

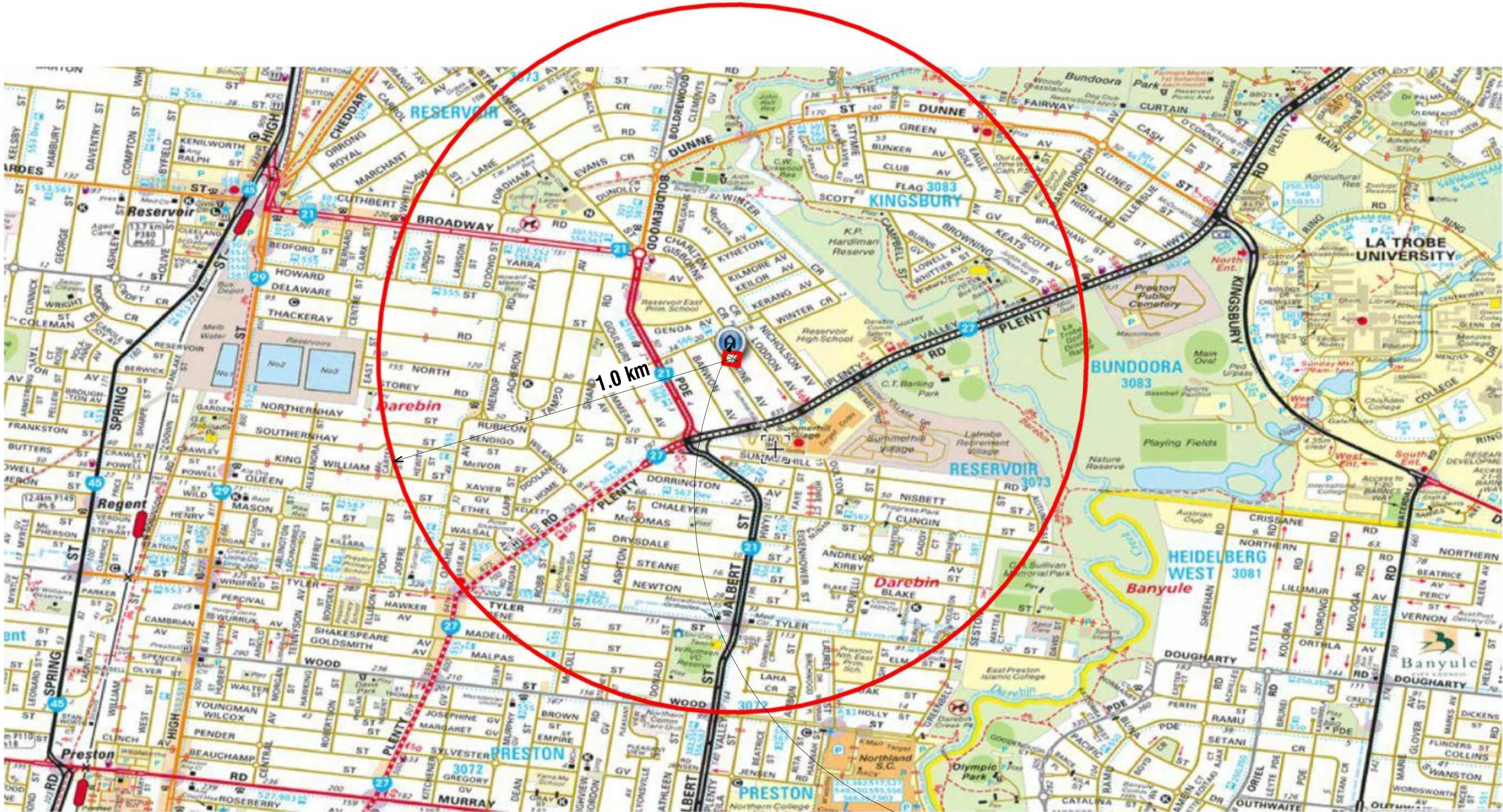
PROPOSAL OF MULTIUNIT RESIDENTIAL DEVELOPMENT AT

