



Australian New Urbanism in Practice

&

An introduction to the Australian New Urbanism Projects Book

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What is New Urbanism?

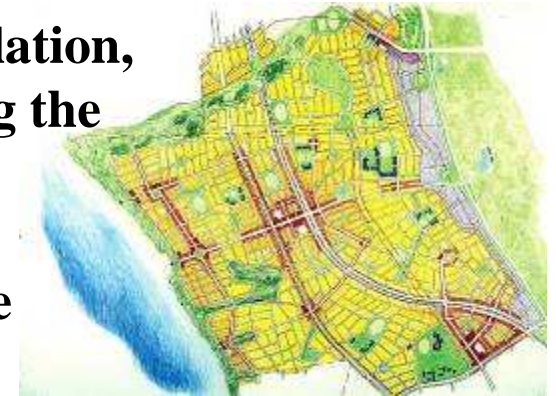
... a built environment which is diverse in use and population, scaled for the pedestrian, and capable of accommodating the automobile and mass transit...

... a well-defined public realm which is responsive to site features and ecology, and supported by an architecture reflecting the climate and culture of the region...

... fine-grained mixed use town and neighbourhood centres with a variety of higher density housing in proximity....

... a highly-interconnected street network, with sophisticated traffic management to provide safety and comfort for pedestrians, cyclists and transit-users....

...when applied at the regional, as well as local scale, provides a basis for comprehensive sustainable growth management



Origins and Evolution of New Urbanism

TRADITIONAL
NEIGHBOURHOOD
DEVELOPMENT

TRANSIT-ORIENTED
DEVELOPMENT

URBAN VILLAGES

RESPONSIVE
ENVIRONMENTS

MIXED USE
DEVELOPMENT

Environmentalism

SMART GROWTH

NEW URBANISM

**SUSTAINABLE
URBANISM**



Australian Involvement in the Emergence of New Urbanism

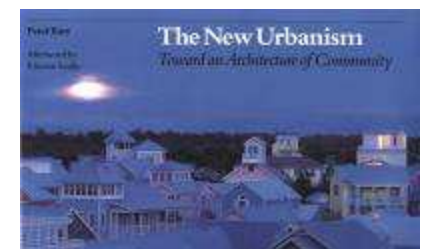
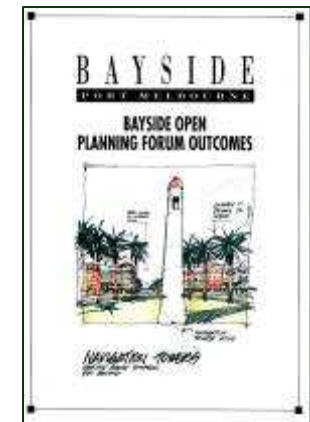
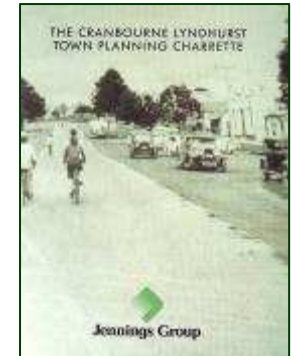
Late 80's/early 90's..... Governments' exploring urban consolidation. Emerging concern about suburban sprawl. Extensive number of design workshops applying 'Responsive Environments' principles with Paul Murrain and others from Oxford, UK.....

1991.... First interface with USA TND/TOD proponents. Chip Kaufman (then with DPZ) visits for 'sprawl-busting' training program. WM and Paul Murrain (UK) attend formative New Urbanism meeting in California & participate in key Southport (Sacramento) Charrette.

1992 Cranbourne Charrette (led by CK) and Bayside Charrette (led by PM) - first two charrettes - applying New Urbanist principles to both an urban extension and an urban infill site.

1993/4.... CNU I in Alexandria USA; WM and Andrew McCutcheon (former Minister for Planning in Victoria) as active participants.

1994.... *'The New Urbanism - towards an Architecture of Community'*, by Peter Katz published in USA. "White picket fence" image.



Australian Involvement in the Emergence of New Urbanism

1995.... CNU Charter finalised and signed at CNU IV at Charleston, USA. Several Australians are signatories.

1995.... 'AMCORD 95' released by Commonwealth Government, with direct reference to New Urbanist principles as a contribution to transforming suburban sprawl. Better Cities Program is key urban regeneration catalyst.



1995/96... 'Get Railed' - national TOD principles tour featuring Peter Calthorpe as key speaker. Andres Duany & Peter Katz also visit as speakers.

1997.... WA Government publishes first edition of the *Liveable Neighbourhoods Code*, as an optional alternative code for urban extensions. WA is already taking a strong lead in the move away from sprawl, with several projects already under construction.



2000.... The book 'Charter of the New Urbanism' published in USA by CNU, to explain the 27 Charter principles. WM writes on a key regional structure principle, in acknowledgement of Australia's leading work at this scale.



Australian Involvement in the Emergence of New Urbanism

2001.... First *Australian and New Zealand New Urbanism Congress* held in Melbourne, over four days with 400 attendees.

2003.... First *Urbanism Down Under* Conference held in Auckland NZ, covering both New Urbanism and a broader urban design agenda.

2004.... Australian Council For New Urbanism (ACNU) informally established by key New Urbanist practitioners in Australia.

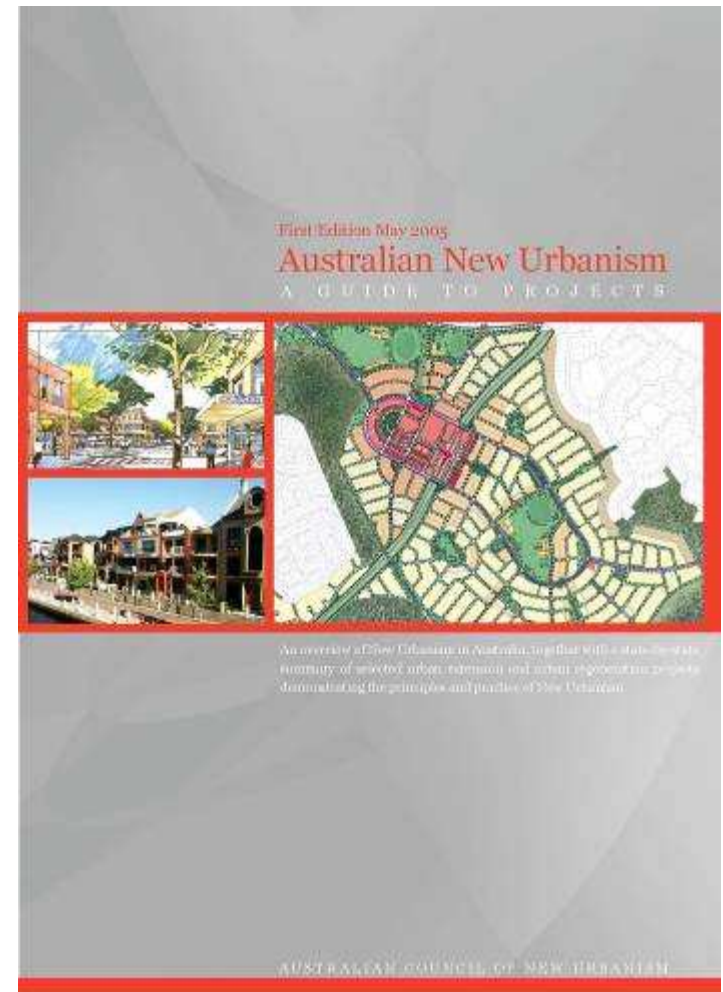
2004..... Over the last three years, State Government planning agencies have adopted significant Sustainable Growth Management Strategies for Melbourne, Perth, Sydney and most recently, Brisbane.

