Design Statement

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Project Dune
Design Statement

Prepared for Aurecon
10 November 2025

A WOOLPERT COMPANY

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Executive Summary

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Project Dune seeks to establish a facility at land identified as 300-340 Barry Road, Campbellfield VIC 3061.

The site has frontage to Link Drive (to the West) and to Connect Drive (to the South and East).

The proposal is to carry out a staged development of the site and in its final form, will create six buildings with a total Gross Building Area of 210,006 sqm. The single building on Lot 6 of the sub-division will not exceed 21m above ground. For the buildings on Lot 5, three will not exceed 21m above ground level, and two will not exceed 28m above ground level (to the East of the site).

As can be seen, the configuration of the buildings and supporting plant has been deliberately set to avoid monolithic structures and provide visual interest.

The presentation is of a campus style development set in a landscape setting with good setbacks and appropriate screening of the various items of plant and equipment.

The developer has also required the provision of community facilities, EV charging bays, for use by residents of the area. There is also a strong push to ‘green’ architecture with the Front of House areas featuring exposed timber structural elements and window shading.

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55,775
Sqm Site Area
(Stage 1)

29,630
Sqm Achieved GFA
(Stage 1)

151,995
Sqm Site Area
(Stage 2)

181,886
Sqm Achieved GFA
(Stages 2 to 6)

104
Staff & Visitor Car Parking

20
Bicycle Storage

3
Motorcycle Parking

32
Public On-Street Car Parking

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02

Site Analysis

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The Site

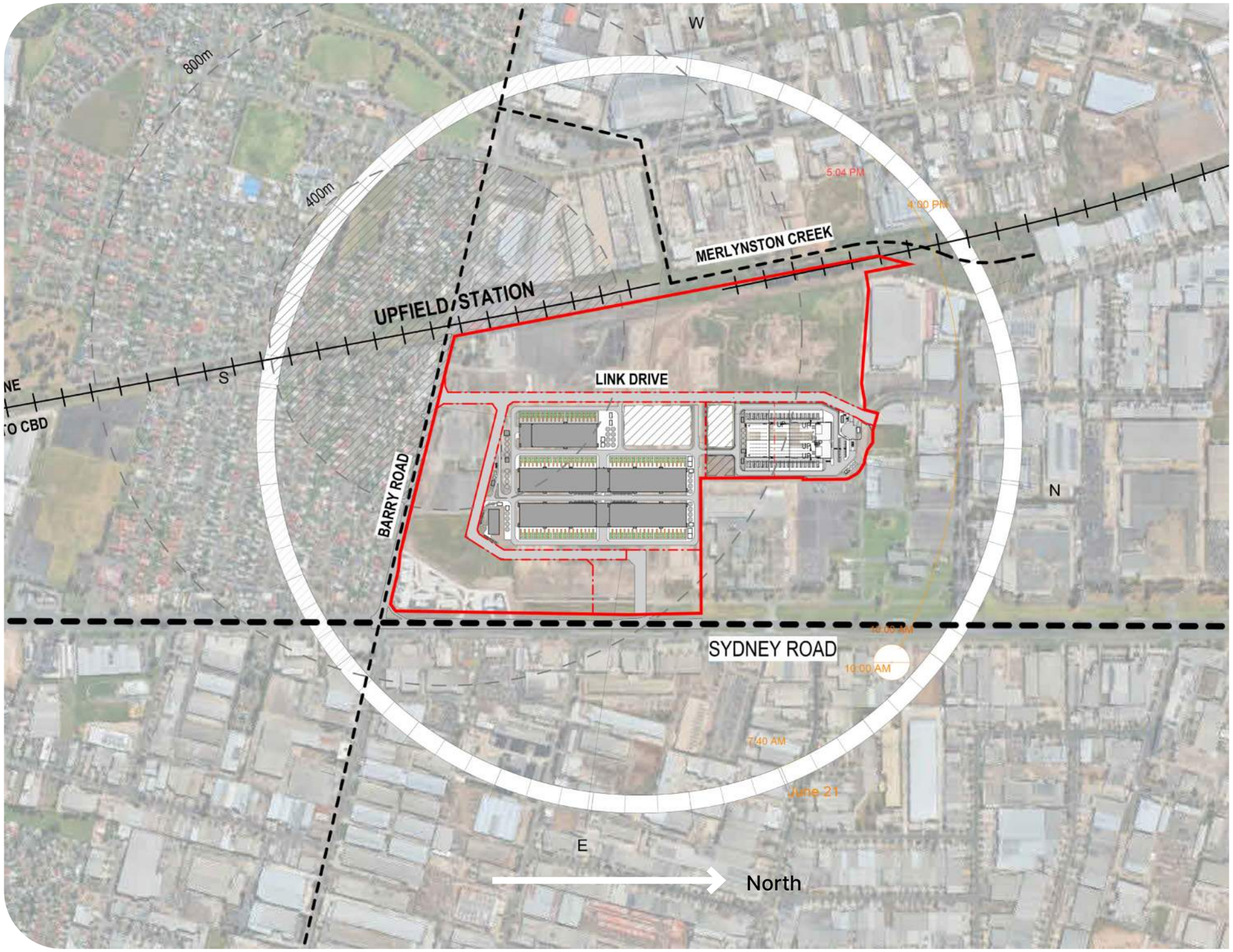
The site is described as 300-340 Barry Road, and is subject to sub-division with the proposed development to occupy Lots 5 and 6 (shown with red hatch).

