



# Liveable Neighbourhoods

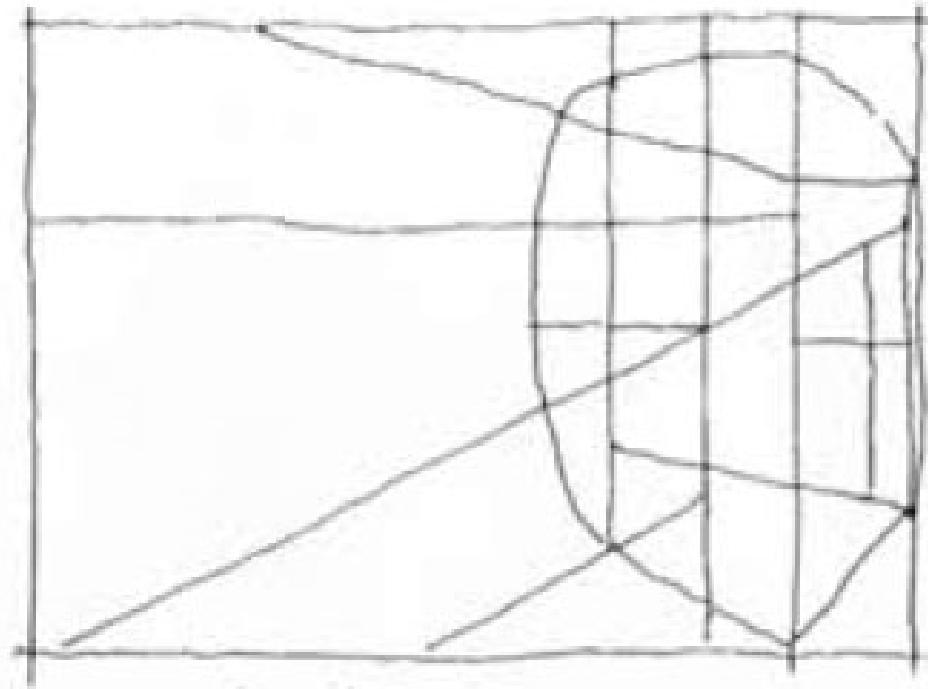
Has it been the sustainable initiative?

13 March 2014

**Bill Burrell**

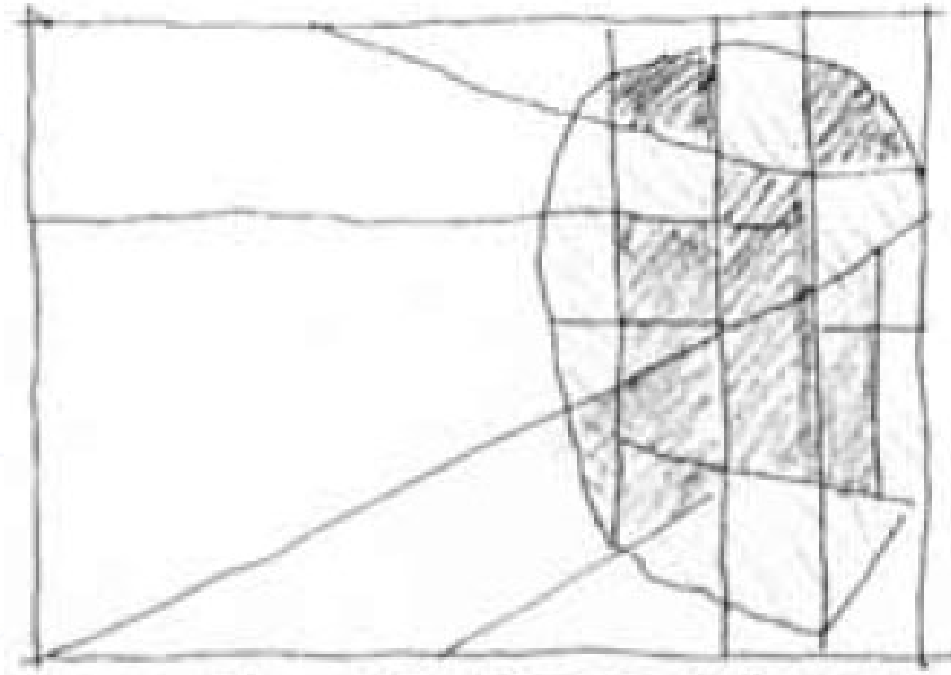
**Taylor Burrell Barnett** Town Planning & Design