2005.... Now! The ACNU *Second Australian New Urbanism Congress*, and publication of '*Australian New Urbanism - A Guide To Projects*'.



The Australian New Urbanism Projects Book

- **State-by state, alphabetical order, sixty-five projects in total. Overview and CNU Charter.**
- **Compiled by ESD on behalf of ACNU. Sponsored by eight design firms.**
- **Each has a description of the project and details of developer/client, design and technical consultants, size, type and implementation status.**
- **A key purpose is to provide directions to get to projects.... to encourage visits to the rapidly-expanding amount of built product.**
- **Also covers some key codes and strategies.**
- **Definitely a First Edition! Only 1000 printed. We hope to see these all gone soon, so a Second Edition can be produced soon.**



Typical Project Information

South Hoxton Park
Liverpool, NSW

DEVELOPER:
Liverpool City Council

MAJOR DESIGN CONSULTANTS:
Arup and Urban Design

MAJOR TECHNICAL CONSULTANTS:
URS, Hochtief, Hochtief Construction

PROJECT TYPE:
Developable urban strategy

PROJECT SIZE:
Area 200 hectares including public car park and playground
Total 2000 dwellings with mixed tenure / mixed income mix
Density: 10 units/ha

IMPLEMENTATION STATUS:
Master Plan and Development Control Plan completed, urban strategy and structure plan in progress, urban strategy and development control plan in progress, urban strategy and development control plan in progress

LOCATION:
Liverpool LGA, 2000m north west of Sydney, off Conopsea Road, Liverpool Park Road, Sydney Motorway (M5) and Victoria Park

MAJOR INFORMATION:
Master Plan (2007) and Development Control Plan (2008)


Context:
The South Hoxton Park is located on the edge of the Liverpool urban area, with a building all a development that will form part of the future urban strategy to identify the area therefore considered as a 'village' on the edge of South Westside Sydney's sprawl, with a defined entry screen, some open space (parks), a defined bus interchange, a local school and a local parkland landscape.

History:
This is the first part in the implementation of Liverpool Council's smart growth strategy, which is to be followed by 'Liverpool Park and Play zone'. The site is in the major in Victoria Sydney, but in many small rural parcels. The plan has been prepared for the context, to provide local revitalisation and to ensure that a highly interconnected street network, together with a mixed use centre, can be achieved.

Features:

- Concept a fine village with some a centre of retail, open space, mixed use and higher density residential as a vibrant local centre with a very strong public domain
- High level of amenity and apartments will be provided, and around the village centre, with the central commercial as a feature
- Centre supported by conservation of matured canopy on diagonal roads
- Highly responsive to environmental issues including water sensitive design, school, retail and village (all combined), with school adjacent to village centre
- Street level retail and ground floor of proposed mixed use buildings
- Community facilities on ground floor of proposed mixed use buildings
- Main roads to north / south grid of land ownership and provide to make rural road pattern





Marlston Hill and Waterfront
Bunbury, Western Australia

DEVELOPER:
LandCorp

MAJOR DESIGN CONSULTANTS:
Taylor Burrell Bonnet,
Jones Coulter Young

MAJOR TECHNICAL CONSULTANTS:
GHD, Blackwell & Associates,
Siskin Knight Mac


PROJECT TYPE:
Urban regeneration for residential and mixed use

PROJECT SIZE:
15 hectares

IMPLEMENTATION STATUS:
Marlston Hill precinct constructed.

LOCATION:
Two hours south of Perth at north end of Bunbury CBD. Adjacent to Koozbana Bay off Cassarina Drive, North end of Victoria St.

FURTHER INFORMATION:
www.landcorp.com.au



Context
The site is located on a peninsula immediately north of the Bunbury CBD adjacent to both Koozbana Bay and the Indian Ocean.

Description
The Marlston Hill and Waterfront project involved the redevelopment and rehabilitation of a port-related industrial area, which comprised petrol tankers, sewage farm, oil tanker and railways. The objective in developing Marlston Hill was to create a 'Port Village' atmosphere with the association of port and marina activity in Koozbana Bay being considered to be a positive attribute, similar to Fremantle.



The Structure Plan provided the framework for residential development indicating the main access roads, public open space and residential density. The radiating street patterns respond to the hill formation, dominated by the existing outlook and act as a termination point to Victoria Street, a key CBD street. The houses have views oriented towards Koozbana Bay, offering northern orientation and protection from prevailing south-west winds. The waterfront mixed use development is on the sheltered eastern side.

The Government is now investigating transforming the Bunbury Outer Harbour (north of Marlston Hill) from an ageing industrial site into a world-class waterside development. Preliminary investigations in 2004 suggest that redevelopment of the Bunbury Outer Harbour could include a mix of tourism, residential, retail and commercial development opportunities. A significant feature of the redevelopment would be the return of public access to 5km of prime waterfront land.

Special Features

Key attributes of the Marlston Hill project include:

- Seamless extension of the Bunbury CBD street grid over previously port land.
- Extends the fine grain commercial, mixed use character of the existing CBD.
- By incorporating traditional relationships of built form to streetscapes, with an understanding of contemporary architecture, the project helps to reunite Bunbury with its harbourfront.




