

**LIGHT FILLED
COMMUNITY FOCUSED
SUSTAINABLE DESIGN**

**CLYDE
MEWS**



CLYDE MEWS

8 ARCHITECTURALLY DESIGNED BOUTIQUE DWELLINGS, EACH WITH THEIR OWN STORY TO TELL.

Clyde Mews is nestled in the heart of quiet, safe, amenable Thornbury. With a range of dwelling types, Clyde Mews is ideal for individuals, couples, and those looking to raise a family. Its flexible, forward thinking design will meet a variety of needs.

Designed by award winning architects, it is a place you'll want to call home.

Each light-filled dwelling has spacious proportions, outlooks to extensive landscaping, and an environmental rating of at least 7 stars – well exceeding standard requirements.

There's a strong community focus, with shared communal space, vegetable garden, and BBQ area.

Proven demand for Thornbury properties indicates outstanding long-term investment growth, and the use of select materials and construction by an established, respected building firm further ensures quality and value.

THE ARCHITECT

A recipient of over 30 awards, Six Degrees is noted for its design of functional, aesthetic and sustainable environments that are commercially smart, attuned to human needs and positioned for the future.

Sustainability is a cornerstone of thinking, driving the creation of buildings, interiors and urban spaces that are environmentally, socially and economically sustainable.

Technologies such as rainwater capture, solar technology, new energy-efficient materials, inventive recycling of materials and strategic use of a site, all provide for environmentally responsive buildings that are energy efficient, economically lean, and open to change.

A recent project at Heller Street Brunswick (similar in many ways to Clyde Mews with its focus on sustainability and community) has received six awards. James Legge, Six Degrees co-founder and leader of the Clyde Mews team, lives there raising his young family.

THE DEVELOPER

'Good design makes people happy. This is the motivation for what I do, and the foundation of the vision for Clyde Mews. As a design professional, I am a firm believer in the value of good design and the benefits of creating beautiful and functional buildings and spaces – inside and outside. They reflect and enhance our way of life, are responsive to change, environmentally sustainable and embrace community.'

'And *great* design moves and inspires us.'

'Clyde Mews embodies these principles and offers an alternative that is both innovative and authentic. I've been enjoying living in a Six Degrees designed home for 12 years, so I knew they were ideal partners to transform this vision into great design.'

David Durance
MDes Swinburne

James Legge (architect), David Durance (developer), Simon O'Brien, Michael Frazzetto (architects)



**OPTIMALLY POSITIONED.
HIGH QUALITY DESIGN.
FLEXIBILITY INSIDE
AND OUTSIDE.
DETAIL AND LONGEVITY.**

Clyde mews exemplifies high quality living – from inspirational concept right down to the details. Dwellings are designed to take advantage of a north facing orientation with year round sunlight spilling into living areas¹. This combined with the ultimate in climate control systems and an exceptional 7 Star efficiency, ensures comfort all year round.

The arrangement of two living spaces², extensive landscaping, and a range of private and shared outdoor spaces provides ample opportunity for indoor/outdoor living.

- > Designed by award-winning architects Six Degrees
- > Ample outlooks to garden spaces
- > Minimal driveways makes the site more pedestrian and child friendly and reduces traffic noise
- > Central void adds to the sense of spaciousness²
- > Hydronic heating; efficient, quiet and dust-free

- > Ergonomically designed kitchens featuring high efficiency European appliances and reconstituted stone benchtops
- > Polished concrete floors - thermally efficient and provide a stylish, hard-wearing surface
- > Full length, semi-solid core internal doors - add to the feeling of spaciousness and improve soundproofing between rooms
- > Digital front locks - secure and convenient
- > Built by established building firm with a solid reputation in the industry
- > Quality finishes and materials used throughout
- > Upgrade options available

'...good design thinking can contribute to significantly better outcomes... The Clyde Street design cleverly accommodates 8 units on the site... It offers a variety of unit types and sizes, catering to emerging household types whose needs are not being adequately met in the suburban marketplace.'

'The ground plane has been thoroughly considered, with every square meter being able to contribute to the amenity of the project in what is a well-judged mix of private and shared open space. Each unit has a living space oriented to the north, enabling good solar gain and a cheerful outlook. The units ... all have good outlooks into the garden spaces. The communal space...will, I'm sure, become a key attraction of the project.'

