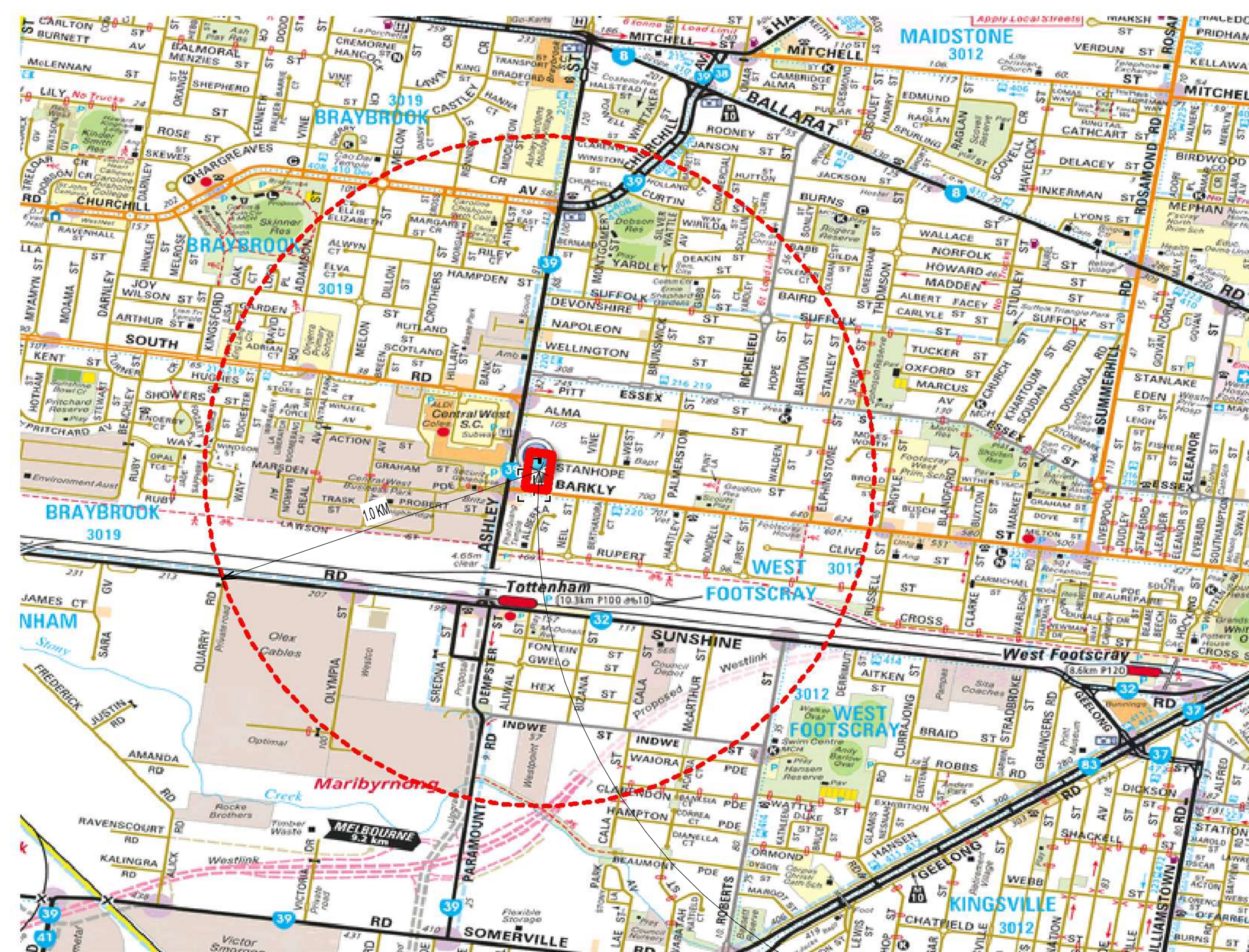


PROPOSED DWELLING DEVELOPMENT AT 7 BERTHANDRA COURT, WEST FOOTSCRAY VIC 3012

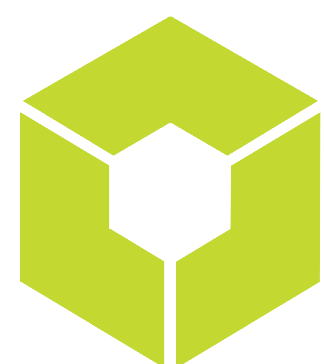
CITY OF MARIBYRNONG
ADVERTISED PLAN



SUBJECT SITE



3D IMPRESSION



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PROJECT: 7 BERTHANDRA CRT, WEST FOOTSCRAY

Cover Sheet

A 1.01



SITE DESCRIPTION

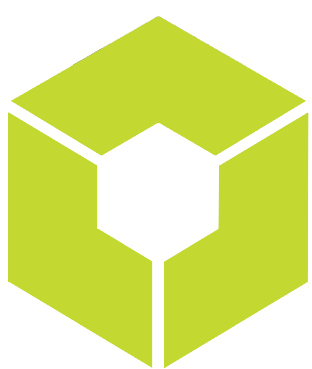
- Existing houses in the area vary from a mix of single and double storey fibro houses and brick veneer houses from different periods. Some examples of dual occupancies also exist in the area.
- There are few vegetation on site. However, there are a number of small to medium trees which will be removed.
- Fencing in the area consist of picket, paling, iron fence between 1m - 1.8m high, while a few properties have no fence.
- The site is also close to major road access and bus routes servicing the surrounding area.
- Existing crossover of the site is close to the south west boundary of the site
- The site has north south orientation.

OPPORTUNITIES

- Site consists of land approx. 482m².
- Northern orientated open spaces to receive maximum amount of daylight.
- Great access to nearby amenities including schools, local neighbourhood shops, medical centres, child care centres and parks.
- Ease of access to primary arterial roads.
- Existing traffic calming measures help ease the traffic flow throughout the area.
- Adding diverse dwelling types to the area - catering for the large range of market segments.

CONSTRAINTS

- Potential overlooking into neighbouring properties.
- Potential internal overlooking needs to be considered.
- Potential overshadowing into adjacent property to the east and west of the subject site.
- Any proposed double storey building forms to be sympathetic to the area and try not to dominate the existing dwellings in the area.
- Access to be considered with vehicle maneuverability in and out of the site.
- Direction of site falls is from the west to the east of the site, but it is not significant which is approximately of 40 - 70mm.



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PROJECT: 7 BERTHANDRA CRT, WEST FOOTSCRAY

Site Analysis Plan

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DATE: 22 JUL 2026

1 : 250 @ A1

A 1.02

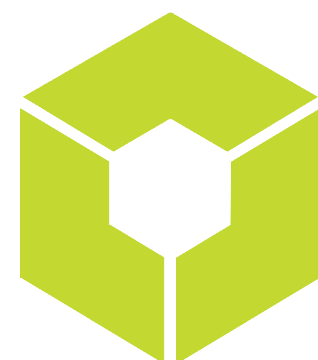


DESIGN RESPONSE

- The site area is 482sqm and currently has a single storey brick house.
- The proposal is to build three (3) double storey dwellings with associated garages.
- The proposed design is to sit comfortably with the surrounding environment, by pushing and pulling the elements at the front facade thus keeping the overall bulk of the building relatively small. Materials and colour selection also attempt to compliment the local palette.
- Street network permeability allows the ease of access for local traffic onto major arterial and freeway road networks.
- Existing traffic calming infrastructure ensures safe access in and out of the site.
- The proposed double storey form is compliant with Rescode's setback requirements.
- Window position have been considered for natural light as well as overlooking

LEGEND

- ① Adjoining existing neighbouring private open spaces to be protected from unreasonable overlooking and overshadowing.
- ② Articulated forms to reduce building mass and bulk.
- ③ Appropriate side setback.
- ④ Front and rear garden open space provide for landscape opportunities.
- ⑤ New crossover
- ⑥ On street car park space maintained
- ⑦ Natural light to adjoining habitable windows maintained
- ⑧ Natural light to adjoining North facing habitable windows maintained



