

RESTORING HISTORY AND RECREATING PURPOSE TO THE BELMONT SITE



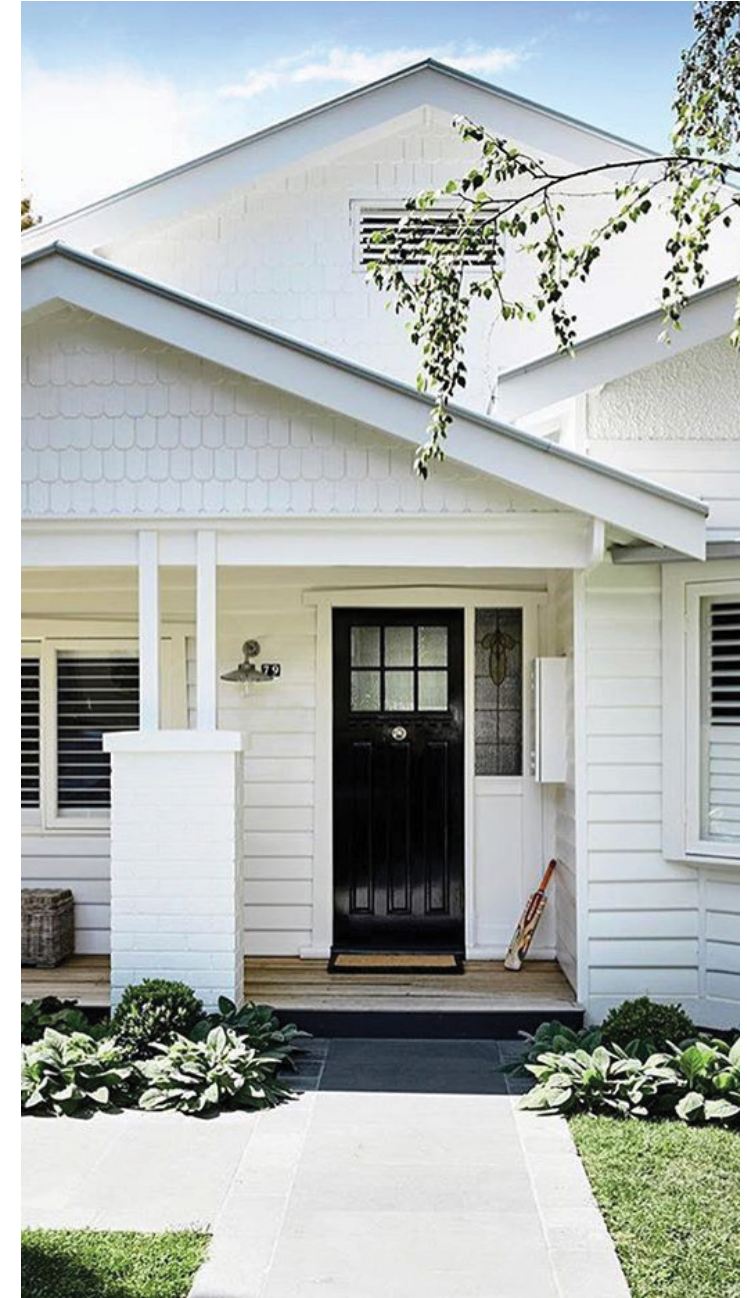
WOOL & TEXTILE RESEARCH SITE, FOUNDED DURING THE POST-WAR BOOM OF WOOL PRODUCTION IN THE 1950s.



CONTRIBUTION TO THE RESEARCH AND TECHNOLOGY OF TEXTILE PRODUCTION.



NEARBY WAURN PONDS LINEAR PARK CONNECTS SITE TO LOCAL SANCTUARIES



NEIGHBOURHOOD CHARACTER CLOSELY RESEMBLE 50s STYLE HOMES WITH OPEN LANDSCAPES



**FOLDS**

**FORM**

**REFINE**

*Taking cues from the wool & textile history of the site through the ideas of folding and textural elements.*

*Architecture also takes on the importance of the site by layering landscape with architecture.*

