


**7 BERTHANDRA COURT, WEST FOOTSCRAY VIC 3012**



# A 1.01

@ A1





## 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

1. Site consists of land approx. 595m<sup>2</sup>.
2. Northern orientated open spaces to receive maximum amount of daylight.
3. Great access to nearby amenities including schools, local neighbourhood shops, medical centres, child care centres and parks.
4. Ease of access to primary arterial roads.
5. Existing traffic calming measures help ease the traffic flow throughout the area.
6. Adding diverse dwelling types to the area - catering for the large range of market segments.

## CONSTRAINTS

1. Potential overlooking into neighbouring properties.
2. Potential internal overlooking needs to be considered.
3. Potential overshadowing into adjacent property to the east and west of the subject site.
4. Any proposed double storey building forms to be sympathetic to the area and try not to dominate the existing dwellings in the area.
5. Access to be considered with vehicle maneuverability in and out of the site.
6. 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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ADVERTISED PLAN**





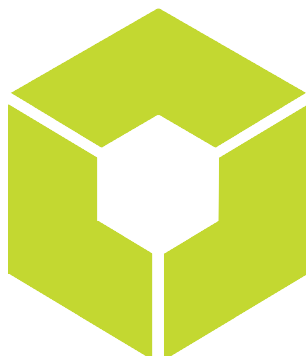
DESIGN RESPONSE

- The site area is 482sqm and currently has a single storey brick house.
- The proposal is to build Two (2) 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

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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



ARC ZERO PTY LTD

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PROJECT: 7 BERTHANDRA CRT, WEST FOOTSCRAY

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Design Response

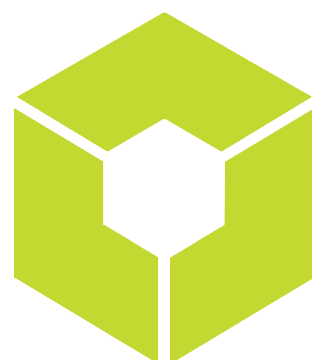
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DATE: 11 MAR 2025

A 1.03

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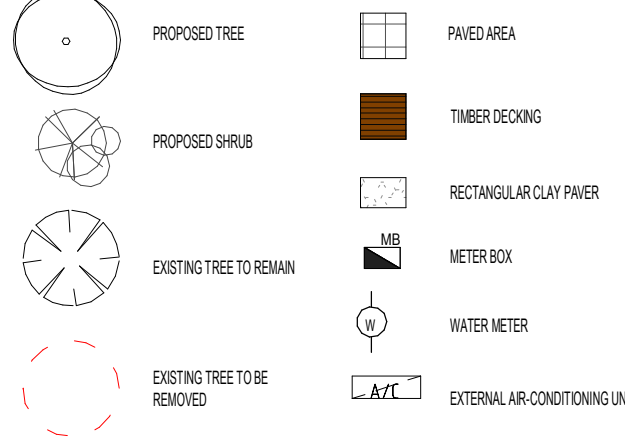




1 GROUND FLOOR  
1:100



LEGEND



Dwelling 1 BLDG Area Schedule	
DW 01 GROUND	95.2 m <sup>2</sup>
DW 01 GARAGE	26.1 m <sup>2</sup>
DW 01 PORCH	3.3 m <sup>2</sup>
Grand total	124.6 m <sup>2</sup>

Dwelling 1 Open Space Area...	
SPOS 1	50.7 m <sup>2</sup>
POS 1	28.0 m <sup>2</sup>
POS 1	20.6 m <sup>2</sup>
Grand total	99.3 m <sup>2</sup>

Dwelling 2 BLDG Area Schedule	
DW 02 GARAGE	23.7 m <sup>2</sup>
DW 02 GROUND	86.3 m <sup>2</sup>
DW 02 FIRST	82.4 m <sup>2</sup>
DW 02 PORCH	2.8 m <sup>2</sup>
Grand total	195.2 m <sup>2</sup>

Dwelling 2 Open Space Area...	
SPOS 2	40.7 m <sup>2</sup>
POS 2	24.6 m <sup>2</sup>
POS 2	7.9 m <sup>2</sup>
POS 2	27.9 m <sup>2</sup>
Grand total	101.1 m <sup>2</sup>

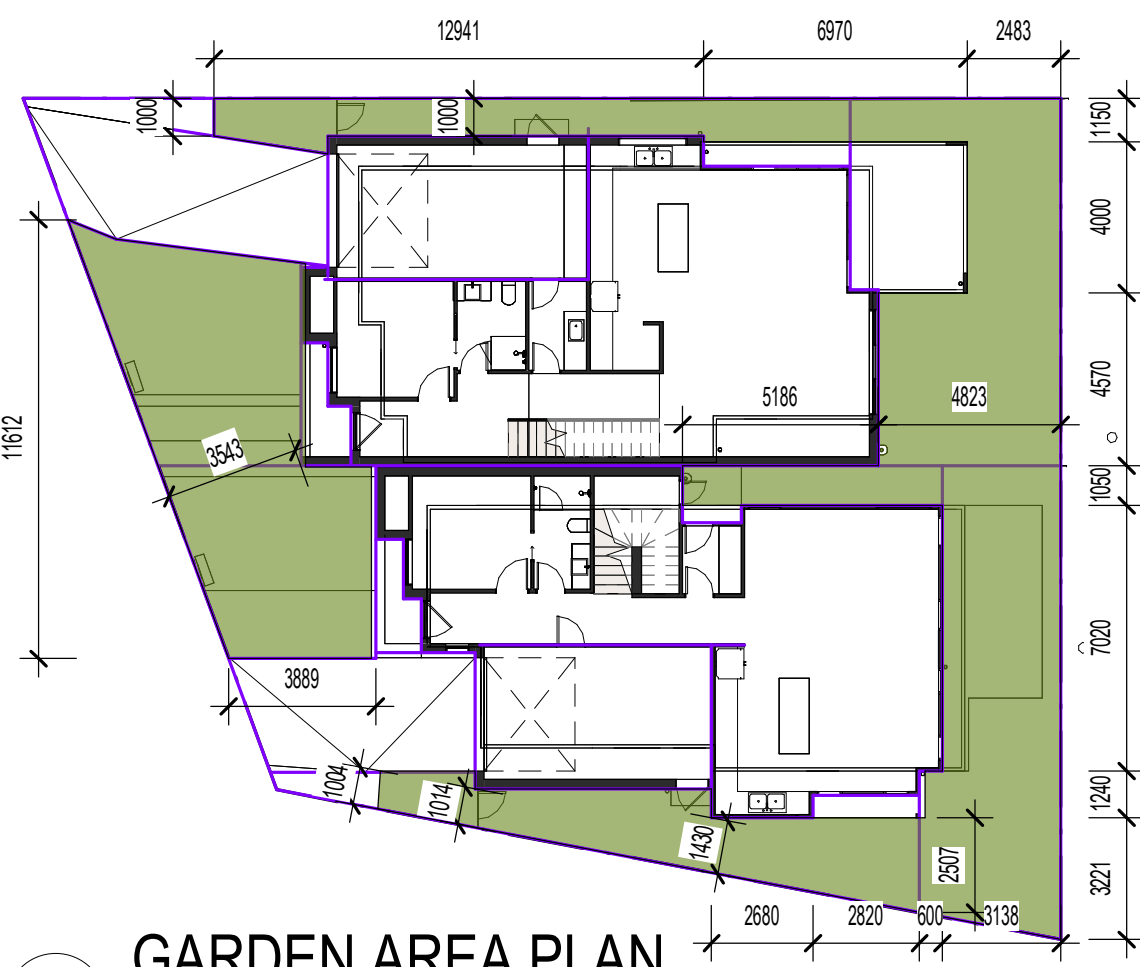
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SITE COVERAGE

SITE AREA	482 m <sup>2</sup>
BUILT ON AREA/SITE COVERAGE	280m <sup>2</sup> (58%)
PAVED AREA	50m <sup>2</sup>
TOTAL PERVIOUS AREAS	166m <sup>2</sup> (31.5%)
REQUIRED GARDEN AREA	121m <sup>2</sup> (25%)
PROVIDED GARDEN AREA	181m <sup>2</sup>

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.