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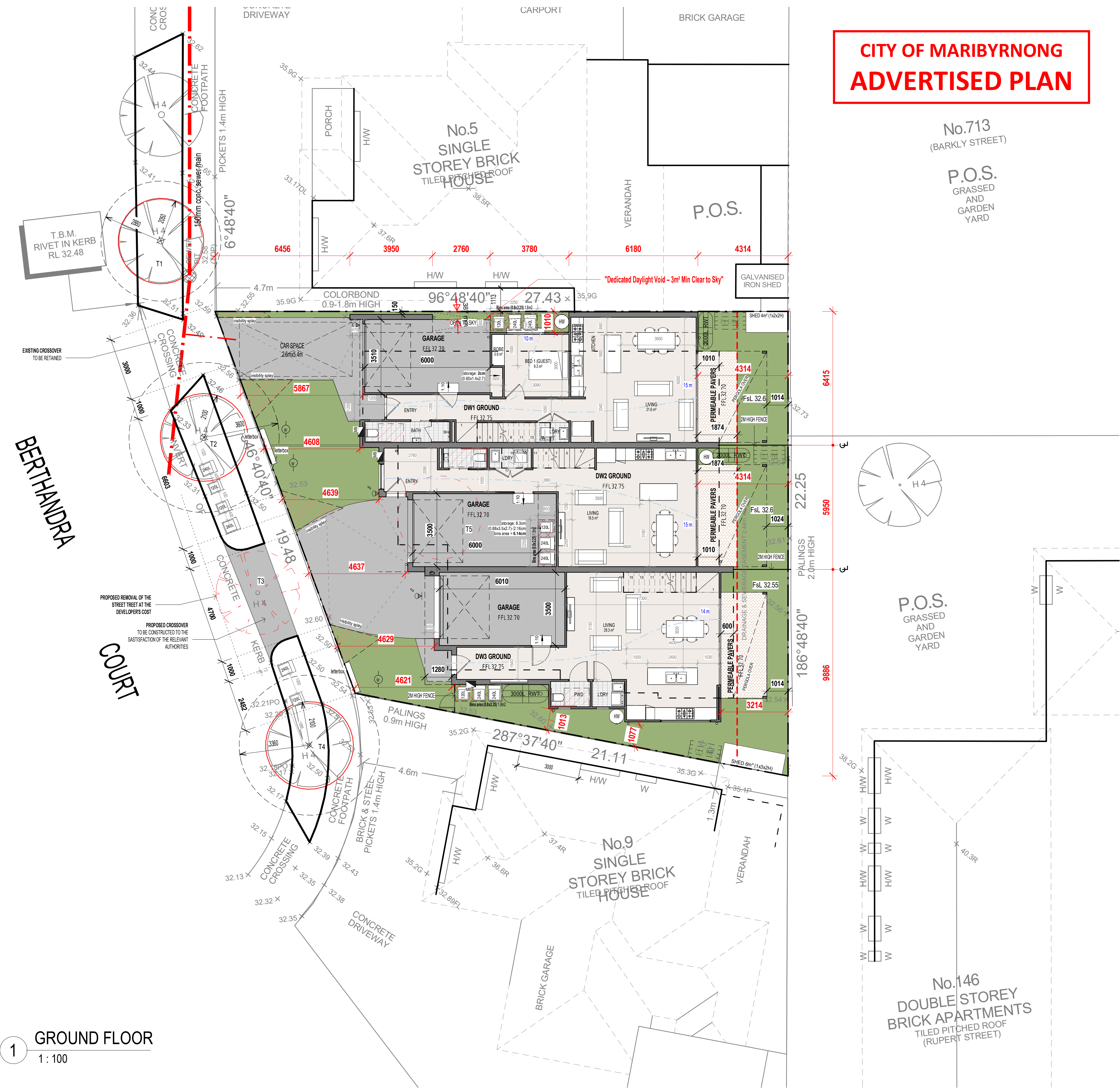
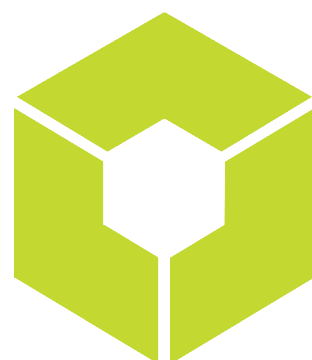
Design Response

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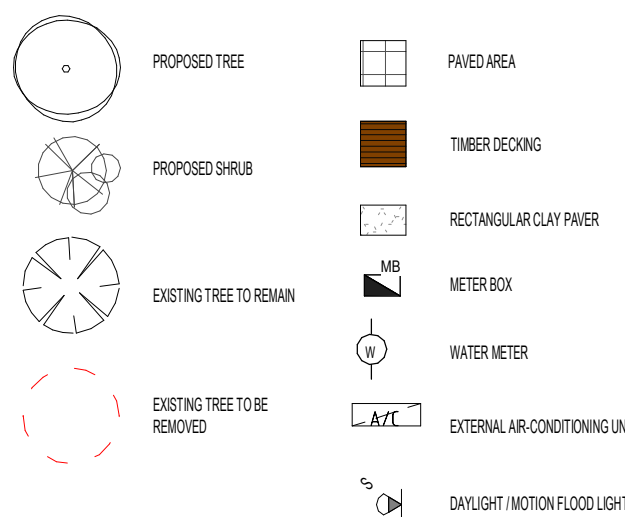
A 1.03

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ADVERTISED PLAN

LEGEND



Dwelling 1 BLDG Area Schedule	
DW 01 FIRST	76.8 m ²
DW 01 GROUND	75.3 m ²
DW 01 GARAGE	24.3 m ²
DW 01 PORCH	3.7 m ²
Grand total	180.2 m ²

Dwelling 1 Open Space Area...	
SPOS 1	27.6 m ²
POS 1	4.1 m ²
POS 1	12.3 m ²
Grand total	44.0 m ²

Dwelling 2 BLDG Area Schedule	
DW 02 GARAGE	22.2 m ²
DW 02 GROUND	61.6 m ²
DW 02 FIRST	73.3 m ²
DW 02 PORCH	3.2 m ²
Grand total	160.3 m ²

Dwelling 2 Open Space Area...	
SPOS 2	25.7 m ²
POS 2	12.5 m ²
POS 2	2.2 m ²
Grand total	40.4 m ²

Dwelling 3 BLDG Area Schedule	
DW 03 GROUND	65.0 m ²
DW 03 GARAGE	23.4 m ²
DW 03 PORCH	1.9 m ²
Grand total	90.3 m ²

Dwelling 3 Open Space Area...	
POS 3	32.6 m ²
SPOS 3	30.8 m ²
Grand total	63.4 m ²

DEVELOPMENT ANALYSIS

SITE AREA	482 m ²
BUILT ON AREA/SITE COVERAGE	303m ² (63%)
PAVED AREA	69m ²
SITE PERMEABILITY	110m ² (22.8%)
REQUIRED GARDEN AREA	121m ² (25%)
PROVIDED GARDEN AREA	125m ²

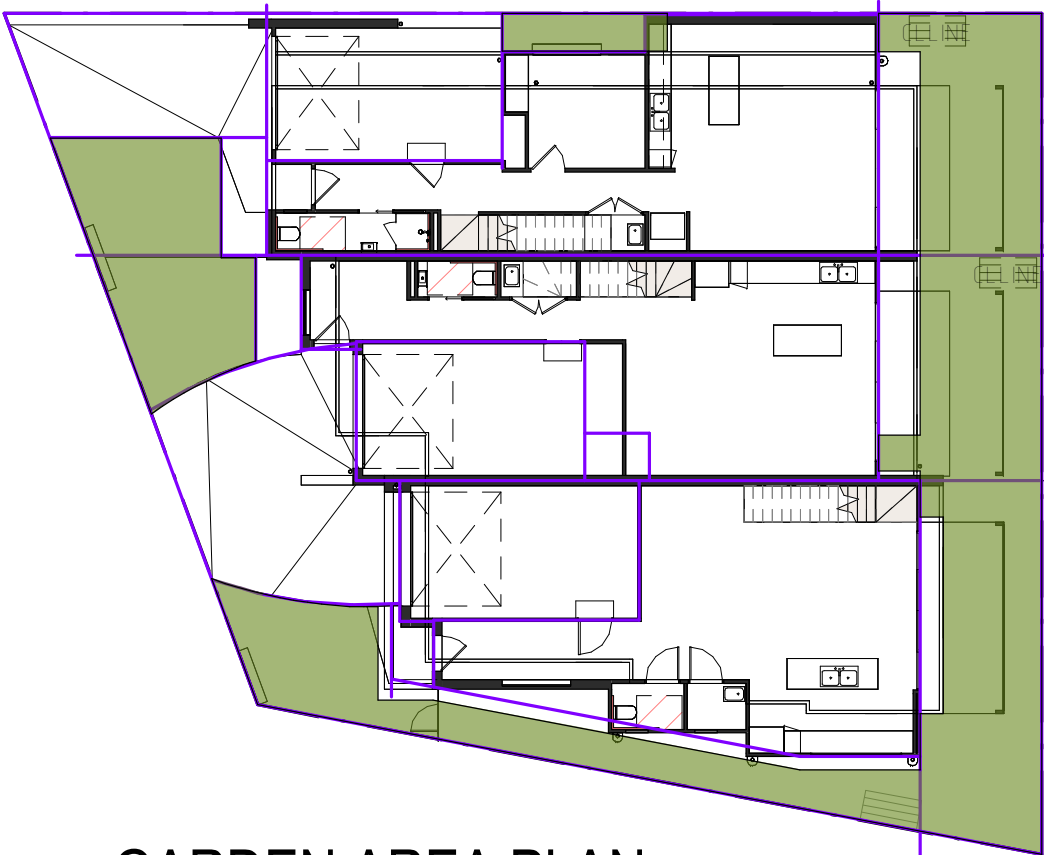
NOTE:

