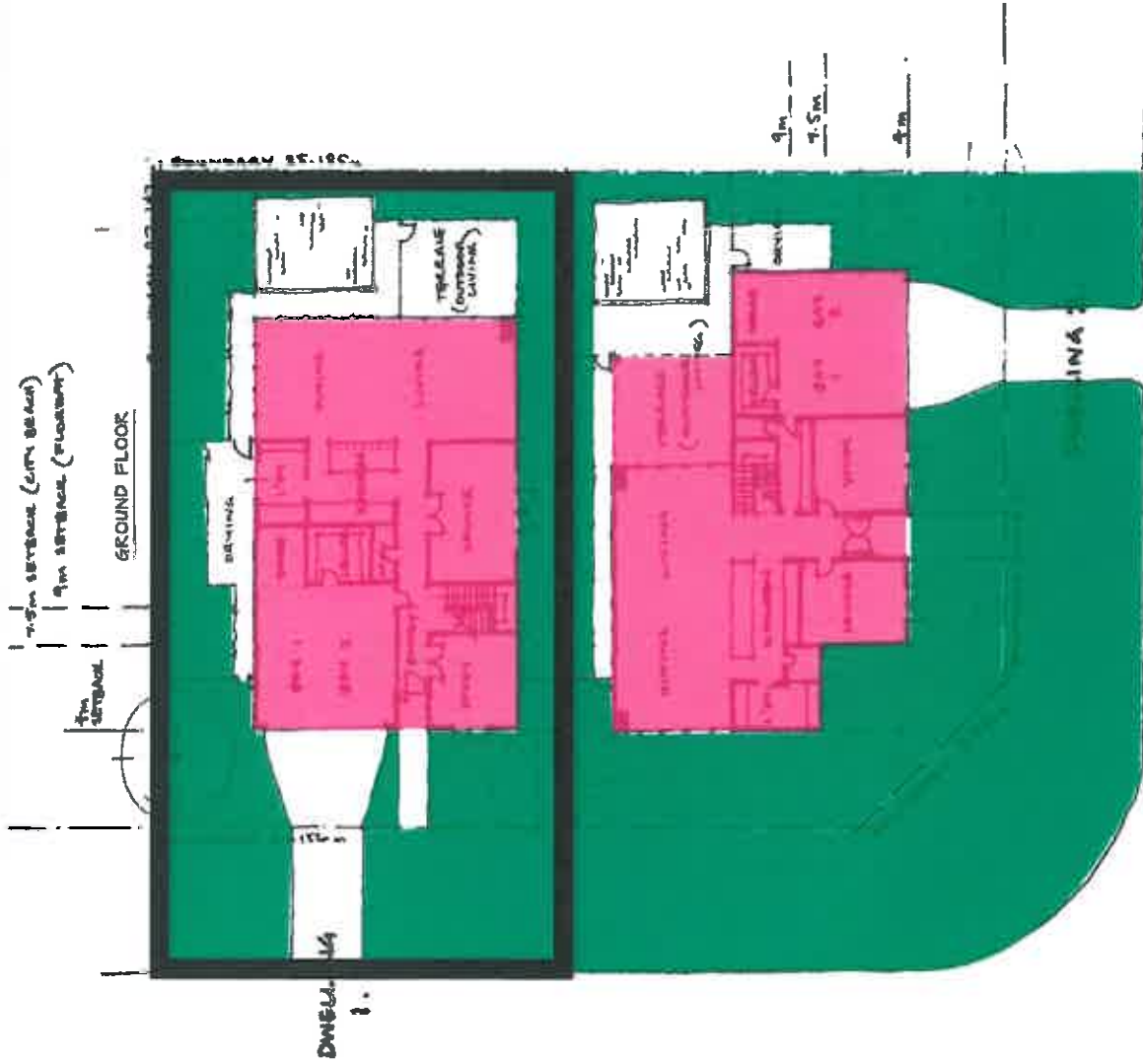
Drawings prepared by Jennifer Martschner Architect