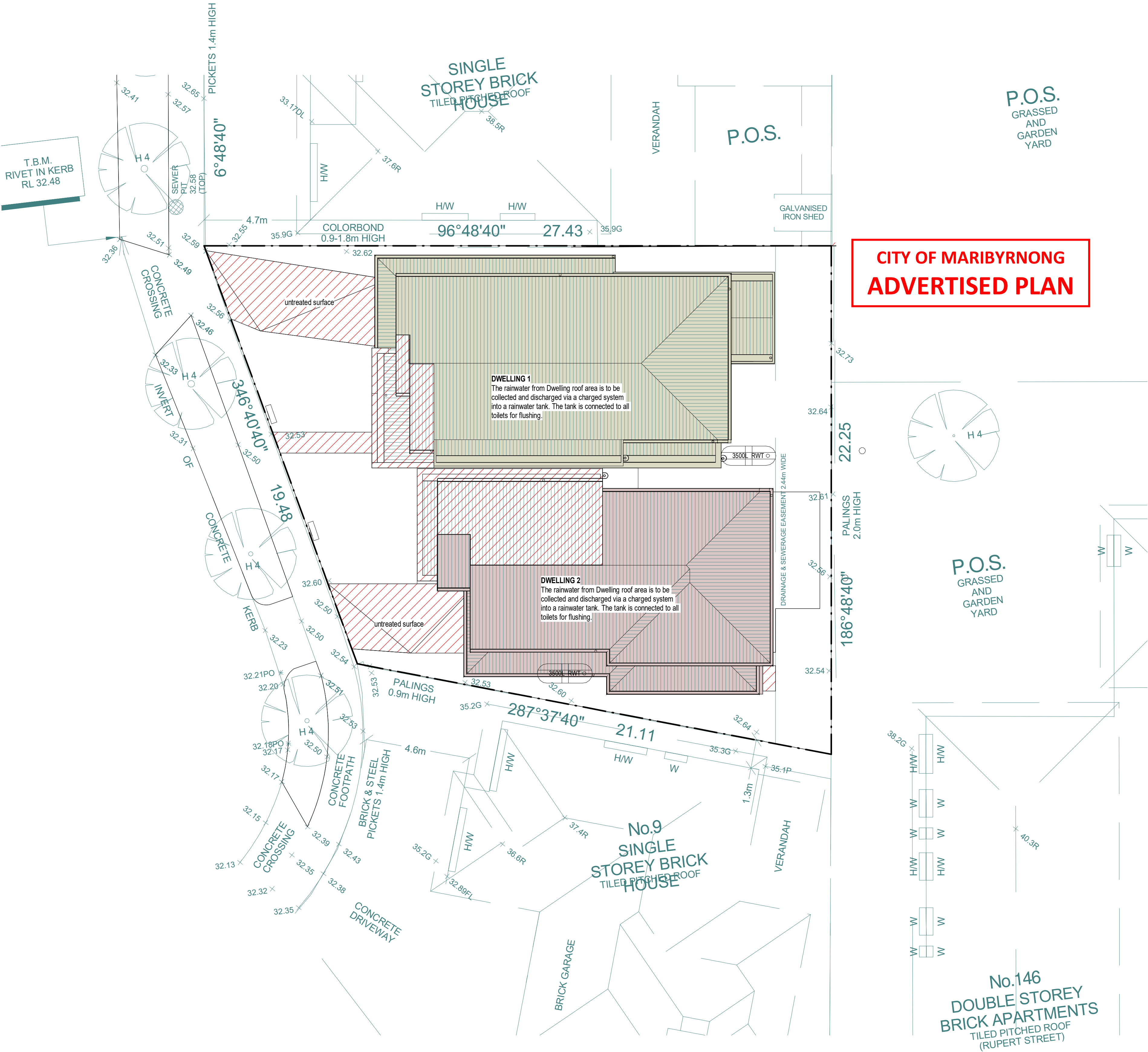
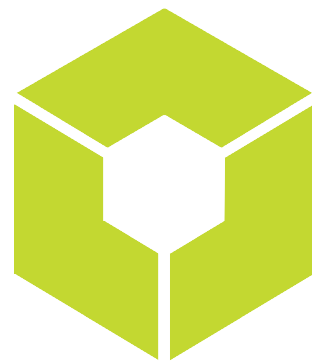


2 GARDEN AREA PLAN  
1:200









WSUD TREATMENT SUMMARY

IMPERMEABLE AREA NAMES	IMPERMEABLE AREA (m²)	TREATMENT		NUMBER OF BEDROOMS <sup>(4)</sup>	CONNECTION <sup>(1,4)</sup>	
		TYPE	MIN. SIZE (l) <sup>(2)</sup>		TOILETS	LAUNDRY
DW 1 ROOF		RAINWATER TANK	2400 L	4	YES	NO
DW 2 ROOF		RAINWATER TANK	2400 L	4	YES	NO
HARD SURFACE <sup>(3)</sup>		N/A				
<b>NOTES</b> 1. RAINWATER FROM THE ENTIRE ROOF CATCHMENT AREA OF EACH DWELLING IS TO BE COLLECTED AND DISCHARGED VIA A CHARGED SYSTEM INTO THE ASSOCIATED RAINWATER TANK WHICH IS <b>CONNECTED TO ALL TOILETS FOR FLUSHING.</b> 2. RAINWATER TANK CAPACITY NOTED IN THE TABLE ABOVE, ASSOCIATED STORM, AND BESS REPORTS IS NOT THE FULL SIZE OF THE TANK. IT ONLY INDICATES STORM TREATMENT CAPACITY (RAINWATER RETENTION/ REUSE). 3. HARD SURFACE INCLUDES UNTREATED IMPERMEABLE AREAS AND ROOF AREA. 4. A BEDROOM CAN BE ADDED TO DWELLING'S TOTAL NUMBER OF BEDROOMS IF THE RAINWATER TANK IS CONNECTED TO THE LAUNDRY.						

WATER SENSITIVE URBAN DESIGN (WSUD)

REFER TO ENDORSED STORM REPORT.

THE PERFORMANCE OF ANY WATER SENSITIVE URBAN DESIGN (WSUD) DEVICE MUST BE MONITORED AND MAINTAINED SUCH THAT IT CONTINUES TO MEET BEST PRACTICE STANDARDS. IN THE EVENT THAT THE DEVICE FAILS TO MEET BEST PRACTICE STANDARDS IT MUST BE REPAIRED OR REPLACED WITH AN ALTERNATE AT THE COST OF THE OWNER/OPERATOR TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

REFER TO THE URL FOR GUIDANCE AVAILABLE FROM EPA/MELBORNE WATER ABOUT THE MANAGEMENT OF EROSION AND SEDIMENT BE DURING CONSTRUCTION:  
[HTTPS://WWW.CLEARWATER.VIC.COM.AU/RESOURCE-LIBRARY/GUIDELINES-AND-STRATEGY/KEEPING-OUR-STORMWATER-CLEAN-A-BUILDERS-GUIDE.PHP](https://www.clearwater.vic.com.au/resource-library/guidelines-and-strategy/keeping-our-stormwater-clean-a-builders-guide.php)

Melbourne Water STORM Rating Report

TransactionID: 0

Municipality: MARIBYRNONG

Rainfall Station: MARIBYRNONG

Address: 7 berthandra court

west footscray

VIC 3011

Assessor: ARCZERO

Development Type: Residential - Multiunit

Allotment Site (m2): 482.00

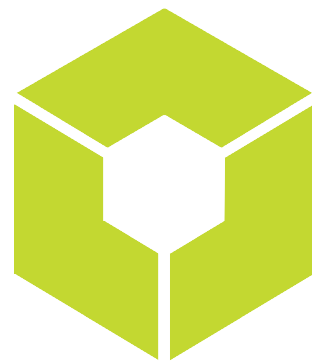
STORM Rating %: 100

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
DWELLING 1 ROOF	135.00	Rainwater Tank	2,400.00	4	124.60	86.00
DWELLING 2 ROOF	100.00	Rainwater Tank	2,400.00	4	150.40	83.00
UNTREATED HARD SURFACE	85.00	None	0.00	0	0.00	0.00