-THE SITE WILL NOT BE CONNECTED TO A RETICULATED GAS SERVICE IN ACCORDANCE WITH CLAUSE 53.03-4

-Each dwelling includes an internal waste and recycling storage space of at least 0.07cubic meters with a minimum depth of 250mm.

VISIBILITY SPLAY (VPP 52.06-9)

Have a corner splay or area at least 50 per cent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.



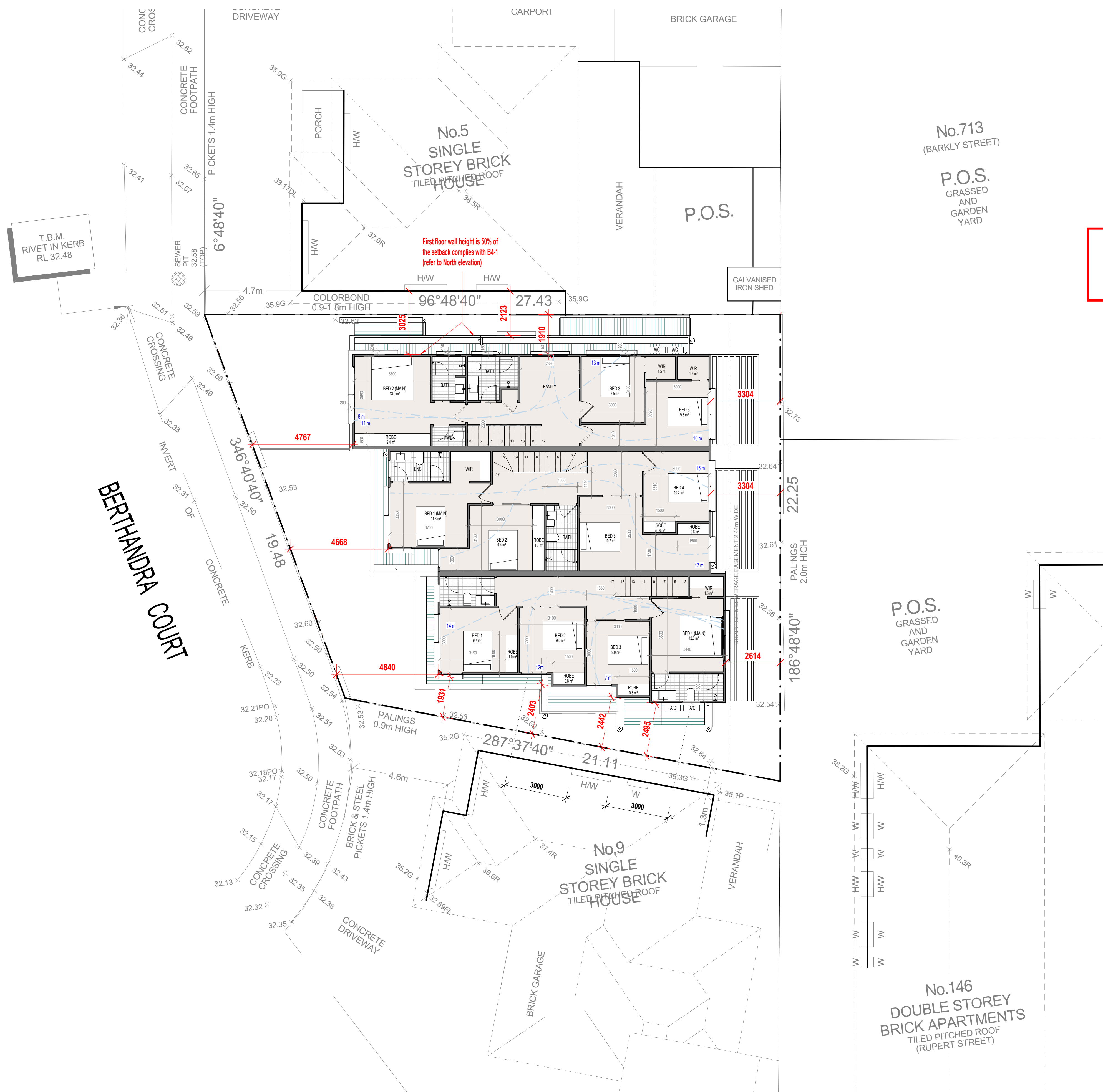
GARDEN AREA PLAN
1: 200

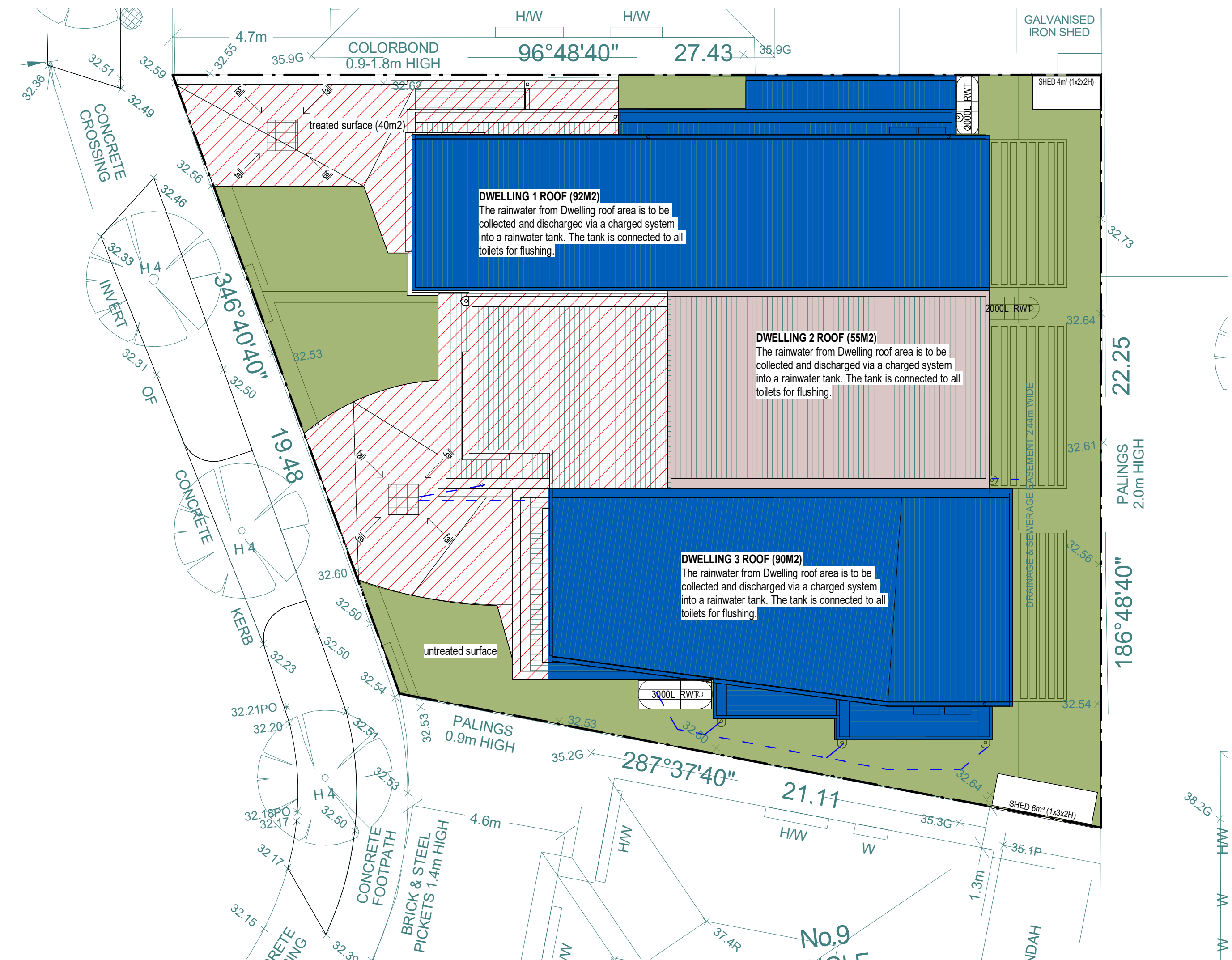


PROJECT: 7 BERTHANDRA CRT, WEST FOOTSCRAY

First Floor Plan

A 2.02





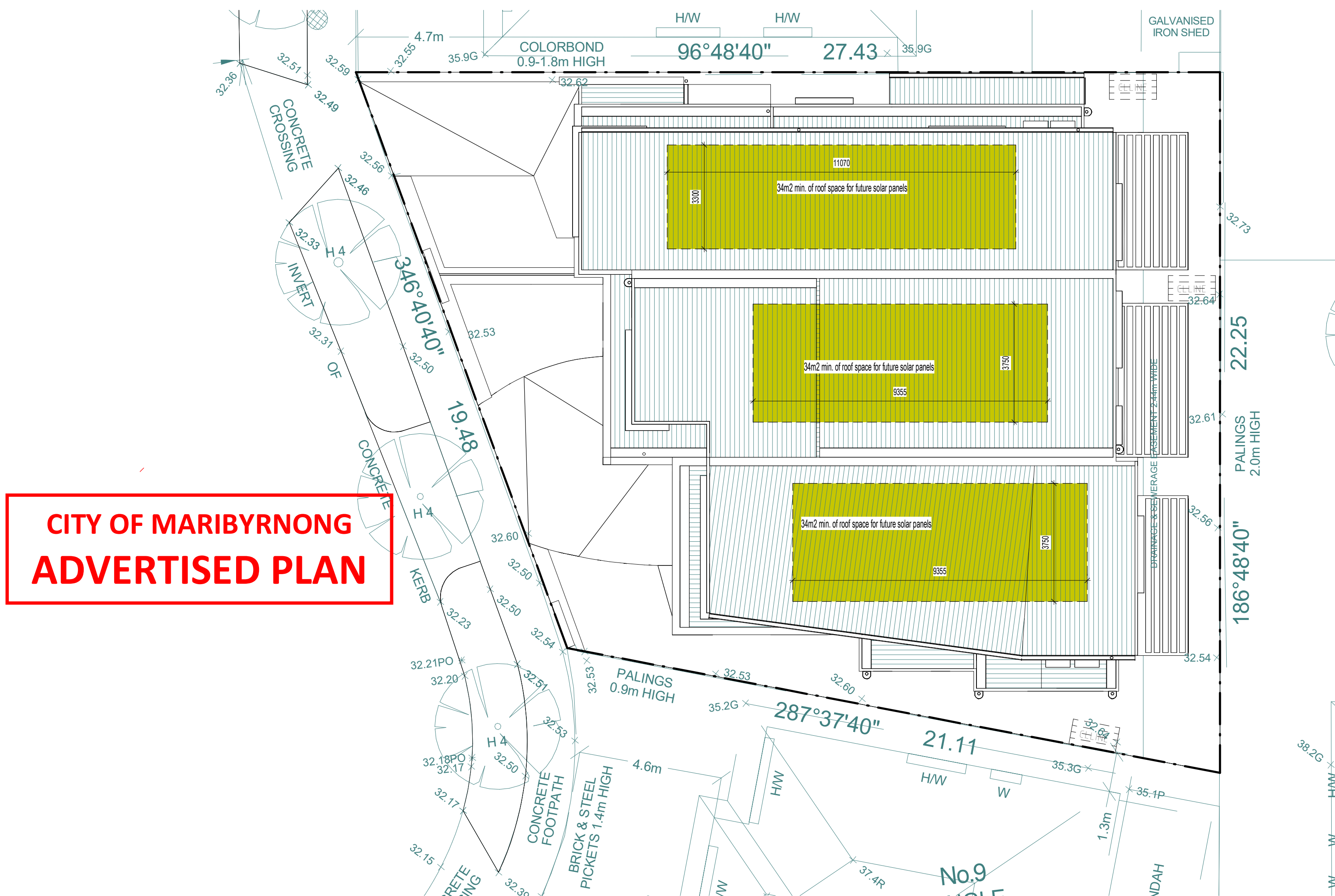
1 WSUD PLAN
1 : 100

WSUD TREATMENT SUMMARY

NAMES	TREATMENT		NUMBER OF BEDROOMS	CONNECTION	
	TYPE	SIZE (MIN.)		TOILETS	LAUNDRY