Australian New Urbanism - An Overview of Progress

Major Urban Infill Sites



Beacon Cove

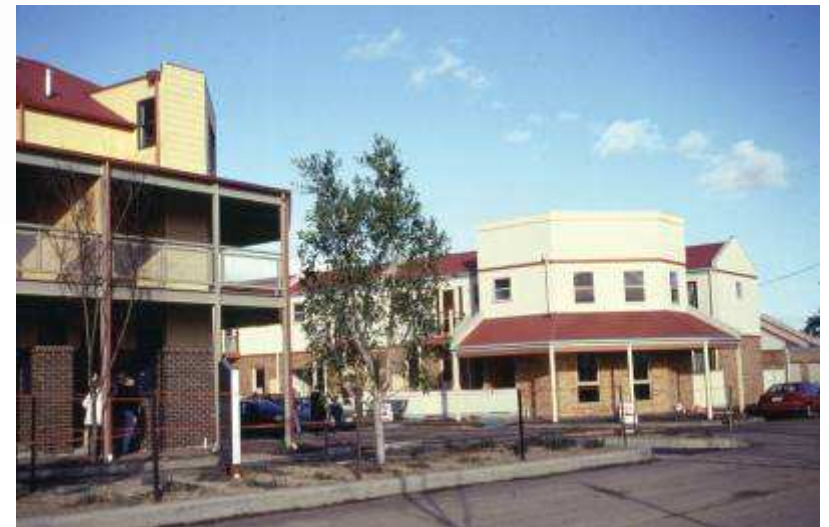
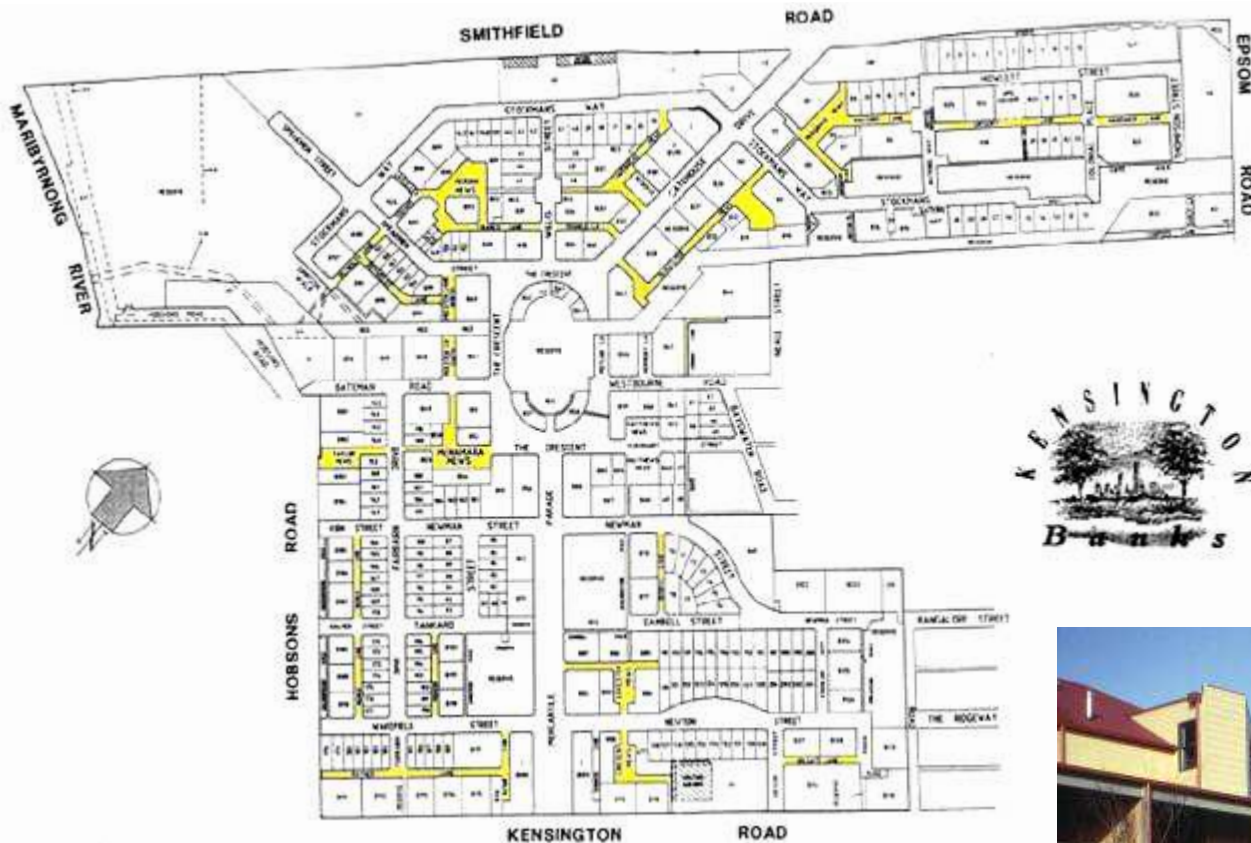
Port Melbourne, Victoria

A controversial government-owned infill site that catalysed medium rise development in inner Melbourne. New public waterfront and village node.



Kensington Banks

Melbourne, Victoria

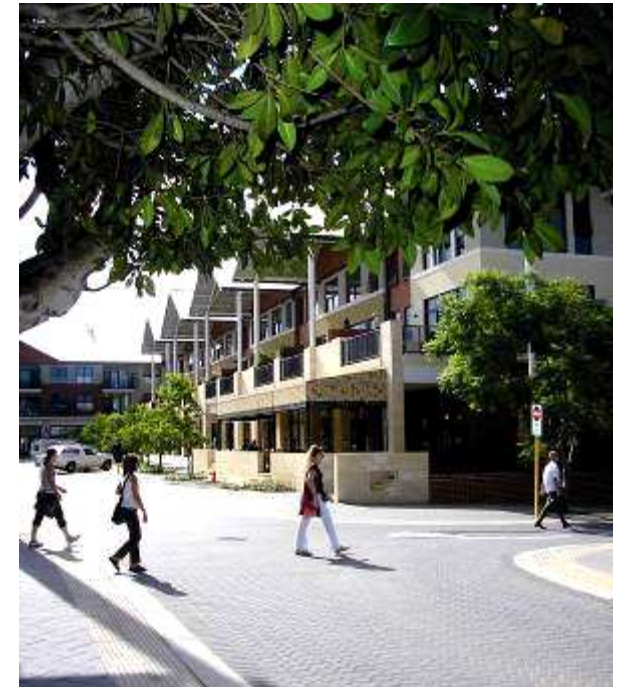


Former saleyards site. Very dense terrace development with lanes, studios and home-based businesses, and retained heritage landscape. Government-led initiative... with flooding problems solved off-site.

Subi Centro

Subiaco, Perth, WA

Former industrial.
New station, and
Rokeby Rd retail
anchor. Extensive new
commercial/office
development, lots of
terrace housing and
some live-works.
Redevelopment
Authority.



Claisebrook Village

East Perth, WA



Former contaminated industrial site. Done by a Redevelopment Agency. Now a major new mixed use inner urban community. Great urban art & public spaces.



Marleston Hill

Bunbury, WA

Extends Bunbury CBD to water by extending main street. Adds diverse housing and public spaces.



Hunterford

NW Sydney, NSW



Landcom-led dense and diverse housing infill site north of Parramatta. Excellent application of design guidelines. Rear lanes and studios.



Breakfast Point

Concord, Sydney, NSW



A dense residential infill of mainly apartments on a former gasworks site on Sydney harbour. Village centre; live-works. Private development.



Kelvin Grove Urban Village

Kelvin Grove, Brisbane, QLD



University integration, a dense mixed use centre and diverse housing. Qld Dept of Housing in lead role.