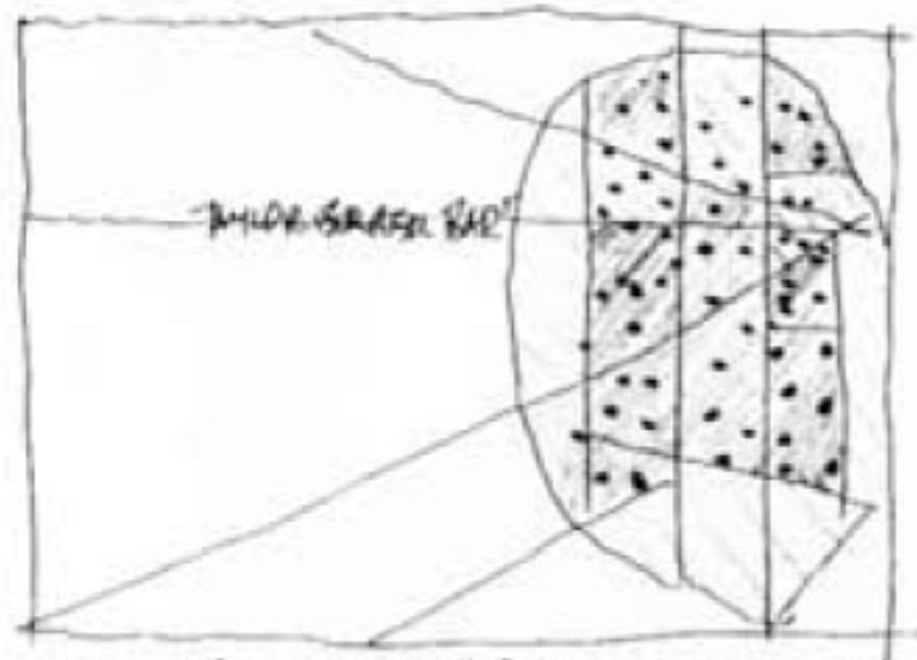
**How settlements are**





**Settlement of mixed use**





**Integrated neighbourhoods  
facilitate exchange**

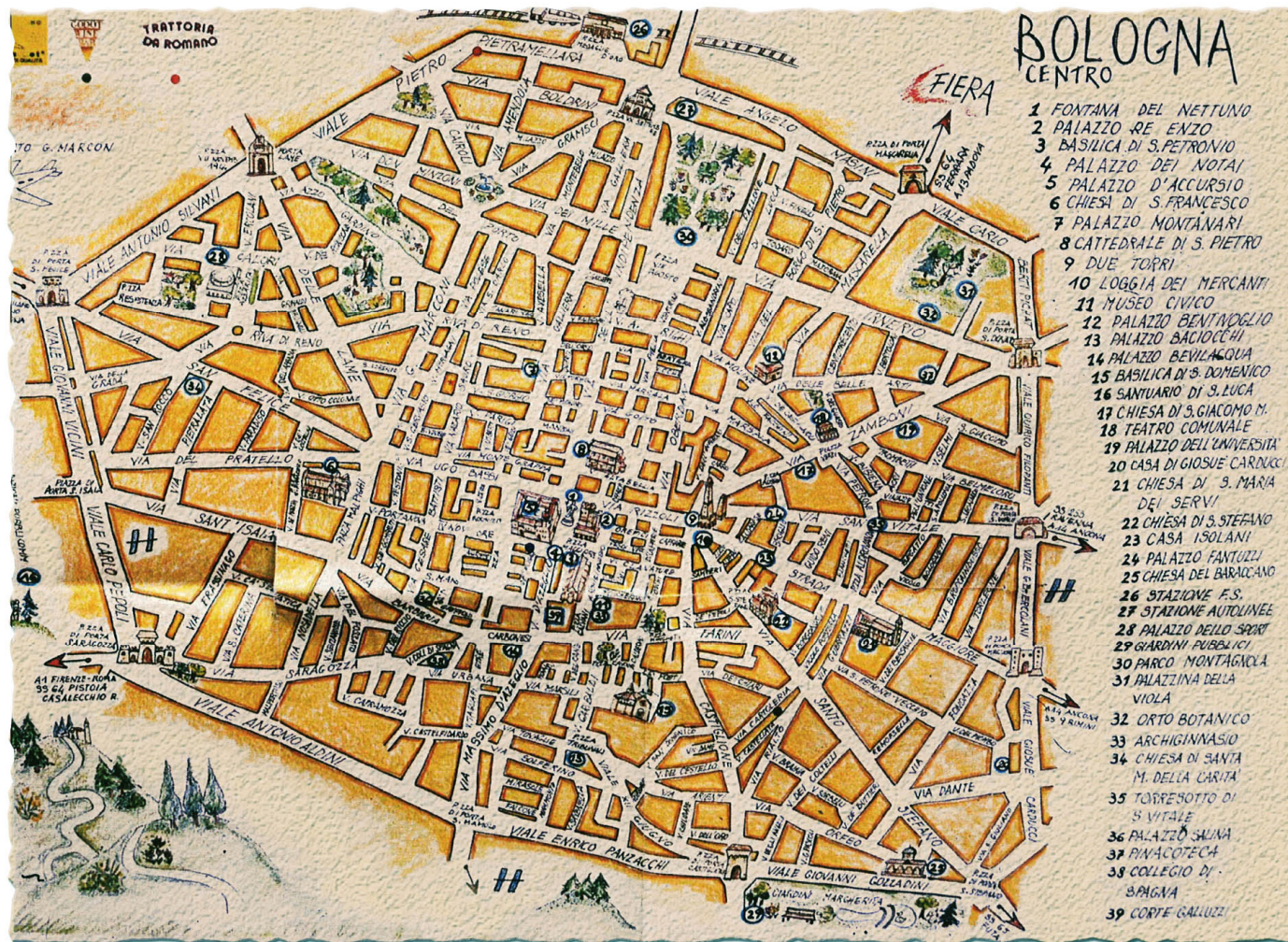






**Sustainable environments must maximise exchange, while minimising the travel necessary to do it.**





## The social logic of space

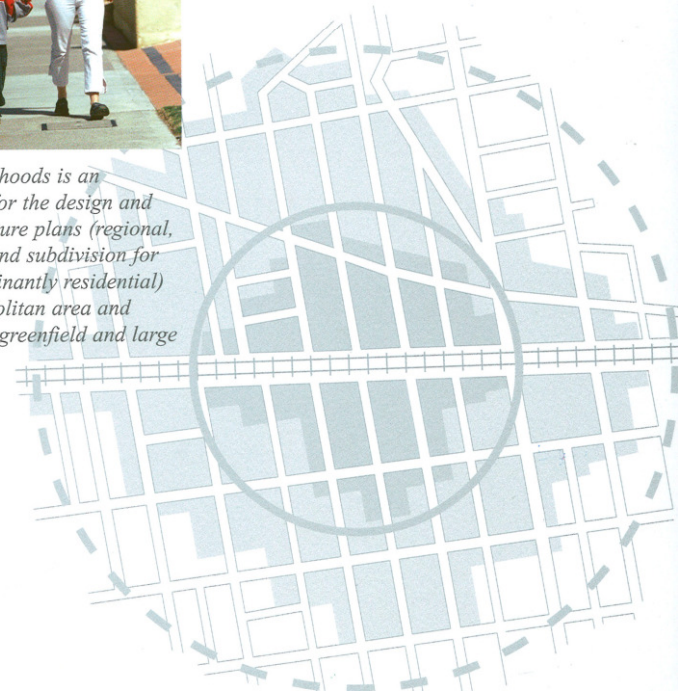


# Liveable Neighbourhoods



Liveable Neighbourhoods walkable catchments on traditional connected networks of streets with the highest regard for public equity and safety.

*Liveable Neighbourhoods is an operational policy for the design and assessment of structure plans (regional, district and local) and subdivision for new urban (predominantly residential) areas in the metropolitan area and country centres, on greenfield and large urban infill sites.*





# Joondalup City Centre North



## JOONDALUP CITY CENTRE NORTH CONCEPT PLAN

NORTH



Taylor Burrell Town planning and design  
187 Roberts Road Subiaco 6008 PO Box 503 West Perth Western Australia 6872  
Telephone (08) 382 2911 Facsimile (08) 382 4586