# Corner Lot Setbacks



# “Won’t achieve diversity”

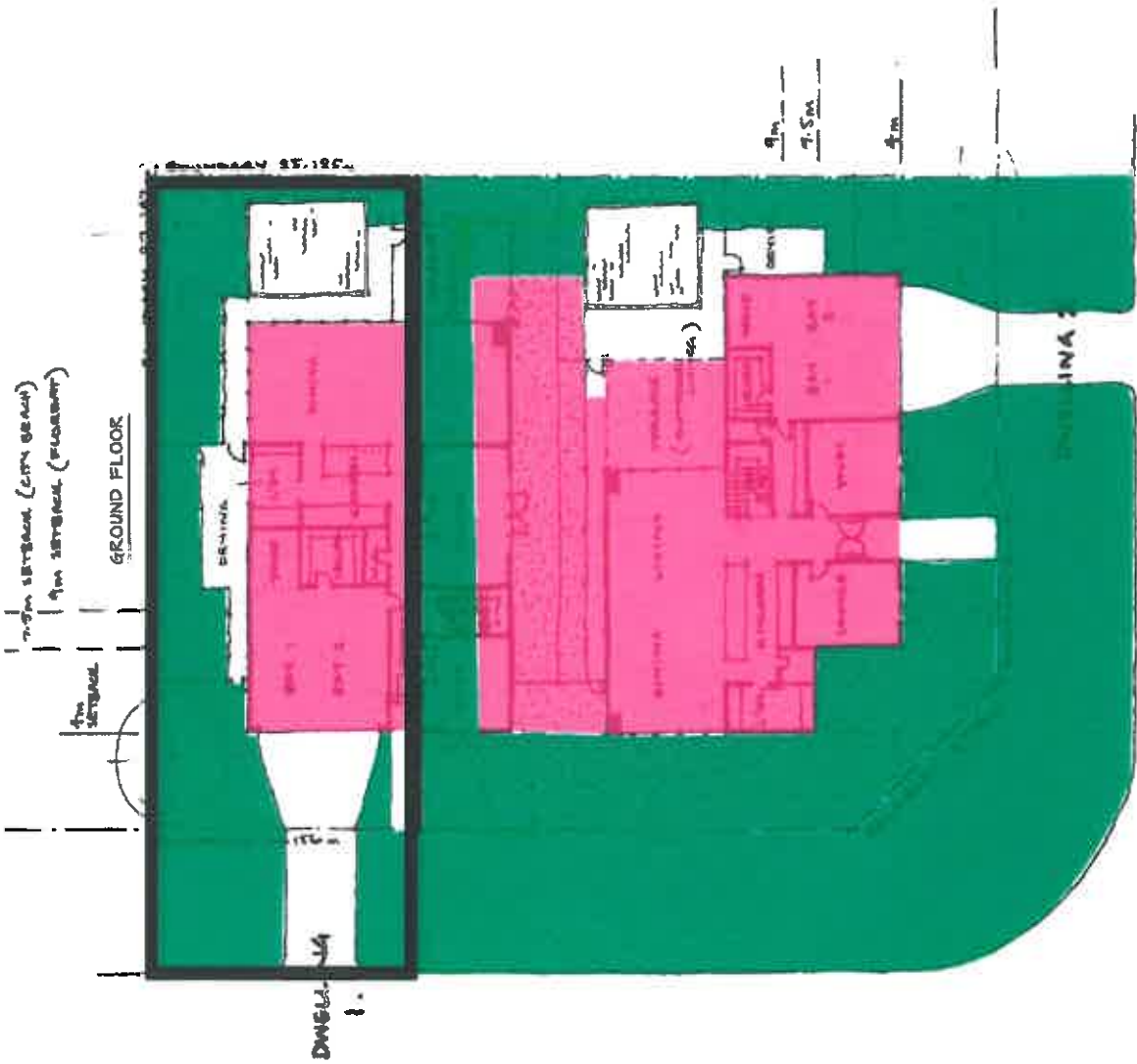


## AMENDMENT 31 OUTCOME TWO LARGE FAMILY HOMES

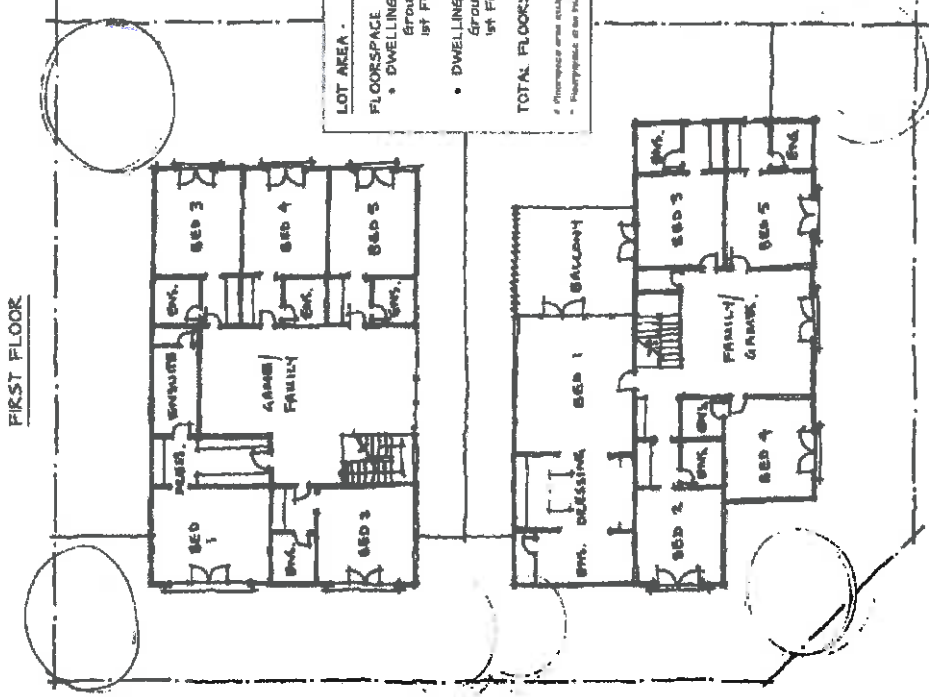
ATTACHMENT 2

Drawings prepared by Jennifer Marschner Architect

# “Won’t achieve diversity”



GROUND FLOOR



LOT AREA	930m <sup>2</sup>
FLOORSPACE	
• DWELLING 1 -	165m <sup>2</sup> +
Ground Floor	185m <sup>2</sup>
1st Floor	
• DWELLING 2 -	165m <sup>2</sup> +
Ground Floor	200m <sup>2</sup> +
1st Floor	
TOTAL FLOORSPACE	785m <sup>2</sup>

