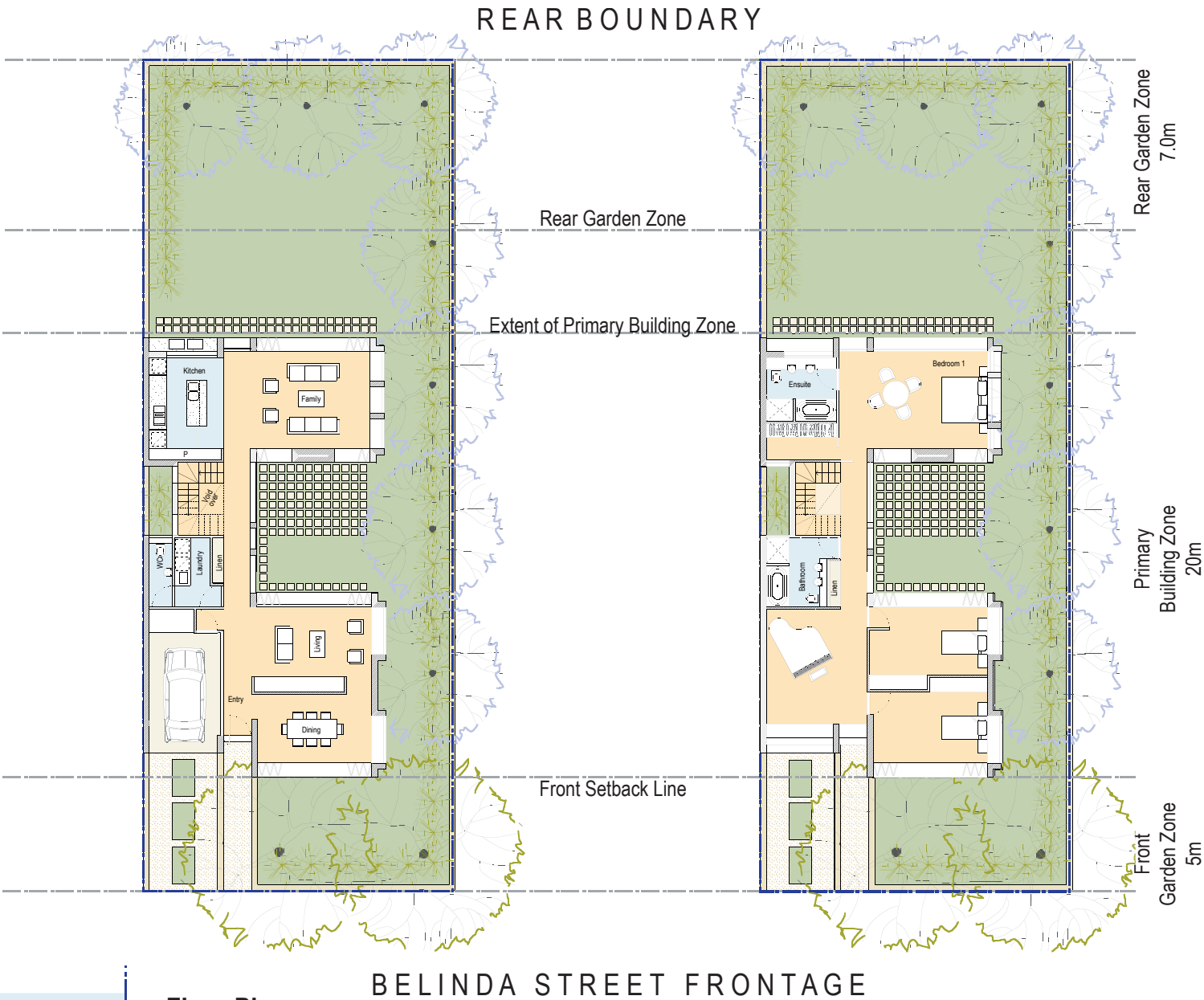


Type Summary

- Type**
Three bedroom + study detached dwelling
- Lot Dimensions**
Depth - Approx. 37m
Width - 13m to 15m
- Lot Orientation**
North South
- Lot Topography**
Predominantly level
- Front Setback**
5m
- Boundary Condition**
450mm setback to west
3.0m, 6.0m and 8.0m setbacks to east
- Vehicular Access**
From Belinda Street frontage
- Parking**
Single or Tandem/Stacked garage accessed from Belinda Street



Floor Plans



North South Cross Section

7.1 Belinda Street Dwellings

The Belinda Street Dwellings are sited on the highest point of the site, with views to the north along Werri Beach, and to the South across Boat Harbour.

Their siting, and north-south orientation make these lots ideally suited to courtyard houses, with -

- a central courtyard garden providing solar access to both wings
- a northern pavillion overlooking Werri Beach
- a southern pavillion overlooking Boat Harbour

Design Principles

- Building Mass**
Building Mass is modulated by a sheltered central courtyard garden that provides solar access and excellent cross ventilation to both wings of the house.
- Landscape**
A central sheltered courtyard garden forms the focus of the house. Front and rear gardens also contribute to a generous landscaped setting for the dwelling. Each wing opens directly onto two different garden spaces.
- Living Areas**
Living areas are sited to maximise solar access and views. Division of the house into pavillions separated by garden spaces creates strong relationships between living areas and outdoor garden spaces.
- Bedrooms**
Bedrooms are sited to maximise solar access and views, and also benefit from outlook to private garden spaces.
- Service Rooms**
Service rooms are distributed in a compact arrangement along the side boundary. All service rooms have openable windows to provide light and ventilation.
- Car Parking**
Parking for two cars is provided - accessed from the Belinda Street frontage. Garage is single door only and set behind the primary building line.