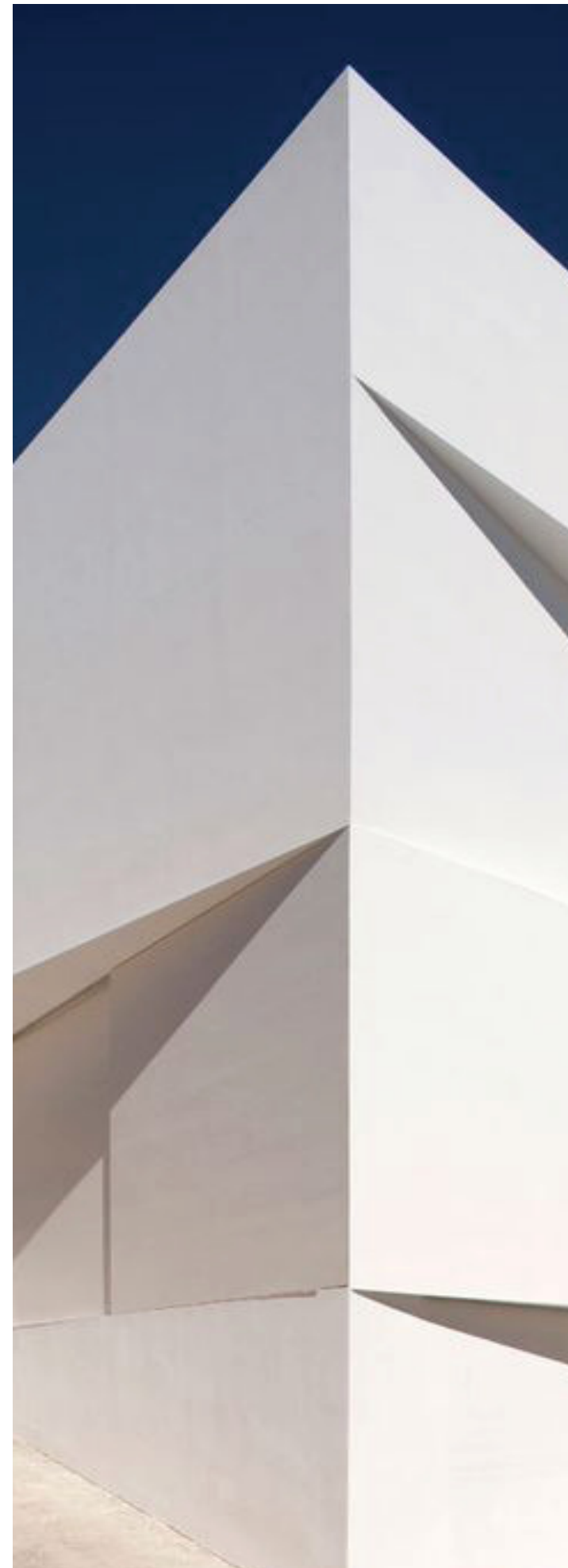






Figure 01. Preston Place - 2 & 3 storey rear loaded townhouses



Figure 02. 2 storey townhouse - pedestrian & landscape focused streets



Figure 03. Corner townhouse private open space



Figure 04. Northcote Place - 3 storey rear loaded townhouses



Figure 05. 2 storey townhouse - pedestrian & landscape focused streets



Figure 06. Corner townhouse private open space





Figure 07. One Lakeview - 3 storey rear loaded townhouses



Figure 09. Simple subtle details



Figure 10. 3 storey townhouse with 2 storey facade



Figure 08. Hampstead Road - Park front townhouses

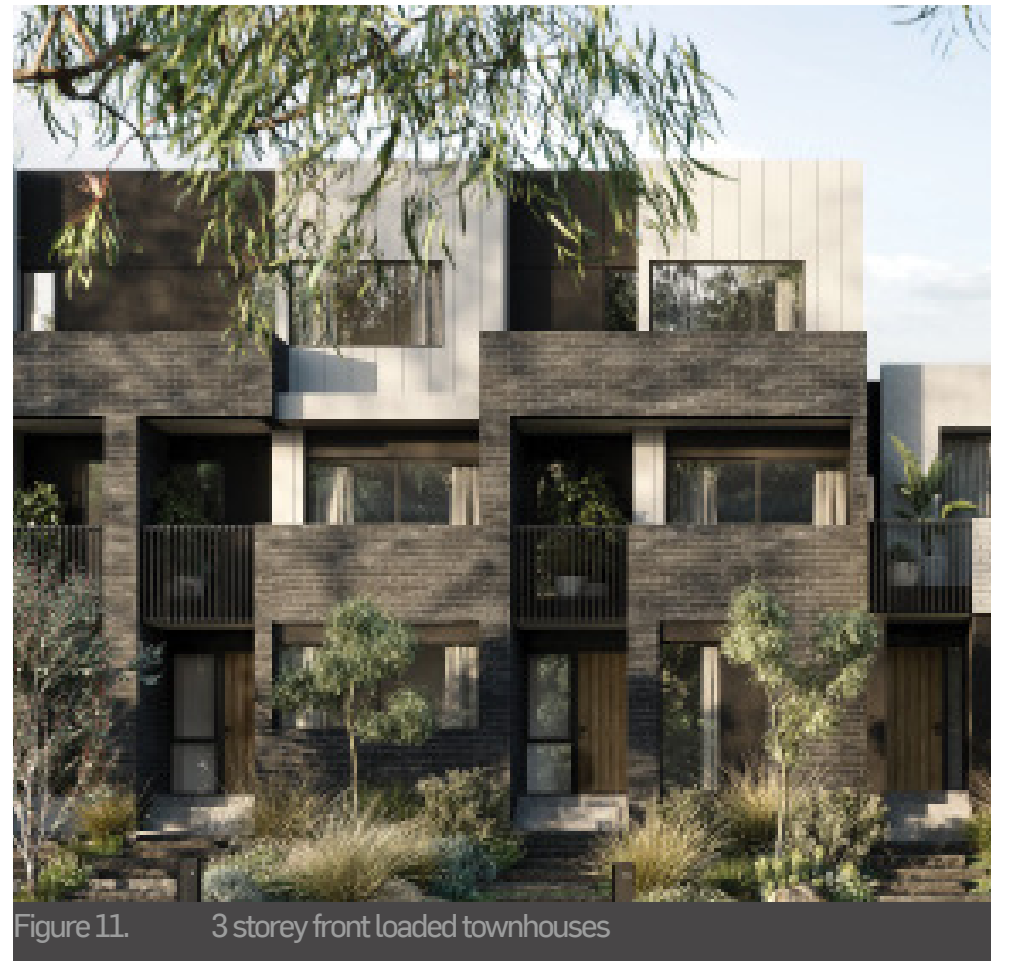
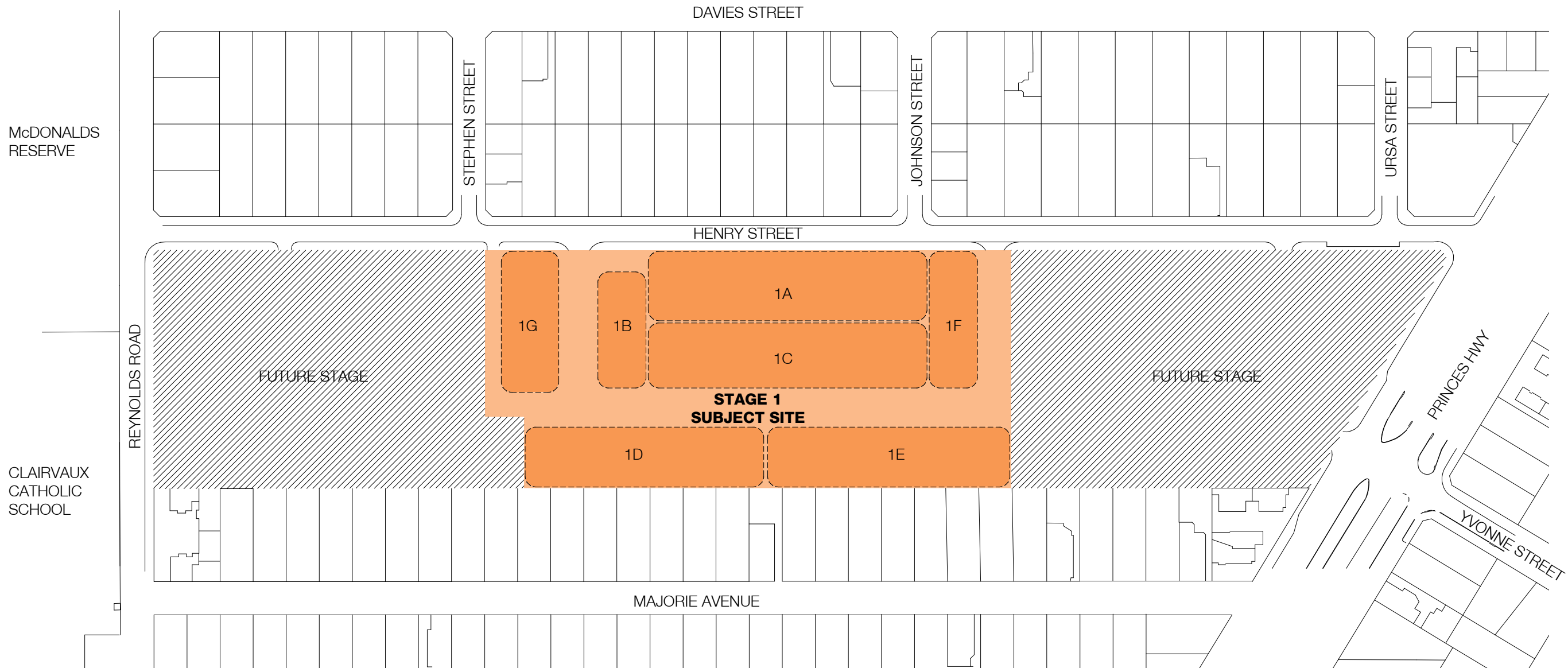