Government planning authority

DESIGNING WITH LIGHT



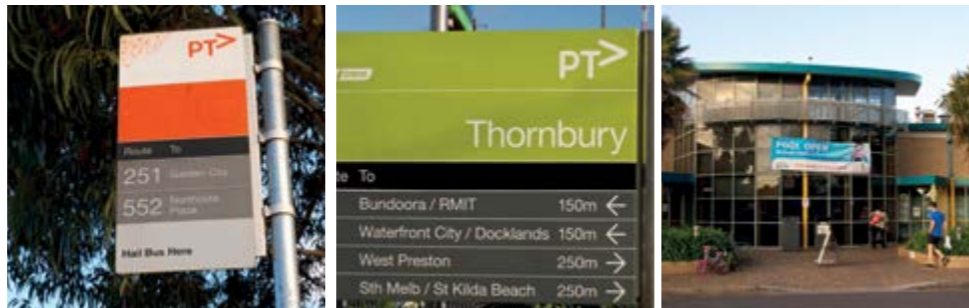
EDUCATION, RECREATION, NEIGHBOURHOOD, PUBLIC TRANSPORT.

Located in a quiet, tree-lined street, Clyde Mews is designed to facilitate a community within the precinct. There is a communal BBQ, garden, recreation area and play space and a vegetable plot allocated to each dwelling. There are also private open spaces for indoor/outdoor living and enjoyment.



COMMUNITY & AMENITY

Clyde Mews is close to schools and two kindergartens. Nearby are several markets and large shopping precincts, specialty shops in High Street, cafes, parks and reserves. It is well served by public transport and bike paths.



Great location with excellent local amenities and transport including:

- > Wales Street Primary School (within 500 metres), Holy Spirit Primary (within 300 metres), Thornbury High School (only 1.5km away)
- > Community Centre and tennis courts located in Clyde Street
- > Wide range of shopping and eating precincts ranging from the popular cafe Sergeant Pepper in Wales Street, Thornbury Village, Northcote Plaza and Northland Shopping Centre

- > Several recreational areas including Jones Reserve, Hayes Park, John Cain Memorial Park/International Sports Centre, McDonnell Park and Northcote Aquatic Centre. The Darebin Creek Parklands and trail provides recreational opportunities, as well as a cycling link to the city
- > Darebin International Sports Centre (1.1km): with three FIFA standard soccer pitches, State Lawn Bowls Centre, State Cycling Centre velodrome, Bar & Bistro
- > Northcote Aquatic Centre (1.0km): with an indoor 25m lap pool and toddler pool and an outdoor 10 lane 50m pool, plus a 25m pool and toddler area. Also includes a health club and gym, cycle studio, health clinic, physio and massage centre, and tennis courts

- > SPAN Community House 64 Clyde Street: '...a dynamic hub of community and adult learning in the heart of Thornbury, providing access to innovative resources through learning programs and community development activities'. Right next to Span are the public tennis courts
- > Northcote Plaza (1.8km): The centre houses major chains such as Kmart, Coles, Liquorland, Kmart Auto and over 60 specialty stores including, Bank of Melbourne, Telstra, Flight Centre, OPSM, Michel's Patisserie, Baker's Delight, Millers Fashion, Sussan, Pet's Wonderland, Australia Post and more

Thornbury Village is a vibrant, cosmopolitan shopping precinct with a pharmacy, cafes, the famed Tasos and Melissa cakes, home-made smallgoods, a butcher and baker, a newsagency, bank, and an organic food outlet. There's also Psarakos Market with nuts and dried goods, poultry and fish stalls, a bulk green-grocery, continental supermarket and deli.



- 1 Clyde St Kindergarten
- 2 Span Community House
- 3 Community Tennis Courts
- 4 Clyde St/Victoria St Bus stop - Route 552/251
- 5 Sgt Pepper cafe
- 6 Wales St Primary School
- 7 Psarakos Market
- 8 Thornbury Village shopping precinct 1.4km
- 9 Northcote Plaza
- 10 All Nations Park
- 11 Northcote Swimming Pool

- 12 John Cain Memorial Park/ Darebin Sports Centre
- 13 Thornbury Kids pre-school
- 14 St Johns Catholic Church and School
- 15 Hayes Park soccer ground
- 16 Penders Park
- 17 Rosmoyn Village shops
- 18 Northland Shopping Centre 4.2km
- 19 Station St Fairfield shopping strip Fairfield railway station (Hurstbridge Line) 2.4km

- Clyde Mews
- Parkland
- Northcote Plaza and Pool
- Main road
- 567 Bus route
- 86 Tram route
- Train line

FRESH AIR, LANDSCAPE AND ECOLGY, HIGH EFFICIENCY, YEAR-ROUND COMFORT.

