



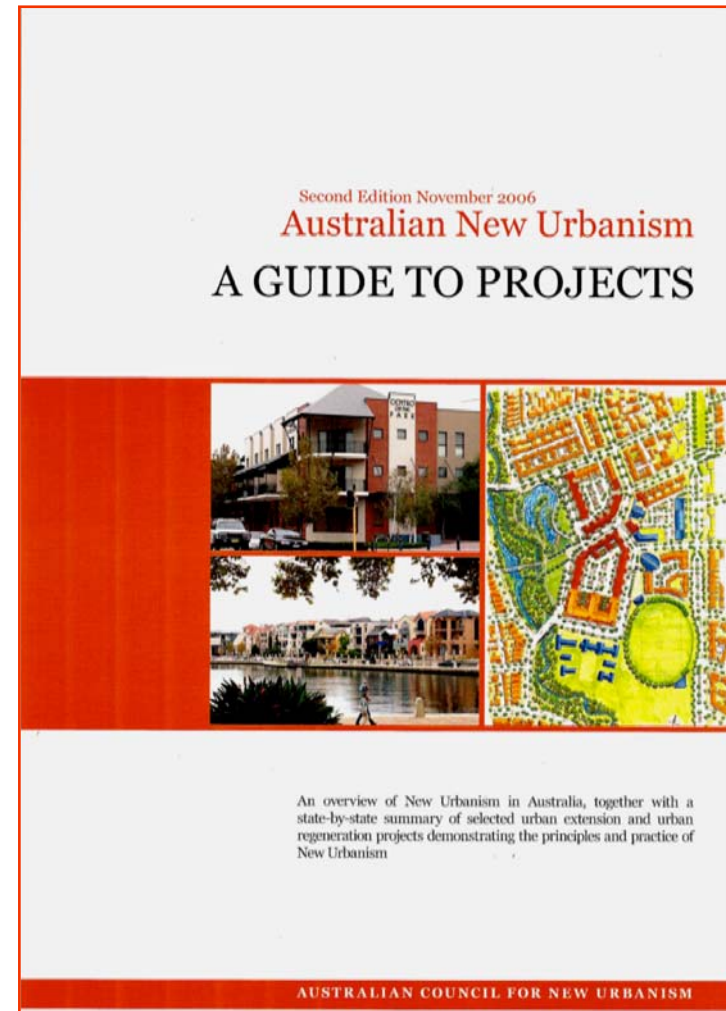
**The Australian  
New Urbanism  
Projects Book**

**Second edition**

**2006**

# The Australian New Urbanism Projects Book

- **State-by state, alphabetical order, eighty seven projects in total. Includes an overview of New Urbanism in Australia and the CNU Charter.**
- **Compiled by ESD on behalf of ACNU. Sponsored by eight design firms.**
- **Each project page has a description of the project and details of developer/client, design and technical consultants, size, type and implementation status. Photos and plans.**
- **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.**
- **Available from [acnu@netspace.net.au](mailto:acnu@netspace.net.au) for \$35.**



# Typical Project Information

## South Hoxton Park Liverpool, NSW

**DEVELOPER/CLIENT:**  
Liverpool City Council

**MAJOR DESIGN CONSULTANTS:**  
Anand Alook Urban Design

**MAJOR TECHNICAL CONSULTANTS:**  
SMED Project Management & Planning

**PROJECT TYPE:**  
Greenfields urban extension

**PROJECT SIZE:**  
Area: 230 Ha (including riparian corridors and woodlands)  
Yield: 2500 dwellings with village centre / retail / mixed use  
Density: 15 dw / ha

**IMPLEMENTATION STATUS:**  
Master Plan and Development Control Plan establishes urban structure and prescribes densities by location to achieve overall density. Minimum site size for development to encourage amalgamations. Landcom development to north a key part of implementation strategy for early infrastructure provision.