Figure 11. 3 storey front loaded townhouses







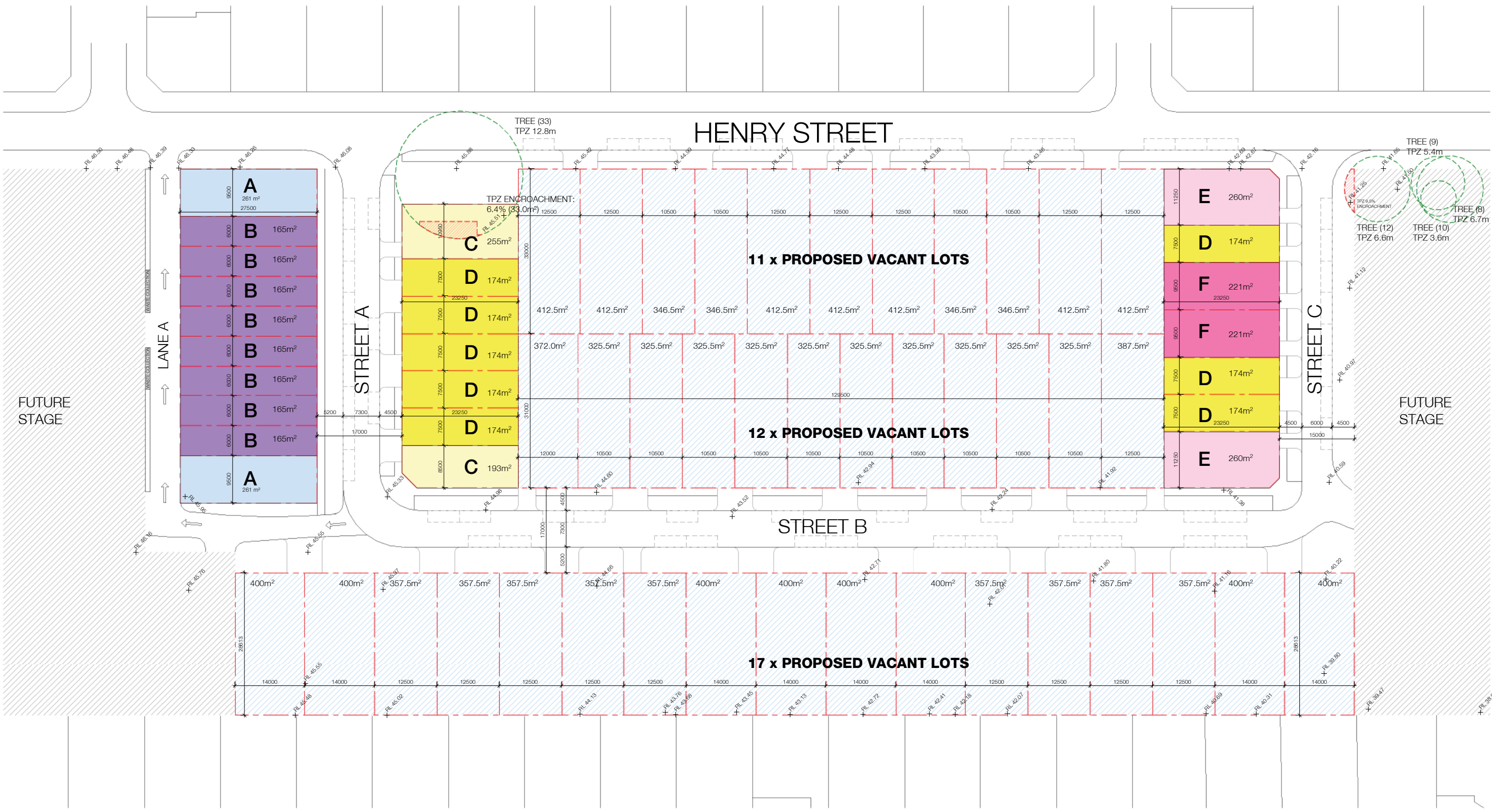
**Legend - Masterplan**

- 40 NO.  INDICATIVE TOWNHOUSE FOOT PRINT
- EXISTING TREE TPZ
- TPZ ENCROACHMENT
- ON STREET PARKING
- NOT PART OF STAGE 1 APPLICATION
- FUTURE STAGE

**Legend - Townhouse Types**

- 2 NO.  TYPE A - 2 STOREY (4 BEDS)
- 8 NO.  TYPE B1 / B2 - 2 STOREY (3 BEDS)
- 2 NO.  TYPE C - 2 STOREY (3 BEDS + 2ND LIVING)
- 8 NO.  TYPE D - 2 STOREY (3 BEDS + 2ND LIVING)
- 2 NO.  TYPE E - 2 STOREY (4 BEDS + 2ND LIVING)
- 2 NO.  TYPE F - 2 STOREY (4 BEDS + 2ND LIVING)

24 TOTAL







Clarke  
Hopkins  
Clarke

# 03

---

TOWNHOUSE TYPOLOGIES



# Type A

9.5x27.5m Rear Loaded Double Storey



LOT AREA ..... 261.3 m<sup>2</sup>

GROUND FLOOR ..... 97.0 m<sup>2</sup>

LEVEL 1 ..... 63.0 m<sup>2</sup>

TOTAL LIVING ..... 158.0 m<sup>2</sup>

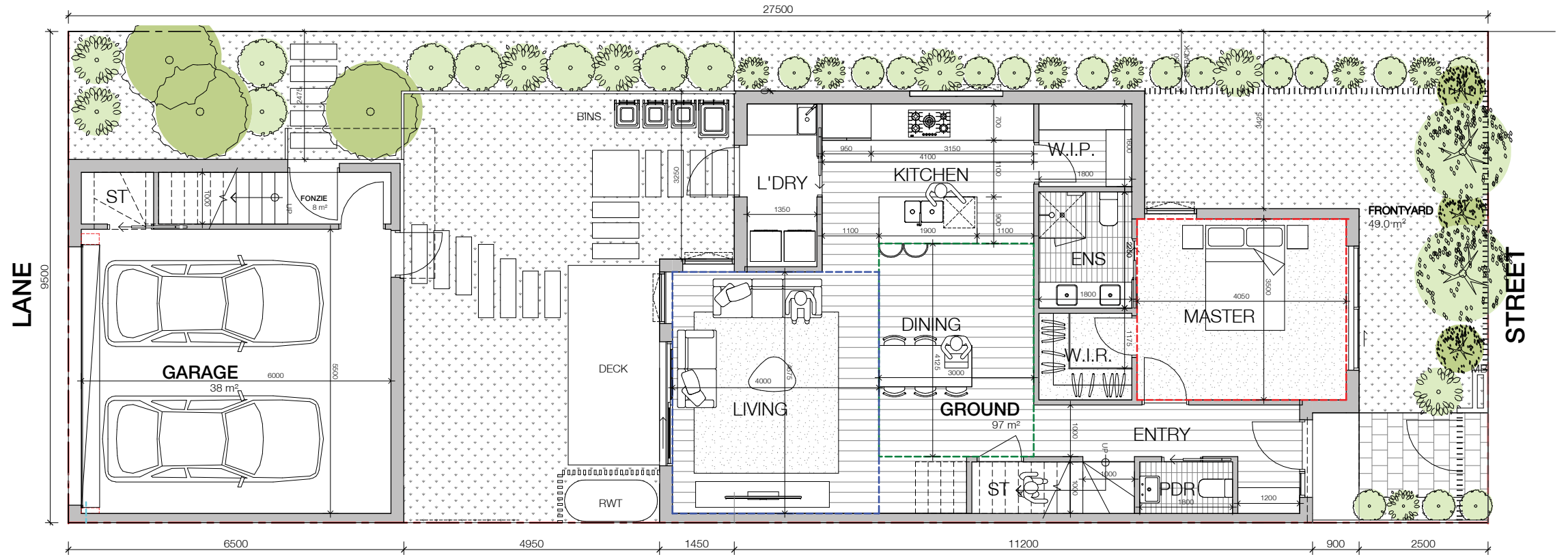
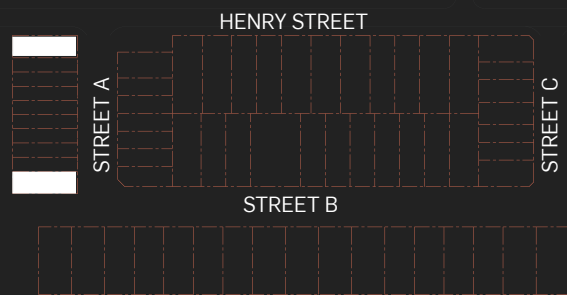
GARAGE ..... 38.0 m<sup>2</sup>