# 26 ERSKINE AVENUE, RESERVOIR, VIC, 3073

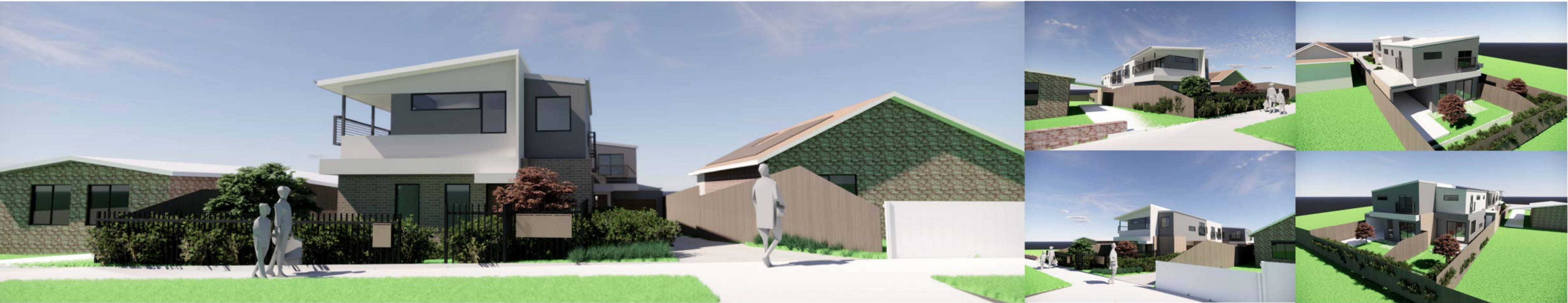
TOWN PLANNING SHEET LIST

SHEET NUMBER	NAME
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TP 01	COVER SHEET
TP 02	SITE ANALYSIS
TP 03	DESIGN RESPONSE
TP 04	GROUND FLOOR PLAN
TP 05	FIRST FLOOR PLAN
TP 06	ELEVATIONS
TP 07	SITE ROOF + WSUD PLAN
TP 08	GARDEN AREA / SWEPTH PATH
TP 09	SHADOW DIAGRAM_22 SEP - 9AM
TP 10	SHADOW DIAGRAM_22 SEP - 10AM
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TP 12	SHADOW DIAGRAM_22 SEP - 12PM
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TP 16	SHADOW DIAGRAM_22 JUN - 2PM
TP 17	SHADOW DIAGRAM_22 JUN - 3PM



SUBJECT SITE



3D IMPRESSION



ARC ZERO PTY LTD

PROJECT: 26 ERSKINE AVE, RESERVOIR

COVER SHEET

TP 01





SITE DESCRIPTION

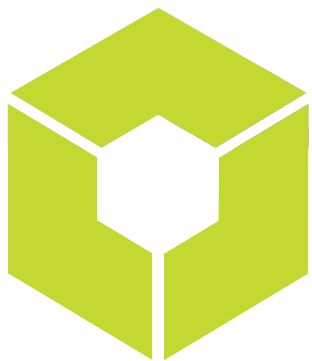
- EXISTING HOUSES IN THE AREA ARE PREDOMINALLY SINGLE STOREY RESIDENCE WITH STYLES FROM DIFFERENT PERIODS. FACADE MATERIALS VARY FROM WEATHERBOARD, FIBRE-CEMENT CLADDINGS, BRICK VENEER AND RENDER.
- EXISTING VEGETATION ON SITE IS MINIMAL IN BOTH QUANTITIES AND QUALITY, INCLUDING SEVERAL SMALL TREES AND SHRUBS, WHICH WILL BE REMOVED.
- FENCING IN THE AREA DIVERSE. TYPICAL MATERIALS ARE BRICK, TIMBER, MESH, ETC. HEIGHT VARIES FROM 0.5M TO 1.8M
- THE SITE IS CLOSE TO MAJOR ROAD ACCESS AND ALSO WITHIN SHORT DISTANCES TO BUS STOPS.
- SITE CONSISTS OF LAND APPROX. 704 M².
- SITE'S EXISTING CROSSOVER IS LOCATED ON THE NORTH WEST OF THE LOT.
- SITE TOPOGRAPHY IS FALLING FROM FRONT TO BACK

OPPORTUNITIES

- 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 SOUTH OF THE SUBJECT SITE.
- POTENTIAL REDUCTION OF EXISTING SOLAR ENERGY COLLECTION OF THE ADJACENT PROPERTY.
- ANY PROPOSED DOUBLE STOREY BUILDING FORMS TO BE SYMPATHETIC TO THE AREA AND TRY NOT TO DOMINATE THE EXISTING DWELLINGS IN THE AREA.
- CONSIDERATE VEHICLE MANEUVERABILITY IN AND OUT OF THE SITE.



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PROJECT: 26 ERSKINE AVE, RESERVOIR