DW 1 ROOF CATCHMENT	RW TANK*	2,000 L	4	To all	NO
DW 2 ROOF CATCHMENT	RW TANK*	2,000 L	4	To all	NO
DW 3 ROOF CATCHMENT	RW TANK*	3,000 L	4	To all	NO
HARD SURFACE*	300mm raingarden (0.57m2 x 2)			Envisse Sntinel Pits (2)	

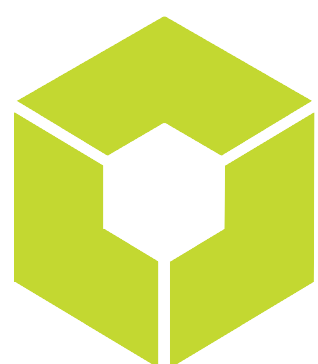
NOTES

1. RAINWATER FROM THE ROOF AREA OF EACH DWELLING IS TO BE COLLECTED AND DISCHARGED VIA A CHARGED SYSTEM INTO THE ASSOCIATED RAINWATER TANK WHICH IS CONNECTED TO ALL SERVICES SPECIFIED IN THE TABLE ABOVE.
2. HARD SURFACES INCLUDES AREAS OCCUPIED BY GARDEN SHEDS AND RAINWATER TANKS.



2 ROOF PLAN
1 : 100

CITY OF MARIBYRNONG
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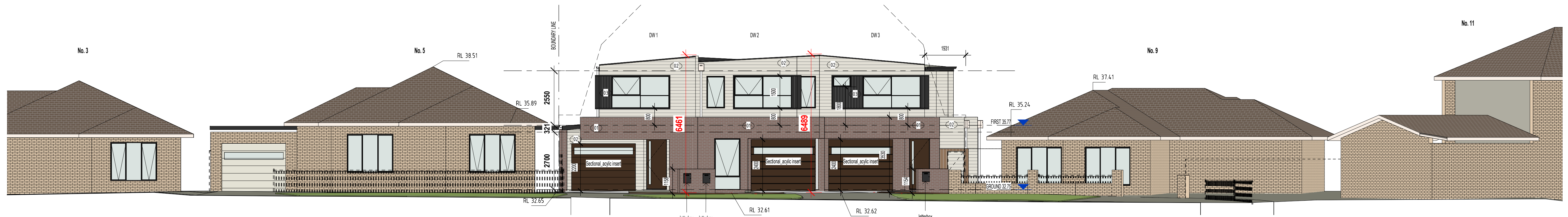


