

BUILT FORM

HEIGHTS MAP

Additional development potential in the form of three storey development is encouraged in certain locations around the site, where appropriate. The locations that suit an increased height, host the following characteristics:

- Does not block key views from the existing built form and residences
- Does not block key civic views such as on entry into Laurieton, from Bold Street, Seymour Street or Laurie Street.
- Realises opportunities for greater view of and appreciation for North Brother Mountain and Camden Haven.
- Is within close proximity of the Laurieton Town Centre
- Is adjacent open space

Overall, the increased density in the growing Laurieton Town Centre will be enabled not primarily through increases to height, but through new building typologies.

New typologies offer more compact living which caters to an ageing population, downsizers and young families wishing to live close to town, connected to a strong community heart.

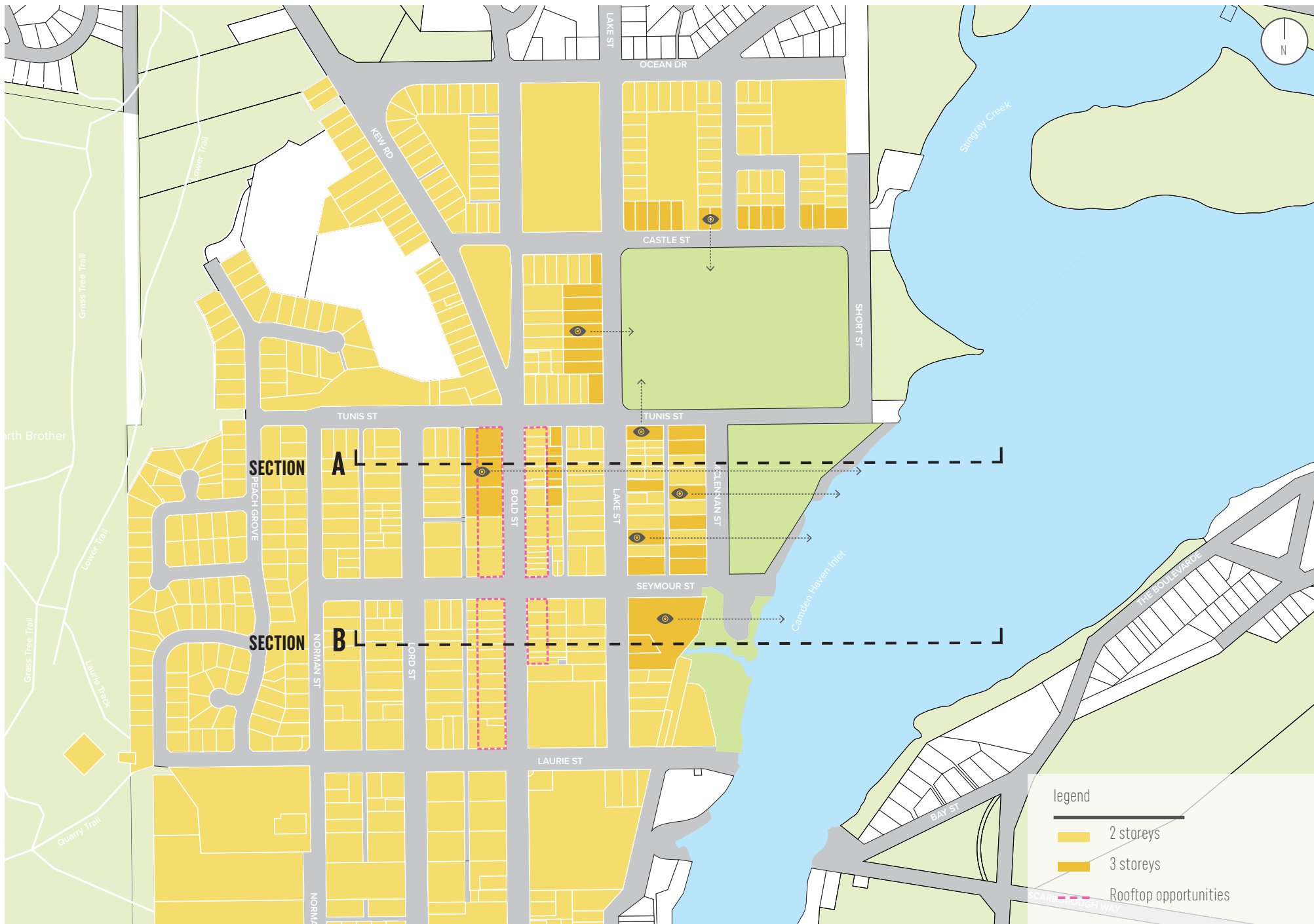
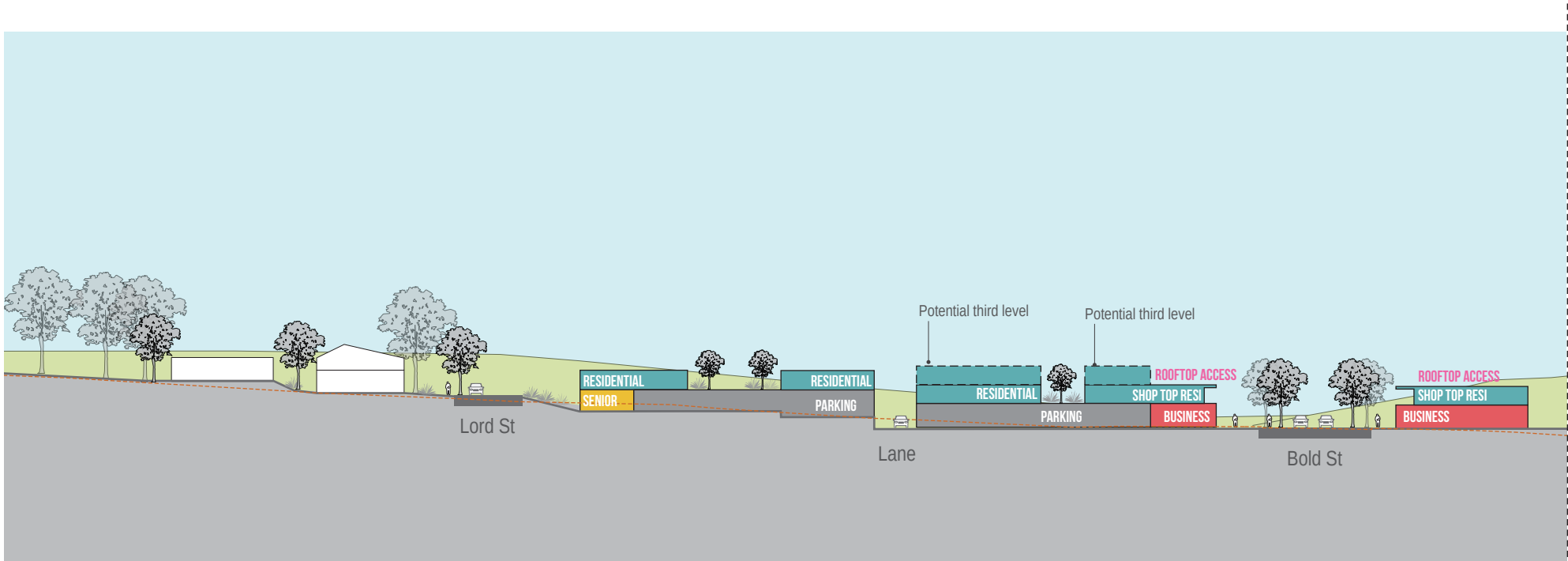
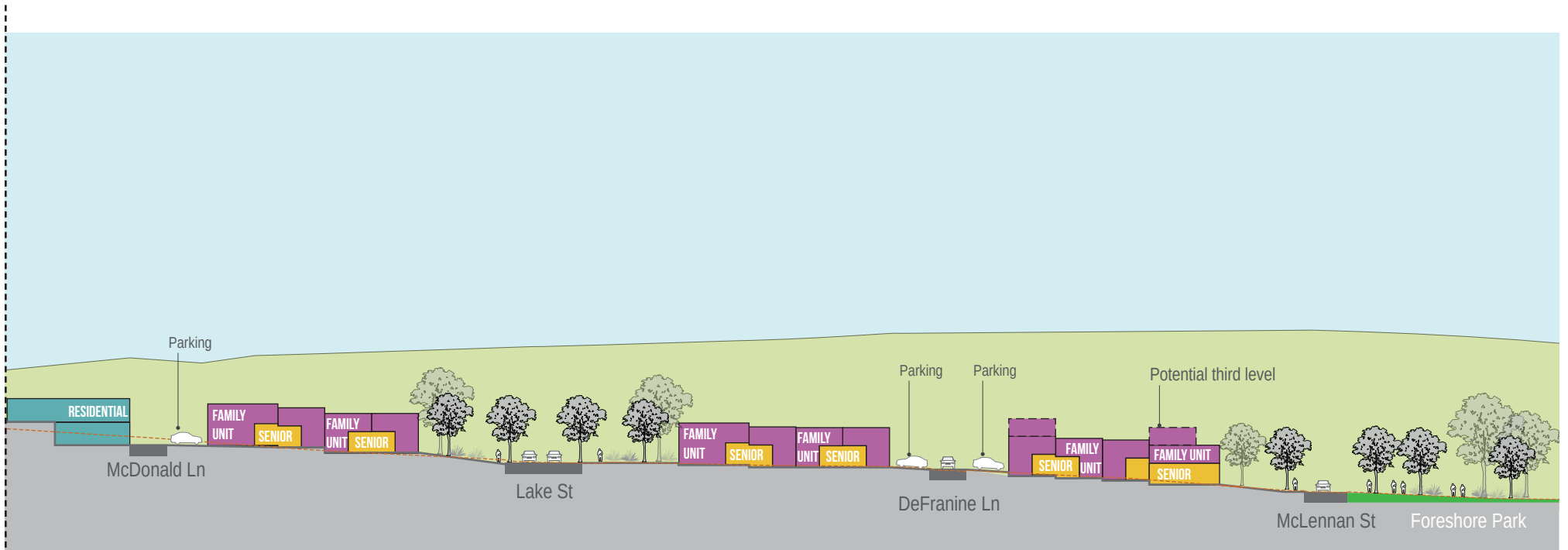