FRONT YARD..... 49.0 m<sup>2</sup>

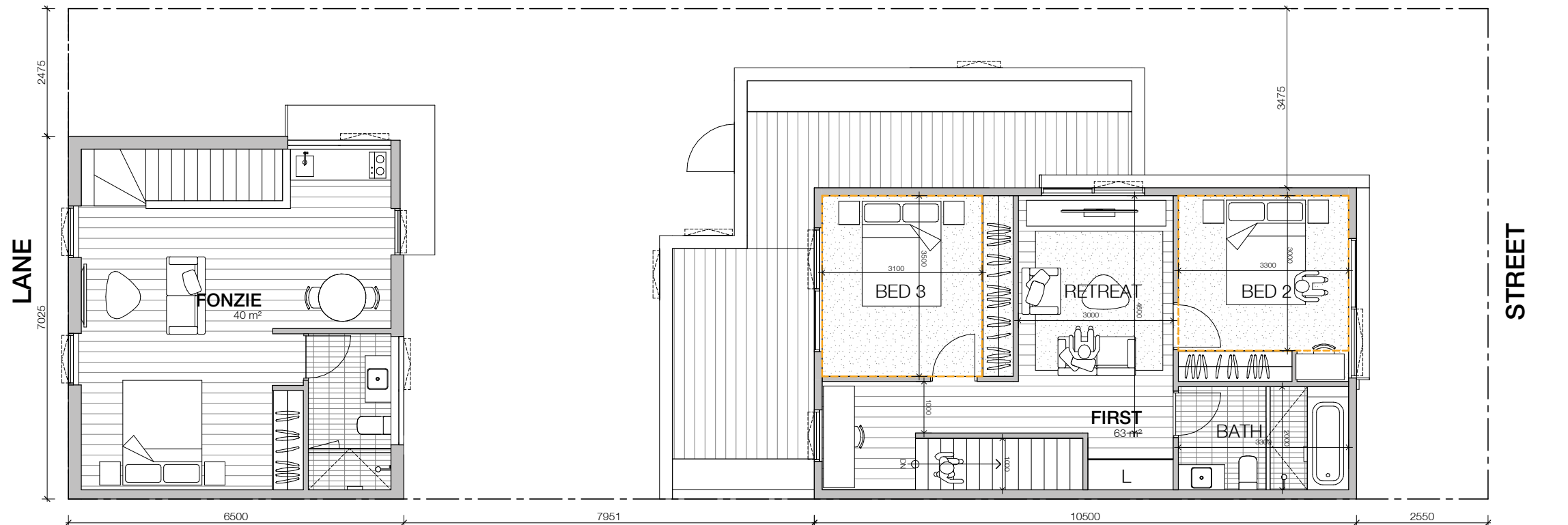
POS ..... 69.5 m<sup>2</sup>

FONZIE ..... 51.0 m<sup>2</sup>

TOTAL GFA (excl. Fonzie)...196.0 m<sup>2</sup>



Type A Ground Floor



Type A Level 1



# Type B1

6x27.5m Rear Loaded Double Storey



LOT AREA ..... 165.0 m<sup>2</sup>

GROUND FLOOR ..... 67.0 m<sup>2</sup>

LEVEL 1 ..... 79.0 m<sup>2</sup>

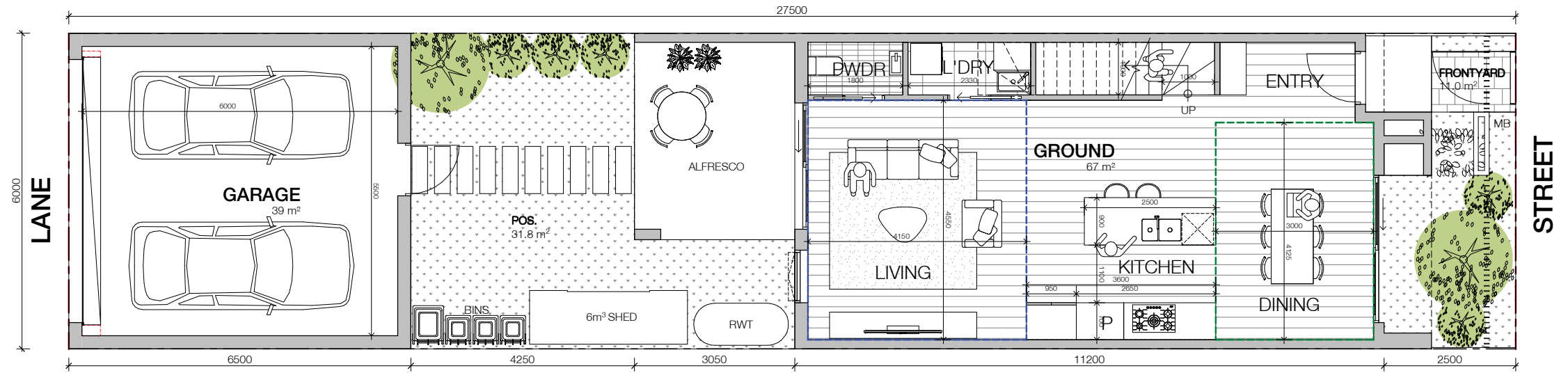
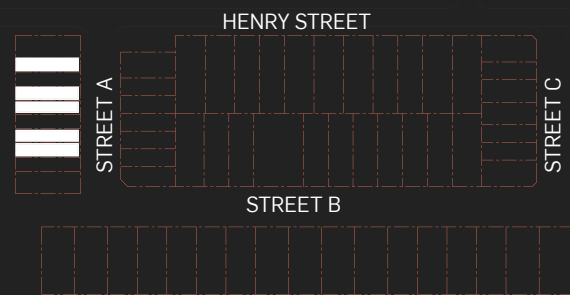
TOTAL LIVING ..... 146.0 m<sup>2</sup>

GARAGE ..... 39.0 m<sup>2</sup>

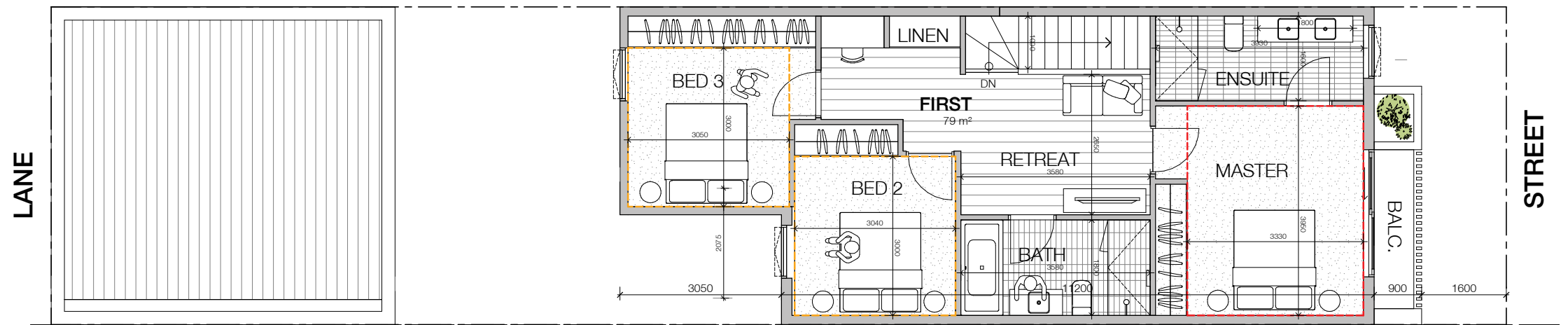
FRONT YARD..... 11.5 m<sup>2</sup>

POS ..... 31.8 m<sup>2</sup>

TOTAL GFA ..... 185.0 m<sup>2</sup>



Type B1 Ground Floor



Type B1 Level 1



# Type B2

6x27.5m Rear Loaded Double Storey



LOT AREA ..... 165.0 m<sup>2</sup>

GROUND FLOOR ..... 67.0m<sup>2</sup>

LEVEL 1 ..... 79.0 m<sup>2</sup>

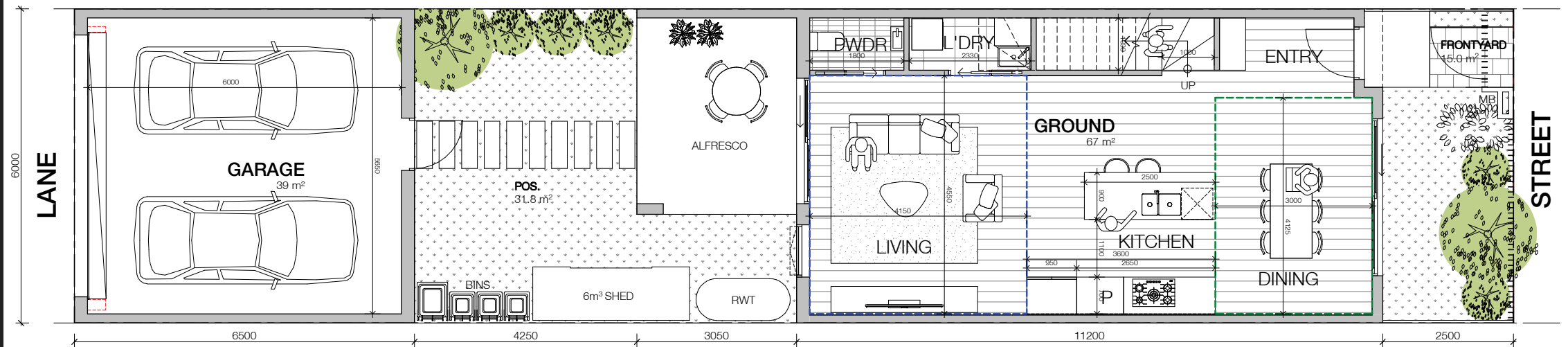
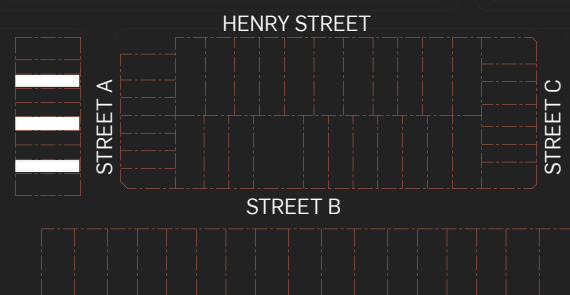
TOTAL LIVING ..... 146.0 m<sup>2</sup>