Plan number 90/70 Date November 1991 Approved by  
Scale



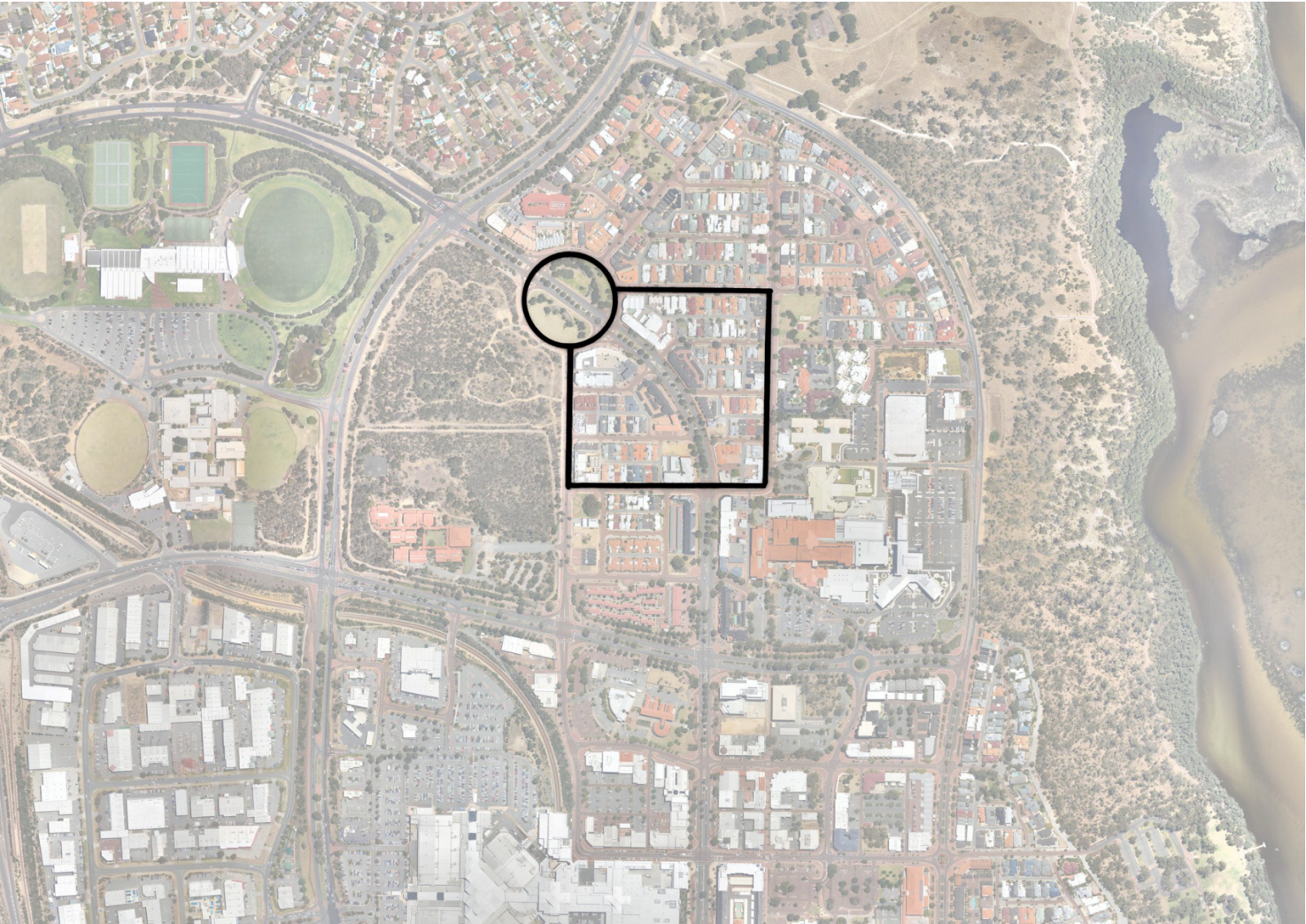


# Joondalup City Centre North



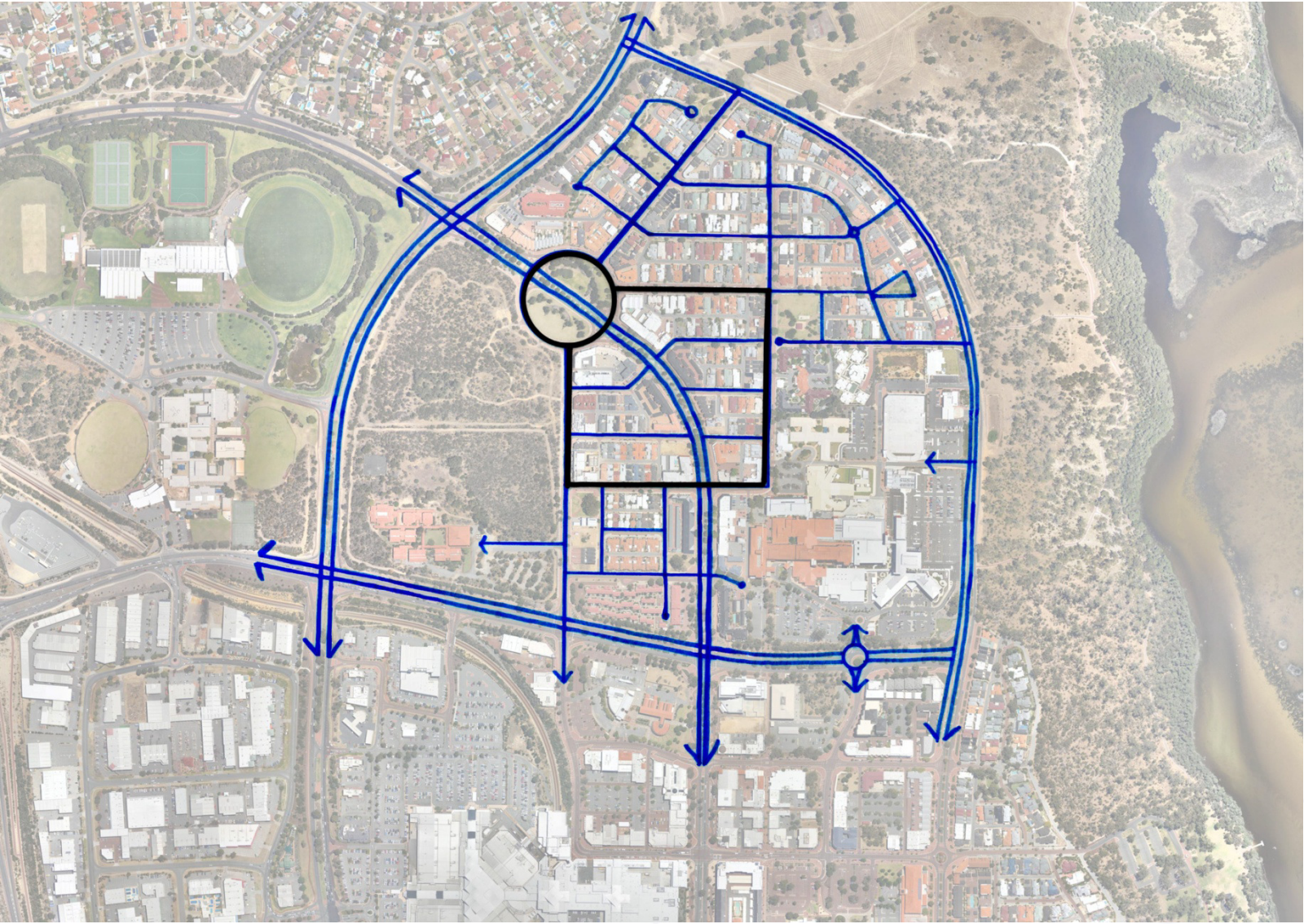