Figure 048. Heights map

SECTION A



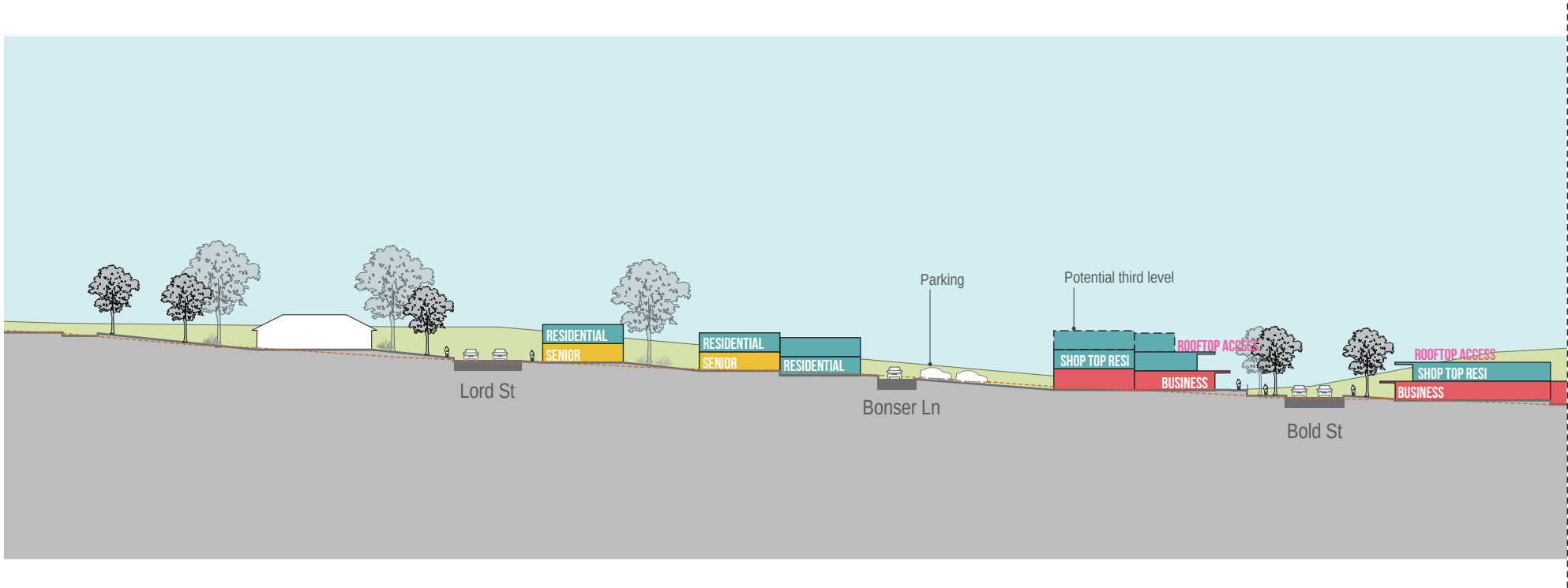
Section A



Scale 1:1,000



SECTION B





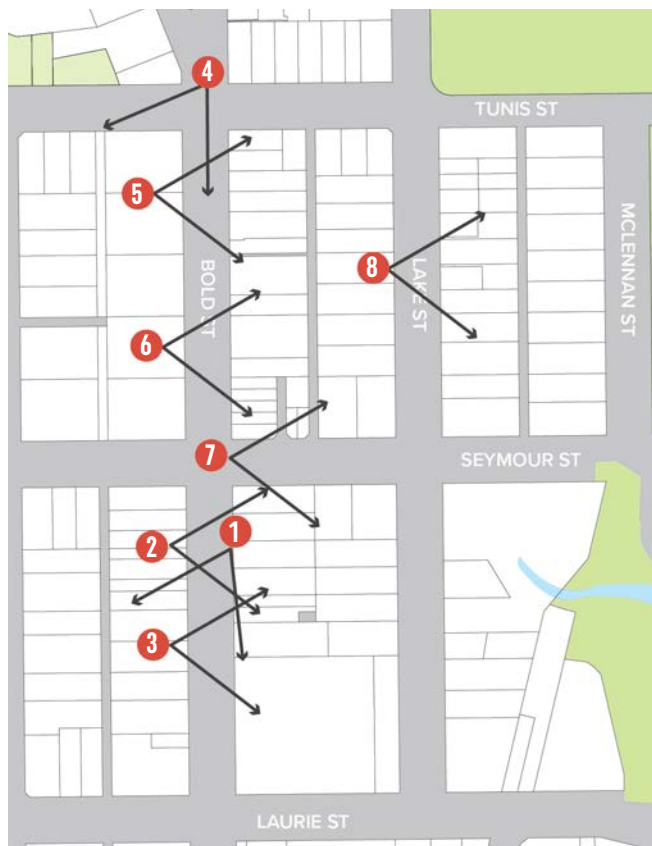
Scale 1:1,000

VIEW ANALYSIS

View analysis for the town centre was completed to observe the existing key views such as to North Brother Mountain and Camden Haven, as well as understand opportunities for new or enhanced views.

This view analysis helps to understand the site condition and ensure the proposed built form retains views to the key natural features of Laurieton.

The findings suggest maintaining only 2 storey heights in certain places throughout the masterplan, providing access to rooftops along Bold Street and increasing height limit to 3 storeys in certain places which will capture and not block any views.