GARAGE ..... 39.0 m<sup>2</sup>

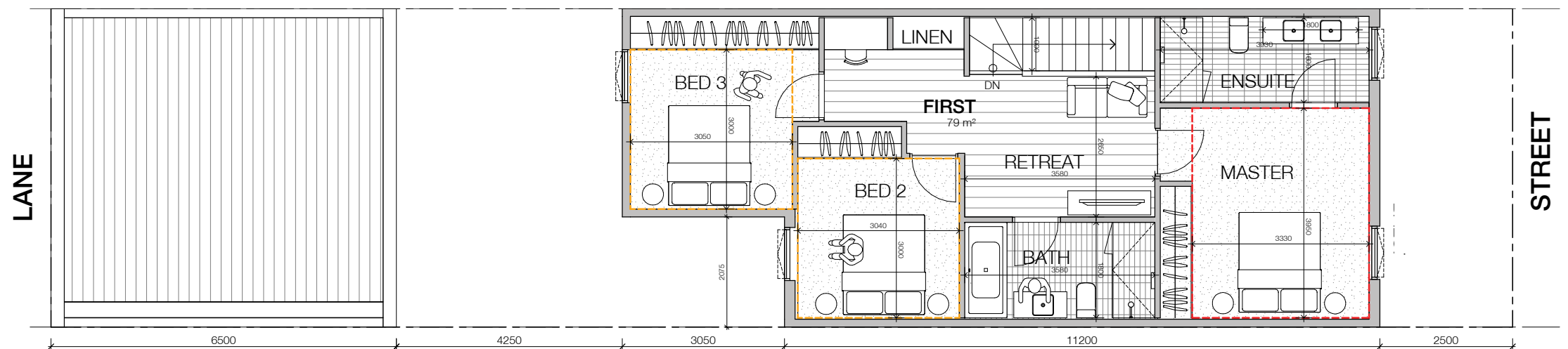
FRONT YARD..... 15.5 m<sup>2</sup>

POS ..... 31.8 m<sup>2</sup>

TOTAL GFA ..... 185.0 m<sup>2</sup>



Type B2 Ground Floor



Type B2 Level 1









TYPE B1 FRONT ELEVATION



TYPE B2 FRONT ELEVATION



# Type C

8.5x23.25m Front Loaded Double Storey



LOT AREA ..... 197.6 m<sup>2</sup>

GROUND FLOOR ..... 75.0 m<sup>2</sup>

LEVEL 1 ..... 99.0 m<sup>2</sup>

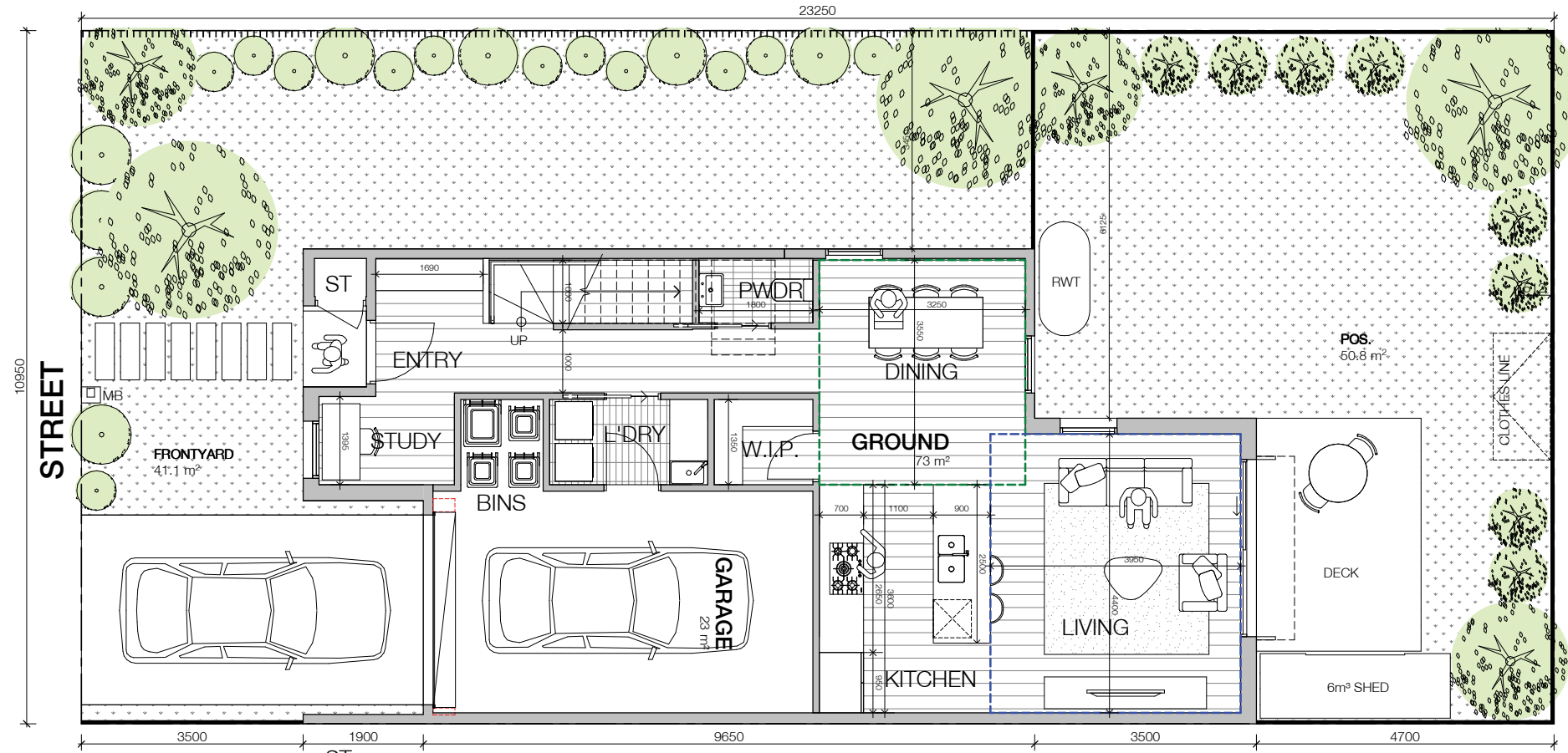
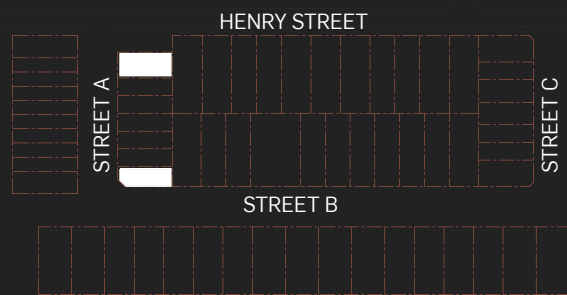
TOTAL LIVING ..... 174.0 m<sup>2</sup>

