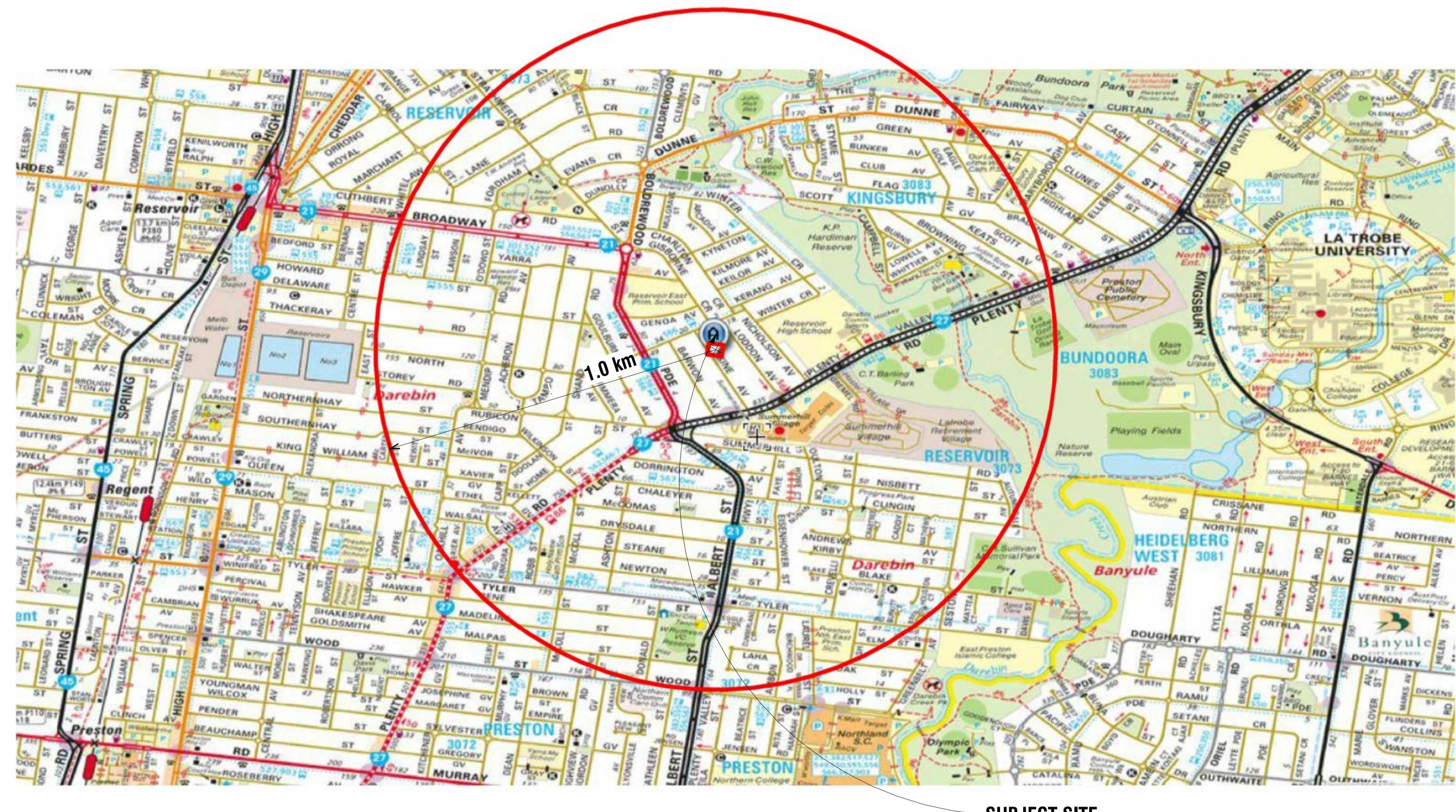


PROPOSAL OF MULTIUNIT RESIDENTIAL DEVELOPMENT AT 26 ERSKINE AVENUE, RESERVOIR, VIC, 3073

TOWN PLANNING SHEET LIST

Sheet Number Name

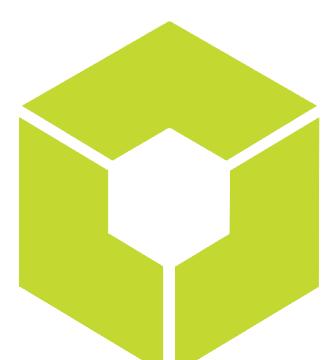
TP 01	COVER SHEET
TP 02	SITE ANALYSIS
TP 03	DESIGN RESPONSE
TP 04	GROUND FLOOR PLAN
TP 05	FIRST FLOOR PLAN
TP 06	ELEVATIONS
TP 07	SITE ROOF + WSUD PLAN
TP 08	GARDEN AREA / SWEPTH PATH
TP 09	SHADOW DIAGRAM_22 SEP - 9AM
TP 10	SHADOW DIAGRAM_22 SEP - 10AM
TP 11	SHADOW DIAGRAM_22 SEP - 11AM
TP 12	SHADOW DIAGRAM_22 SEP - 12PM
TP 13	SHADOW DIAGRAM_22 SEP - 1PM
TP 14	SHADOW DIAGRAM_22 SEP - 2PM
TP 15	SHADOW DIAGRAM_22 SEP - 3PM
TP 16	SHADOW DIAGRAM_22 JUN - 2PM
TP 17	SHADOW DIAGRAM_22 JUN - 3PM