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WSUD / Roof Plan

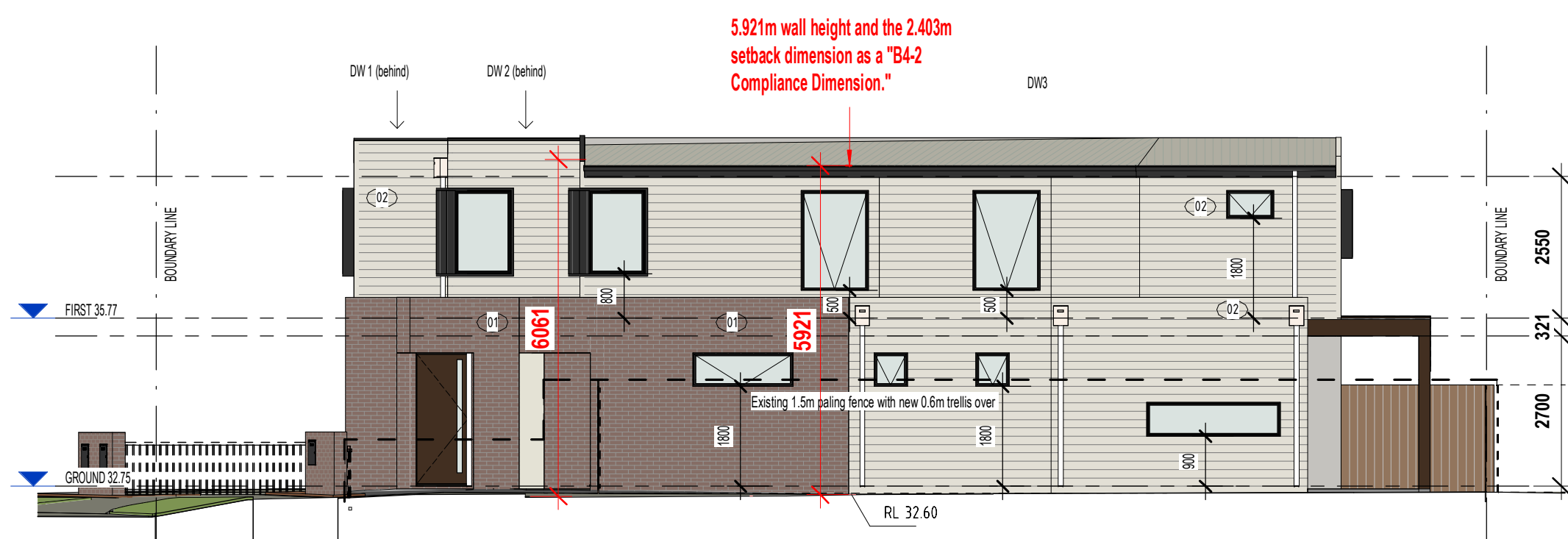
A 2.04



1 Elevation_WEST_BERTHANDRA CRT_proposed
1 : 100

Note: Garage door opening to be 2.1m in height at open position

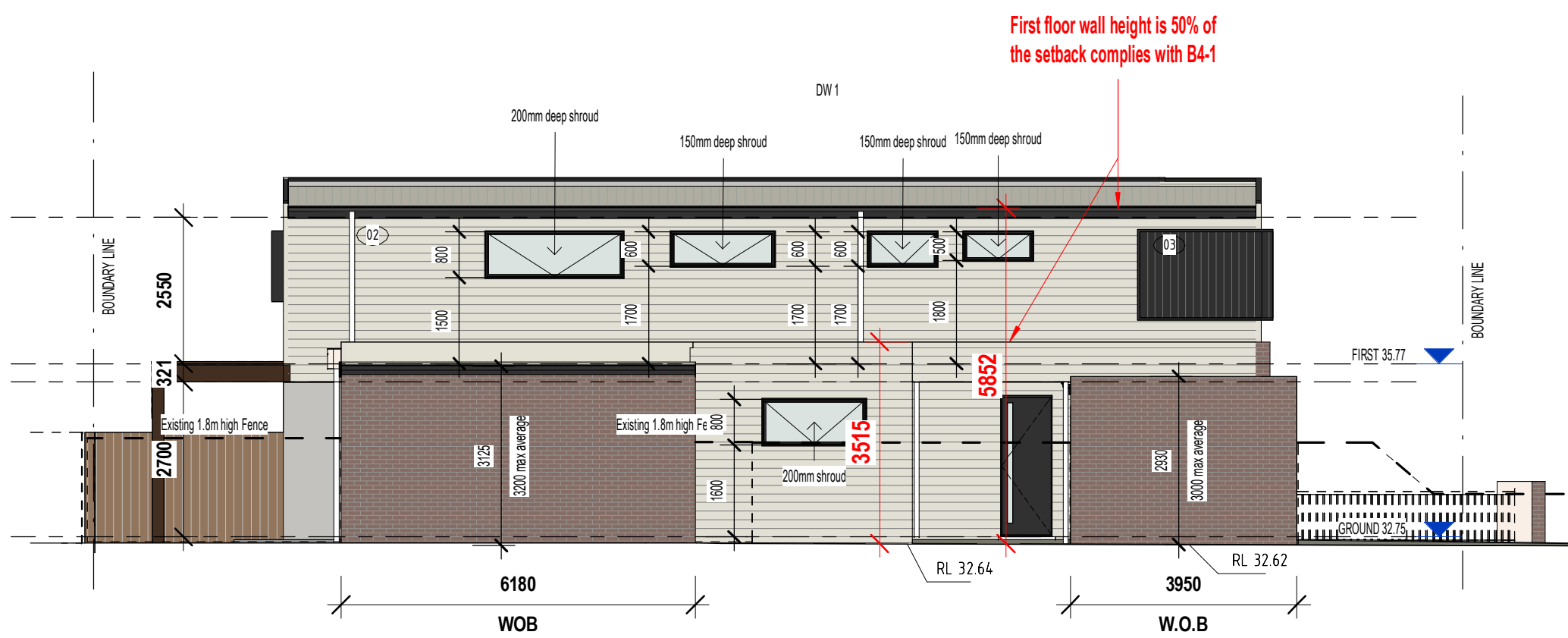
CITY OF MARIBYRNONG ADVERTISED PLAN



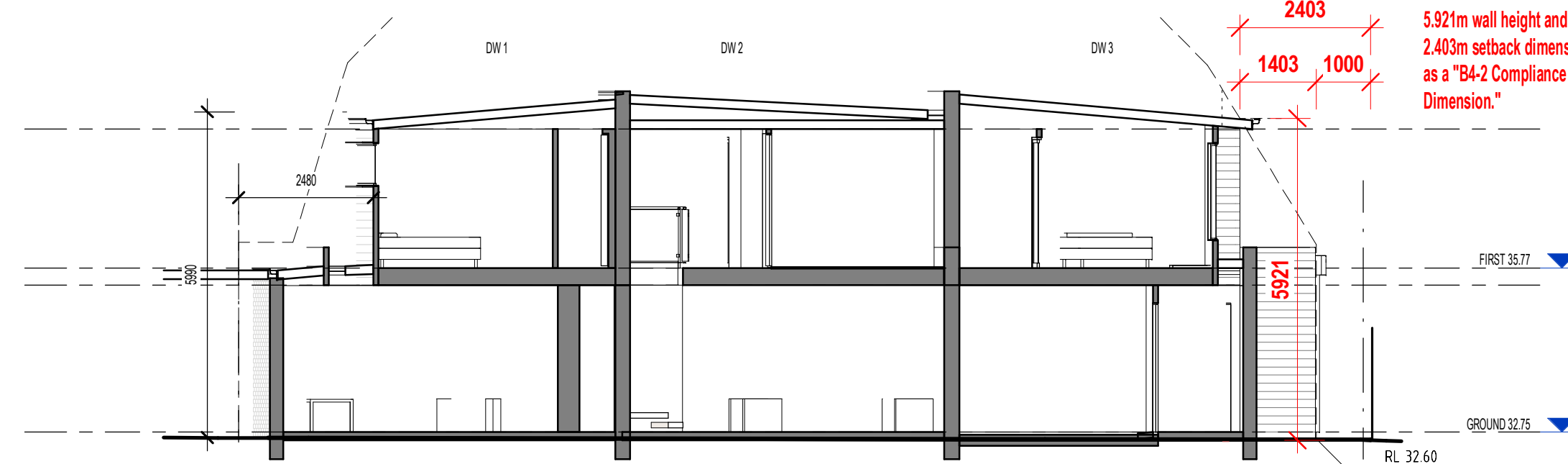
5 Elevation_SOUTH
1 : 100



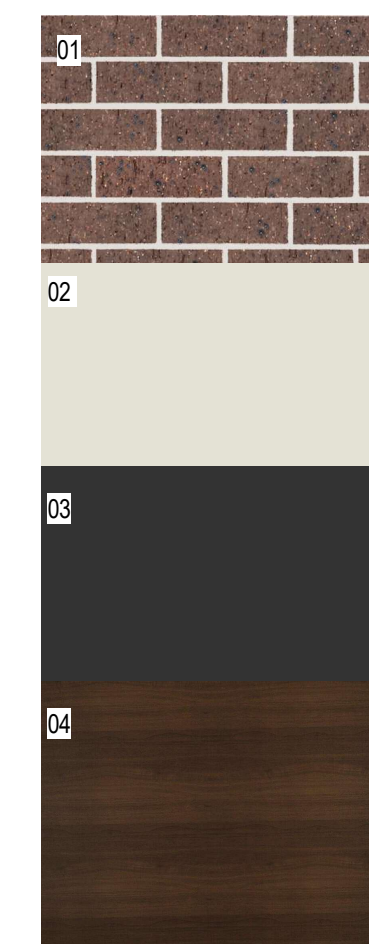
2 Elevation_EAST
1 : 100



4 Elevation_NORTH
1 : 100



3 Cross section 1
1 : 100



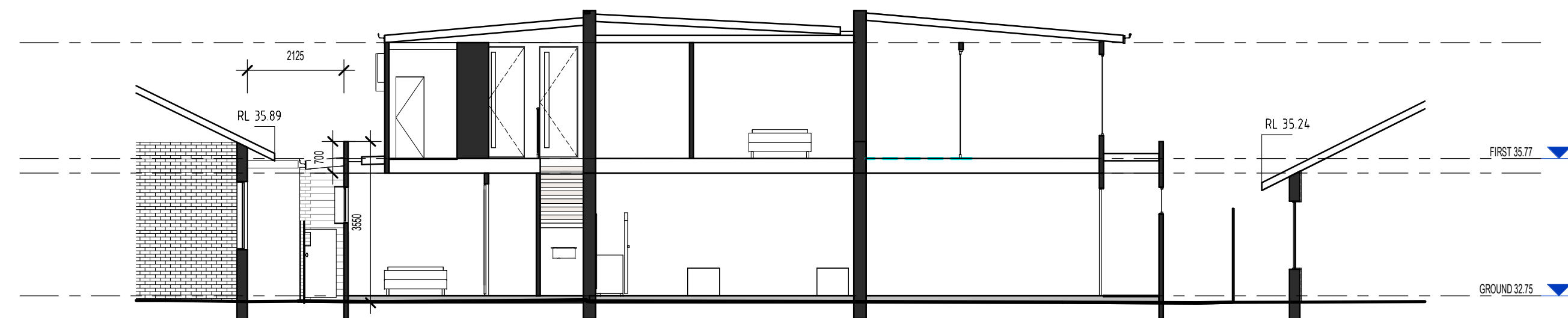
MATERIAL SCHEDULE

- 01 BRICK TYPE, "Homestead Tan" by Austral Bricks or similar
-External wall
- 02 PAINT FINISH, "Surfmist" by Dulux or similar
-External wall, Sefton V-groove Natural (hor) 150mm by Weathertex or similar
-Metal roof
- 03 PAINT FINISH, "Monument" by Dulux/Colorbond or similar
-External wall, Weathergroove Smooth (vert) 150mm by Weathertex or similar
-Capping/ RH/ DP / Facia
-Window frame & shroud
- 04 COLORBOND FINISH, "Timber look" by Colorbond or similar
-Garage panels
-Pergola

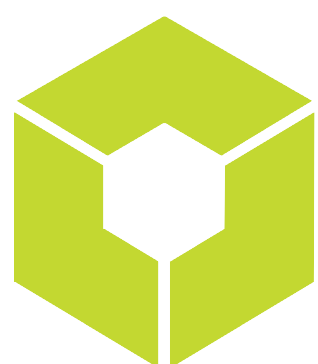
WINDOW NOTE

ob. Fixed obscure glazing at 1700mm above finish floor level (film is not allowed)

Window shroud: Aluminium FIXED type



6 Cross section 2
1 : 100



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Elevations

A 3.01

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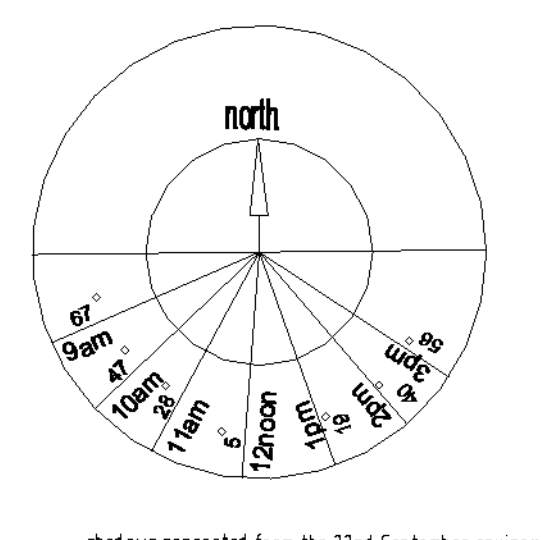