1. Floor space area includes garage  
2. Floor space area includes balconies and lift area

AMENDMENT 31 OUTCOME  
TWO LARGE FAMILY HOMES

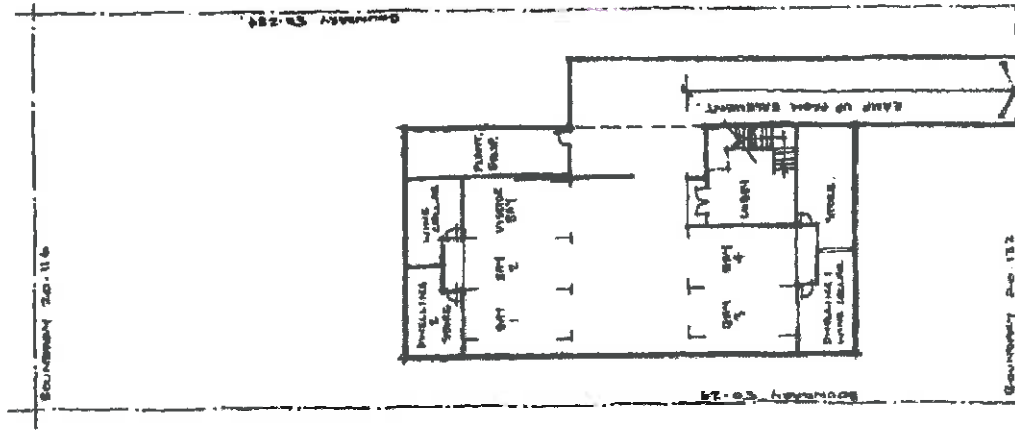
ATTACHMENT  
2

Drawings prepared by Jennifer Marschner Architect

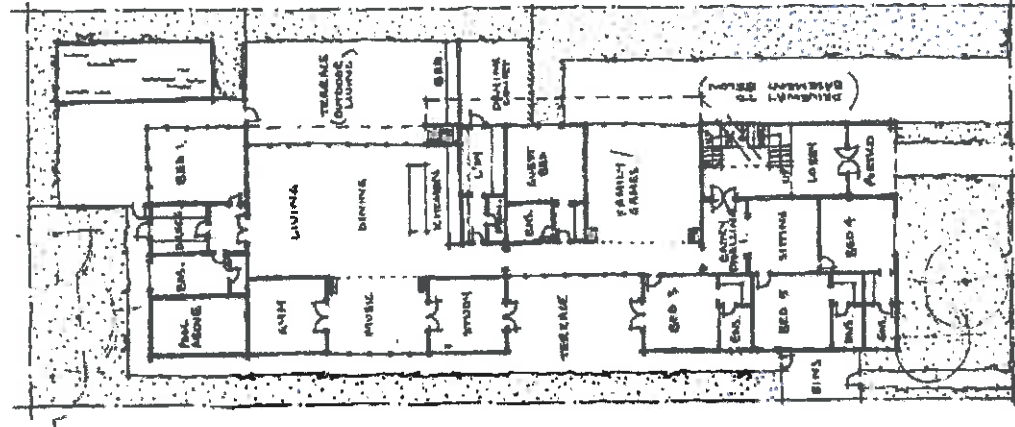
3028-40-01 (24.06.2019), 1:200 @ A3

CORNER LOT  
DEVELOPMENT POTENTIAL UNDER AMENDMENT 31

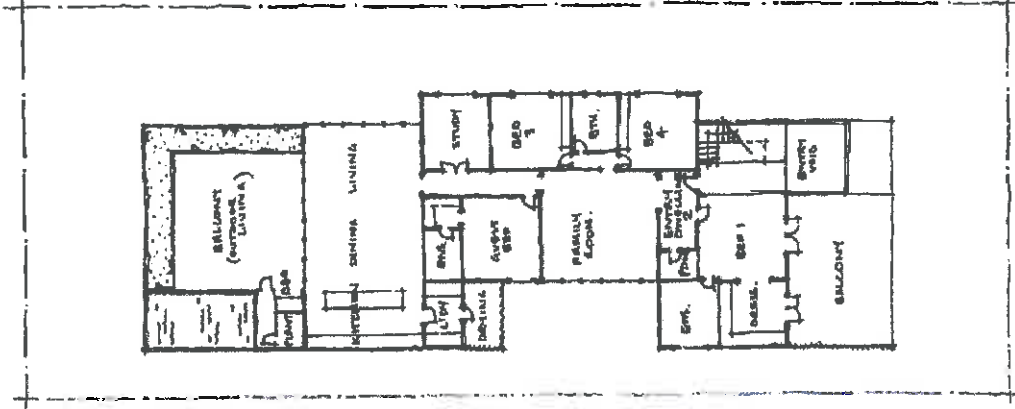
# “Won’t achieve diversity”