SUBJECT SITE



3D IMPRESSION



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COVER SHEET

TP 01



SITE DESCRIPTION

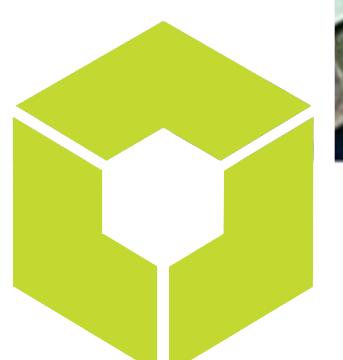
- EXISTING HOUSES IN THE AREA ARE PREDOMINANTLY SINGLE STOREY RESIDENCE WITH STYLES FROM DIFFERENT PERIODS. FACADE MATERIALS VARY FROM WEATHERBOARD, FIBRE-CEMENT CLADDINGS, BRICK VENEER AND RENDER.
- EXISTING VEGETATION ON SITE IS MINIMAL IN BOTH QUANTITIES AND QUALITY, INCLUDING SEVERAL SMALL TREES 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 OVERSHADING 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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TP 02

North

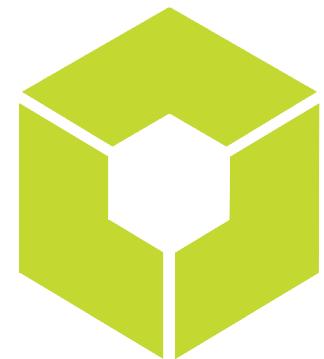


DESIGN RESPONSE

- 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 FAÇADE, 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 OVERSHADING ONTO NEIGHBOURING PRIVATE OPEN SPACE.

LEGEND

- 1 ADJOINING EXISTING NEIGHBOURING PRIVATE OPEN SPACES TO BE PROTECTED FROM UNREASONABLE OVERLOOKING AND OVERSHADING.
- 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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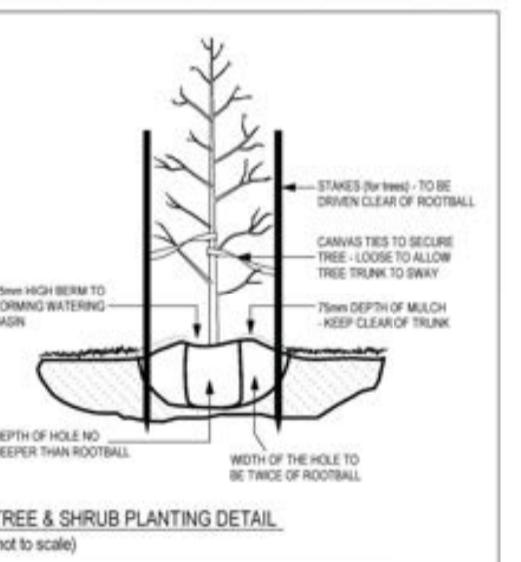
DATE: 11 NOV 2024

PROJECT: 26 ERSKINE AVE, RESERVOIR

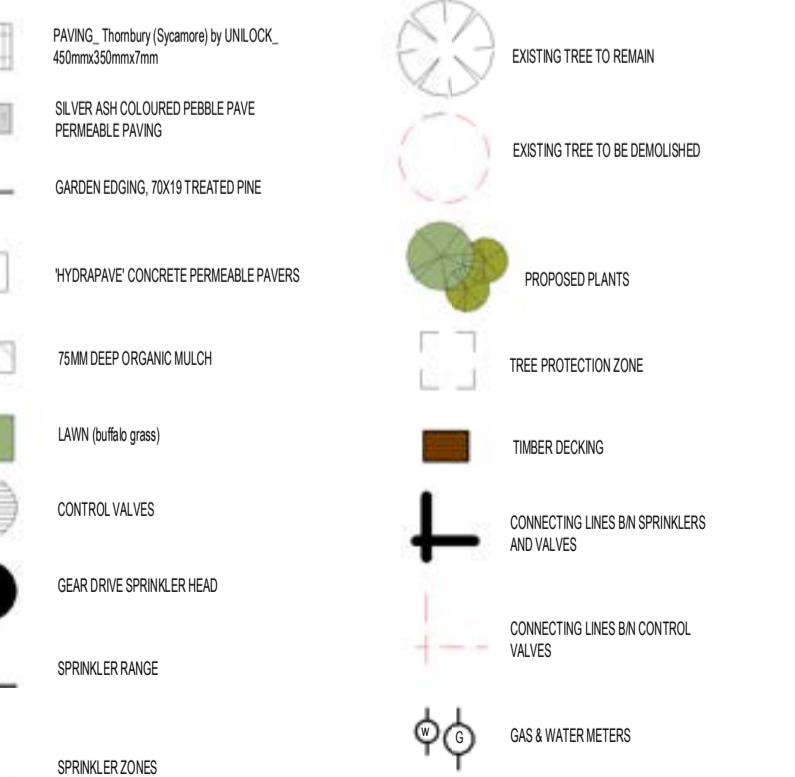
DESIGN RESPONSE

TP 03

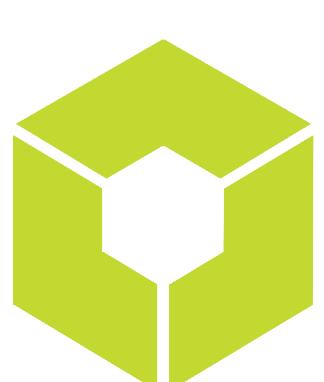
North



17



Landscape Plan (Concept)



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