Sustainable design ensures that all Clyde Mews dwellings deliver ongoing benefits of low water use and reduced power consumption. Optimal siting and great passive design makes the best use of the sun for natural light and heat.

Drought tolerant native and indigenous plants provide a habitat for local birds and wildlife, while exotic vegetation will keep the gardens green and lush all year around.

*Excellent insulation, double glazing,
low energy lighting, efficient appliances,
passive heating and solar power means
lower greenhouse gas emissions and
lower power bills*

SUSTAINABLE DESIGN



- > Designed with an energy efficiency rating of 7 stars or better², Including double glazed windows and high grade wall and ceiling insulation
- > Fixed shades on northern and western facades provide protection from the summer sun
- > Deciduous vines on the pergolas admit winter light and block summer sun, making for comfortable living conditions during each season
- > Exposed concrete slab floors absorb winter sun, providing passive heating later in the day
- > Low energy lighting throughout, predominantly LED
- > Reverse cycle air-conditioning with minimum 5 star efficiency. Whisper quiet, high efficiency ceiling fans in bedrooms and living areas
- > Window placement and specification maximises cross ventilation
- > Gas boosted solar hot-water units in each dwelling
- > Installation or provision for photovoltaic cells on rooftops³, providing free electricity
- > Water efficient fittings with a predicted 56% reduction in water use compared to a standard development
- > 30,000L underground tank will collect rainwater from rooftops for vegetable gardens, irrigation and toilet flushing
- > Environmentally credible alternatives to standard building products used where possible, including recycled or plantation timber, E0 or E1 low emission composite wood products and low VOC paints and carpets
- > Re-used clinker bricks and other materials from the previous building is environmentally sustainable and provides a point of historical reference and connection to the streetscape



Darebin Creek Trail, only 1.3km away

BESPOKE DESIGN. OPEN SPACES.

Clyde Mews has a range of dwelling types ranging from 1 bedroom apartments to 2 and 3 bedroom town-houses, some with a home office or study.

This supports a range of lifestyle choices.

CLYDE STREET

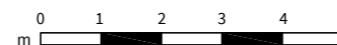
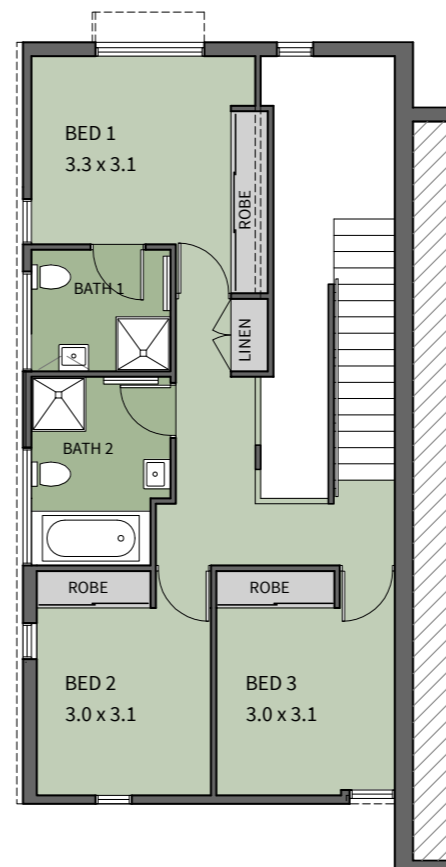