**BASEMENT LEVEL**  
FLOOR AREA OF DWELLING 1: 350m<sup>2</sup>



**GROUND FLOOR**  
FLOOR AREA OF DWELLING 1: 350m<sup>2</sup>



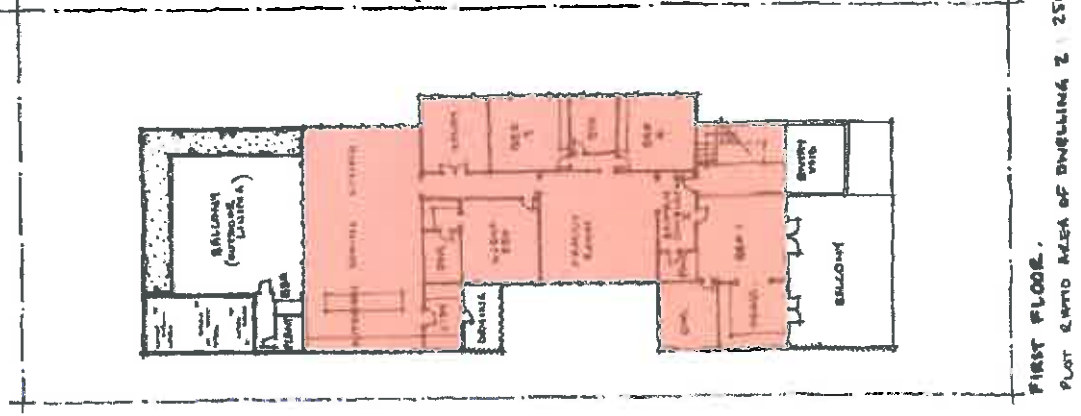
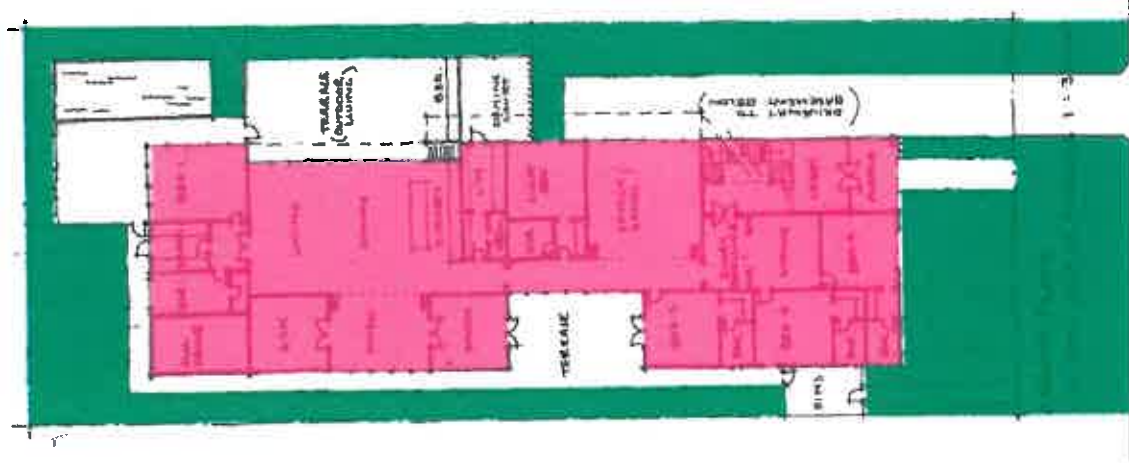
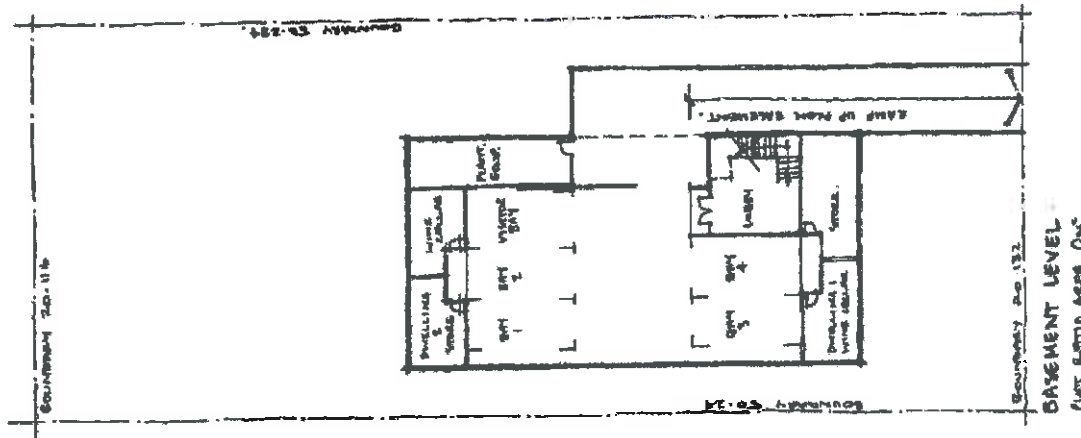
**FIRST FLOOR**  
FLOOR AREA OF DWELLING 2: 250m<sup>2</sup>