**LOCATION:**  
Liverpool LGA 35km south west of Sydney, off Cowpasture Road / Hoxton Park Road Sydney Map 300 B-D 1-3, West Hoxton Park  
UBD Ref: 247 (A-F) 10-16)

**FURTHER INFORMATION:**  
Anand Alook Urban Design ph 02 9267 0983



### Context

The South Hoxton Park site sits on the edge of the Liverpool urban area, with a backdrop of a steep escarpment that will form part of the future Western Sydney Parklands. It was therefore conceived as a 'village' on the edge of South Western Sydney's sprawl, with a defined entry across water management open space (common), a defined heart ('village centre') and a clear edge to the wider parklands landscape.

### History

This is the first part in the implementation of Liverpool Council's Smart Growth Strategy, which is to be followed by Edmonson Park and Yarrunga. The 230ha site is, like many in Western Sydney, held in many small rural parcels. The plan has been produced for the Council to guide land consolidation and to ensure that a highly-interconnected street network, together with a mixed use centre, can be produced.

### Features

- Compact urban village with 8000-10,000m<sup>2</sup> of retail, supermarket, mixed-use and higher density residential in a street based centre with a very strong place-based public domain.
- 250 townhouses and apartments will be created in and around the village centre, with the central watercourse as a feature.
- Centre supported by concentration of movement economy on diagonal roads.
- Highly-responsive to environmental issues including water-sensitive design.
- School Hall and Village Hall combined, with school adjacent to village centre.
- Street based retail and sleeved supermarket proposed.
- Community facilities on ground floor of proposed mixed-use buildings.
- Plan responds to north / south grid of land ownerships and retains historic rural road pattern



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## Marlston Hill and Waterfront Bunbury, Western Australia

**DEVELOPER:**  
LandCorp

**MAJOR DESIGN CONSULTANTS:**  
Taylor Burnell Barnett,  
Jones Coulter Young

**MAJOR TECHNICAL CONSULTANTS:**  
GHD, Blackwell & Associates,  
Sinclair Knight Merz

**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  
Casuarina 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, sewerage 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 lookout and act as a termination point to Victoria Street, a key CBD street. The houses have views orientated 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.



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## **Australian New Urbanism - An Overview of Progress**

# **Major Urban Infill Sites**



# Beacon Cove

Port Melbourne, Victoria

**A formerly-controversial and contaminated government-owned infill site that catalysed medium rise development in inner Melbourne. New public waterfront and village node, with tram stop, and great 'general' store.**



**Beacon Cove car courts fronting boulevard**



**Fully public waterfront**

# Kensington Banks

Melbourne, Victoria



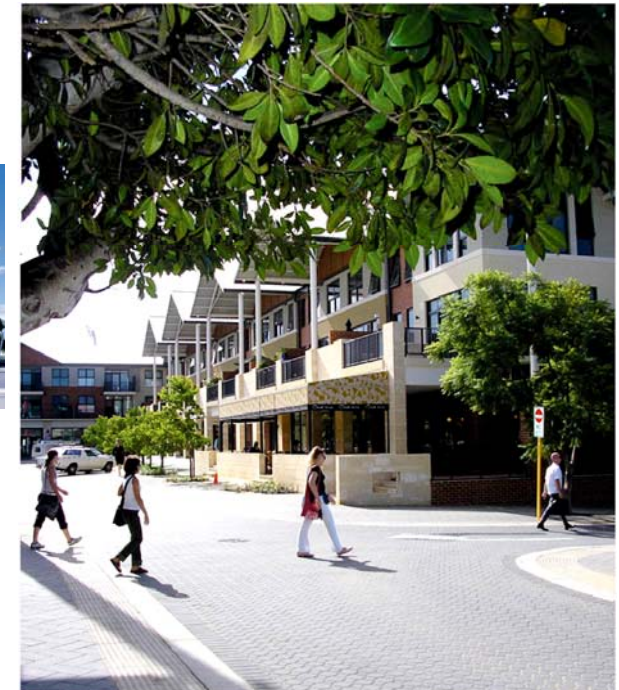
**Former saleyards site. Very dense terrace development with lanes, studios and home-based businesses, and retained heritage landscape. Government-led initiative... with flooding problems solved off-site.**



# 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.**





# Hunterford

NW Sydney, NSW



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



# Discovery Point

North Arncliffe, Sydney, NSW

A high density mixed use urban village around Wolli Creek Station, serving two rail lines. Key outcome of a 1996 charrette to revitalise an old inner industrial area.