# Mixed use frame road



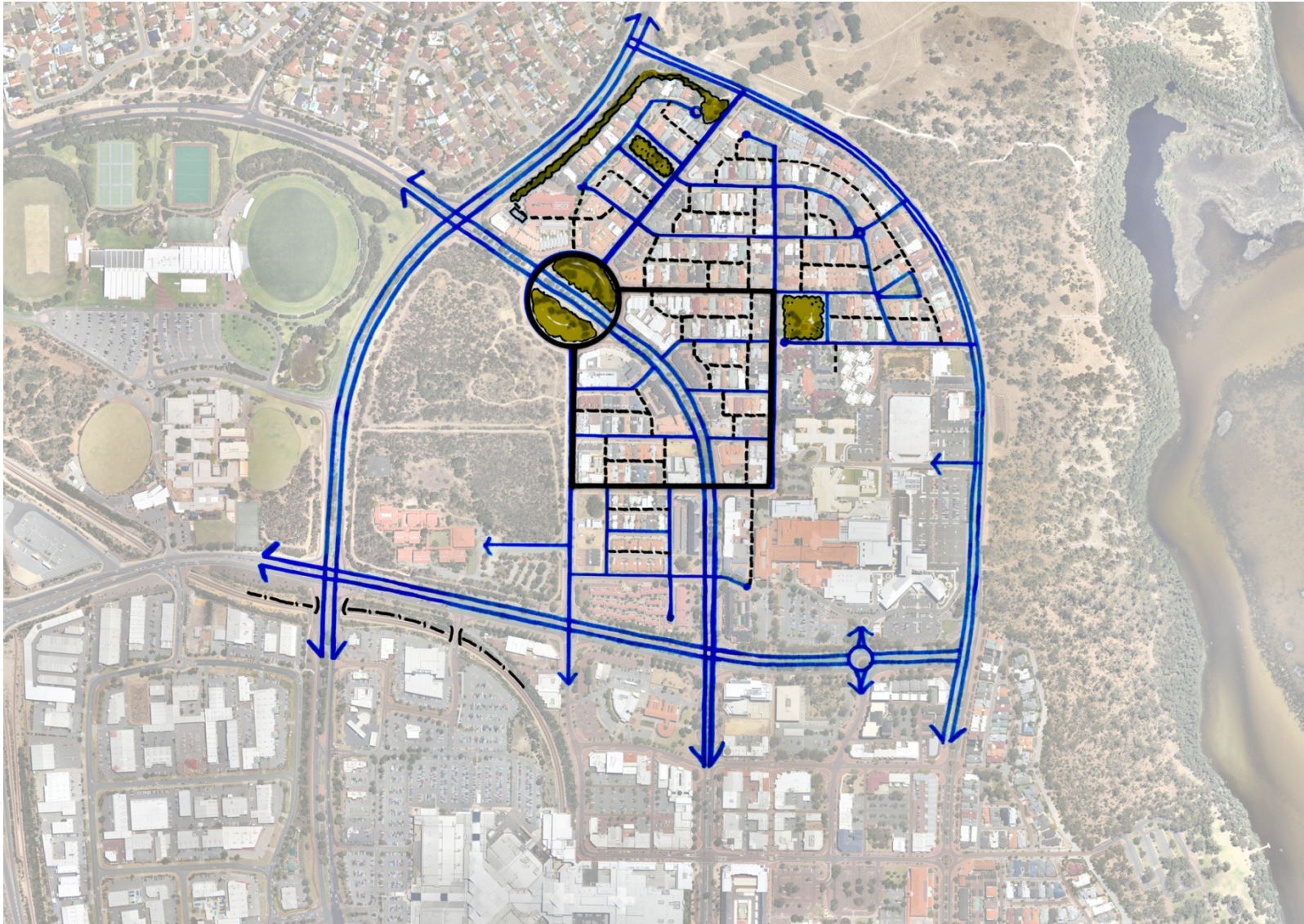


# Network of connected streets



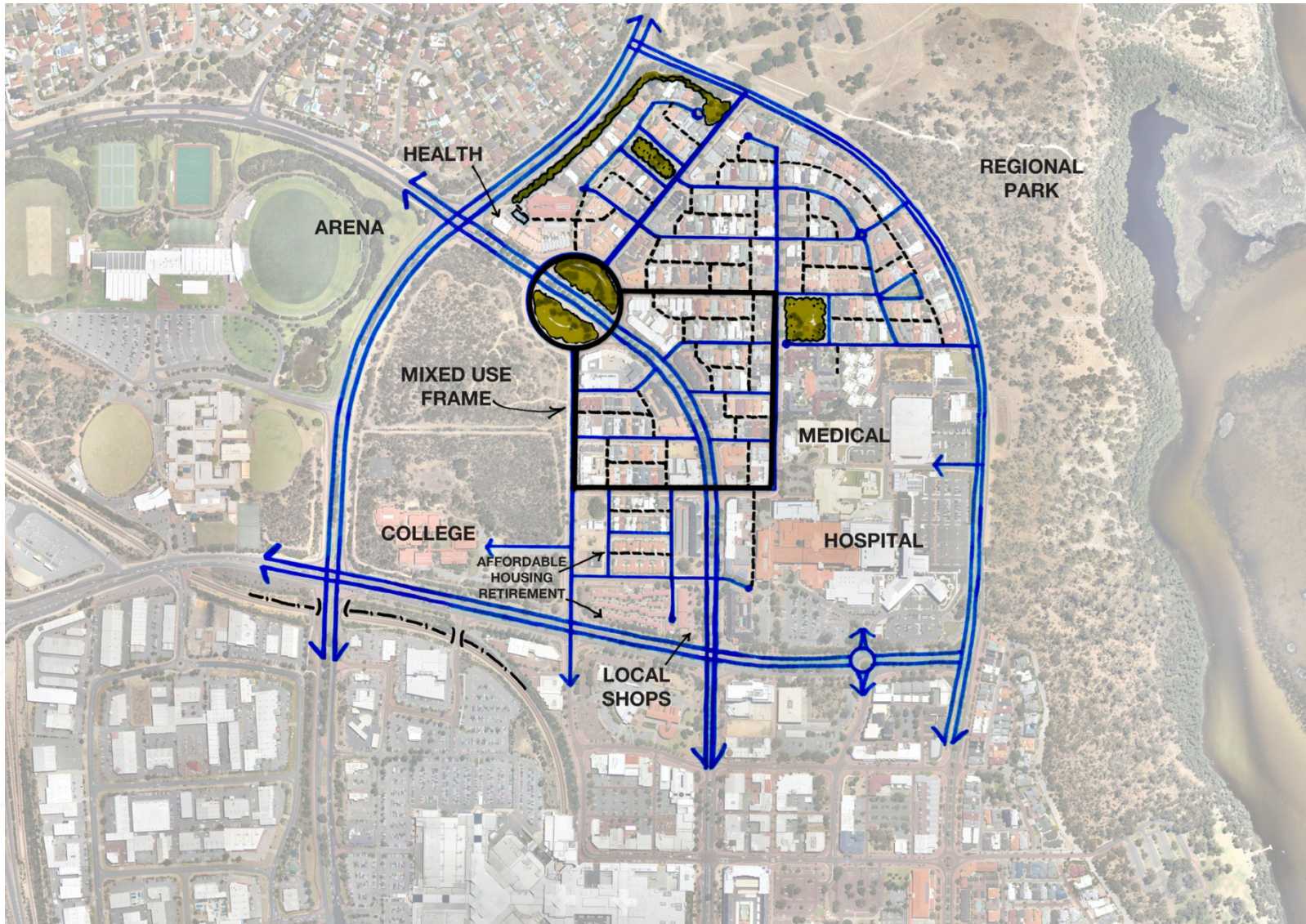


# Laneways facilitating great streets





# Mixed use