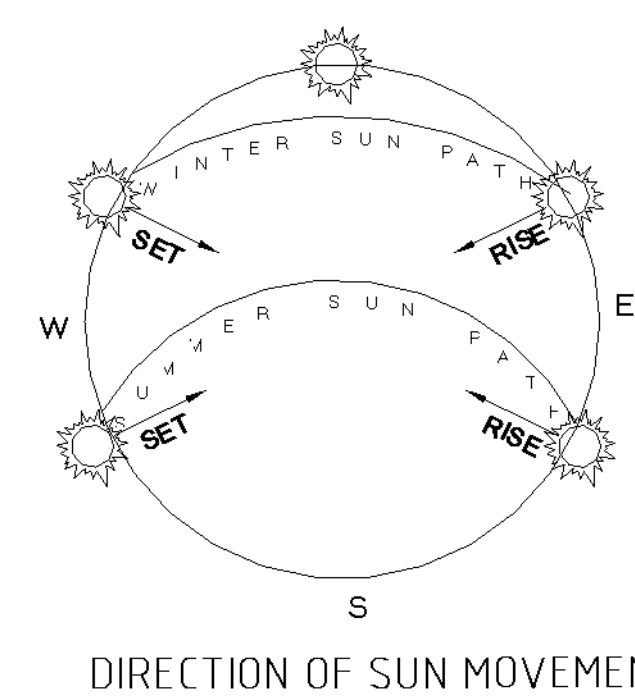
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shadows generated from the 22nd September equinox

TIME	ALTITUDE	SHADOW LENGTH (per meter high)
9 am	32°	1.60m
10 am	41°	1.15m
11 am	49°	0.87m
12 pm	52°	0.78m
1 pm	50°	0.84m
2 pm	45°	1.00m
3 pm	36°	1.30m

LEGENDS

SUBJECT NEIGHBOURS' SPOS

EXISTING SHADOWED SPOS

ADDITIONAL SHADOWED SPOS

UNSHADOWED SPOS

NOTES

THE SHADOW LEGEND ONLY APPLIES TO THE ADJACENT PROPERTIES AND THEIR SECLUDED PRIVATE OPEN SPACES (SPOS) TO DEMONSTRATE OVERSHADOW COMPLIANCE WITH THE CURRENT PLANNING SCHEME.

ALL SHADOW CASTED ON THE SUBJECT DEVELOPMENT SITE OR OUTSIDE OF SUBJECT SPOS IS ONLY SHOWN IN GENERIC GREY COLOUR.

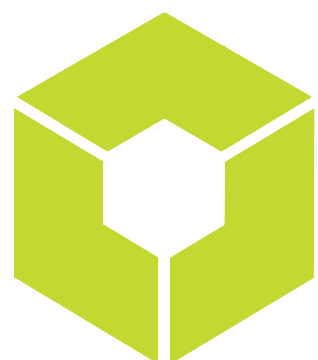
OVERSHADOWING TABLE(sq_m)— SPOS NO. 9 BERTHANDRA COURT (RFI ITEM 4)

Time	Existing shadowed	Existing unshadowed	Proposed unshadowed(total)	additional shadow
9am	25	0.7	1	+0.3 (improves)
10am	14	12	12.7	+0.7 (improves)
11am	10.0	16	17.2	+1.2 (improves)
12pm	8	18	19	+1 (improves)
1pm	12.0	14.0	14.7	+0.7 (improves)
2pm	15.5	10	10	0 (no change)
3pm	23	3	3	0 (no change)

Note:

"a portion of the existing shadow to No. 9's SPOS is attributable to an existing brick shed on the shared boundary, which is proposed for removal as part of these works. The additional overshadowing figures above already reflect this removal, and represent the true net change in sunlight access following redevelopment."

