

BLOCKS 4 & 5 SECTION 38 CAMPBELL
 DESIGN CONCEPT

The design concept envisages a medium density residential precinct which provides a mix of dwelling typologies including townhouses and apartments thereby providing a variety housing choices for the community. A high level of communal facilities may be provided including concierge, health club, outdoor pools, tennis court, playgrounds and general landscaped recreation space.

An appropriate site layout and strong urban design response enhances the character of Limestone Avenue as a main approach to the Australian War Memorial and Anzac Parade. The Limestone Avenue frontage is articulated by a variety of buildings within a landscape setting, stepping up the hill.

Buildings are arranged within the site to address the topography and optimize solar access, interface and outlook. Building separation provides space for functional open space and excellent solar access to the public realm – allowing creation of high quality communal spaces. Possible overlooking of the Campbell High School grounds is minimised through building orientation, massing and extensive perimeter landscape treatment. The result is a precinct with a carefully considered pattern of development that avoids monotony.

Car parking is carefully integrated within the footprint of buildings to minimise impact to the land, and maximise deep-root planting zones throughout the site. Building height is varied across the site as necessary to provide appropriate interface (including between apartments and townhouses) and minimise overshadowing of adjacent properties