NUMBER ONE

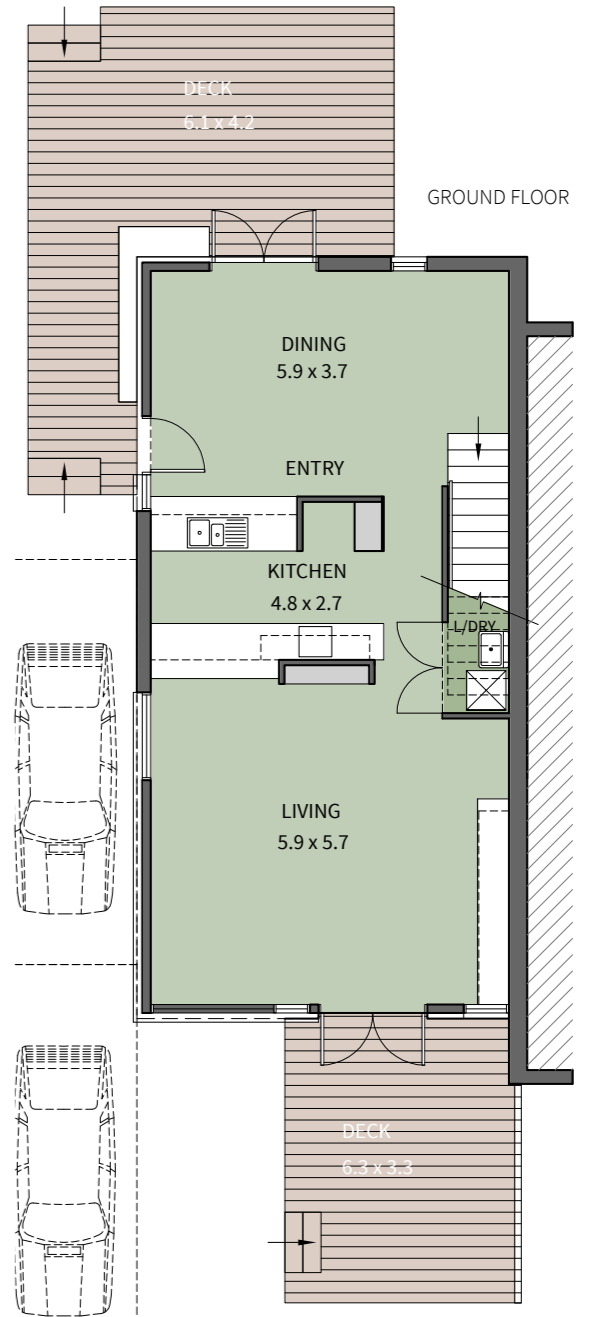
- > Total internal floor area: 127m³
- > 3 bedrooms, 2 bathrooms
- > North-facing deck 25m² and southern private open space
- > Two car spaces on title
- > Secure bike and additional 6m³ off-title storage
- > Allocated vegetable plot
- > Efficiency rating 7.5 stars +



FIRST FLOOR



GROUND FLOOR

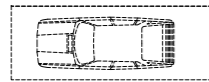


FOOTNOTES:
1. Not applicable to unit 8.
2. Not Applicable to units 7 & 8. Actual projected ratings are listed on individual floor plans.

3. Photo-voltaic (PV) cells will either be installed at the time of purchase or provision will be made for installation after, combined with a rebate from the developer. Options will be available for choice of capacity.
ALL SPECIFICATIONS ARE SUBJECT TO CHANGE

NUMBER TWO

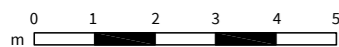
- > Total internal floor area: 127m³
- > 2 bedrooms, rumpus area, 2 bathrooms
- > North-facing deck 25m² and southern private open space
- > 1 car space off title (not shown on plan)
- > Street frontage
- > Secure bike and additional 6m³ off-title storage
- > Discrete entrance from west
- > Allocated vegetable plot
- > Efficiency rating 7.5 stars +



1 car space off title

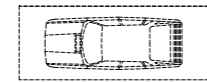


Off title storage



NUMBER THREE

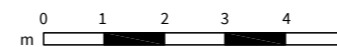
- > Total internal floor area: 127m³
- > 2 bedrooms, rumpus area, 2 bathrooms
- > North-facing deck 25m² and southern private open space
- > 1 car space off title (not shown on plan)
- > Street frontage
- > Secure bike and additional 6m³ off-title storage
- > Allocated vegetable plot
- > Efficiency rating 7 stars +



1 car space off title

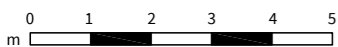


Off title storage



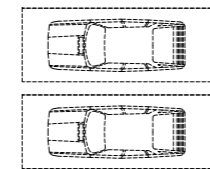
NUMBER FOUR

- > Total internal floor area: 141m³
- > 2 bedrooms, rumpus area, 2 bathrooms
- > Generous office area with separate entrance
- > North-facing deck 25m² and southern private open space
- > 1 car space on title
- > Street frontage
- > Secure bike and additional 6m³ off-title storage
- > Allocated vegetable plot
- > Efficiency rating 7.5 stars +