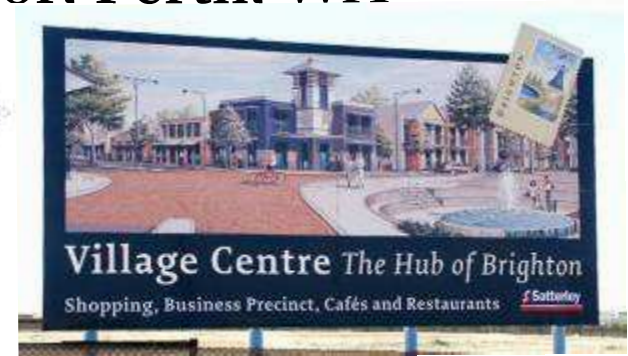
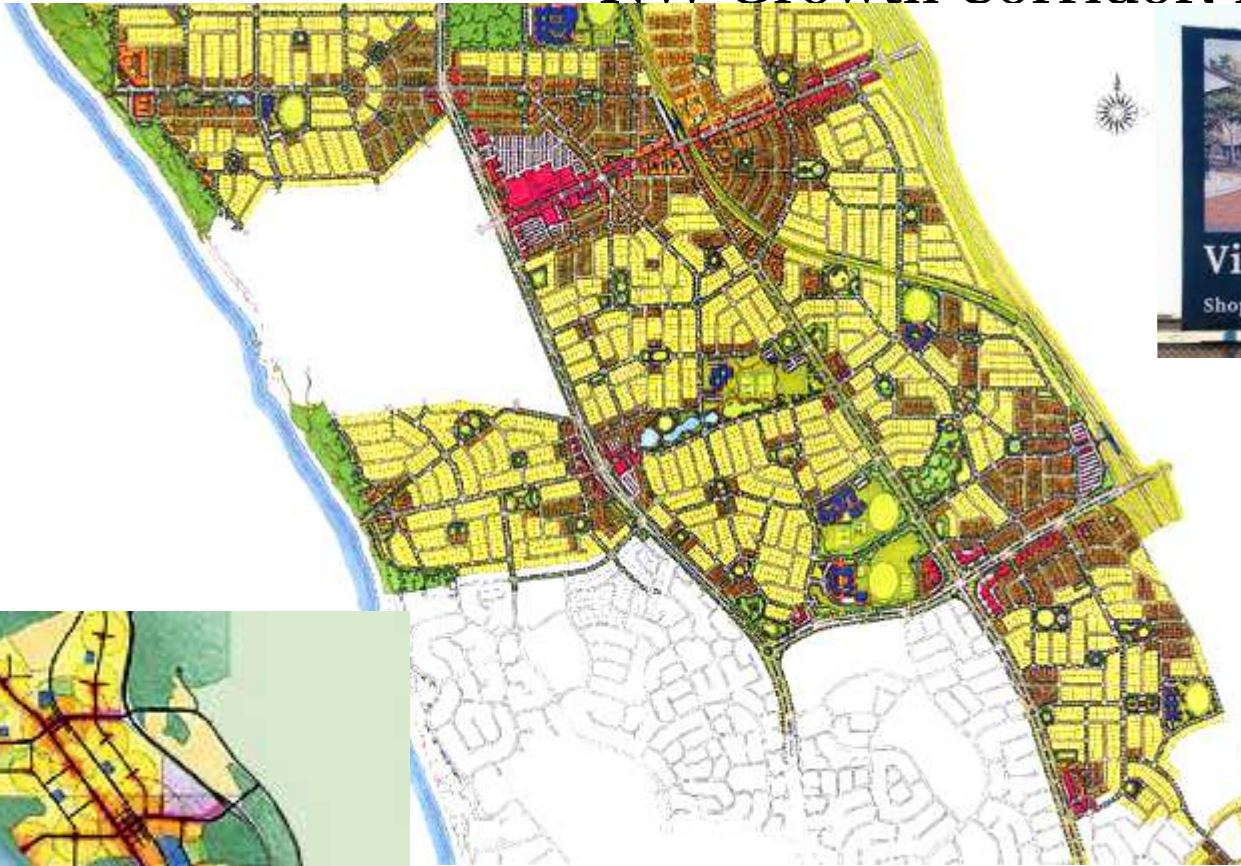
Australian New Urbanism - An Overview of Progress

Urban Extensions



Brighton

NW Growth Corridor. Perth. WA



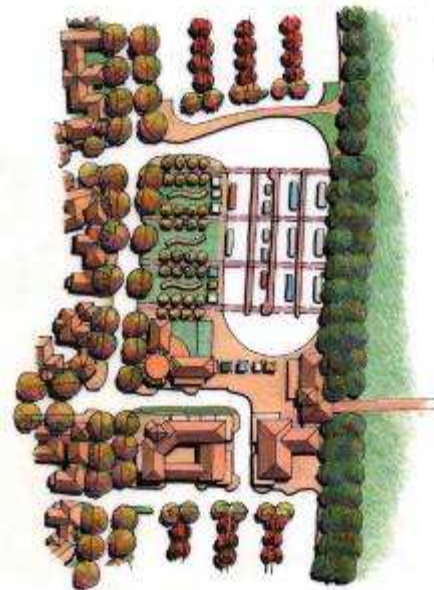
**‘Liveable Neighbourhoods Code’
urban extension with village centre,
future rail route and mixed use
Brighton Town Centre**

Somerley

Clarkson, North-west Corridor, Perth, WA

Transit-oriented urban village at recently-opened Clarkson Station. Rail being extended well in advance of freeway.

Nearby Ocean Quays Town Centre is a main street hybrid, with street front development expanding. Council and Landcorp key players.



Harvest Lakes

Atwell, SW Perth, WA



HIA 'GreenSmart' Village integrated with new Atwell Station on the South West Perth railway.



Wellard

SW Perth, WA

Transit-oriented urban extension at new station south of Kwinana on the new Perth SW railway, with village centre and higher density housing.



Lakelands

Mandurah, WA

Transit-oriented mixed use urban extension linked to future station on the new Perth South-west railway. Site has significant drainage challenges/opportunities.