Date Generated: 11-Mar-2025

Program Version: 1.0.0





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ADVERTISED PLAN

KEY

- PAVING
- CRUSH ROCK
- GARDEN EDGING, 190x19 TREATED PINE
- PEBBLES
- MULCH
- LAWN
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE DEMOLISHED
- PROPOSED PLANTS
- TREE PROTECTION ZONE
- SERVICES METERS

VISIBILITY SPLAY (Clause 52.06-9)

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PLANTING SCHEDULE

ID	Qty	Botanical Name	Common Name	Mature Size (H x W)	Pot Size
01. Grasses/Ground Covers					
DA	25	<i>Dianella admixta</i>	Spreading Flax-lily	0.4m x 0.4m	0.1m
02. Shrubs					
cv	29	<i>Callistemon viminalis</i> 'Better John'	Callistemon Better John	1.2 x 0.9 m	0.15 m
02. Small to Medium shrubs					
SA	17	<i>Syzgium australe</i> 'SAN01'	Lillypilly 'Straight and Narrow'	2.5m x 1.0m	0.2m
03. Large Shrubs					
AP	17	<i>Acacia paradoxa</i>	Hedge Wattle	2.5m x 3.0m	0.2m
03. Trees					
an	2	<i>Acer negundo</i> 'Kelly's Gold'	Box Elder	5 (pruned) x 4 m	2.0 m
04. Medium to Large Trees					
SB	2	<i>Banksia marginala</i>	Silver banksia	5.0m x 4.0m	2.0m

MATERIAL SCHEDULE

Name	Specifications
Paving	Light coloured pavers, concrete, or similar. Size and style are as selected.
Mulch	10mm pine bark mulch to a depth of 75mm.
Garden edging	75mm x 19mm treated pine.
Driveway	Weatherproofing coloured concrete driveway as selected.
Clothesline	Ground mounted folding clothesline as selected.
Pebbles	Tuscan natural stone (20-80mm)
Lawn areas	Sir Walter buffalo instant lawn on 50mm topsoil

LANDSCAPE CONSTRUCTION SPECIFICATIONS

SUBGRADE PREPARATION:

Site preparation to be carried out under suitable conditions and in accordance with standard horticultural practice. The use of machinery and tools that may damage soil structure is not acceptable. Garden bed and lawn sub-grade is to be cultivated to a depth of 150mm and shaped to achieve drainage falls prior to adding topsoil. If gypsum is required, this is to be distributed and cultivated into the sub-grade as per the manufacturer's instructions.

Weeds are to be removed prior to sub-grade preparation, top-soiling and planting.

SOIL PREPARATION:

Imported topsoil is to be supplied by an approved supplier to a depth of approximately 150-300mm (as required) for garden beds. Do not spread in muddy conditions. The topsoil is to be light to medium friable loam (capable of being compressed into a ball by hand when moist yet can be broken apart immediately after). It's PH will be 6.0 - 7.0 and free from perennial weeds and building rubble. The finished top level after settlement should be 75mm below the edging level to allow for mulch. Imported topsoil for lawn areas is to be supplied to a depth of approximately 100mm (or as required).

TIMBER EDGING:

Timber edging is to be installed to separate all lawn, planting areas and lilydale topping / pebble areas. The treated pine timber (or similar) is to be 75mm x 25mm in size, secured with 300mm long stakes at 1000mm spacings.

PLANTS AND PLANTING:

Trees and plants supplied are to be healthy and free from insects, diseases and weeds. The pot sizes indicated in the plant schedule are the minimum size to be supplied and installed.

When each planting area is prepared, if soil is dry, fill with water and allow to drain away completely. Plant roots are to be teased outwards if roots are matted in pot. Place plant in centre of hole and ensure that the top of the rootball is flush with the surrounding soil surface and the trunk is vertical. Soil is to be backfilled firmly into the hole and thoroughly watered in.

Trees are to be staked with two hardwood stakes driven firmly into the ground but not through the rootball. Trees are to be secured to the stakes with strong but flexible tree ties that are tight enough to support the trees in windy conditions but loose enough to stimulate good tree growth and development. The tree ties must not injure tree bark or restrict tree growth for at least the first three years of tree growth.

A slow release fertiliser (e.g. Osmocote or similar) is to be applied to all garden beds as specified by the manufacturer and be kept away from the plant trunks and then watered immediately.

A layer of aged organic mulch to a minimum depth of 75mm is to be applied to all planting areas after planting is completed.

IRRIGATION:

An in-ground automatic drip irrigation system is to be installed to water all planting areas.

DRAINAGE:

Surface and sub-surface drainage is to be specified by a certified consulting engineer.

1) TREE PROTECTION ZONE (TPZ):

The TPZ is designed to protect the roots, the trunk, and the canopy of each tree.

The area of the TPZ is a circle with a radius calculated by multiplying the trunk diameter at 1400mm above ground level, by 12.

The TPZs are marked on the accompanying plan, to scale, by circles. The TPZ circle is the larger circle in each case.

The minimum allowance for a TPZ is a circle with a radius of two metres, regardless of trunk diameter.

Except in specific circumstances, for the duration of the development, the TPZ should be enclosed by fencing and activity inside the enclosure should be restricted.

There should be:

- No building materials, rubbish or filling of any kind stored inside the fencing.
- No soil disturbance. **This includes no trenching for connection of services.**
- No fixings attached to the trees themselves, in particular no bolts, screws, wires or ropes.
- No preparation of paint, cement or plaster products, or washing of tools used with these products.
- No parking of vehicles or refuelling of vehicles or appliances.
- No change in soil surface levels.

See discussion below.

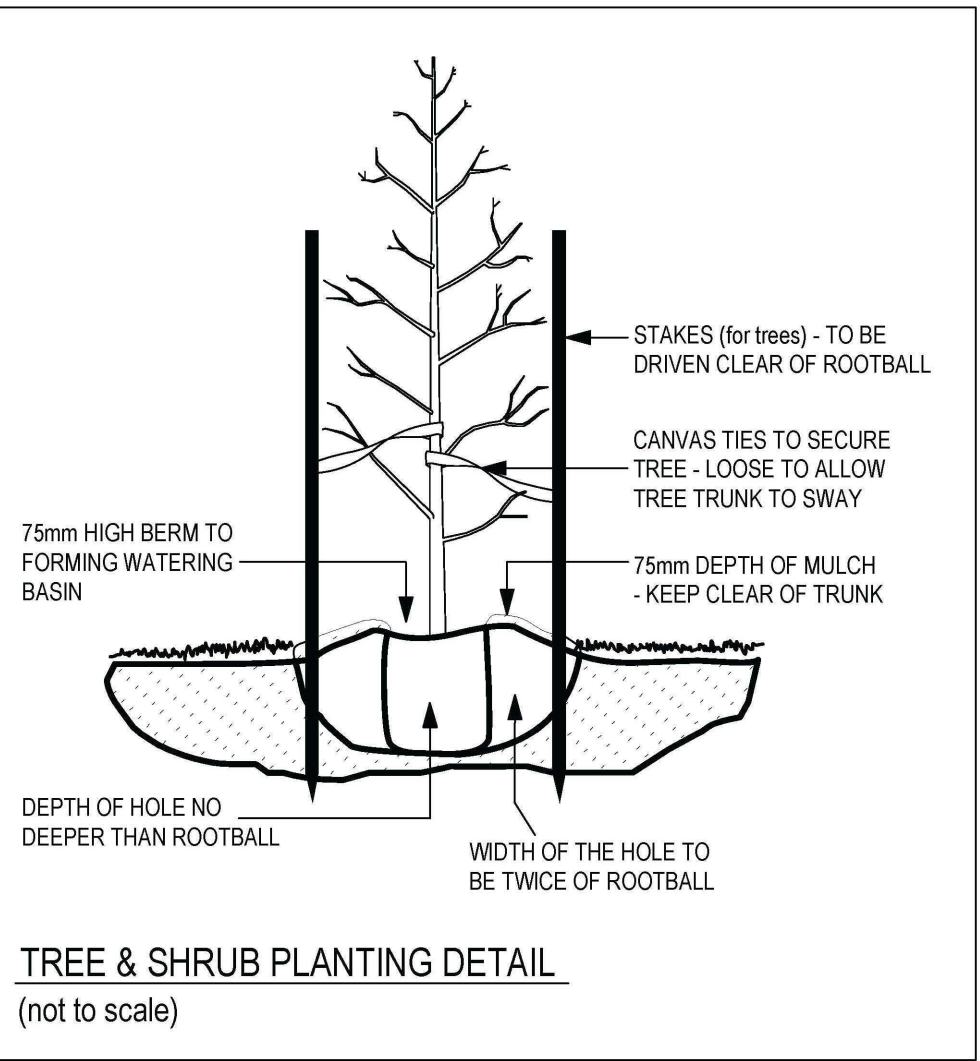
2) STRUCTURAL ROOT ZONE (SRZ):