GARAGE ..... 23.0 m<sup>2</sup>

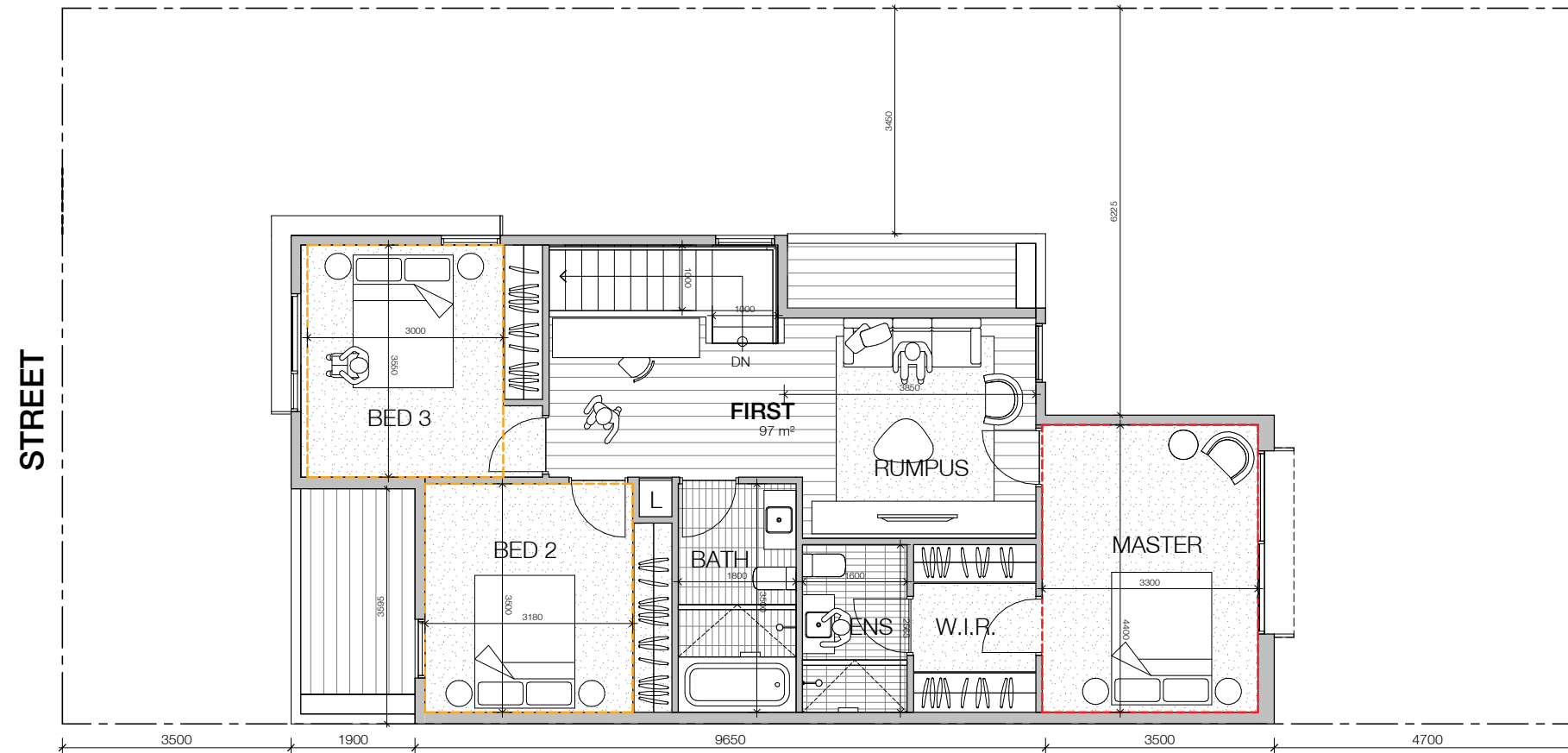
FRONT YARD..... 46.5 m<sup>2</sup>

POS ..... 50.8 m<sup>2</sup>

TOTAL GFA ..... 197.0 m<sup>2</sup>



Type C Ground Floor



Type C Level 1



# Type D

7.5x23.25m Front Loaded Double Storey



LOT AREA ..... 174.4 m<sup>2</sup>

GROUND FLOOR ..... 75.0 m<sup>2</sup>

LEVEL 1 ..... 99.0 m<sup>2</sup>

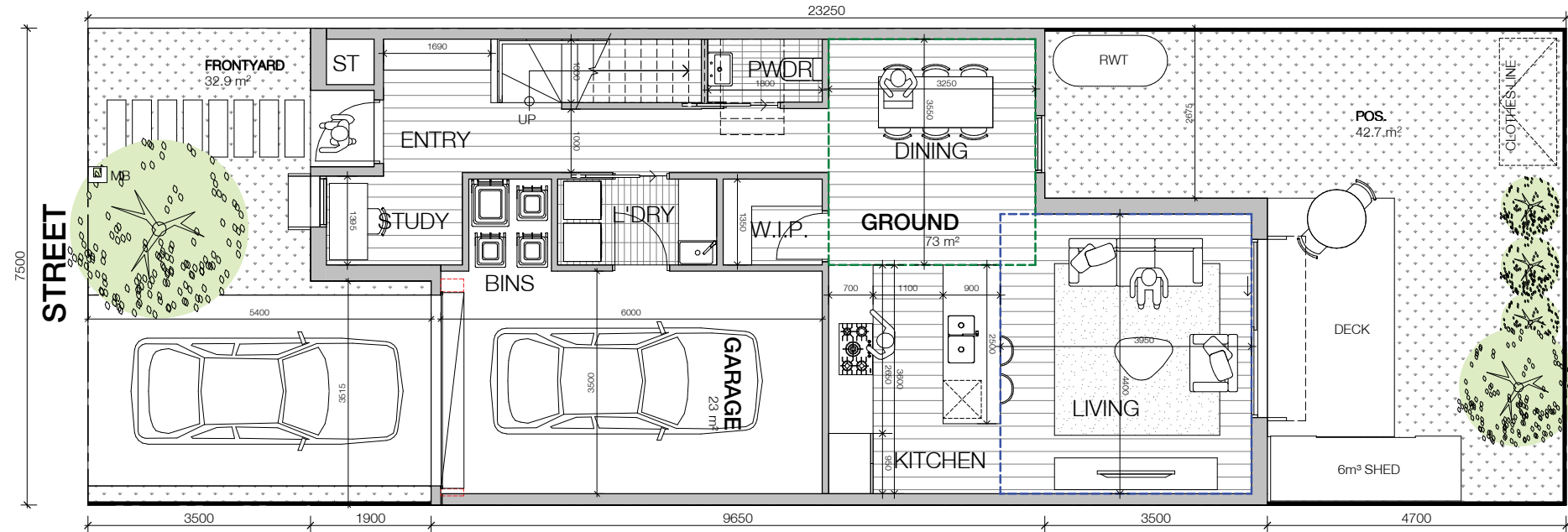
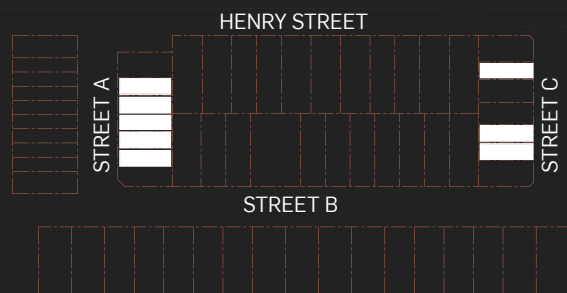
TOTAL LIVING ..... 174.0 m<sup>2</sup>