Tullimbar Village

Albion Park, Illawarra, NSW

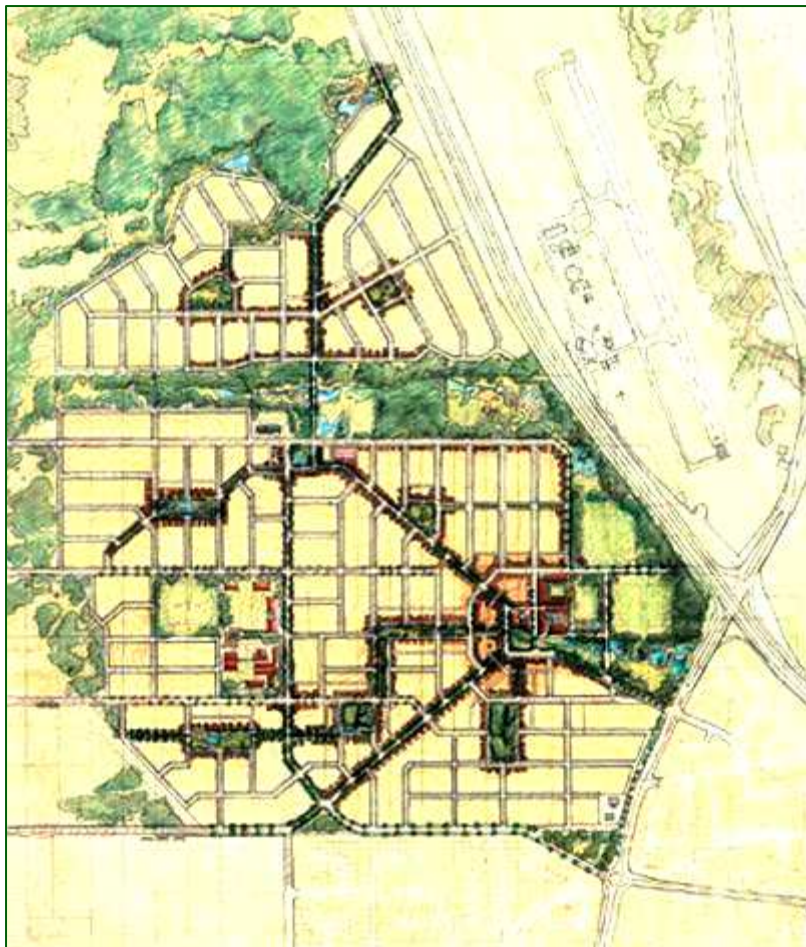
Urban extension with proposed mixed use village centre in a rehabilitated farmland valley. Private development-led. Relatively dense with extensive use of rear lanes.



South Hoxton Park

Liverpool, NSW

Council-led structure plan to catalyse a Smart Growth outcome to urbanising a collection of small rural parcels. Major village centre proposed.



Eynesbury

Melton, VIC

New township for around 8000 people, integrated with golf courses and historic farm. Unique situation where urban development approval was linked to solving a Melton Sewerage Treatment Plant effluent disposal problem. Model water re-use project.