The SRZ is the area required for tree stability, or the area where the structural (anchor) roots can be expected to be found.

The radius of the SRZ is calculated according to the formula  $R_{SRZ} = (D \times 50)^{0.42} \times 0.64$ , where D is the trunk diameter (in metres) measured immediately above the root buttress. (Australian Standard AS 4970-2009 *Protection of Trees on Development Sites*). There should be **no soil disturbance** within the SRZ without prior investigation to ascertain the location of roots.

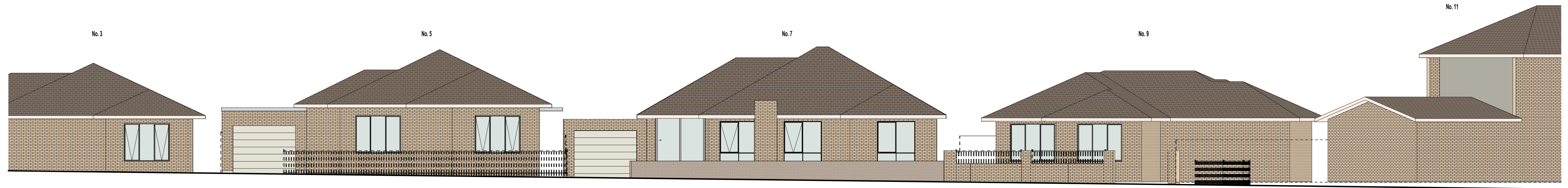
The SRZ is required to be calculated when there is encroachment into the TPZ. It is then marked on the plan, to scale, by a circle. In most cases the SRZ has been calculated for trees which are to be retained, but may not be shown on the plan.

The minimum allowance for an SRZ is a circle with a radius of 1.5 metres regardless of trunk diameter (T4).

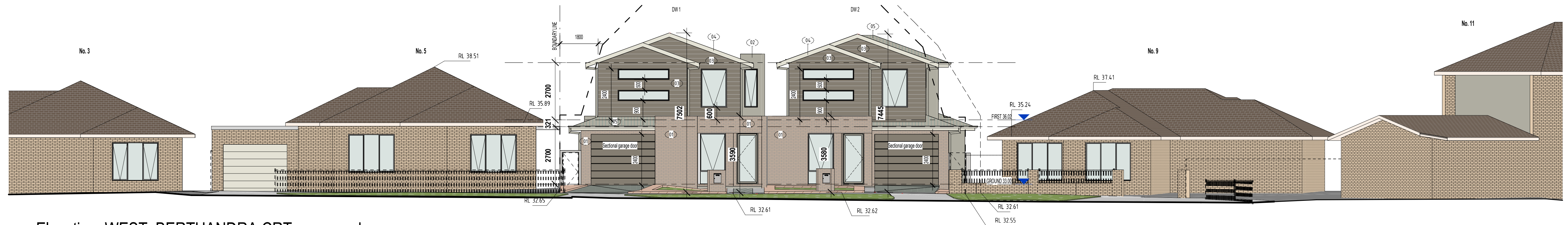


TREE & SHRUB PLANTING DETAIL  
(not to scale)