connected to the centre

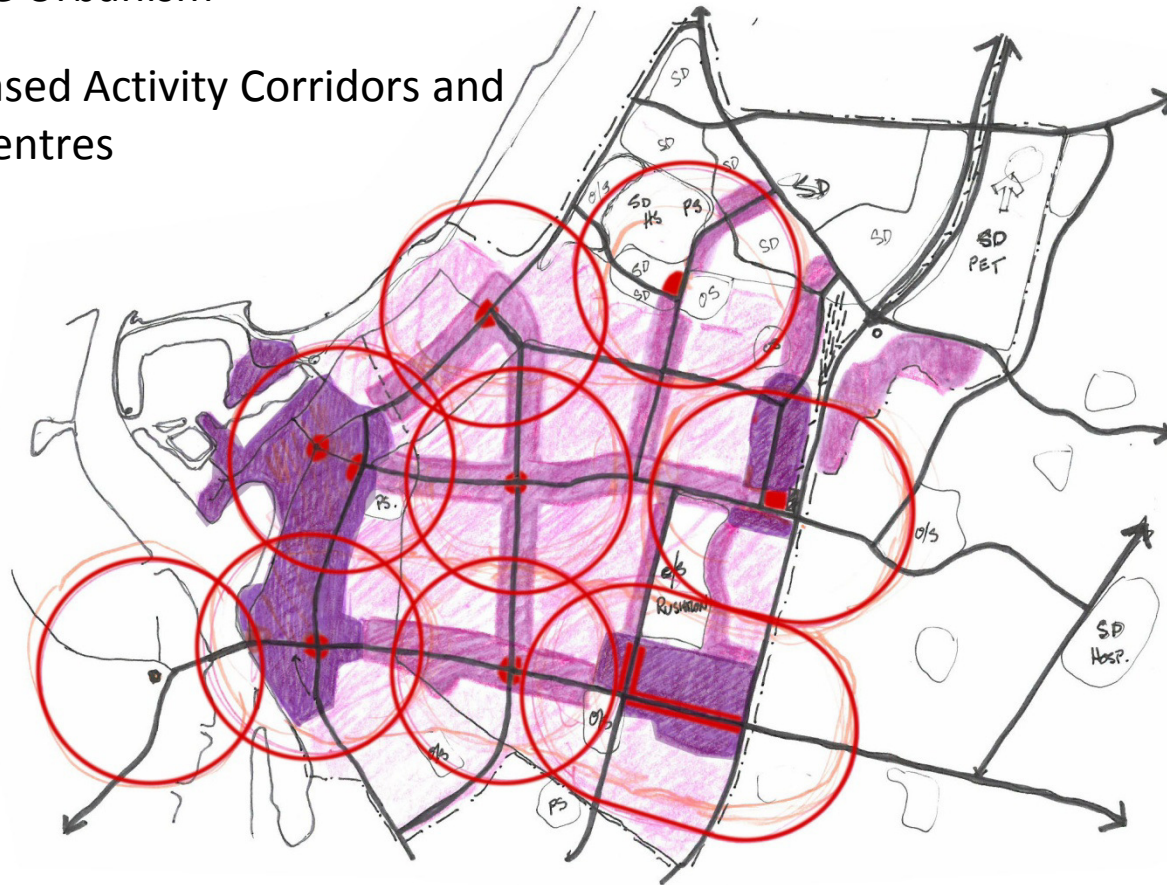




# Smart Code Calibration

- Walkable Catchments
- Mixed Use Urbanism
- Transit-based Activity Corridors and Activity Centres

- T6 – Urban Core Zone
- T5 – Urban Centre Zone
- T4 – General Urban Zone



- NOTE: Traditional Euclidean Zoning operates against these principles of mixed-use, transit-based urbanism