Australian New Urbanism - An Overview of Progress

New Mixed Use Street-based Town Centres

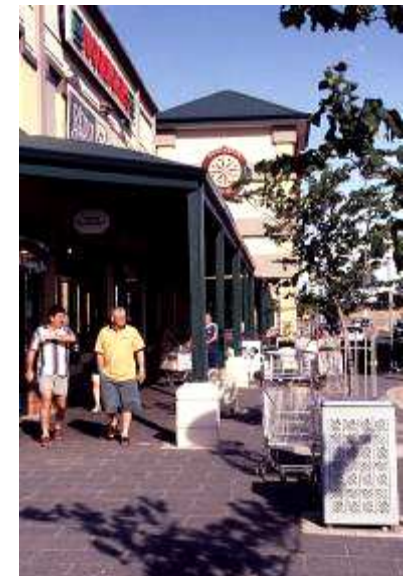


Gungahlin

Canberra, ACT

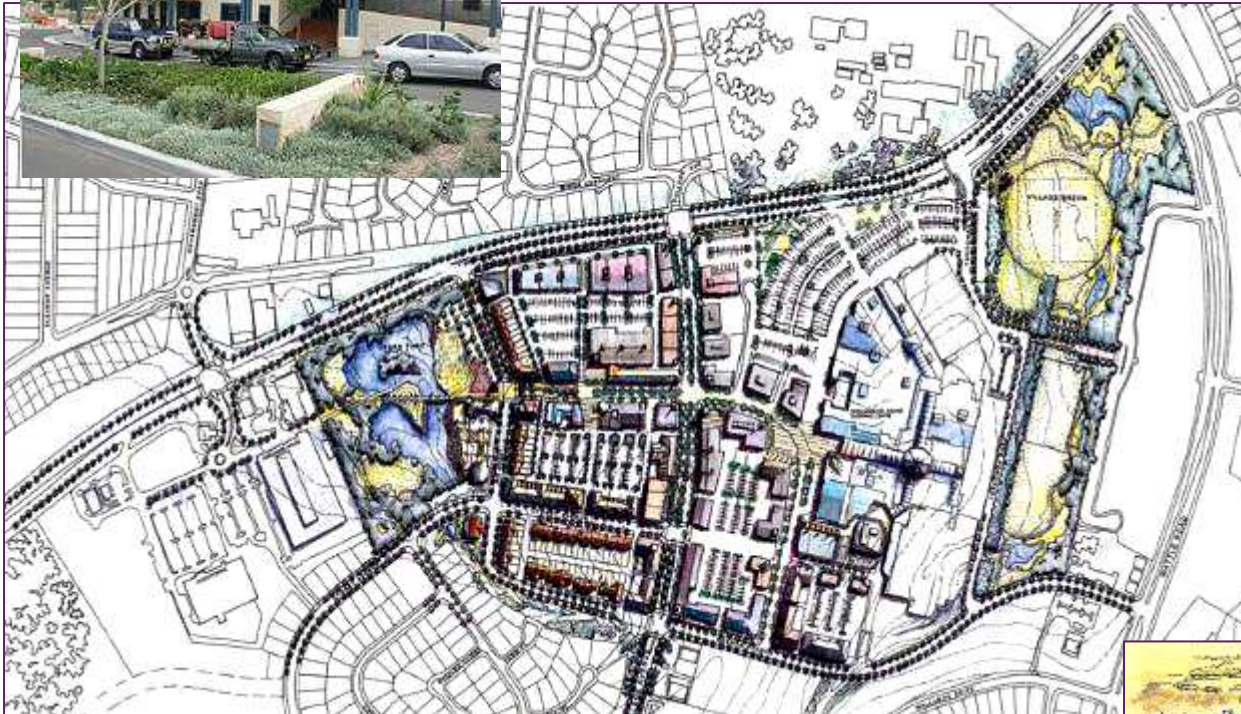


**New street-based town centre,
and new relatively-dense
'inner suburbs'. Led by an
ACT Development Authority.**



Shellharbour Town Centre

Shellharbour, NSW

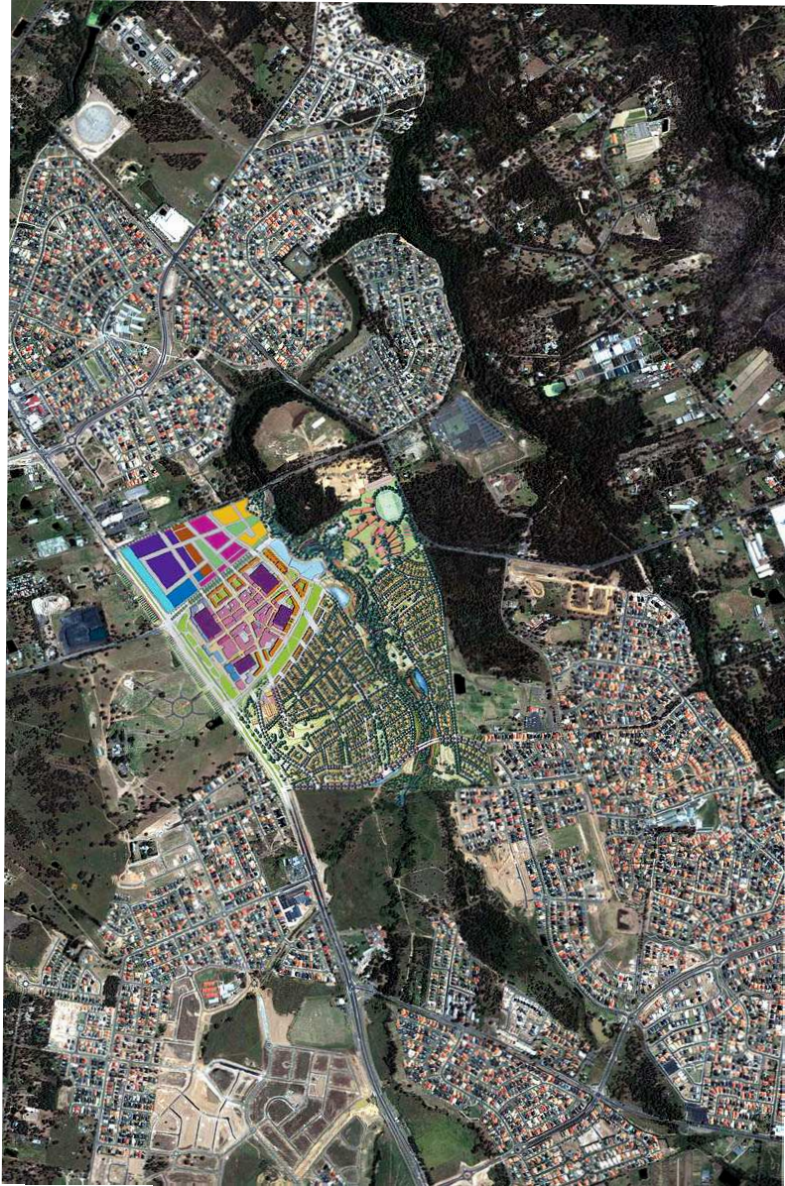


Creating a street-based town centre for Shellharbour by linking up two distant retail stand-alone centres. Mixed uses are gradually being constructed along the new street. Cinemas and restaurants are completed. Pub commencing.



Rouse Hill

NW Sydney, NSW

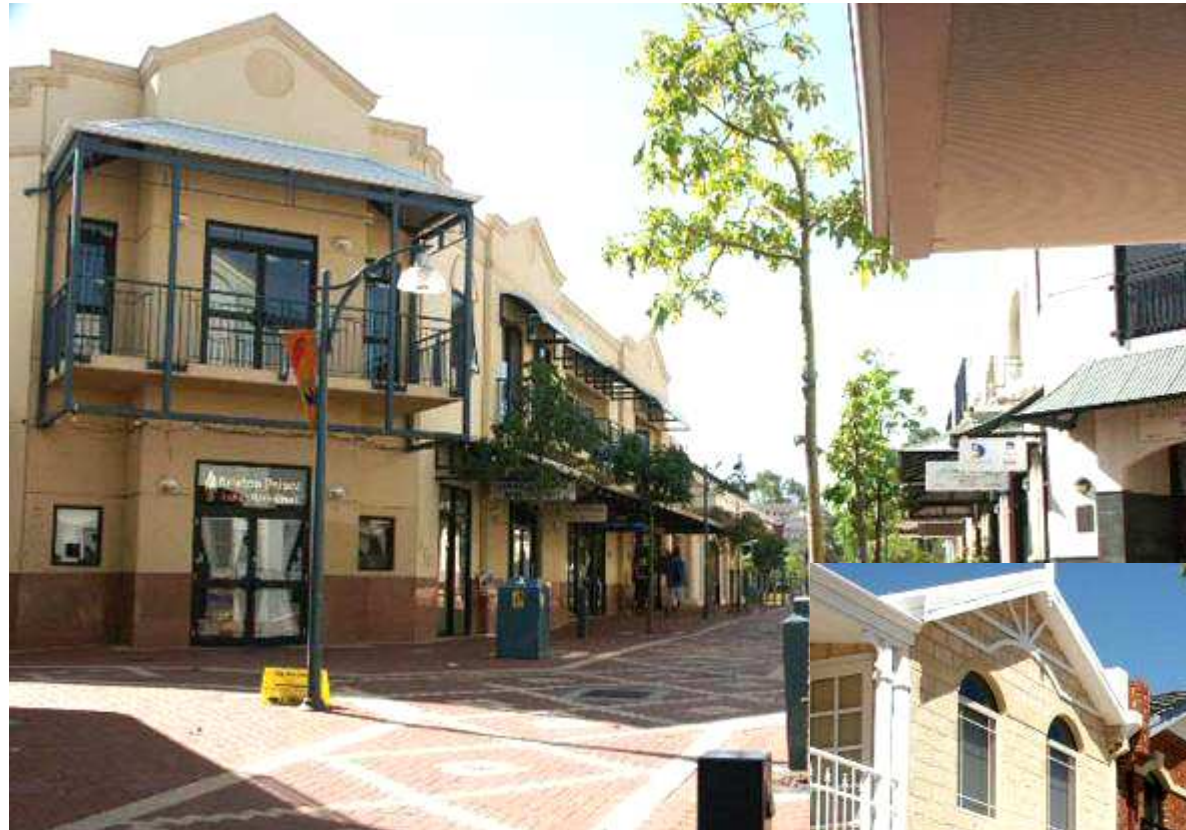


Street-based mixed use regional centre proposed to serve new urban growth in Sydney's North-west Sector. State government-owned site.



Joondalup City Centre

Perth, WA



Creating dense, mixed use inner suburbs around a new urban fringe centre.



Point Cook Town Centre

Western Melbourne, VIC



Main street-based centre to serve around 30,000 people in the Wyndham growth corridor. 'Melbourne 2030' demonstration. Private developer now appointed.





