

Tullimbar Village

Albion Park, Illawarra, NSW

Project Type

Urban extension

Date

1996 - 2003

ESD Role

Charrette leader and urban designer

Project Size

110 hectares; 5000 residents

Client

Miltonbrook Group of Companies & Shellharbour Council

Implementation Status

Stage 1 constructed; Creek Parkway completed; parts of Village Centre and school commenced



Extending the urban fringe township of Albion Park, Tullimbar Village nestles in a valley framed by the Illawarra Escarpment. Developer Miltonbrook (and other owners originally) hired ESD in 1996 to lead a charrette to plan Tullimbar, to write its place-specific DCP, to refine the design through several iterations, to lead a design workshop to set the character of its streetscape and architecture, and to manage the overall Development Application, approved in 2003.

Tullimbar has interconnected, walkable streets, focusing on its mixed-use three- and four-storey Village Centre, co-locating with a primary school and fronting the Hazelton Creek Parkway. Degraded Hazelton Creek has been relocated slightly to optimise the Village Centre site, and then rehabilitated, with four kilometres of parkway, all actively fronted by urbanism.

Tullimbar will mature as a complete traditional small town. In response to shrinking and more diverse household sizes, residential density is 15 dwellings per gross hectare, including detached dwellings, terraces, live-works, co-housing, courtyard housing, apartments over shops and businesses, rear lane studio units, and a four-storey retirement facility in the Village Centre. Civic and community amenities at the Village Centre include a primary school, childcare, ecumenical place of worship with 30m belltower, and a fitness centre with indoor pool. Commercial amenities include a small supermarket, family tavern with accommodation, medical facilities, corner store, cafes, and a range of office premises.

Tullimbar's architecture is traditional, inspired by its region, but built with contemporary materials and interiors. Miltonbrook is building the project, in order to control its quality and character, and thereby to ensure values for itself and the town's citizens.