VIEW 1

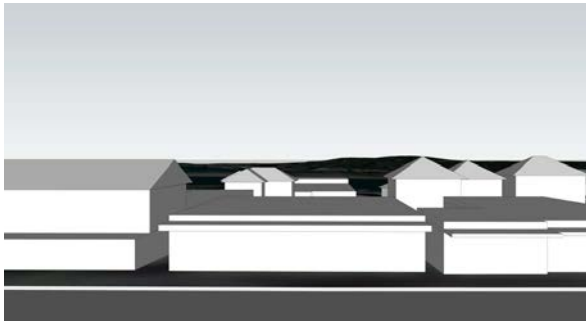


EXISTING BOLD ST



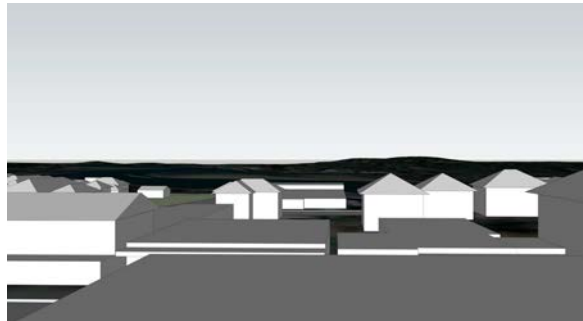
PROPOSED BOLD ST

VIEW 2



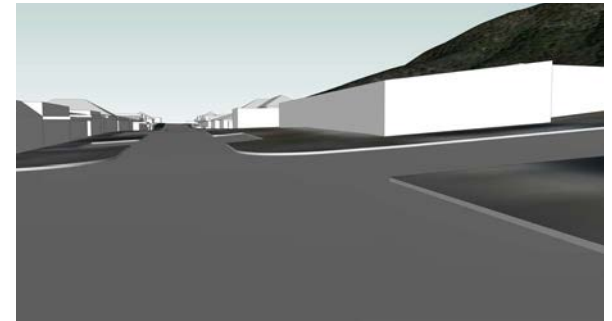
EXISTING BOLD ST RESIDENTIAL BALCONY

VIEW 3

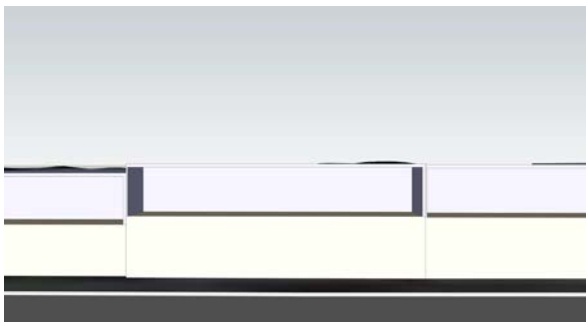


EXISTING BOLD ST ROOFTOP

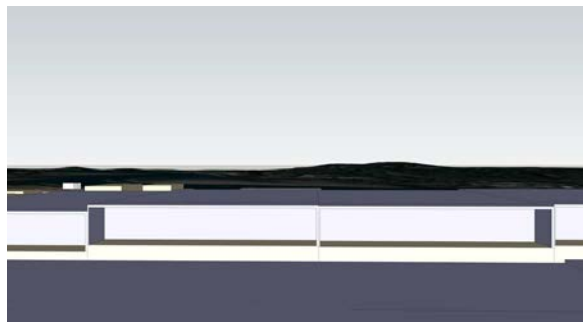
VIEW 4



EXISTING COLES GATEWAY



PROPOSED BOLD ST RESIDENTIAL BALCONY

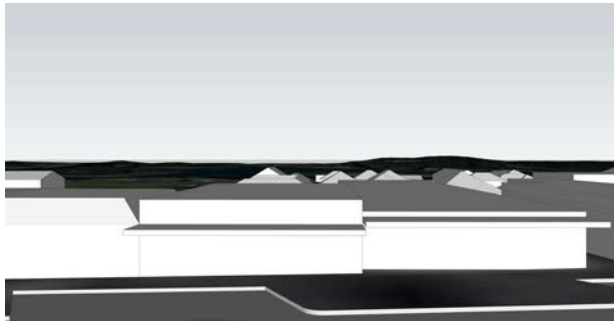


PROPOSED BOLD ST ROOFTOP



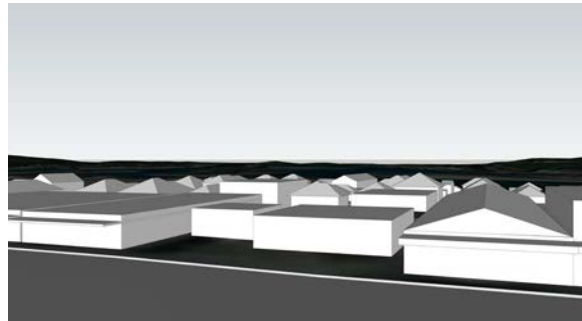
PROPOSED COLES GATEWAY

VIEW 5



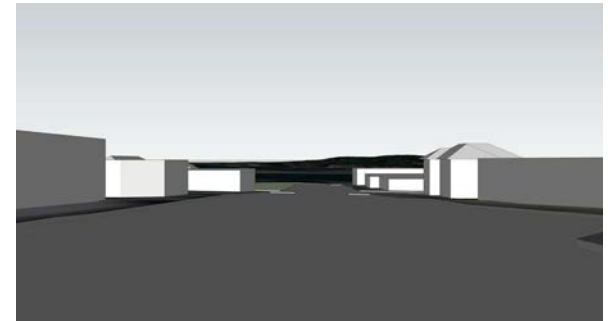
EXISTING COLES ROOF

VIEW 6

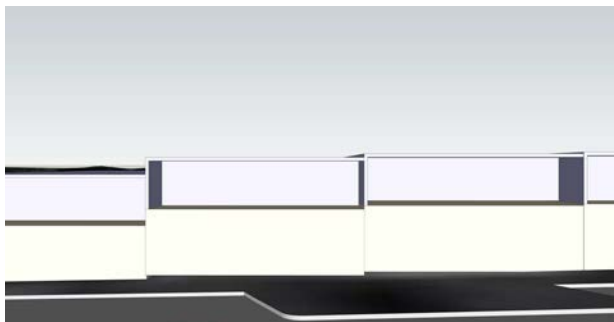


PUB ROOF LOOKING EAST

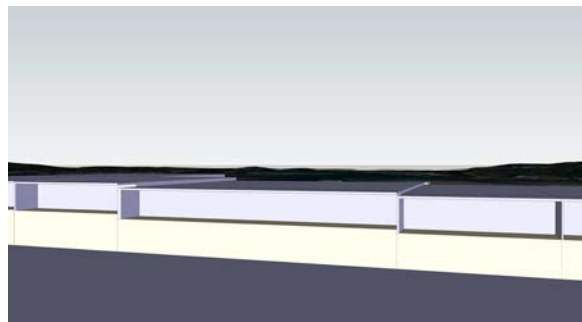
VIEW 7



EXISTING SEYMOUR STREET



PROPOSED COLES TOP RESIDENTIAL BALCONY

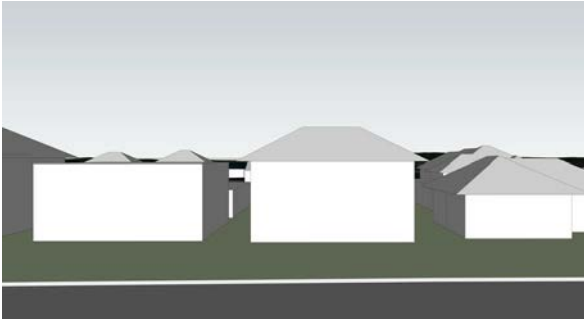


PROPOSED PUB ROOF LOOKING EAST



PROPOSED SEYMOUR STREET

VIEW 8



EXISTING LAKE STREET BALCONY



PROPOSED LAKE STREET BALCONY

ACTIVATION STRATEGY

There are a number of catalyst activation sites and catalyst development sites identified within Laurieton Town Centre.

Activations are sites where cost effective, immediate interventions can be implemented with minimal effort to activate and enliven an area. These include vacant tenancies along Bold street, underutilised public and community buildings, opening hours, public art, signage, outdoor dining, events and street stalls. These could be run by Council or a community group and would require a level of management.

Key development sites are those which are ripe for development due to their current underdevelopment, their prime position close to amenity or key public spaces, proximity to the town centre, their likelihood to encourage further development, and their ownership condition.

LEGEND

- Activations
- Development sites
- Existing building footprints