Australian New Urbanism - An Overview of Progress

Urban Centre Regeneration



Kogarah Town Centre

Southern Sydney, NSW

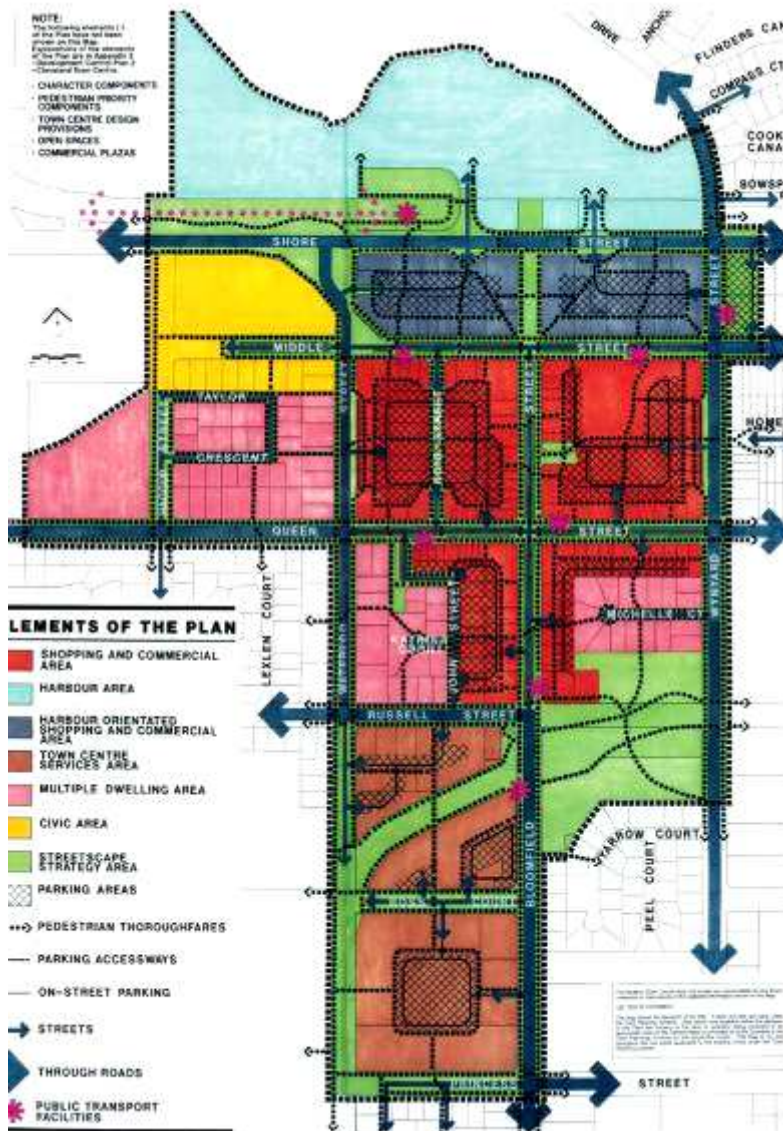
Major revitalisation of middle-ring town centre. Catalysed by redevelopment of a Council car park to a five-storey mixed use development focussed around a new town square. Leading design demonstration of energy and water efficiency.



Cleveland Town Centre

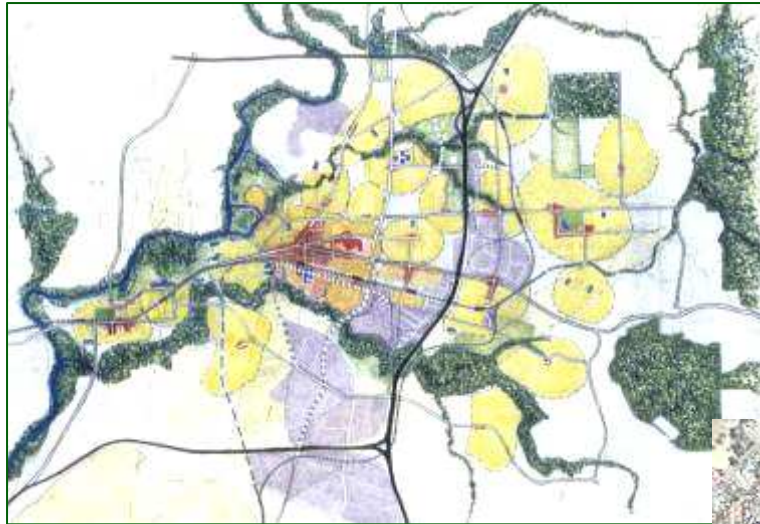
Brisbane, QLD

Main street improvement program and regeneration linking town centre to station and waterfront. New library and plaza.

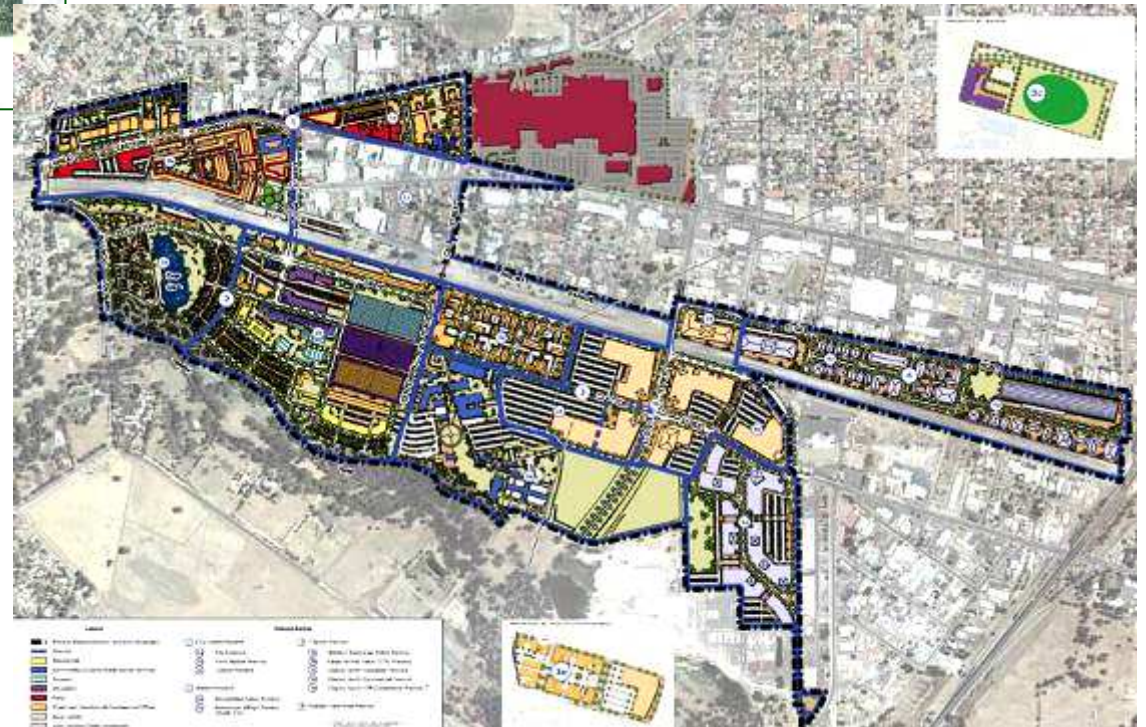


Midland Central

Midland, WA



Comprehensive urban regeneration program to regional centre badly-affected by decline of the Industrial economy and by arterial roads. Redevelopment Authority operating.