GARAGE ..... 23.0 m<sup>2</sup>

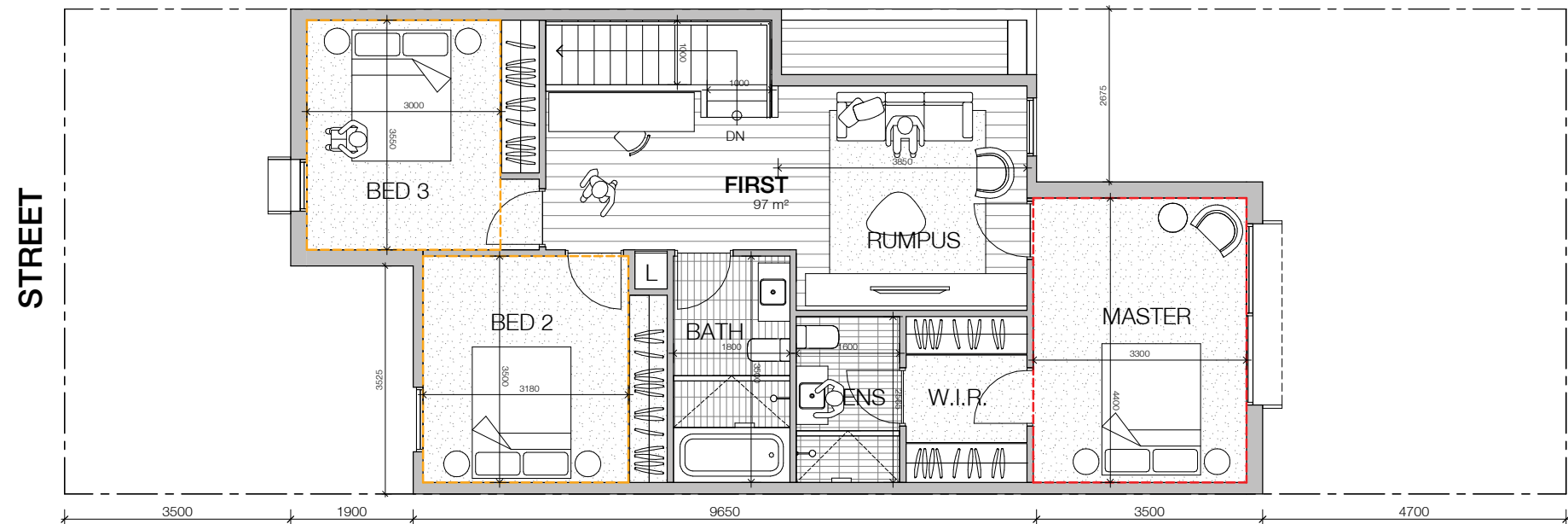
FRONT YARD..... 34.0 m<sup>2</sup>

POS ..... 43.0 m<sup>2</sup>

TOTAL GFA ..... 197.0 m<sup>2</sup>



Type D Ground Floor



Type D Level 1









TYPE C FRONT ELEVATION



# Type E

11.25x23.25m Front Loaded, Double Storey



LOT AREA ..... 260.0 m<sup>2</sup>

GROUND FLOOR ..... 108.0 m<sup>2</sup>

LEVEL 1 ..... 94.0 m<sup>2</sup>

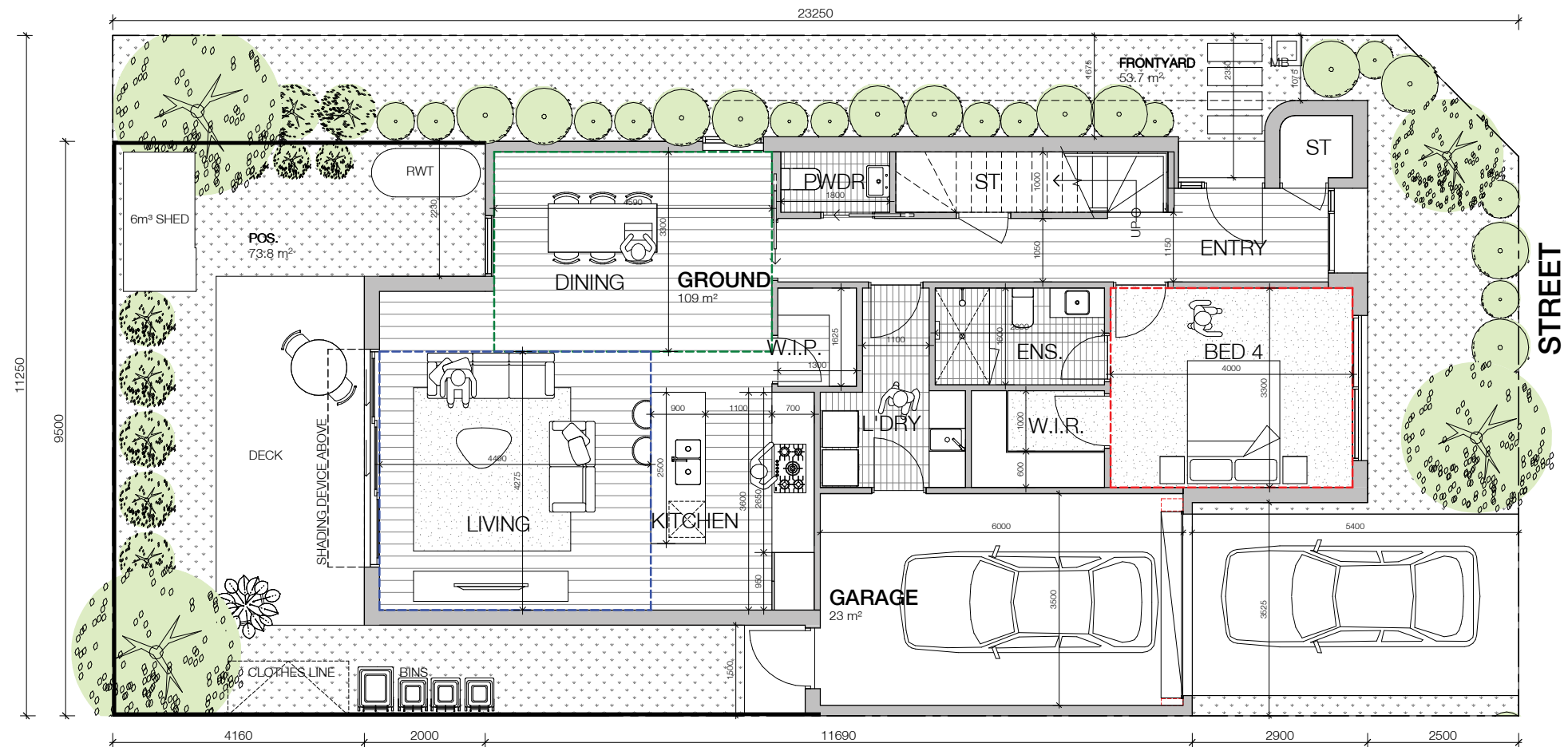
TOTAL LIVING ..... 202.0 m<sup>2</sup>

GARAGE ..... 23.0 m<sup>2</sup>

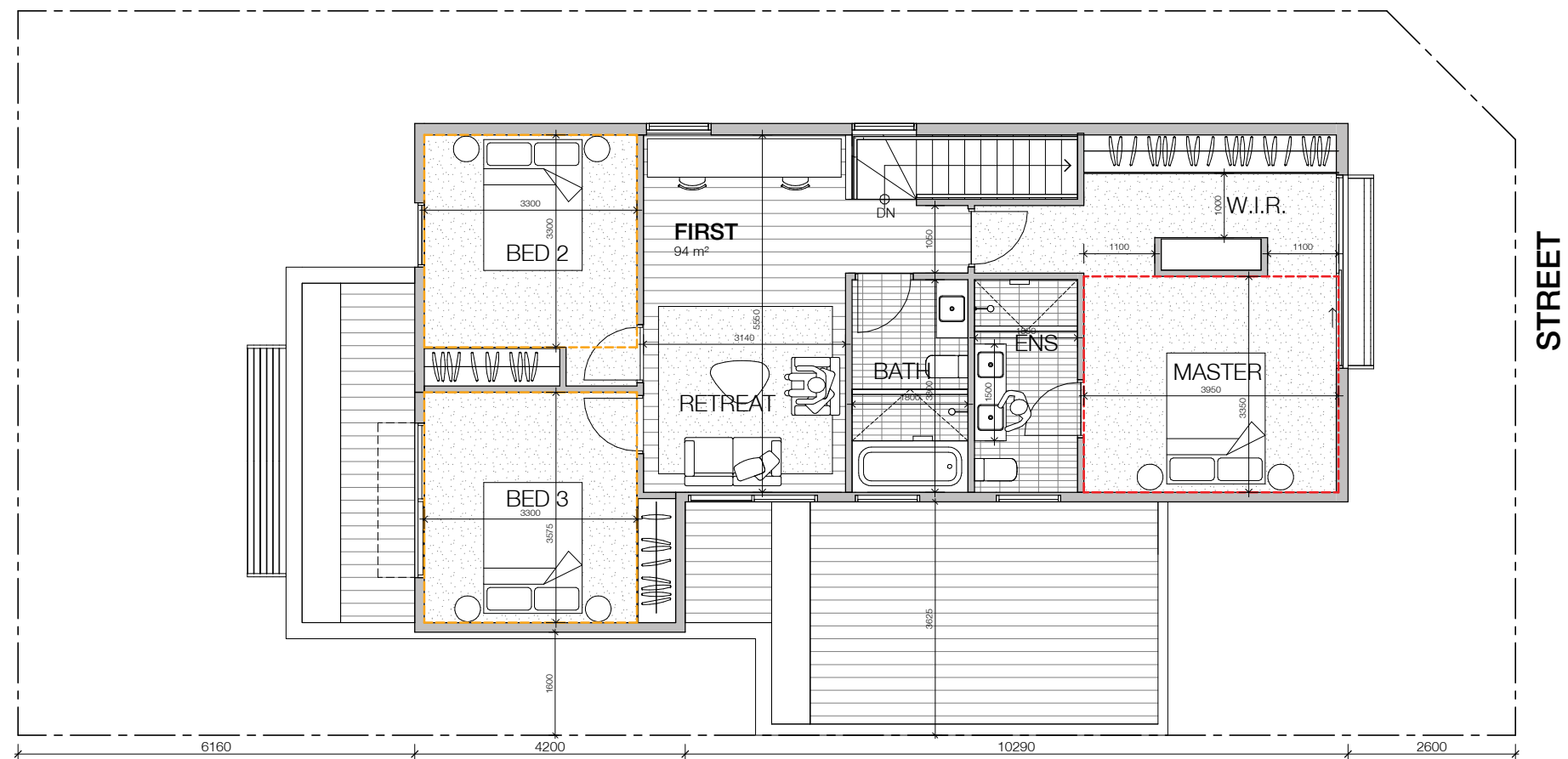
FRONT YARD ..... 35.0 m<sup>2</sup>

POS ..... 55.0 m<sup>2</sup>

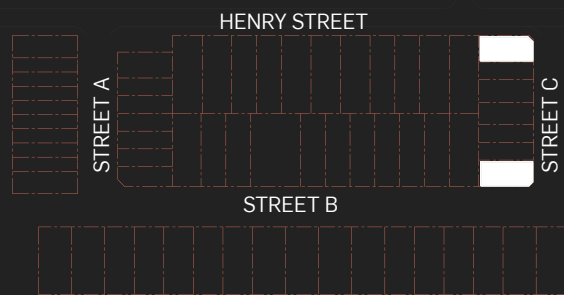
TOTAL GFA ..... 225.0 m<sup>2</sup>



Type E Ground Floor



Type E Level 1















TYPE D FRONT ELEVATION



TYPE F & E FRONT ELEVATION





Clarke  
Hopkins  
exists

04

---

DEVELOPMENT SUMMARY



TP-

**Townhouse Schedule** **190192**  
 1 Henry Street, Belmont - Stage 1 - Townhouses Development 12.12.2022

TOWNHOUSE TYPE	Number of:				Area			
	Bed	Living	Bath	Powder	Ground	First	Garage	POS
<b>TYPE A</b> 2 No.	4	2	3	1	97 m <sup>2</sup>	63 m <sup>2</sup>	38 m <sup>2</sup>	104.8 m <sup>2</sup>
					LAND AREA: 261.25 m <sup>2</sup> NSA: 160 m <sup>2</sup> GFA: 198 m <sup>2</sup> SITE COVERAGE 147.78 m <sup>2</sup> 56.6% PERMEABILITY 108.35 m <sup>2</sup> 41.5%			
<b>TYPE B1</b> 4 No.	3	2	2	1	67 m <sup>2</sup>	79 m <sup>2</sup>	39 m <sup>2</sup>	43.3 m <sup>2</sup>
					LAND AREA: 165 m <sup>2</sup> NSA: 146 m <sup>2</sup> GFA: 185 m <sup>2</sup> SITE COVERAGE 122.22 m <sup>2</sup> 74.1% PERMEABILITY 39 m <sup>2</sup> 23.6%			
<b>TYPE B2</b> 4 No.	3	2	2	1	67 m <sup>2</sup>	79 m <sup>2</sup>	39 m <sup>2</sup>	47.3 m <sup>2</sup>
					LAND AREA: 165 m <sup>2</sup> NSA: 146 m <sup>2</sup> GFA: 185 m <sup>2</sup> SITE COVERAGE 118.17 m <sup>2</sup> 71.6% PERMEABILITY 39 m <sup>2</sup> 23.6%			