Figure 049. Activation Map



Figure 050. Fremantle Street Festival - a prime example of a street activation

COLES SITE

The coles site, due to its large ownership boundary, large frontage onto Bold Street, and laneway access provides the criteria to become a catalyst development site. The current arrangement of the site presents blank walls and at ground carparking to Bold Street.

Redevelopment of the site that maintains the Coles location and key delivery point could see key design principles for Laurieton achieved such as reorienting activity towards the street, prioritising the pedestrian experience and increasing housing supply and density in and around the Town Centre.

At the ground floor, Bold Street should be fronted with small scale shopfronts and cafes with active frontages to improve the pedestrian experience.

Lord Street should be fronted with small scale residential typologies such as terraces which will screen the parking within the interior of the block, provide passive surveillance to the street and provide housing close to the Town Centre, to increase the Centre's vitality.

There is the opportunity to develop the site to 2-3 storeys, with shop-top housing above ground floor. See section A.



Figure 051. Coles site plan





Figure 052. View of Coles site sleeved by smaller scale retail

SEYMOUR CLOSE

The eastern end of Seymour Street terminates on the key open space area of the Village Green, which is set to become the new social hub for the community. The pedestrian experience from Bold Street, down the length of Seymour Street, will be enhanced and developed over time, but as a first step it is critical to provide an active frontage particularly at the eastern end, near the Village Green. The existing carpark can be redeveloped into small scale shops, cafes or other retail and community offerings, with shop top housing above.

