

YARRALUMLA TOWNHOUSES

Snapshot

Year built: 1984
Zone: RZ1
Block area: 6311m²
Floor area: 2200m²
Plot ratio: 35% (notionally)
Density: One dwelling per 570m²

Lakeview in Yarralumla is a group of eleven, near-identical three-bedroom townhouses designed by Harry Seidler and Associates in 1984. The complex is one of only three medium-density housing projects in Canberra designed by Seidler, the others being the earlier Campbell Group Housing and the now-demolished Garran Housing. It was named as the Institute's Enduring Architecture in 2017.

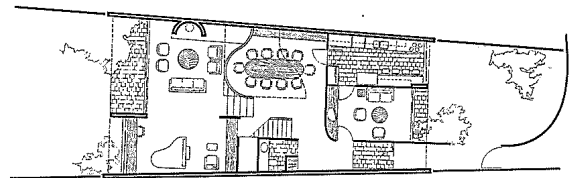
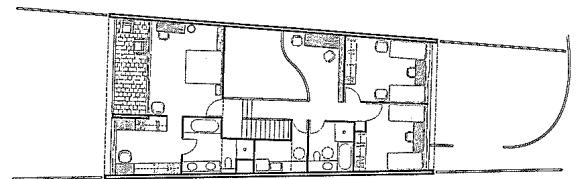
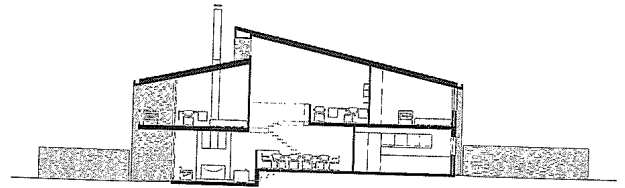
This multi-unit development is in an RZ1 zone and although clearly a beautifully resolved and iconic development, it is not possible to produce a similar development under current policies and regulations.

The townhouses incorporate a number of long-established Seidleresque themes: continuous, north-facing glazing subtended between expressed party walls, carefully modulated wall surfaces, inset balconies and a limited palette of robust materials—grey face brickwork, render, concrete floors, tiled roofs, painted fibre-cement panels and timber doors and stair treads.

The housing group sits comfortably within its environment, the shared garden provides opportunities for casual encounters between residents, and the absence of fences or privacy walls to the north promotes easy access to Stirling Park.

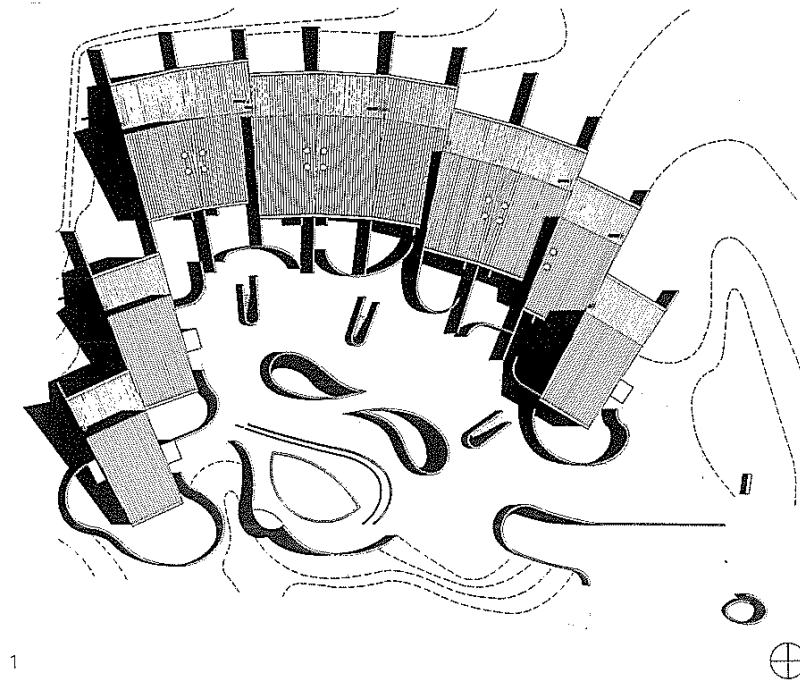
Lakeview residents have described how the architecture of the townhouse group has been an ongoing source of delight, and instrumental in engendering a special kind of community: one in which residents respect each other's privacy, but also share common interests and work together on communal projects such as gardening.

Drawings



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Drawings



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Aerial View