# Breakfast Point

Concord, Sydney, NSW

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



# Kelvin Grove Urban Village

Kelvin Grove, Brisbane, QLD



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





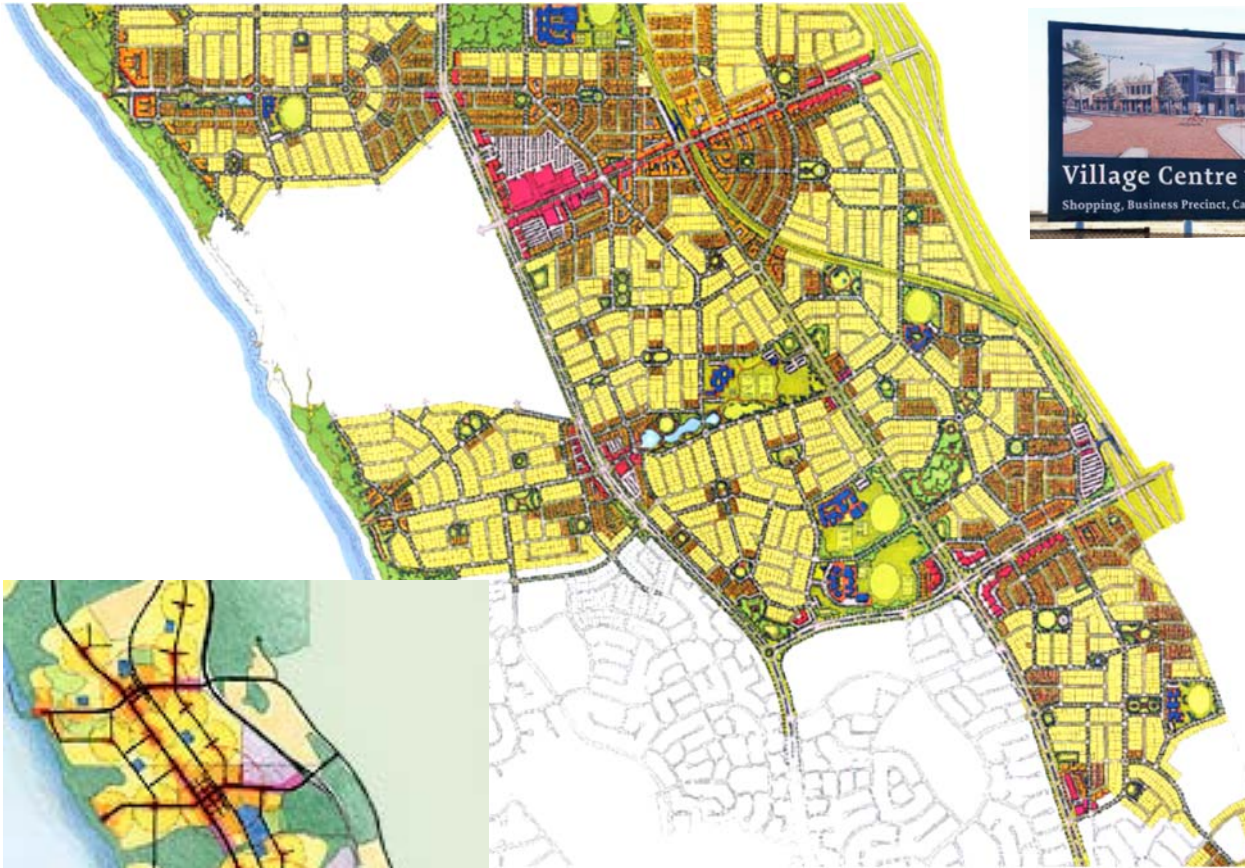
## Australian New Urbanism - An Overview of Progress

# 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.**



# 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.**





# Tullimbar Village

Albion Park, Illawarra, NSW



Urban extension with proposed mixed use village centre in a rehabilitated farmland valley. Private development-led, with first stages opened in 2006. Relatively dense with extensive use of rear lanes.