To the North, West and East is land zoned as Industrial use - with most sites fully occupied.

Further to the South are residential properties - facing Barry Road.

We have identified the critical receptors for acoustic assessment and this is addressed in the submitted technical reports.

There is also part of the sub-division South of the Lots forming this proposal. Which will create a buffer between our development and the existing residential areas.



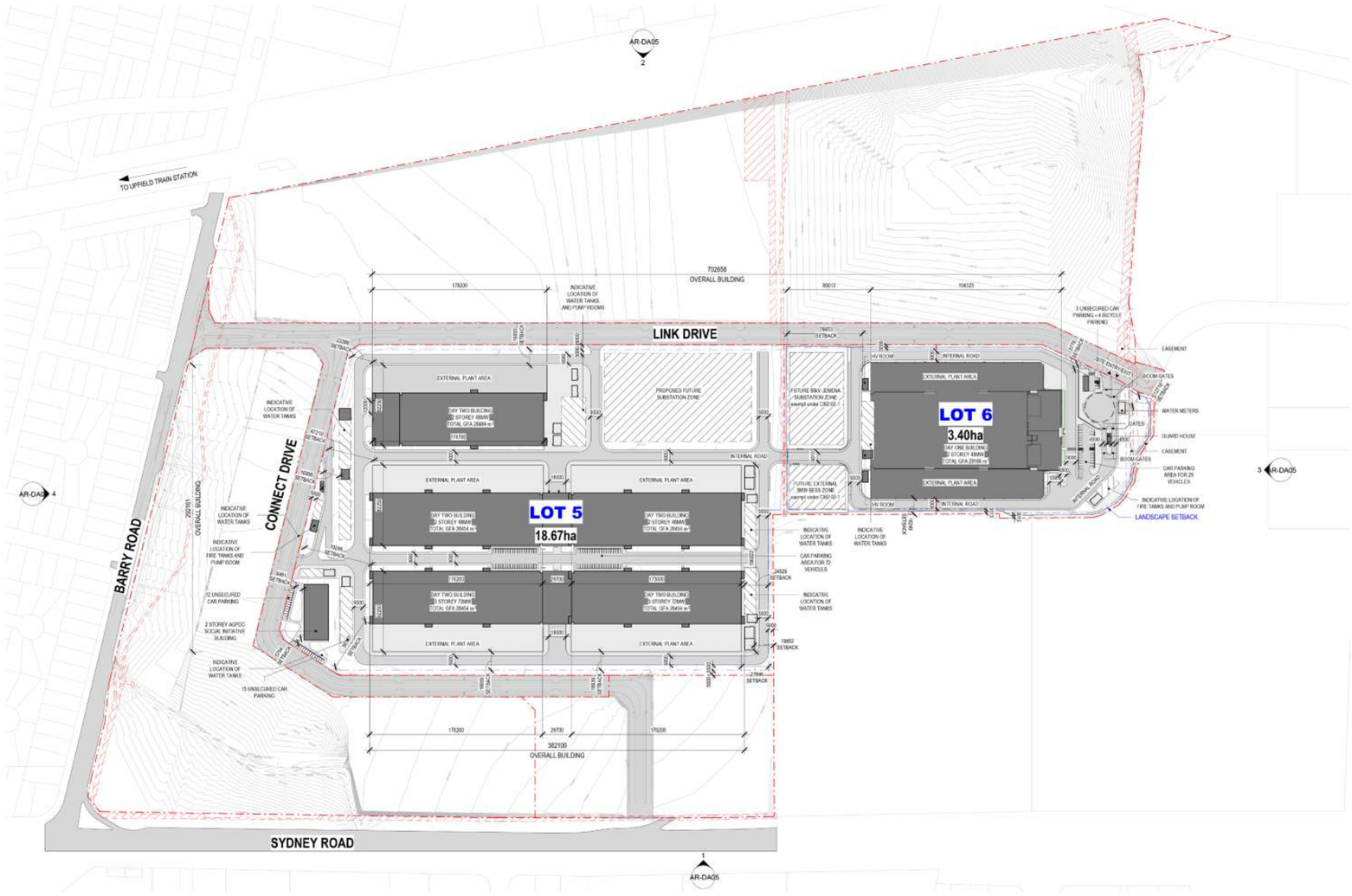
Setback / Easement / Topography

The site is serviced by new estate roads with 3m wide multi-user pavements to each side - to ensure cyclists and pedestrians can use this safely.

An overall strategy for dealing with the stormwater has been incorporated within the detailed design of the civil works for the development.

There will be a modest amount of fill brought to the site to create the appropriate building platform areas.

Easements have been identified across the site and have been accommodated in the site configuration.



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Building Envelope

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Facade Materials

Concept Elevation

04

Views and Vistas

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View from Eastern Street Frontage

View from Western Street Frontage

Site Wide Render

View from Link Drive

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Begin the journey

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