The property to the east (No.146) is a 300 sqm communal open space serving the apartment buildings, not a secluded private open space attributable to a single dwelling under Clause 55. The applicant has no access to the internal plan of subdivision/strata for No.146 and cannot confirm any private open space boundary within this communal area. This table is accordingly limited to No.9's SPOS.



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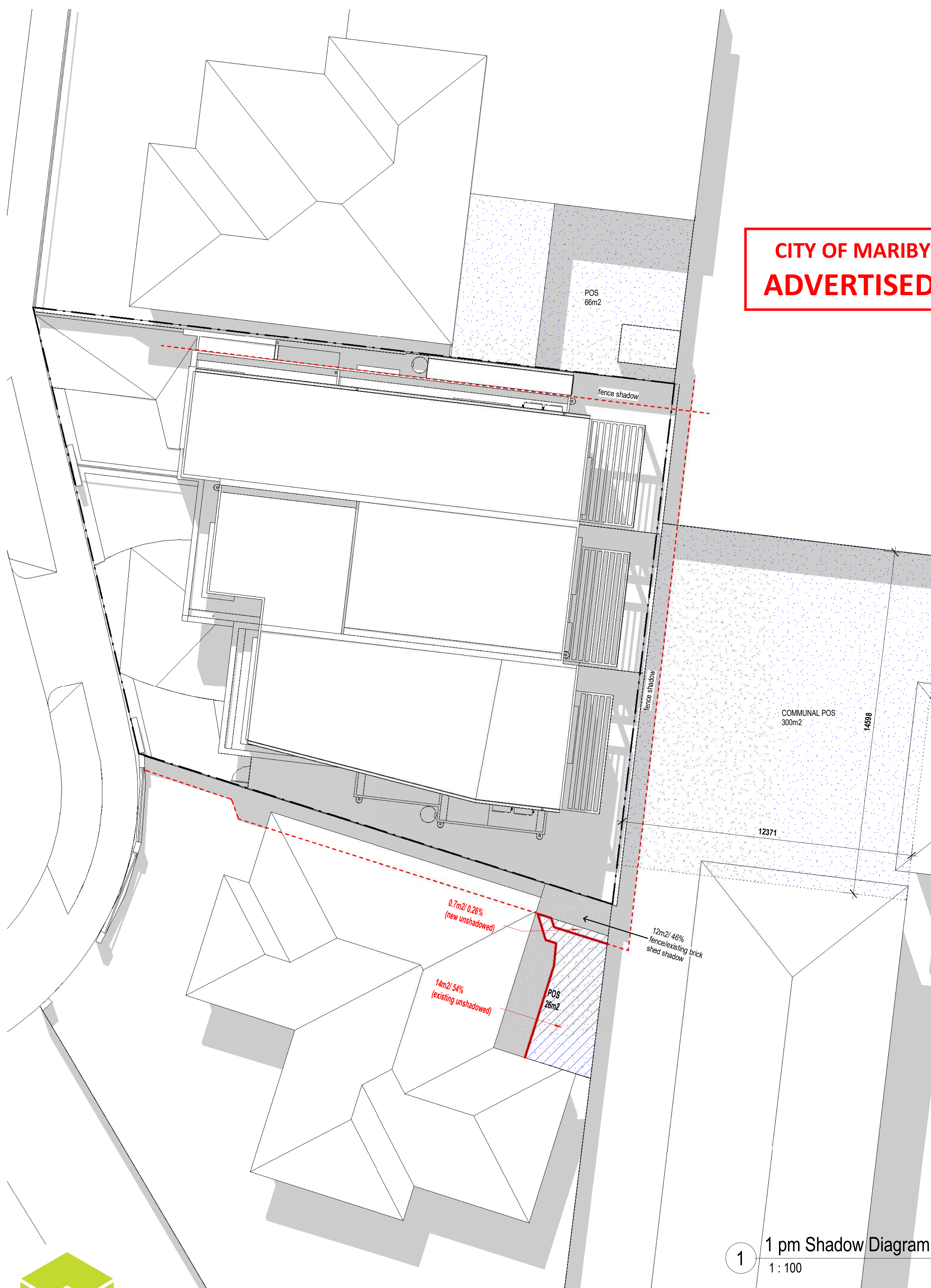
1 11 am Shadow Diagram
1 : 100

Shadow Diagram

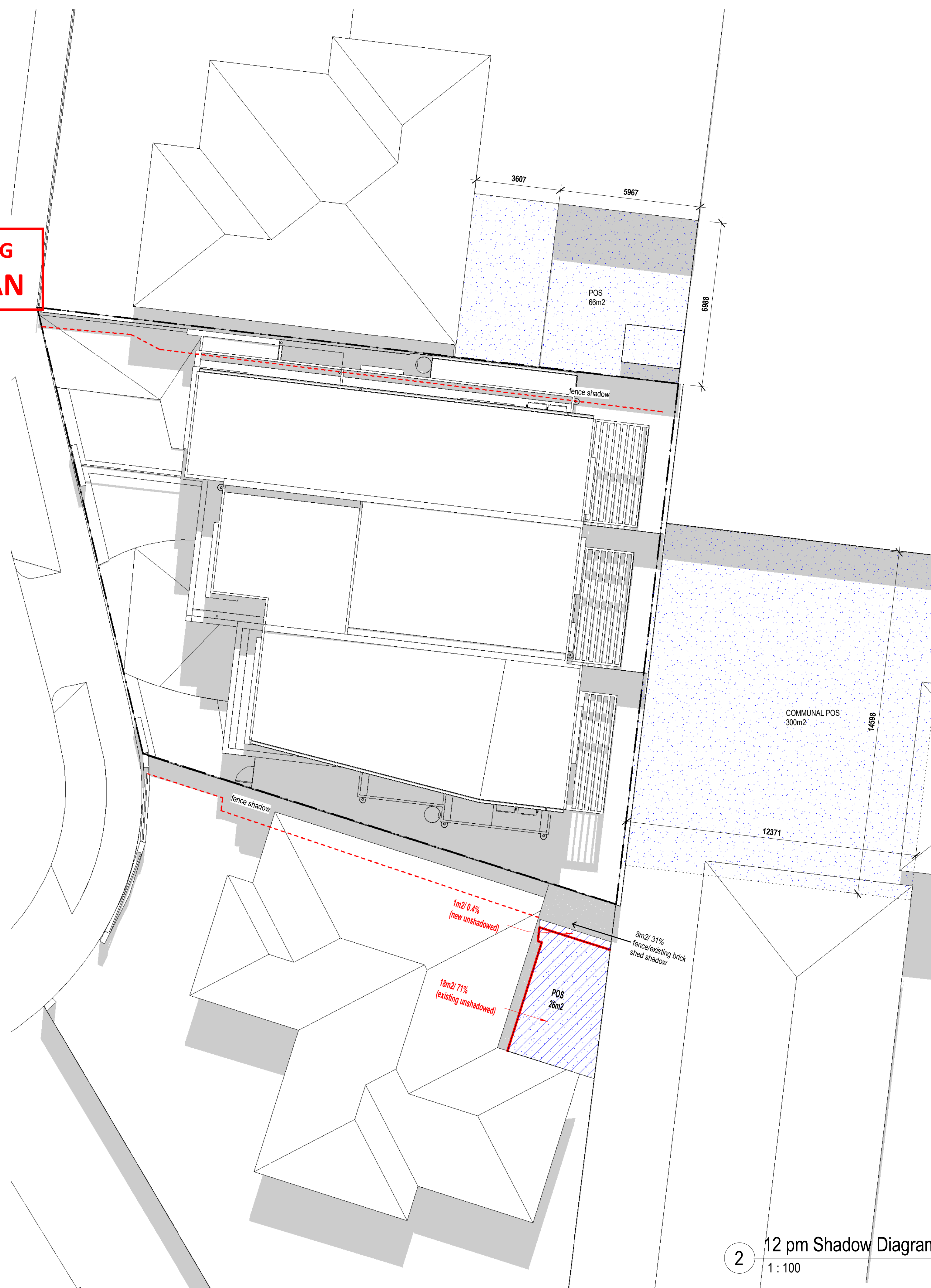
2 10 am Shadow Diagram
1 : 100

A 4.02

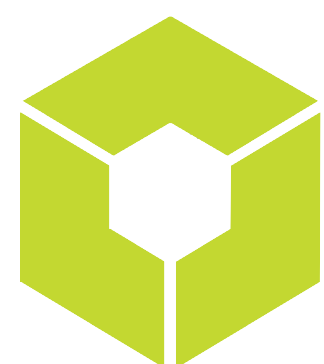
**CITY OF MARIBYRNONG
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1 1 pm Shadow Diagram
1 : 100