The block bound by Seymour St, McLeannan St, Lake St and Tunis St is a catalyst development opportunity, being close to the Village Green, the foreshore and oval, having view potential and being on the main social axis of Seymour Street. Residential lots to the north of the existing carpark display evidence of intensification of density, with duplex and villa typologies recently developed.

Future development in this block should redevelop following key design principles in order to provide an accessible, active and safe street network and community. Laneways should be utilised for vehicular access and parking, buildings should engage with the primary frontage, and open spaces should face north for amenity.

There is a high portion of seniors within Laurieton, and looking to the future, providing housing for families is a priority. There is the opportunity within these multi-dwelling developments to provide a diverse range of housing for a range of demographics. Ground-level senior housing can be integrated amongst larger, family sized units to help to engage a range of demographics life for a well rounded community.



Figure 053. Seymour Close plan



Figure 055. Internal north facing courts



Figure 054. McLeannan Street view of an activated frontage

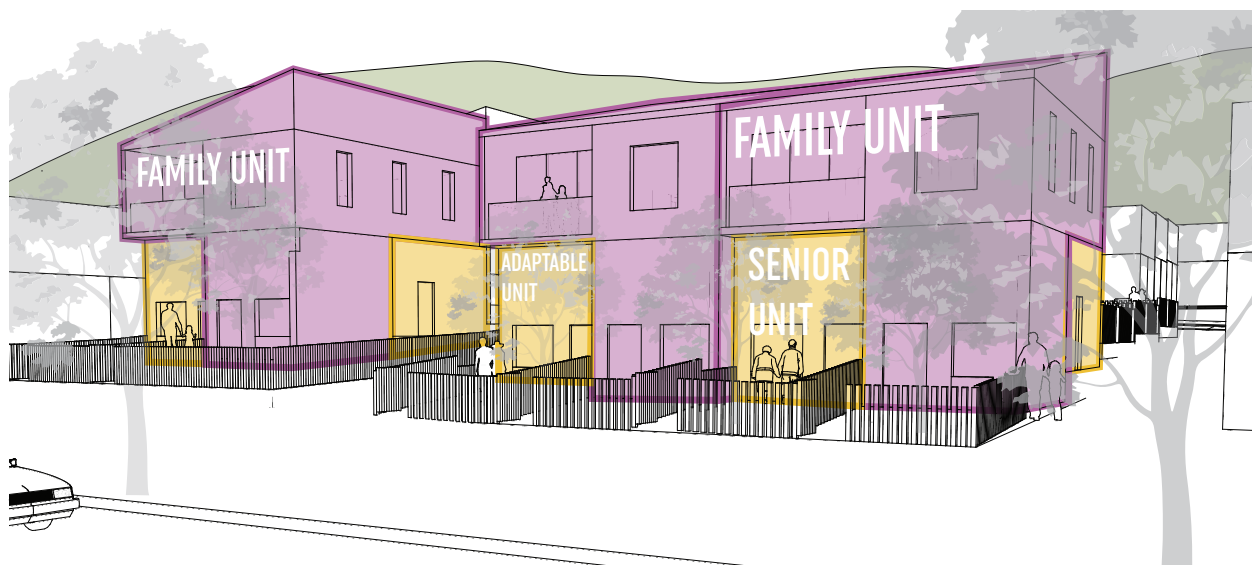


Figure 057. View from McLennan Street

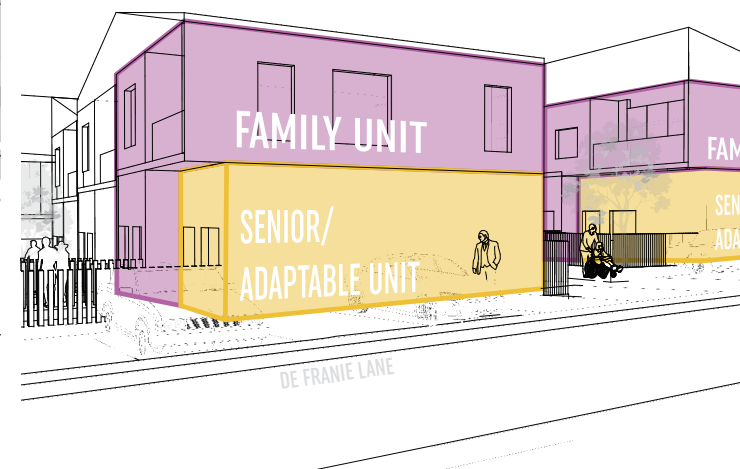


Figure 056. View from Defranie Lane

BOLD STREET ROOFTOPS

The view analysis found that the Town Centre built form should not exceed 2 storeys in order to maintain visual connection and appreciation of North Brother Mountain and Camden Haven from Bold Street.