LOT AREA -	1021m <sup>2</sup>
FLOORSPACE	
• DWELLING 1 -	390m <sup>2</sup>
• DWELLING 2 -	250m <sup>2</sup>
• UNDERCROFT -	275m <sup>2</sup>
• CARPARK	
TOTAL FLOORSPACE	275m <sup>2</sup>

**AMENDMENT 31  
OUTCOME  
TWO LARGE FAMILY  
APARTMENTS**

**ATTACHMENT 1**

# “Won’t achieve diversity”



LOT AREA -	1032m <sup>2</sup>
FLOORSPACE	875m <sup>2</sup>
• DWELLING 1 -	250m <sup>2</sup>
• DWELLING 2 -	250m <sup>2</sup>
• UNDERCROFT -	215m <sup>2</sup>
• CARPARK	
TOTAL FLOORSPACE	875m <sup>2</sup>

**AMENDMENT 31  
 OUTCOME  
 TWO LARGE FAMILY  
 APARTMENTS**

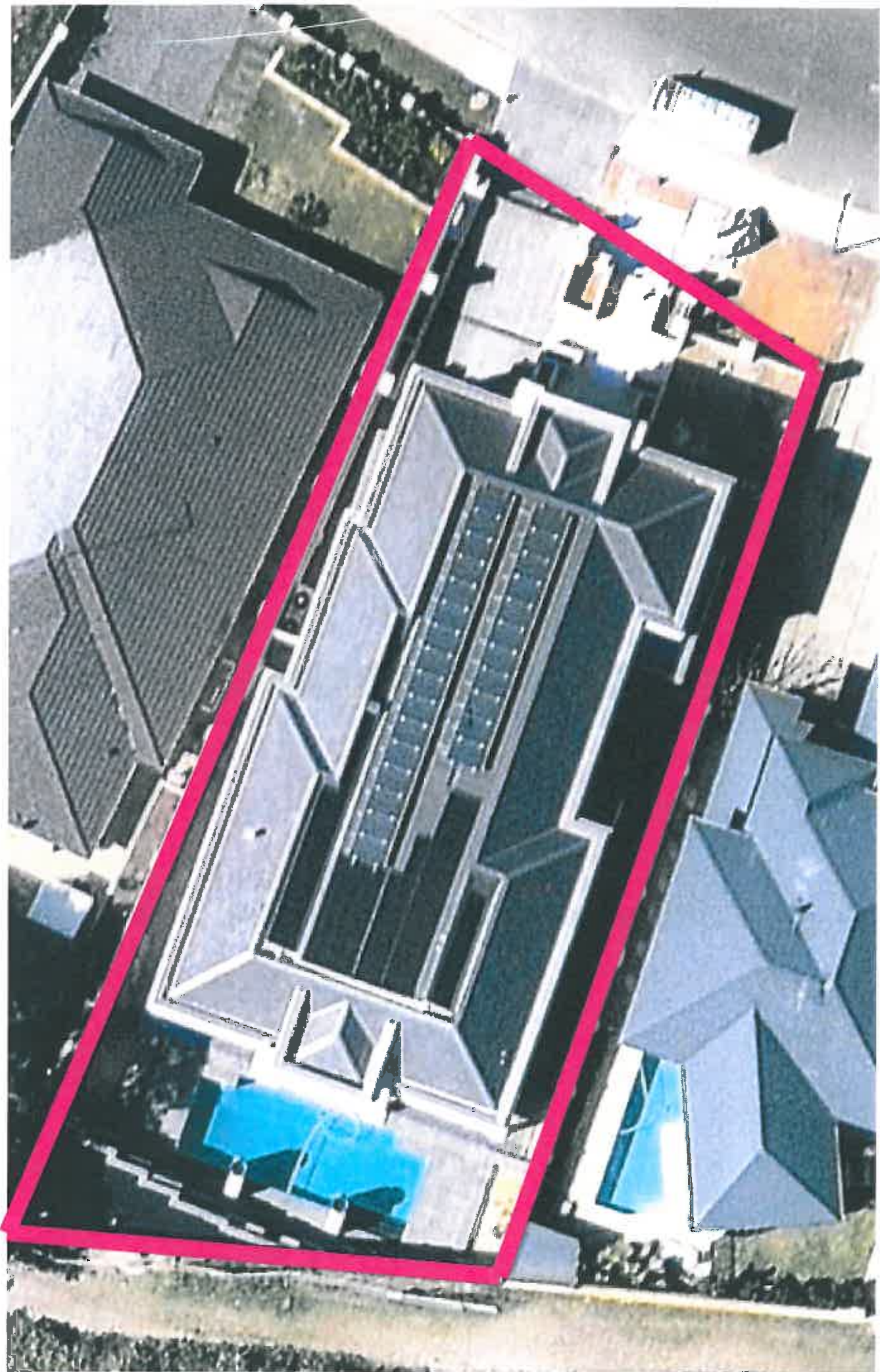
**ATTACHMENT 1**

Drawings prepared by Jennifer Marschner Architect

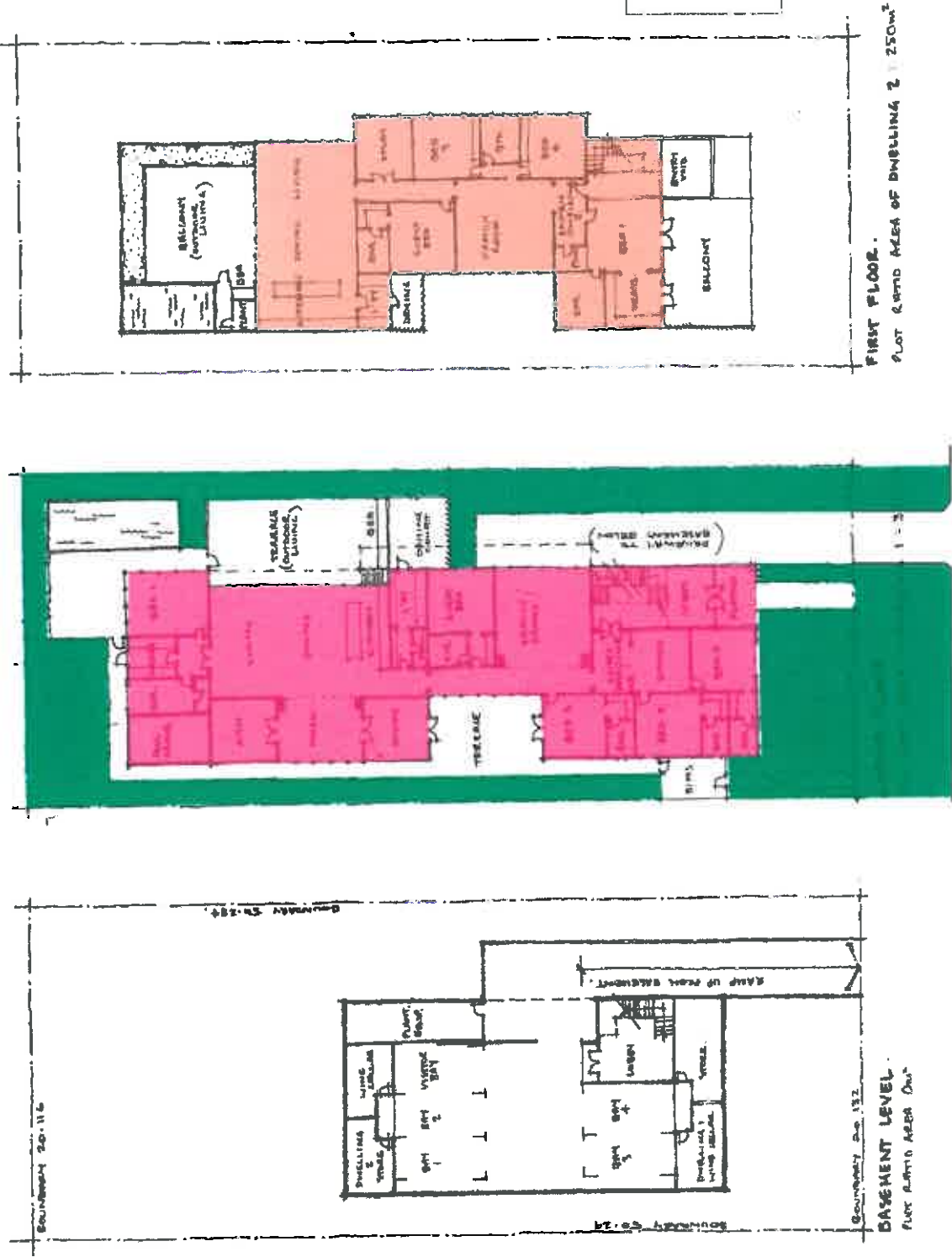
**'MANOR HOUSE' APARTMENTS  
 DEVELOPMENT POTENTIAL UNDER AMENDMENT 31**