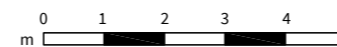


NUMBER FIVE

- > Total internal floor area: 141m³
- > 3 bedrooms, 2 bathrooms, large office space
- > North-facing deck 25m² and southern secluded open space
- > Two car spaces off title (not shown on plan)
- > Secure bike and additional 6m³ on title storage
- > Allocated vegetable plot
- > Efficiency rating 7 stars +

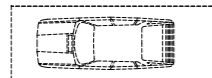


2 car spaces off title



NUMBER SIX

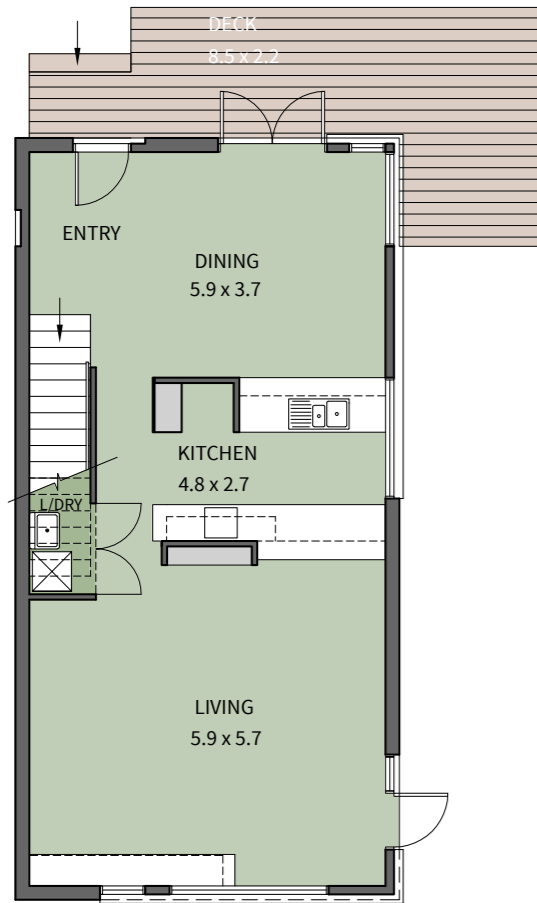
- > Total internal floor area: 127m³
- > 3 bedrooms, 2 bathrooms
- > North-facing deck 19m² and southern secluded open space
- > Two car spaces off title (not shown on plan)
- > Secure bike and additional 6m³ off title storage
- > Allocated vegetable plot
- > Efficiency rating 7.5 stars