# Mandurah Ocean Marina





# Mandurah Ocean Marina

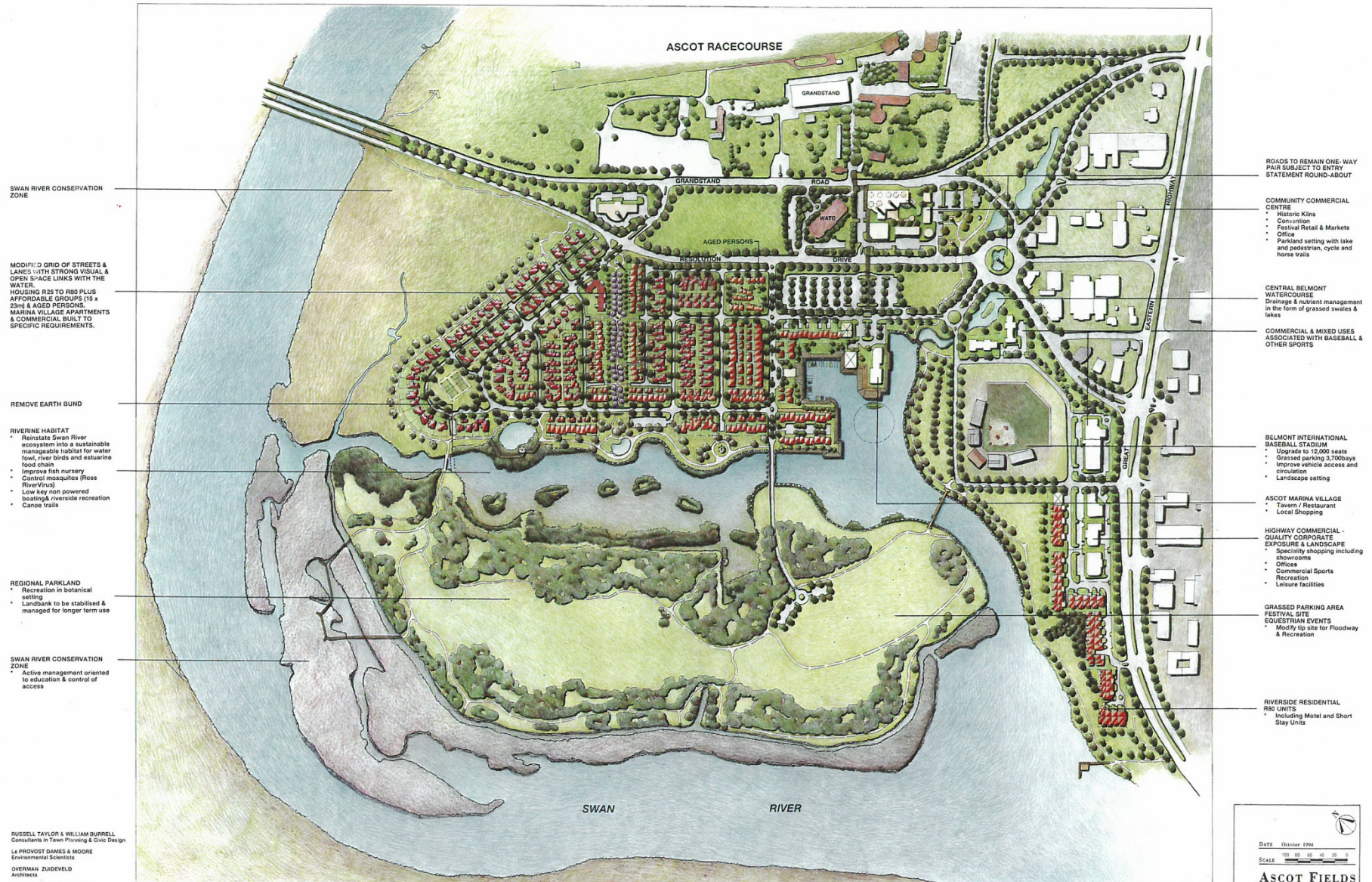








# Ascot Development Plan



SWAN RIVER CONSERVATION ZONE

MODIFIED GRID OF STREETS & LANES WITH STRONG VISUAL & OPEN SPACE LINKS WITH THE WATER.  
HOUSING R25 TO R40 PLUS AFFORDABLE GROUPS (15 & 20m) & AGED PERSONS. MARINA VILLAGE APARTMENTS & COMMERCIAL BUILT TO SPECIFIC REQUIREMENTS.

REMOVE EARTH BUND

RIVERINE HABITAT  
 • Reinstates Swan River ecosystem into a sustainable manageable habitat for water fowl, river birds and estuarine food chain  
 • Improve fish nursery  
 • Control mosquitoes (Ross River Virus)  
 • Low key non powered boating, riverside recreation  
 • Canoe trails

REGIONAL PARKLAND  
 • Recreation in botanical setting  
 • Landbank to be stabilised & managed for longer term use

SWAN RIVER CONSERVATION ZONE

• Active management oriented to education & control of access

RUSSELL TAYLOR & WILLIAM BURRELL  
 Consultants in Town Planning & Civic Design

LE PRODUCT DAMEL & MOORE  
 Environmental Scientists

OVERMAN ZUIDVELD  
 Architects

PETER CALA & ASSOCIATES  
 Landscape Architects

CMPS & C  
 Consulting Engineers

TIME CONTS SHEPHERD  
 Marketing

HENRY WALKER GROUP LIMITED  
 Contractors & Construction Management

ASCOT RACECOURSE

GRANDSTAND

GRANDSTAND ROAD

AGED PERSONS

RESOLUTION DRIVE

SWAN RIVER

ROADS TO REMAIN ONE-WAY PAIR SUBJECT TO ENTRY STATEMENT ROUND-ABOUT

COMMUNITY COMMERCIAL CENTRE  
 • Historic Kiosk  
 • Convention  
 • Festival Retail & Markets  
 • Office  
 • Parkland setting with lake and pedestrian, cycle and horse trails

CENTRAL BELMONT WATERCOURSE  
 Drainage & nutrient management in the form of grassed swales & lakes

COMMERCIAL & MIXED USES ASSOCIATED WITH BASEBALL & OTHER SPORTS

BELMONT INTERNATIONAL BASEBALL STADIUM  
 • Upgraded to 12,000 seats  
 • Grassed parking 3,700 bays  
 • Improve vehicle access and circulation  
 • Landscape setting

ASCOT MARINA VILLAGE  