3028-37-01 (18.08.2015), 1:250@A3

# Lot coverage



# “Won’t achieve diversity”

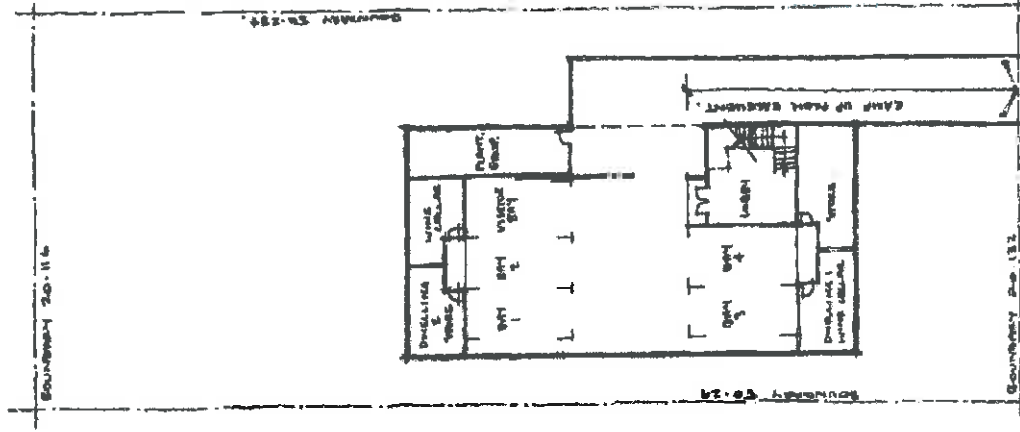


Drawings prepared by Jennifer Marschner Architect

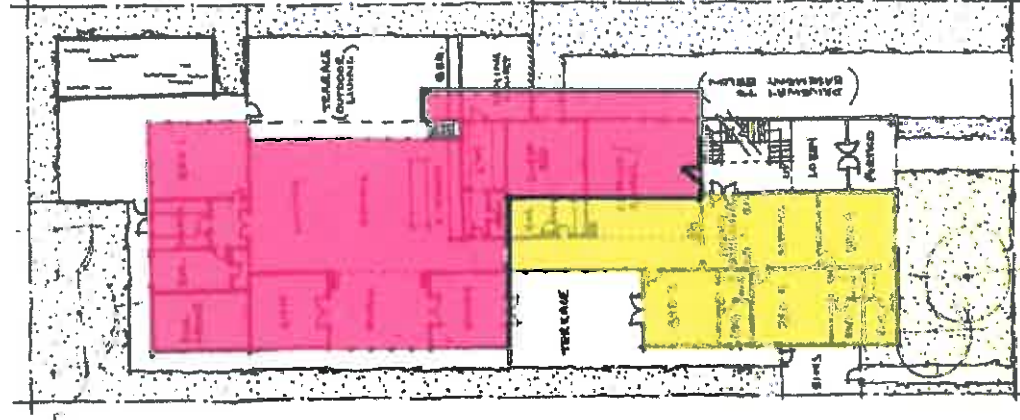
'MANOR HOUSE' APARTMENTS  
DEVELOPMENT POTENTIAL UNDER AMENDMENT 31

302B-37-01 [18.08.2015], 1:250@A3

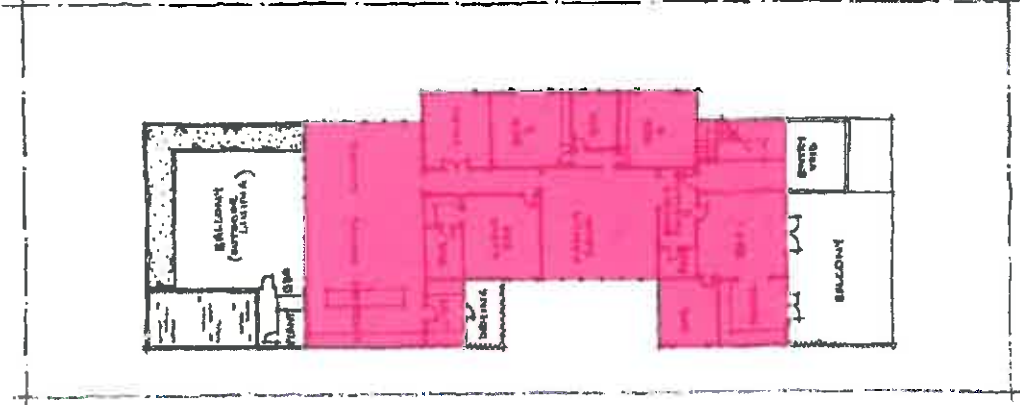
# “Won’t achieve diversity”