SITE ANALYSIS

TP 02



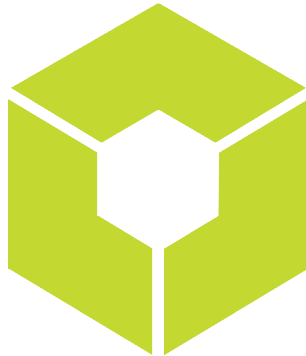


DESIGN RESPONSE

- THE PROPOSAL IS TO BUILD FOUR(4) DOUBLE STOREY UNITS WITH ASSOCIATED GARAGES.
- THE PROPOSAL CAN STAY RESPECTABLY WITH ITS SURROUNDINGS BY MANIPULATING THE FRONT FACADE, KEEPING THE OVERALL BULK MINIMAL AND APPROPRIATE. MATERIALS AND COLOUR SELECTION ARE DERIVED FROM 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.
- WINDOWS HAVE BEEN MINIMIZED WHERE THERE IS POTENTIAL FOR OCCUPANTS TO FACE DIRECTLY ONTO NEIGHBOURING YARDS. WHERE THIS CANNOT BE AVOIDED, WINDOW SILL HEIGHTS ARE POSITIONED AT LEAST 1.7M ABOVE FFL, OR HAS FIXED OBSCURED GLASS.
- EXTENSIVE LANDSCAPING ALONG BOUNDARY LINES MEANS TO PROVIDE NATURAL BUFFER BETWEEN THE NEW PROPOSAL AND EXISTING HOUSES.
- PLEASE REFER TO SHADOW DIAGRAMS. THIS HAS BEEN CAREFULLY DESIGNED TO MINIMISE THE EXTENT OF OVERSHADOWING ONTO NEIGHBOURING PRIVATE OPEN SPACE.

LEGEND

- 1 ADJOINING EXISTING NEIGHBOURING PRIVATE OPEN SPACES TO BE PROTECTED FROM UNREASONABLE OVERLOOKING AND OVERSHADOWING.
- 2 ARTICULATED BUILT FORMS TO REDUCE BUILDING MASS AND BULK.
- 3 APPROPRIATE SIDE SETBACK.
- 4 PRIVATE OPEN SPACES THAT ARE AT THE FRONT AND ADJACENT TO EXISTING NEIGHBOURING GARDENS & SECLUDED PRIVATE OPEN SPACES, OFFERING OPPORTUNITY FOR LANDSCAPING AND INFORMAL SCREENING.
- 5 NEW CROSSOVER.
- 6 EXISTING CROSSOVER TO BE REMOVED



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PROJECT: 26 ERSKINE AVE, RESERVOIR

DESIGN RESPONSE

TP 03

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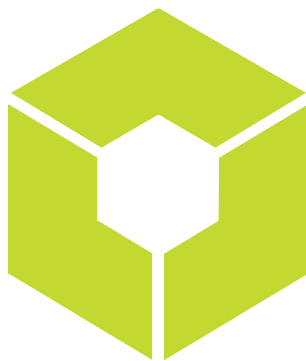
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ISSUE: TOWN PLANNING RFI\_REV D DATE: 11 NOV 2024

1250  
Darwin City Council Received 11/11/2024



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ISSUE: TOWN PLANNING RFI\_REV C

DATE: 23 OCT 2024

PROJECT: 26 ERSKINE AVE, RESERVOIR

Landscape Plan (Concept)

LP01

Received 11/11/2024



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 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 a 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 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 lytade 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 irrigation 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 tree 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.

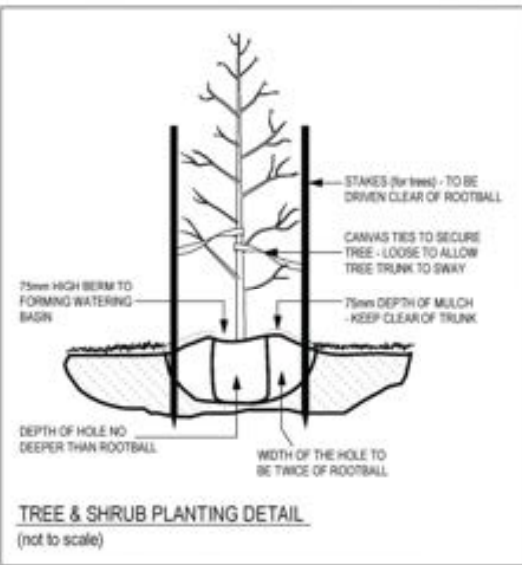
2) STRUCTURAL ROOT ZONE (SRZ)

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  $R_{SRZ} = (D \times 50)^{0.62} \times 0.64$ , where D is the trunk diameter (in metres) measured immediately above the root buttress. (Australian Standard AS 4670-2007 Protection of Trees and Development (Part 1)). 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).



KEY

- |  |  |  |  |
|--|--|--|--|
|  | PAVING - Thornbury (Granite) by UNLOCK, 45mm/25mm/10mm |  | EXISTING TREE TO REMAIN                    |
|  | SILVER ASH COLOURED PEBBLE PAVE PERMEABLE PAVING       |  | EXISTING TREE TO BE REMOVED                |
|  | GARDEN EDGING, 100x10 TREATED PINE                     |  | PROPOSED PLANTS                            |
|  | HYDRAPAK CONCRETE PERMEABLE PAVERS                     |  | TREE PROTECTION ZONE                       |
|  | TOM/DEEP ORGANIC MULCH                                 |  | TIMBER DECKING                             |
|  | LAWN (Tuftie grass)                                    |  | CONNECTING LINES BAY SPRINKLERS AND VALVES |
|  | CONTROL VALVES   |  | CONNECTING LINES BAY CONTROL VALVES        |
|  | GEAR DRIVE SPRINKLER HEAD                              |  | GAS & WATER METERS                         |
|  | SPRINKLER RANGE  |  |  |
|  | SPRINKLER ZONES  |  |  |