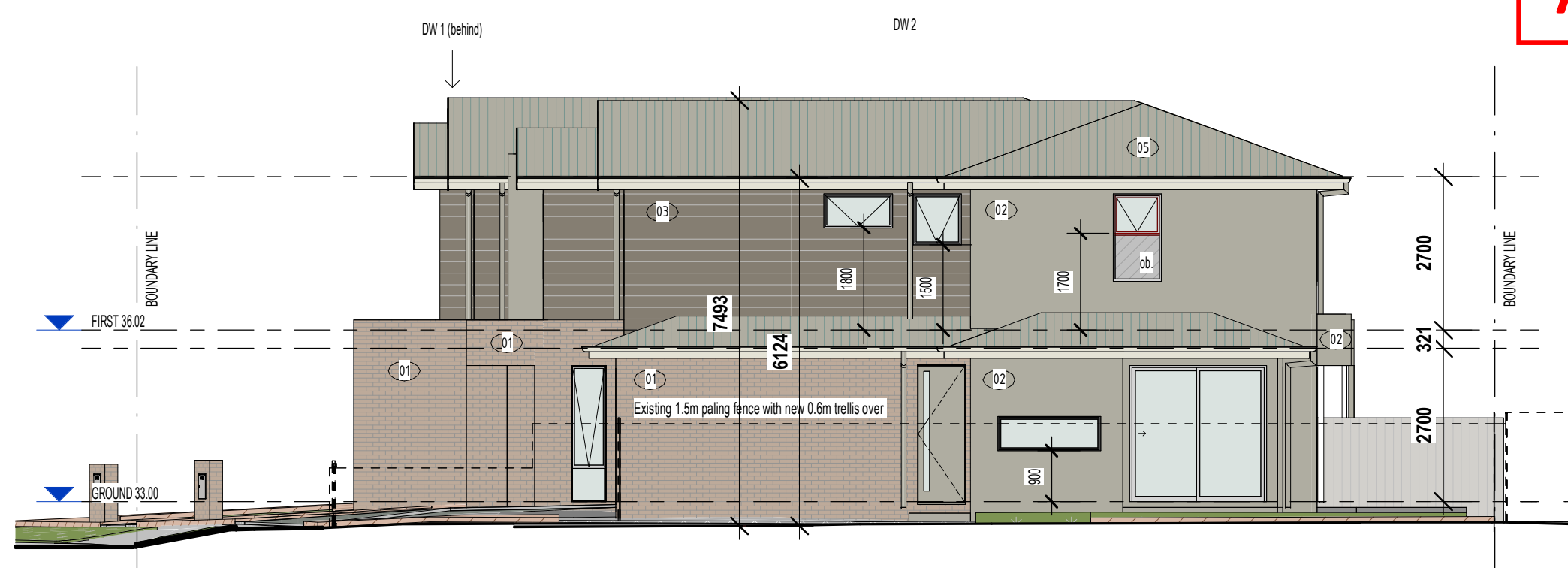


7 Elevation\_WEST\_BERTHANDRA CRT\_existing  
1 : 100



1 Elevation\_WEST\_BERTHANDRA CRT\_proposed  
1 : 100

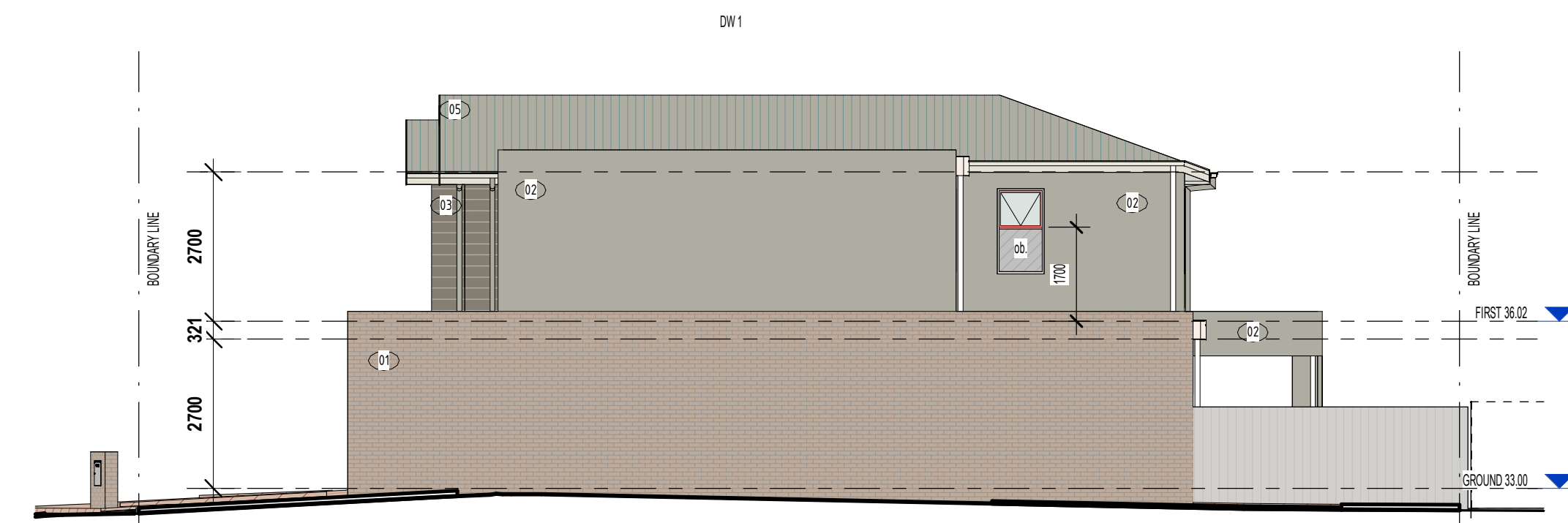
**CITY OF MARIBYRNONG  
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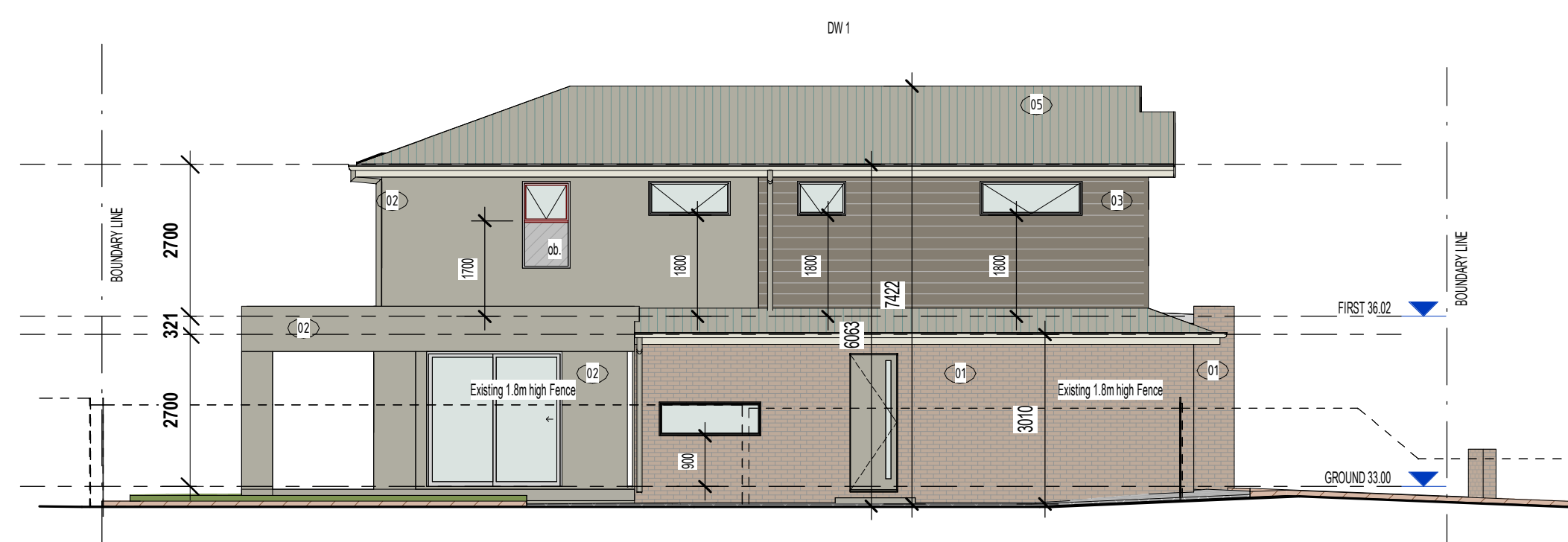
5 Elevation\_SOUTH  
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3 Elevation\_NORTH\_internal  
1 : 100



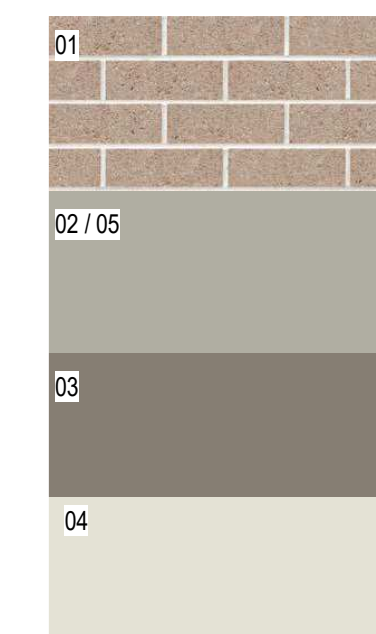
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1 : 100



4 Elevation\_NORTH  
1 : 100

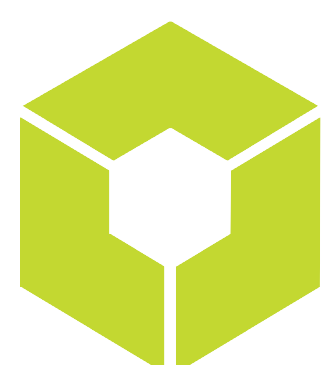


2 Elevation\_EAST  
1 : 100



- MATERIAL SCHEDULE**
- 01 BRICK TYPE, "everyday life engage" by Austral Bricks or similar
  - 02 PAINT FINISH, "dune" by Dulux or similar  
External wall, JH hardie fine texture cladding or similar
  - 03 PAINT FINISH, "Gully" by Dulux or similar  
External wall, JH hardie fine texture cladding or similar  
Garage panels
  - 04 POWDER COATED FINISH, "Surfmis" by Colorbond or similar  
Window frame/Facia/Gutter/Capping
  - 05 COLORBOND FINISH, "dune" by Colorbond or similar  
Roof / Downpipes