**BASEMENT LEVEL**  
Plot 6.1m<sup>2</sup> Area Out



**GROUND FLOOR**  
Plot 6.1m<sup>2</sup> Area of Dwelling 1 = 350m<sup>2</sup>



**FIRST FLOOR**  
Plot 6.1m<sup>2</sup> Area of Dwelling 2 = 250m<sup>2</sup>

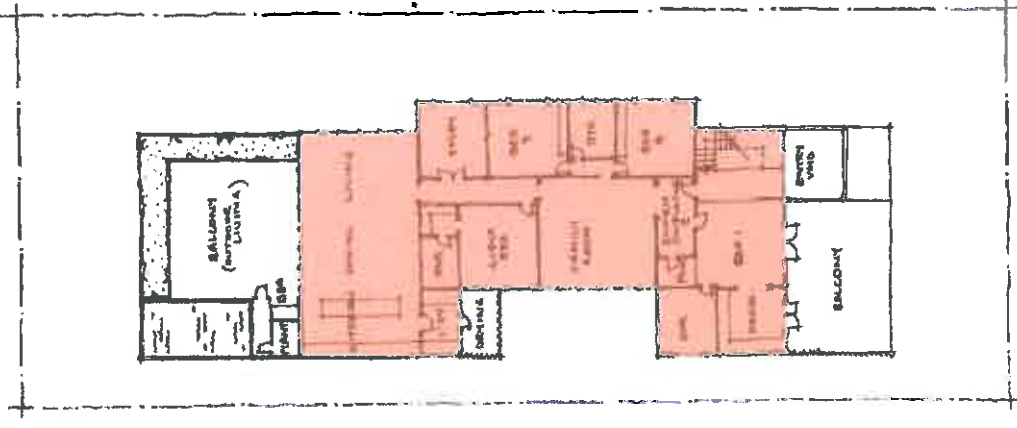
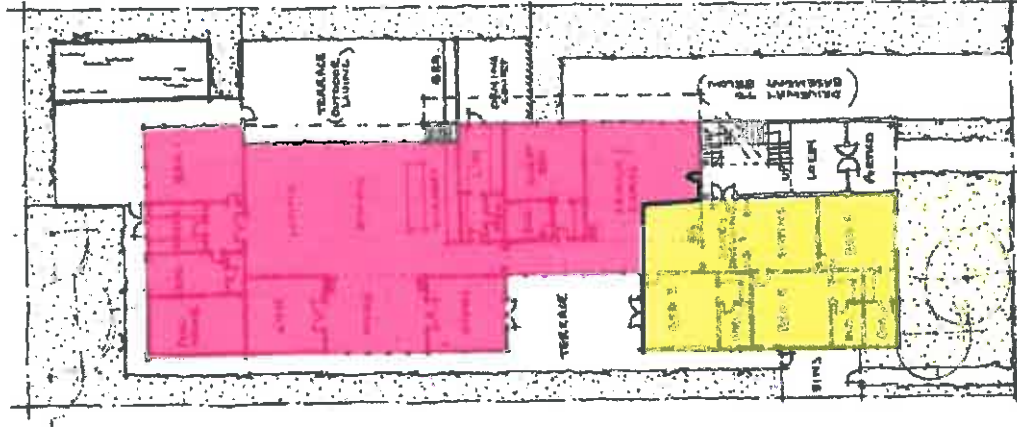
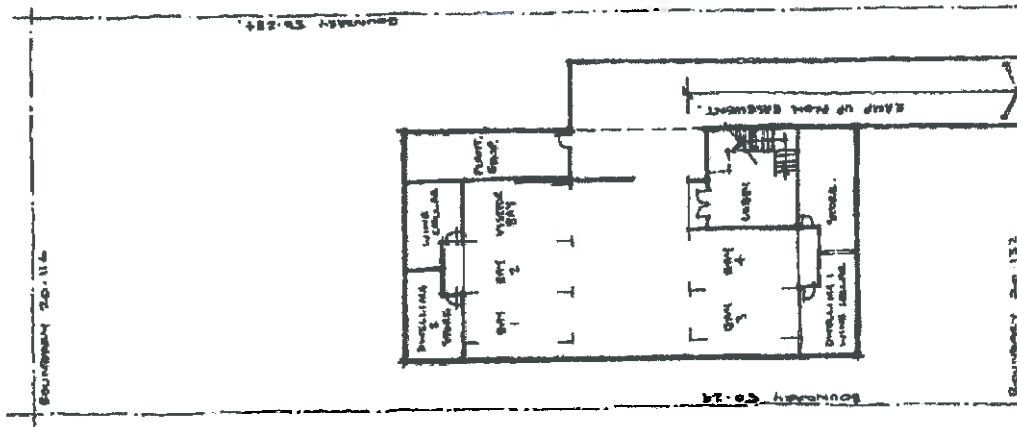
LOT AREA	1024m <sup>2</sup>
FLOORSPACE	350m <sup>2</sup>
• DWELLING 1	250m <sup>2</sup>
• DWELLING 2	275m <sup>2</sup>
• UNDERCROFT	275m <sup>2</sup>
CARPARK	
TOTAL FLOORSPACE	875m <sup>2</sup>

**AMENDMENT 31  
OUTCOME  
TWO LARGE FAMILY  
APARTMENTS**

**ATTACHMENT 1**



# "Won't achieve diversity"



LOT AREA	1021m <sup>2</sup>
FLOORSPACE	350m <sup>2</sup>
• DWELLING 1	250m <sup>2</sup>
• DWELLING 2	275m <sup>2</sup>
• UNDERCROFT	275m <sup>2</sup>
CARPARK	
TOTAL FLOORSPACE	1075m <sup>2</sup>

**AMENDMENT 31  
OUTCOME  
TWO LARGE FAMILY  
APARTMENTS**

**ATTACHMENT 1**

Drawings prepared by Jennifer Marschner Architect

'MANOR HOUSE' APARTMENTS  
DEVELOPMENT POTENTIAL UNDER AMENDMENT 31

3028-37-01 (18.08.2015), 1:250@A3

**Thank You**