

BLOCKS 4 & 5 SECTION 38 CAMPBELL
BUILDING TYPOLOGY

A mix of dwelling typologies are proposed to reflect the diverse population of Inner North Canberra.

Complimentary architectural languages and material pallet will be employed to successfully connect the Apartment and Townhouse typologies and allow for an effective integration with the landscape and topography of the site and surrounds.

Primary materials may include a stonework base and off-form concrete to upper floors. Secondary materials will include metal / glass balustrade and shading systems. Applied finishes are minimised to ensure durability. Highly reflective materials will be avoided.

A considered siting of building mass maximises interface to provide outlook and both visual and acoustic privacy to all dwellings, whilst responding to solar and ventilation access.

The apartment buildings are angled to optimize solar access to dwellings and landscape spaces; and allow vistas between the buildings from Limestone Avenue. Organic forms and articulation minimises visual bulk whilst also ensuring overlooking as avoided. These building forms also serve to integrate with their landscape surrounds whilst creating and facilitating open vistas to their setting.

Apartments may vary between 1 and 3 bedrooms and are elevated to the internal driveway and surrounding roads, with direct address to podiums. Apartments are afforded views of communal outdoor spaces to provide appropriate passive surveillance. Wide balconies optimize summer shading. Address to the public realm is clearly defined by means of glazed lobbies within natural stone walls in a landscape setting.