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



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**Elevations**

**A 3.01**

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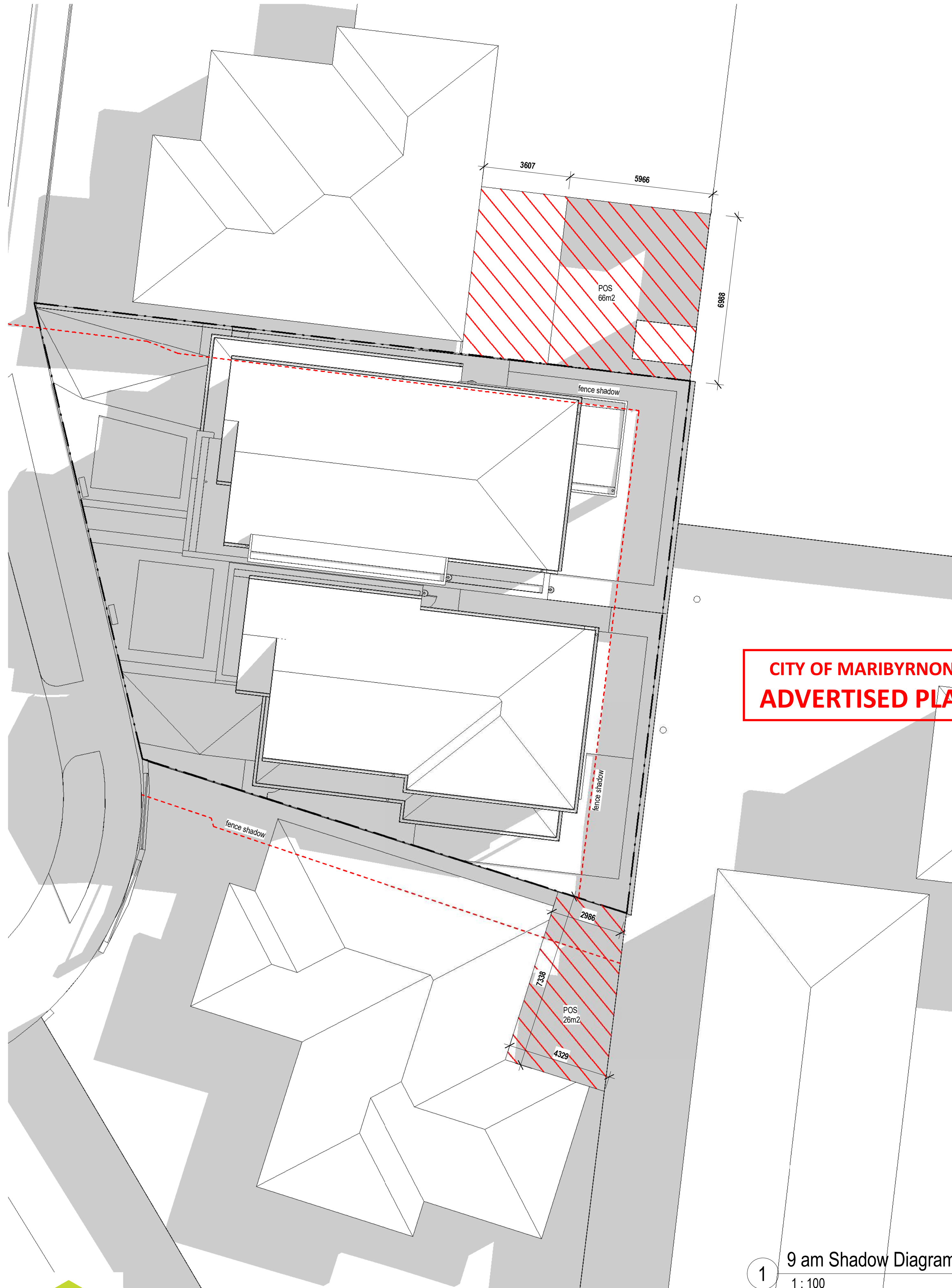
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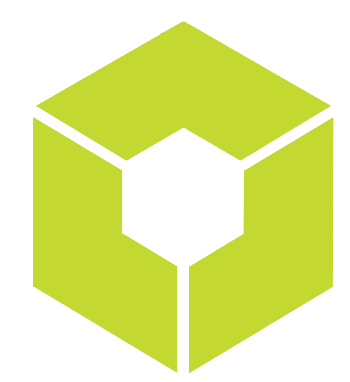




1 9 am Shadow Diagram  
1 : 100



2 10 am Shadow Diagram  
1 : 100



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**Shadow Diagram**

**A 4.01**

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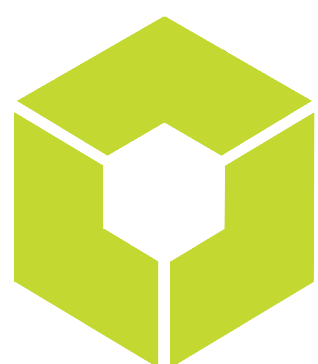
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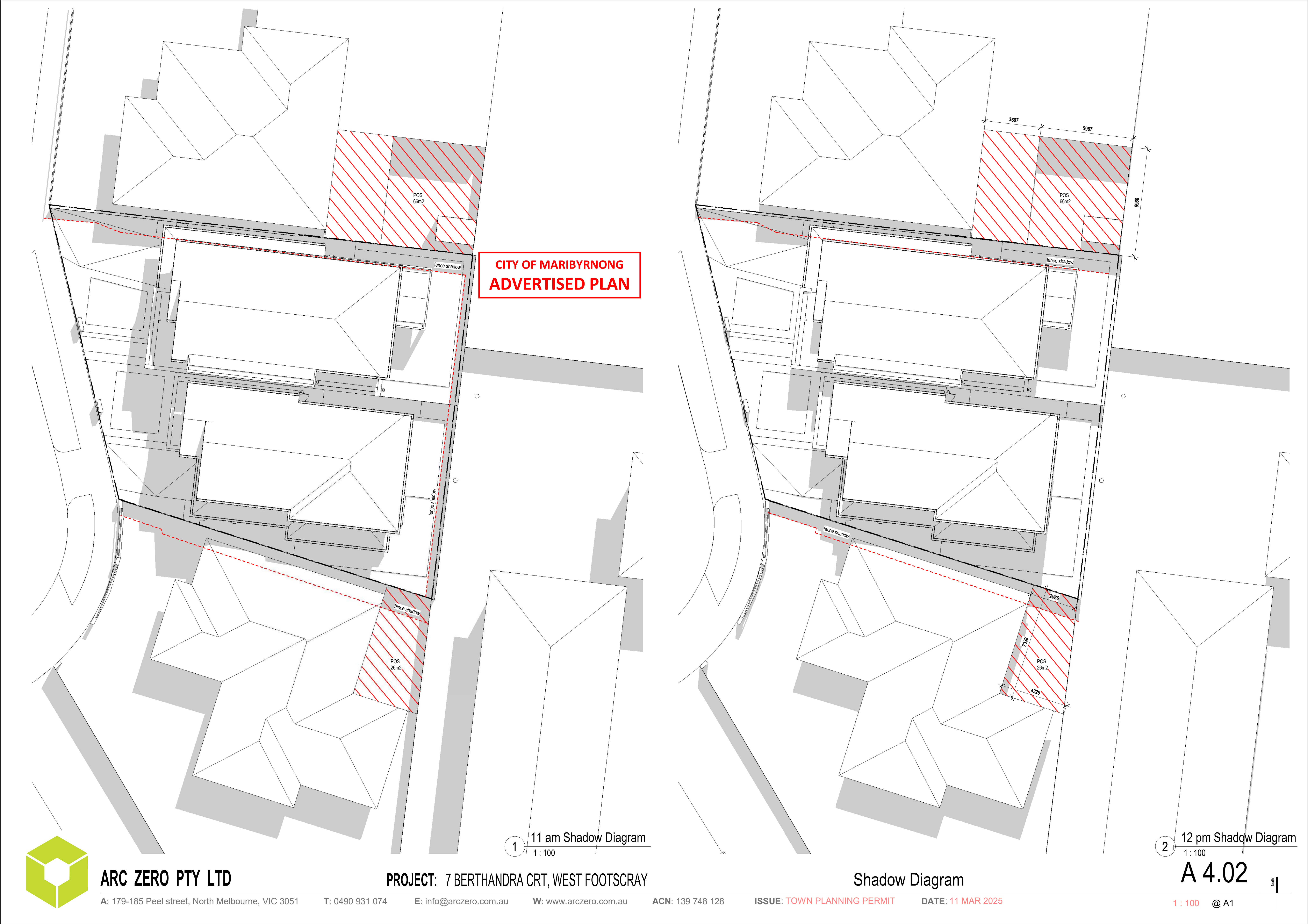
CITY OF MARIBYRNONG  
ADVERTISED PLAN