Gosnells Town Centre

Perth, WA



Council-led redevelopment of centre badly affected by low amenity, car-based highway strip development.





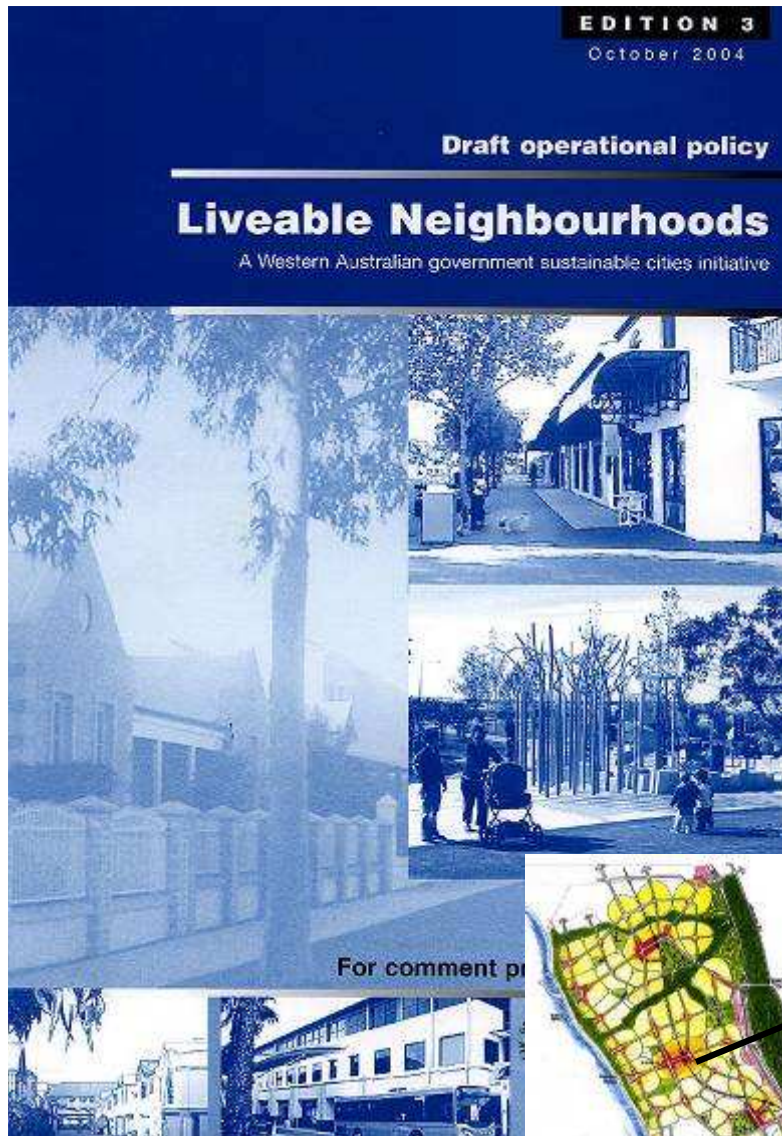
Australian New Urbanism - An Overview of Progress

Government Codes, Strategies and Policies



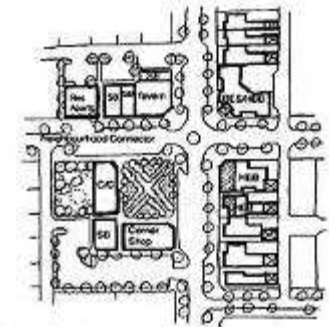
Liveable Neighbourhoods Code

State-wide Code, WA

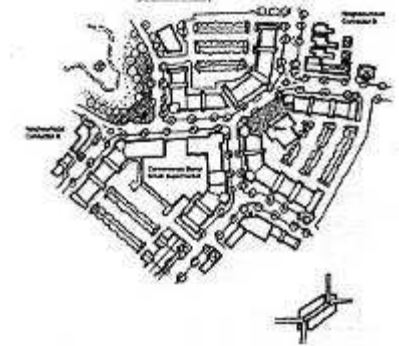


Code Design Elements

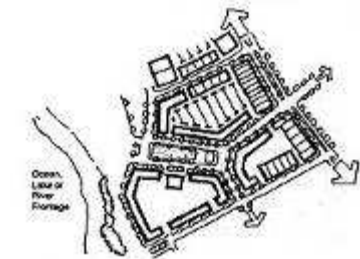
- E1. Community Design
- E2. Movement Network
- E3. Lot Layout
- E4. Public Parkland
- E5. Urban Water Management
- E6. Utilities
- E7. Activity Centres & Employment
- E8. Schools



8.1 Centre focused around a small park or plaza



8.2 Centre on a street segment where two streets come together as one, to focus sufficient traffic movement and activity (adapted from Tullerbah Village, NSW)



8.3 Centre suited to framing views, such as the ocean (adapted from Jirouse preliminary concept)

Figure 8: Typical larger neighbourhood centre layouts



Urban Land Release

Western Sydney, NSW

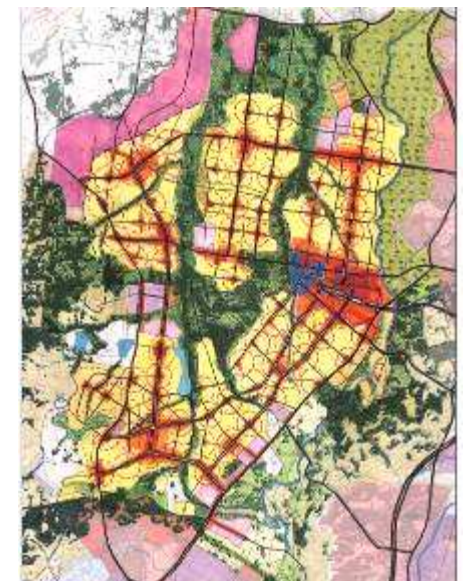


CNU 2005 Charter Award winner

State Government-led large-scale sustainable regional planning initiative for two new major city regions.

Growth Centres Commission established; innovative infrastructure funding mechanisms set up; mixed use transit-supportive development must be delivered.

Plan shows innovative balance between habitat preservation and efficient urban form.



Key Features of Australian New Urbanism relative to USA

- **More focus on systemic improvement than on ‘gem’-projects**
- **Stronger planning culture**
- **Strong role of State Governments in city growth management**
- **State government planning policies now supportive almost everywhere**
- **Strong role of Government Land Agencies and redevelopment Authorities in most innovative projects**
- **Good inner suburbs, with mixed use and transit, and high property values**



Key Challenges for Australian New Urbanism

- **Finding a better balance between ‘green/blue’ conservation and efficient urban structure.**
- **Continuing battles against conservative Local and State Government engineering standards - ‘land slop’!**
- **Making real progress towards increased residential density, under increased political resistance.**
- **‘*The Long Emergency*’ and the likely need for radical and rapid change to urban development in response to oil supply challenges.**





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