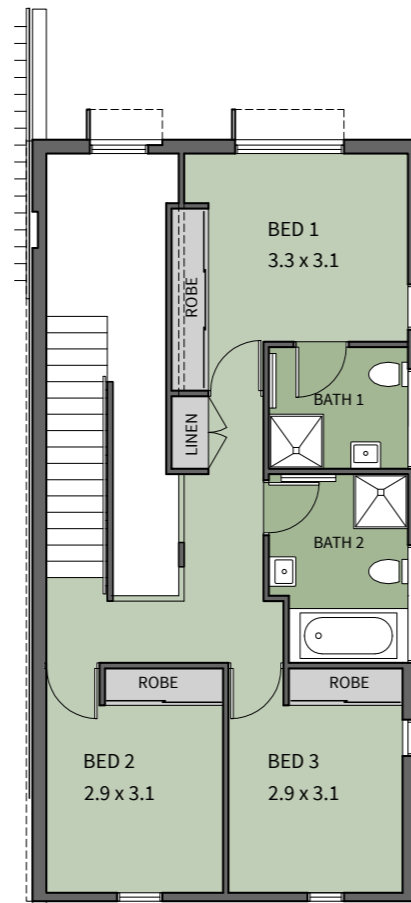
2 car spaces off title



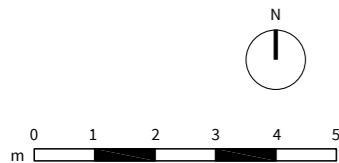
Off title storage



GROUND FLOOR

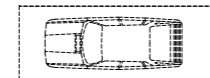


FIRST FLOOR



NUMBER SEVEN

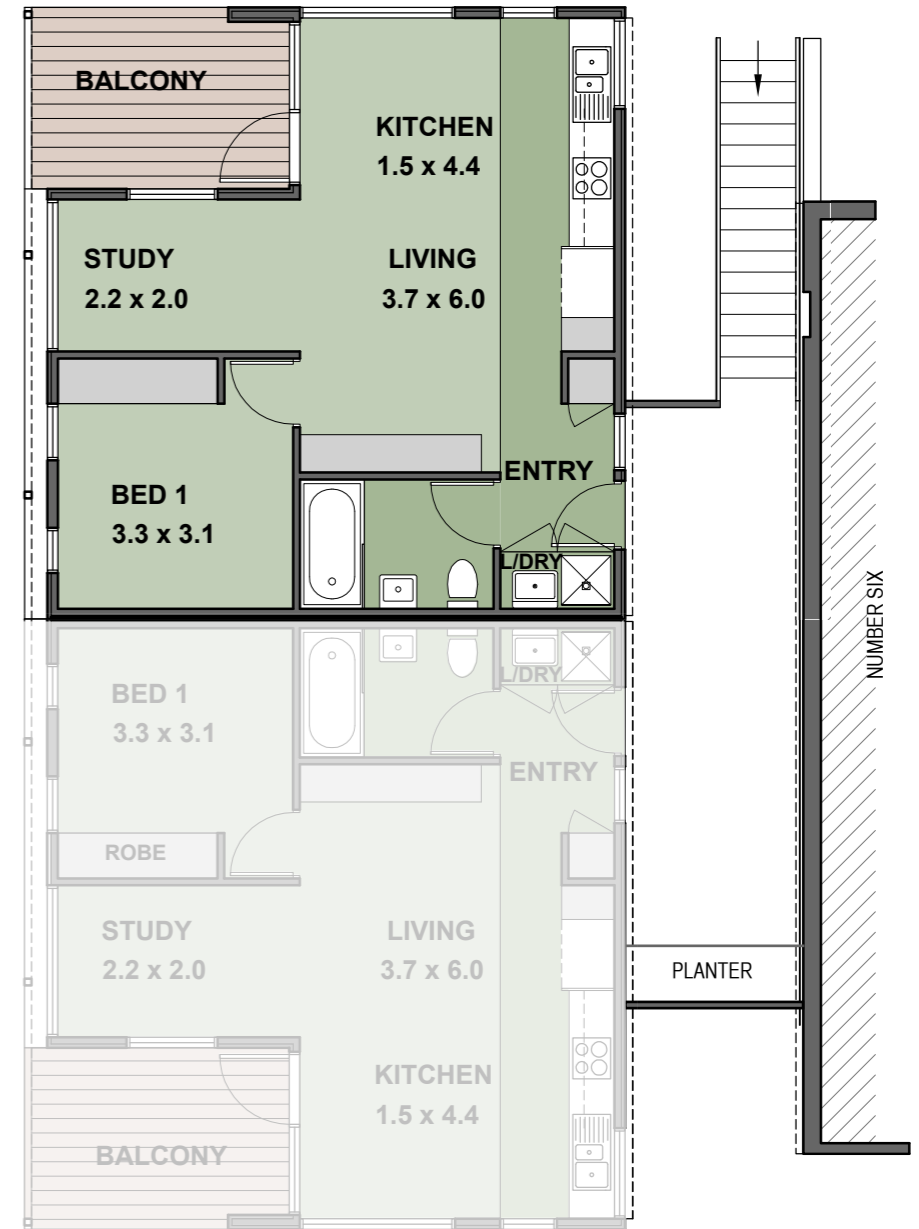
- > Total internal floor area: 52m³
- > 1 bedroom, 1 bathroom, study alcove 4.4m²
- > North-facing deck
- > 1 car space off title (not shown on plan)
- > Secure bike and additional 6m³ off title storage
- > Allocated vegetable plot
- > Efficiency rating 6 stars