1 11 am Shadow Diagram  
1 : 100

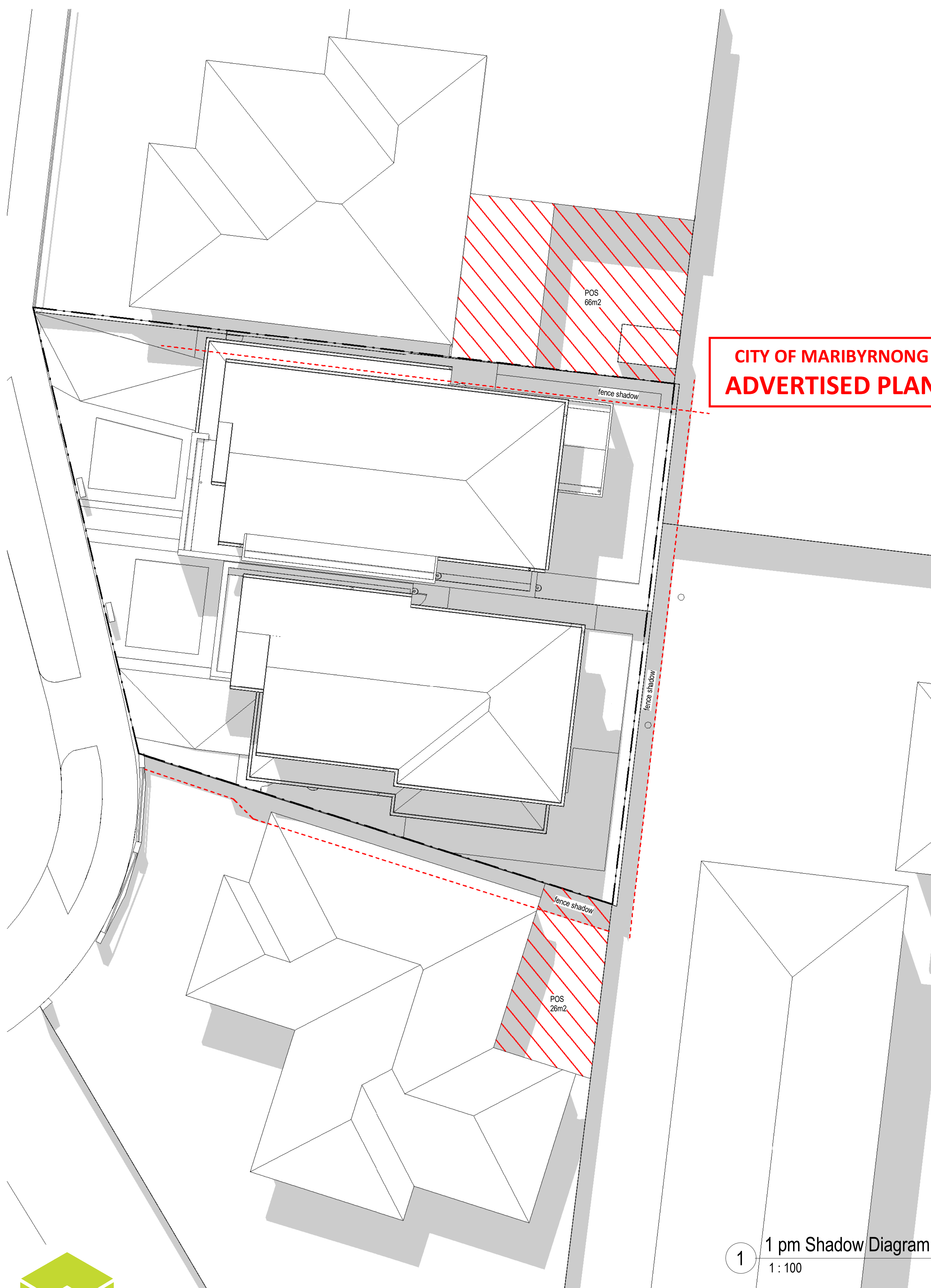
Shadow Diagram

2 12 pm Shadow Diagram  
1 : 100

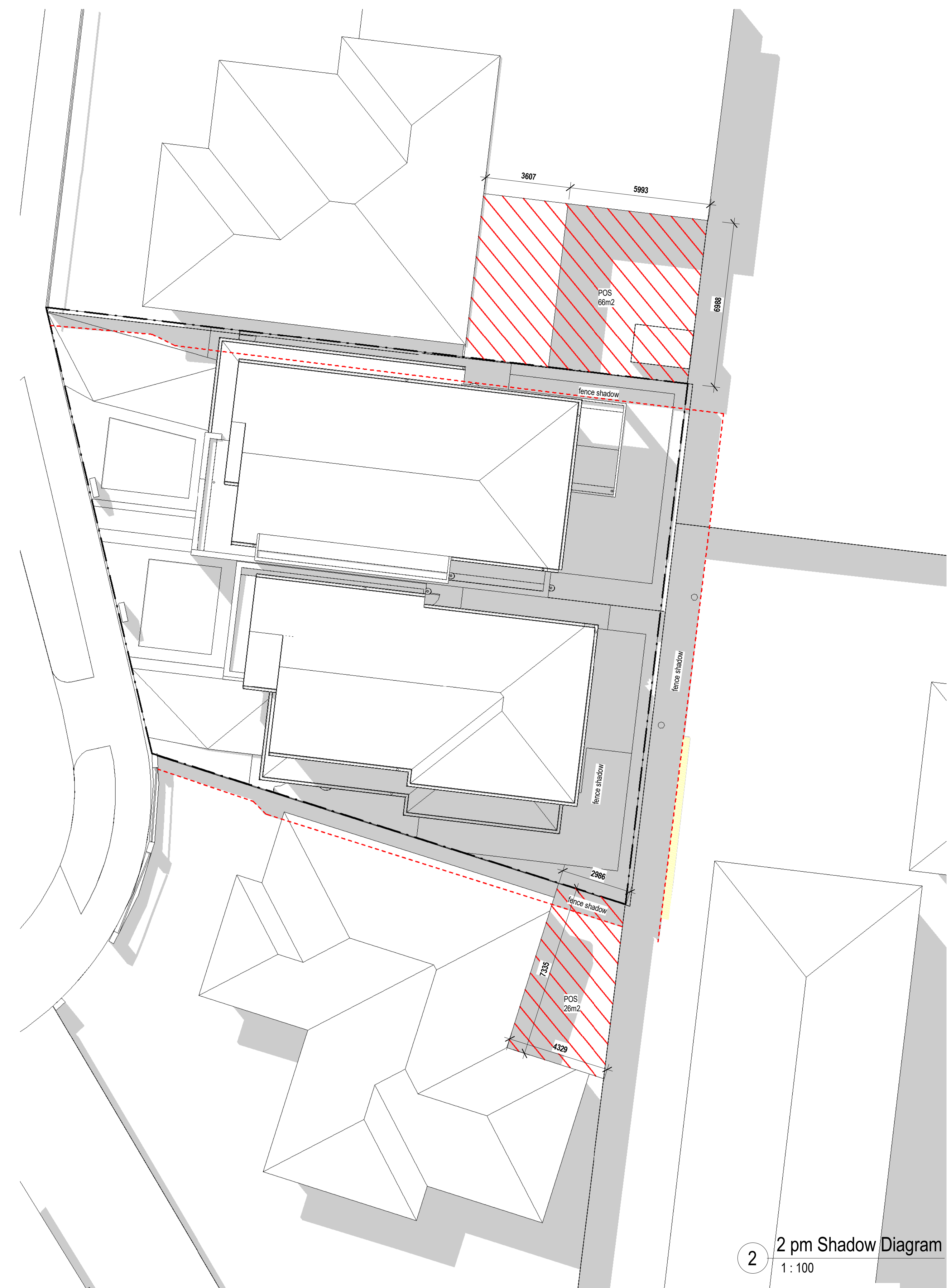
A 4.02







1 1 pm Shadow Diagram  
1 : 100



2 2 pm Shadow Diagram  
1 : 100



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**Shadow Diagram**

**A 4.03**

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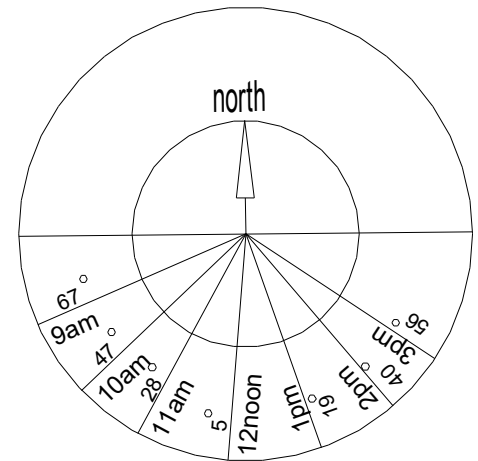
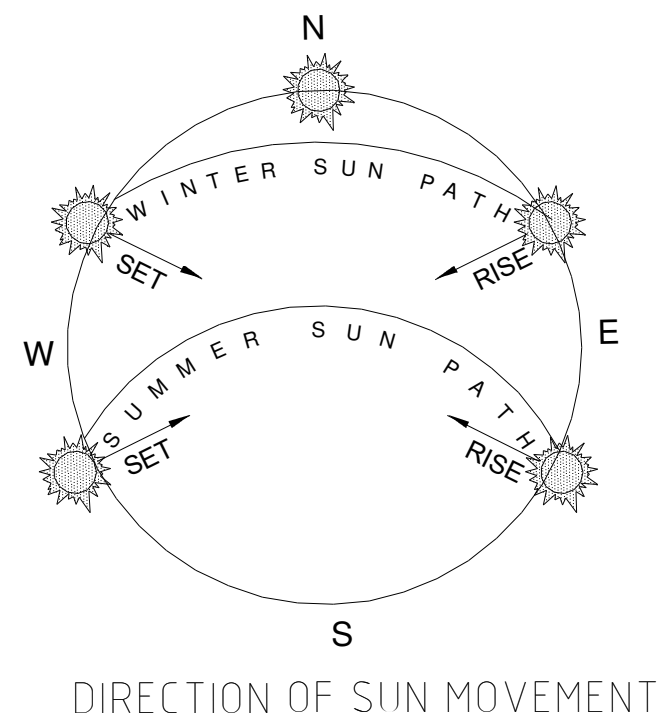
