Australian New Urbanism in Practice

&

An introduction to the Australian New Urbanism Projects Book

Wendy Morris
Ecologically Sustainable Design
esdesign@netspace.net.au
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

SMART GROWTH

NEW URBANISM

Environmentalism

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.

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

**Marlston Hill and Waterfront**
Busby, Western Australia

**Developer:**
Landmark

**Major Design Consultants:**
Deborah Bennett, John Cook, Young

**Major Technical Consultants:**
SRM, Blackett & Associates, Dyer Knight Mok

**Project Type:**
Urban regeneration for residential and mixed use

**Project Size:**
10 hectares

**Implementation Status:**
Marlston Hill/extended construction

**Location:**
Two hours south of Perth at the mouth of the Swan River, adjacent to Karrinyup Bay off Canning Vale Drive, North central Victoria St

**Further Information:**
www.landmark.com.au

**Context**
The site is located on a peninsula immediately north of the Swan River CBD adjacent to the Indian Ocean.

**Description**
The Marlston Hill and Waterfront project involved the redevelopment of a previously industrial area, which comprised a large warehouse area, oil tanker and railway. The objective in developing Marlston Hill was to create a 'Port Village' atmosphere with the characteristic port and marina activity in Karrinyup Area. The site was considered to be a positive attribute, similar to Fremantle.

The structure plan provided the framework for residential development indicating the street access, pedestrian and road networks. Existing streets patterns respond to the hill formation, dominated by the surrounding waterways and the former industrial area. The structure plan was designed to preserve the existing. The site was designed to incorporate three key features:

- **High density:**
- **Centrally located:**
- **Public space:**

The waterfront mixed use development is on the sheltered eastern side.

The government is currently investigating transforming the Swan River Harbour (south of Marlston Hill) into an ageing industrial site into a world class waterfront development. Preliminary investigations in 2009 suggest that development of the Swan River 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 the Swan River waterfront.

**Special Features**
- Key attributes of the Marlston Hill project include:
  - High density development
  - Centrally located near the industrial area
  - Public space

- The mixed-use development will include a mix of retail, commercial, and residential uses.

- The project will incorporate traditional elements of port and marina activity, integrating the new developments with the existing cityscape.
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.
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 reuse project.
Australian New Urbanism - An Overview of Progress

New Mixed Use
Street-based
Town Centres
Gungahlin
Canberra, ACT

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

www.wapc.wa.gov.au

CNU 2001 Charter Award winner
Urban Land Release
Western Sydney, NSW

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.

CNU 2005 Charter Award winner
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.
ACNU
sydney