<b>TYPE C</b> 2 No.	3	2	2	1	76 m <sup>2</sup>	99 m <sup>2</sup>	23 m <sup>2</sup>	97.3 m <sup>2</sup>
					LAND AREA: 197.6 m <sup>2</sup> NSA: 174 m <sup>2</sup> GFA: 197 m <sup>2</sup> SITE COVERAGE 108 m <sup>2</sup> 54.7% PERMEABILITY 78.1 m <sup>2</sup> 39.5%			
<b>TYPE D</b> 8 No.	3	2	2	1	75 m <sup>2</sup>	99 m <sup>2</sup>	23 m <sup>2</sup>	77 m <sup>2</sup>
					LAND AREA: 174.4 m <sup>2</sup> NSA: 174 m <sup>2</sup> GFA: 197 m <sup>2</sup> SITE COVERAGE 96.86 m <sup>2</sup> 55.5% PERMEABILITY 59.3 m <sup>2</sup> 34.0%			
<b>TYPE E</b> 2 No.	4	2	3	1	109 m <sup>2</sup>	94 m <sup>2</sup>	23 m <sup>2</sup>	74 m <sup>2</sup>
					LAND AREA: 260 m <sup>2</sup> NSA: 203 m <sup>2</sup> GFA: 226 m <sup>2</sup> SITE COVERAGE 140.05 m <sup>2</sup> 53.9% PERMEABILITY 101.4 m <sup>2</sup> 39.0%			
<b>TYPE F</b> 2 No.	4	2	3	1	108 m <sup>2</sup>	94 m <sup>2</sup>	23 m <sup>2</sup>	55 m <sup>2</sup>
					LAND AREA: 220.9 m <sup>2</sup> NSA: 202 m <sup>2</sup> GFA: 225 m <sup>2</sup> SITE COVERAGE 143.34 m <sup>2</sup> 64.9% PERMEABILITY 59.3 m <sup>2</sup> 26.8%			





Clarke  
Hopkins  
Clarke

05

---

ARCHITECTURAL DRAWINGS



### Legend - Masterplan

- 40 NO.  INDICATIVE TOWNHOUSE FOOT PRINT
- EXISTING TREE TPZ
- TPZ ENCROACHMENT
- ON STREET PARKING
- NOT PART OF STAGE 1 APPLICATION
- FUTURE STAGE

### Legend - Townhouse Types

- 2 NO.  TYPE A - 2 STOREY (4 BEDS)
- 8 NO.  TYPE B1 / B2 - 2 STOREY (3 BEDS)
- 2 NO.  TYPE C - 2 STOREY (3 BEDS + 2ND LIVING)
- 8 NO.  TYPE D - 2 STOREY (3 BEDS + 2ND LIVING)
- 2 NO.  TYPE E - 2 STOREY (4 BEDS + 2ND LIVING)
- 2 NO.  TYPE F - 2 STOREY (4 BEDS + 2ND LIVING)

24 TOTAL

NOTE:  
ALL LANDSCAPING SHOWN HERE IS  
INDICATIVE ONLY.  
REFER TO LANDSCAPE ARCHITECT PLANS  
FOR DETAILS.