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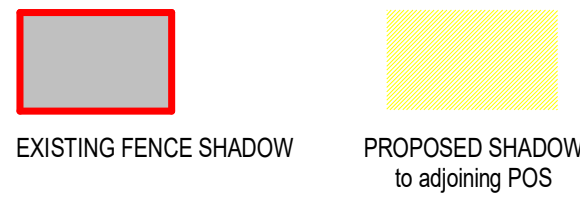
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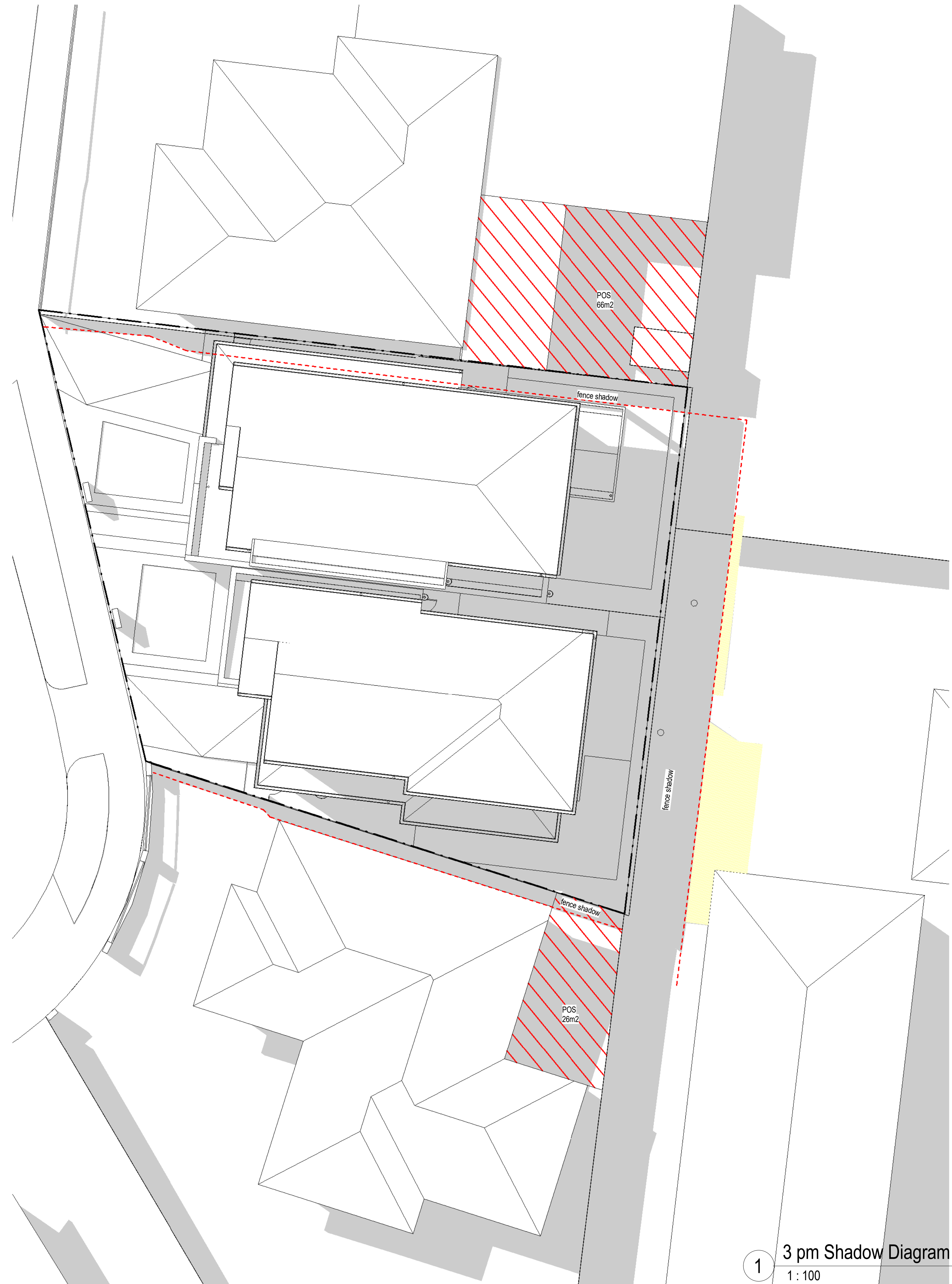


Time	sun altitude	Shadow length per meter high
9am	32°	1.60m
10am	41°	1.15m
11am	49°	0.87m
12 Noon	52°	0.78m
1pm	50°	0.84m
2pm	45°	1.00m
3pm	36°	1.30m

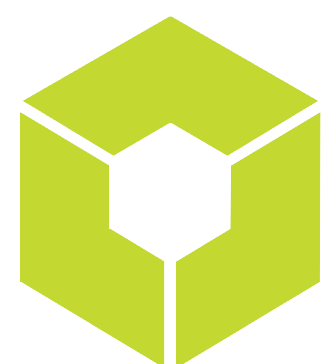


Shadow legend  
1 : 100

## CITY OF MARIBYRNONG ADVERTISED PLAN



1 3 pm Shadow Diagram  
1 : 100



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Shadow Diagram

A 4.04