1 car space off title

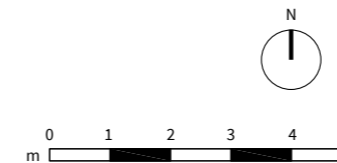


Off title storage



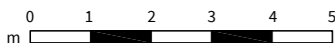
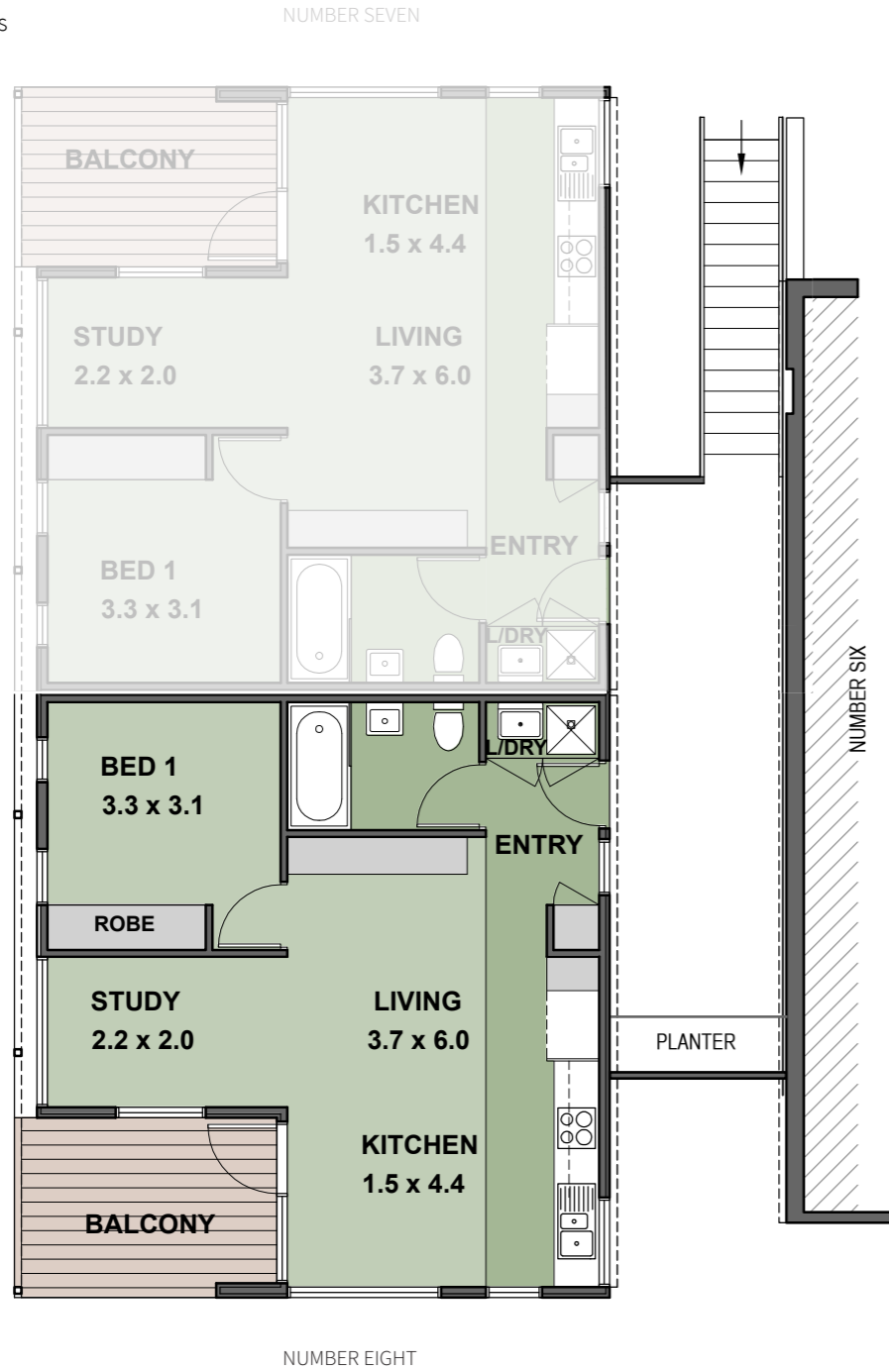
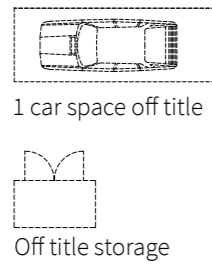
NUMBER SEVEN

NUMBER EIGHT



NUMBER EIGHT

- > Total internal floor area: 52m³
- > 1 bedroom, 1 bathroom, study alcove 4.4m²
- > North-facing deck
- > 1 car space off title (not shown on plan)
- > Secure bike and additional 6m³ off title storage
- > Allocated vegetable plot
- > Efficiency rating 6 stars



Clyde Mews is all about:

Light, space, functionality, location,
amenity, comfort, landscape, energy
efficiency, community, and great design.

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SPENCER WOODS

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