 • Tavern / Restaurant  
 • Local Shopping

HIGHWAY COMMERCIAL - QUALITY CORPORATE EXPOSURE & LANDSCAPE  
 • Speciality shopping including Showrooms  
 • Offices  
 • Commercial Sports  
 • Recreation  
 • Leisure facilities

GRASSED PARKING AREA FESTIVAL SITE EQUESTRIAN EVENTS  
 • Modify tip site for Floodway & Recreation

RIVERSIDE RESIDENTIAL R20 UNITS  
 • Including Motel and Short Stay Units

DATE October 1996

SCALE 1:50 000

**ASCOT FIELDS**

- DUBAIR
- BEVERLY HILLER GROUP
- ELLIOTT DEVELOPMENT COMPANY

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## DEVELOPMENT PLAN



# Ascot





# Ascot





# Harbour Rise Hillarys





# Harbour Rise Hillarys





# Has LN been a sustainable initiative?

- The review of Liveable Neighbourhoods currently underway (2013 – 14) needs to revisit this process of urban place making and moderate the ruthless practicality of the car dominant solutions.
- It needs reinforcing as a **design-based policy with built-form outcomes.**
- Examples, typologies and anecdotes will help guide the user.
- Subdivision and Street Structure are forever. LN needs to reinforce interconnected street networks and respect for the vernacular / classical approach to urban design.
- Sustainable Human Environments must maximise exchange, whilst minimising the travel necessary to do it.



# Has LN been a sustainable initiative?

- Sustainable Urbanism translates into density and diversity achieved through modest building heights (3 – 5 storeys) and structural amenity, through attention to detail, particularly in the public domain.
- Walkable Catchments on connected networks of streets.
- Smaller street blocks closer to activity centres - paralleling support streets.
- Mixed use should be reinforced as the basic condition.
- Built form robustness to accommodate change over time.
- Activity Corridors linking Activity Centres supporting and supported by fixed route public transport.