However, there are opportunities for rooftop access along Bold Street to discover additional views of these natural assets.

The location of these opportunities will likely be on the west of Bold Street, however this will be dependent on ownership, funds and willingness to develop.

Uses of these rooftop spaces could range from cafes, restaurants and bars as well as other community uses to maximise access and provide the most benefit to the community as an extension of available social uses within the Town Centre.

Any above ground bulk such as pavilions, lift cores and umbrellas should be setback appropriately from Bold Street so that they don't obstruct views to North Brother Mountain.



Figure 058. Rooftop terrace catalysts





Figure 059. Bold Street view and rooftop access

AMALGAMATED LOT DEVELOPMENT OPPORTUNITIES

In addition to developing single lots into dual occupancy or multi-dwelling housing, there is also the opportunity within Laurieton for a greater diversity of housing types, made possible by lot amalgamation. Where ownership conditions allow, the amalgamation of lots can allow perimeter-block housing typologies which front the street for an activated community.

These developments would benefit the condition of the street by consolidated the driveways into one access point and presenting a more active frontage to the street network. There is also the opportunity for a consolidated shared communal open space within the centre of the site.



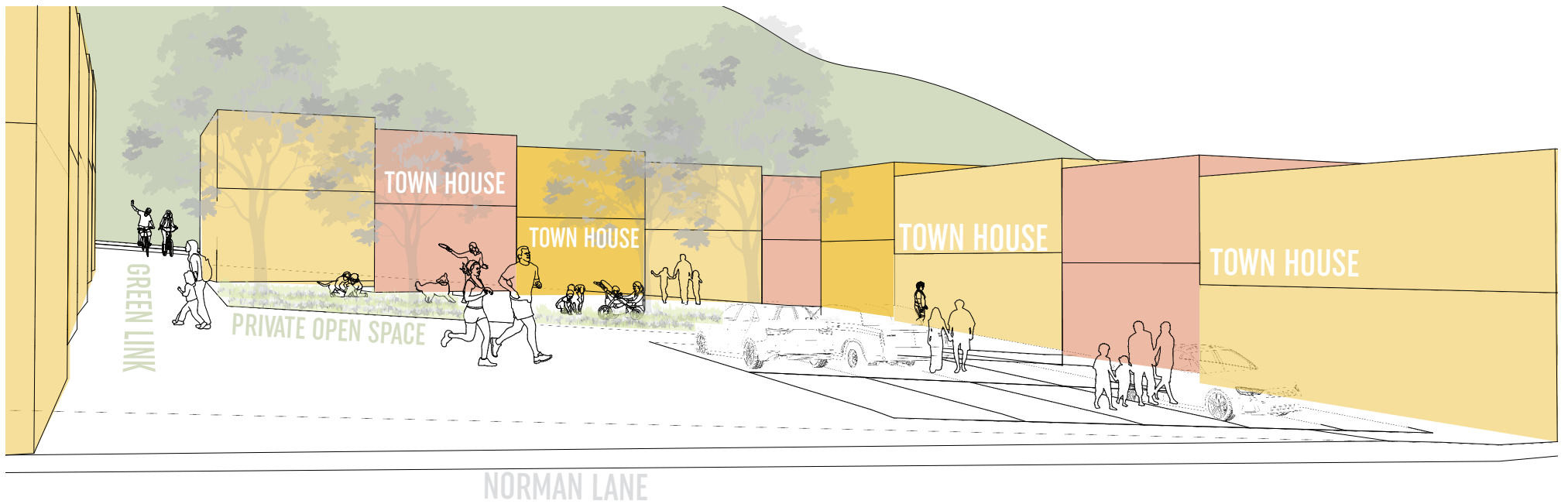


Figure 060. Amalgamated lot perimeter development view

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