2 12 pm Shadow Diagram
1 : 100

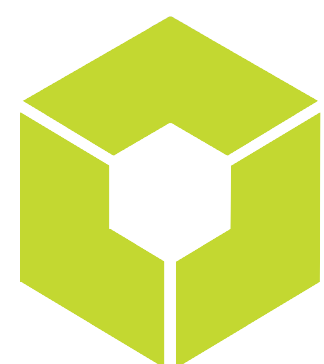
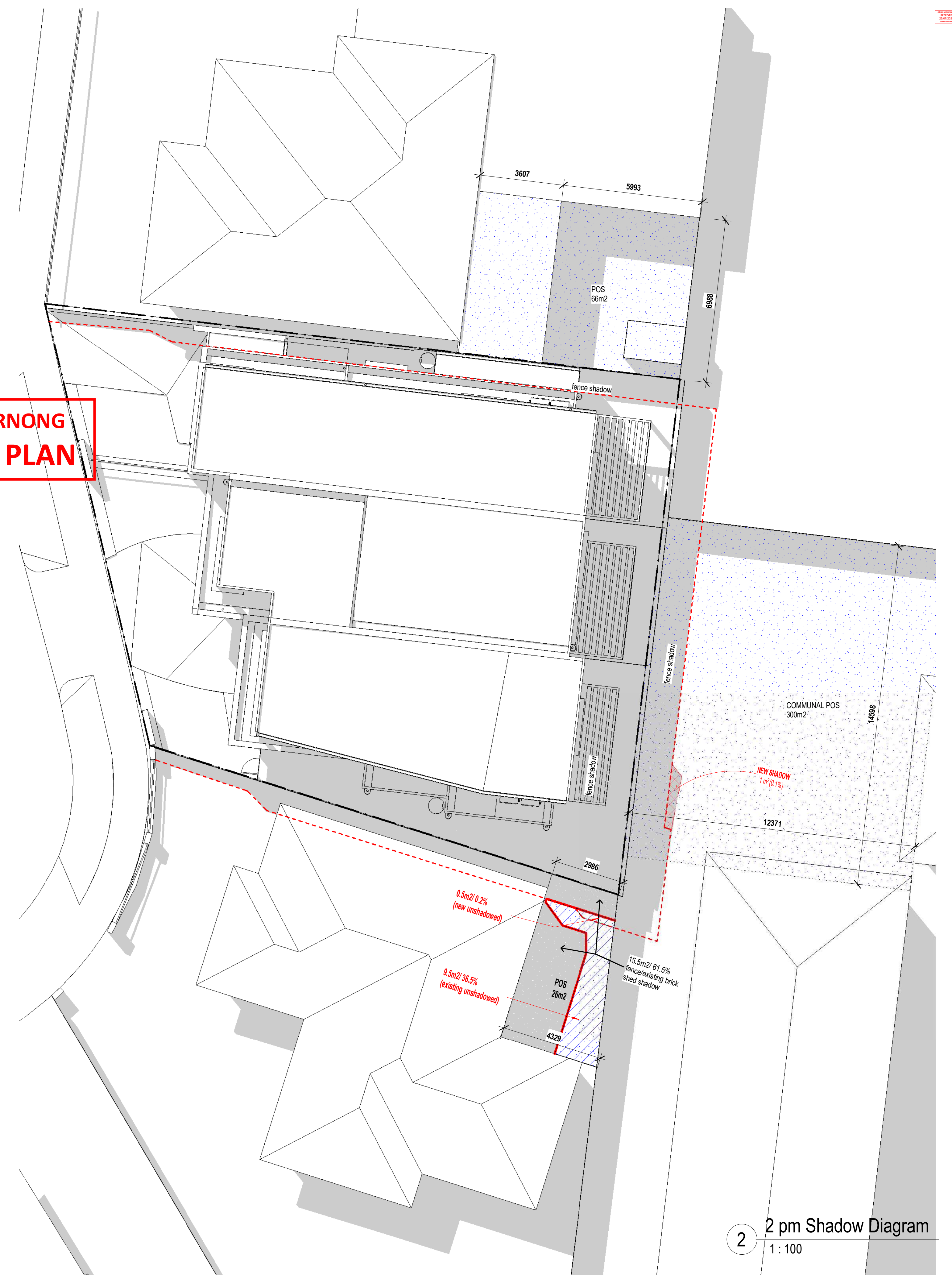
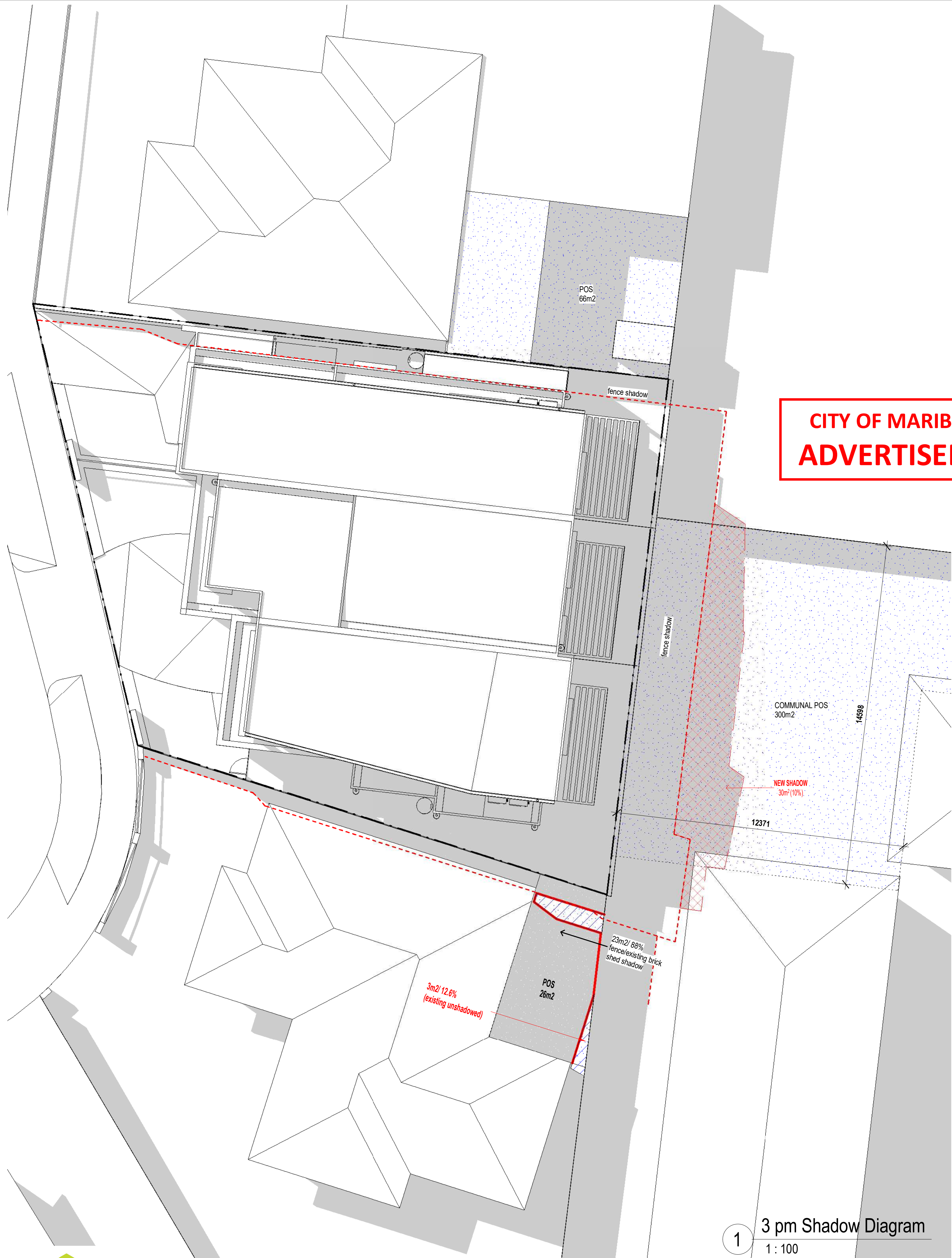


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Shadow Diagram

A 4.03



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Shadow Diagram

A 4.04