

SUNKIN

**Clarke
Hopkins
Clarke**

Park Village Highett
220035 | 37 Graham Road, Highett

Town Planning Package - Building G

REV c | 21.03.2023

**Bayside City Council
Planning and Environment Act 1987**

ENDORSED PLAN

**This plan complies with
Planning Permit: 5/2022/443/2
Planning Permit issued: 22/12/2022**

Sheet 1 of 16

**Endorsed on: 29/6/2023
Endorsed by: Tom Corrie**



- ### ESD Notes
- Stage 01**
- Double glazing to be provided to glazed external doors and windows of all apartments and all townhouses
 - Operable windows are provided to all living areas and bedrooms
 - Light or medium coloured roofs to reduce the urban heat island (UHI) effect.
 - Capacity of Min.15KWp solar panels per apartment building
 - Sanitary fixtures across all the development will meet the WELS rating below:
 - Taps - 5 Star Kitchen Taps; 6 Star Basin taps
 - Toilets - 4 Star
 - Showers 4 Star (>4.5 but <= 6.0 L/min)
 - Dishwashers - 4 Star (where/it supplied)
 - Clothes washing machines - 5 Star (where/it supplied)
 - Car park mechanical systems to include variable speed fan drives and Carbon Monoxide (CO) monitoring systems to only run when required
 - Drip irrigation with moisture sensor override will be installed

- ### Legend - Clause 58
- 1200mm CLEAR ACCESSIBLE PATH (TO COMPLY WITH STANDARD D18)
- NOTES:
FOR ALL ENTRY DOORS TO CLAUSE 58: STANDARD D18 - ACCESSIBLE APARTMENTS A CLEAR OPENING WIDTH OF AT LEAST 850mm AT THE ENTRANCE TO THE DWELLING, MAIN BEDROOM AND ONE BATHROOM IS PROVIDED.
- GENERALLY TO ALL APARTMENTS, NOM. 2700mm CEILING HEIGHTS TO LIVING AREAS - ALL OTHER HABITABLE ROOMS NOM. 2400mm CEILING HEIGHTS.

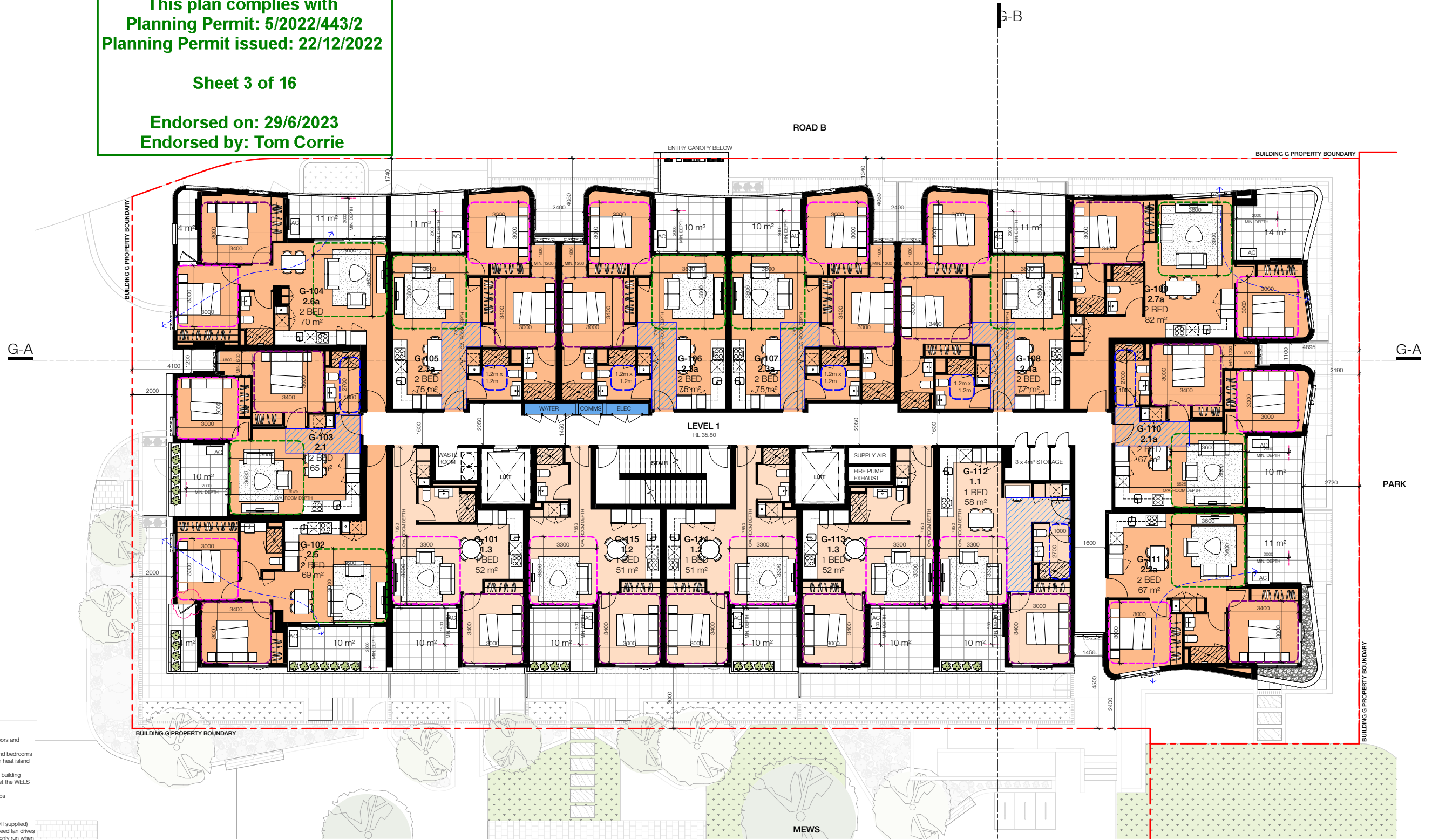
- ### Legend - Abbreviations
- | | |
|--------------|---|
| 1700 SCR | 1700mm HIGH PRIVACY SCREEN |
| 1800 SCR | 1800mm HIGH PRIVACY SCREEN |
| 1200 FENCE | 1200mm HIGH FENCE |
| 1800 FENCE | 1800mm HIGH FENCE |
| 2100 FENCE | 2100mm HIGH FENCE |
| A/C | AIR CONDITIONER CONDENSER UNIT |
| AFL | ABOVE FLOOR LEVEL |
| EX | EXISTING |
| HORIZ SCR | 1400mm HIGH BALLUSTRADE WITH 400mm DEEP HORIZONTAL PRIVACY SCREEN |
| HW | HIGHLIGHT WINDOW (SILL MIN. 1700mm AFL) |
| NH WIN | NON HABITABLE WINDOW |
| OB | OBSCURE GLAZING |
| 500 RET WALL | 500mm HIGH RETAINING WALL |
| RWT | RAINWATER TANK |
| ST | STORAGE |
| WIN | HABITABLE WINDOW |

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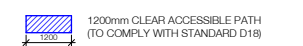
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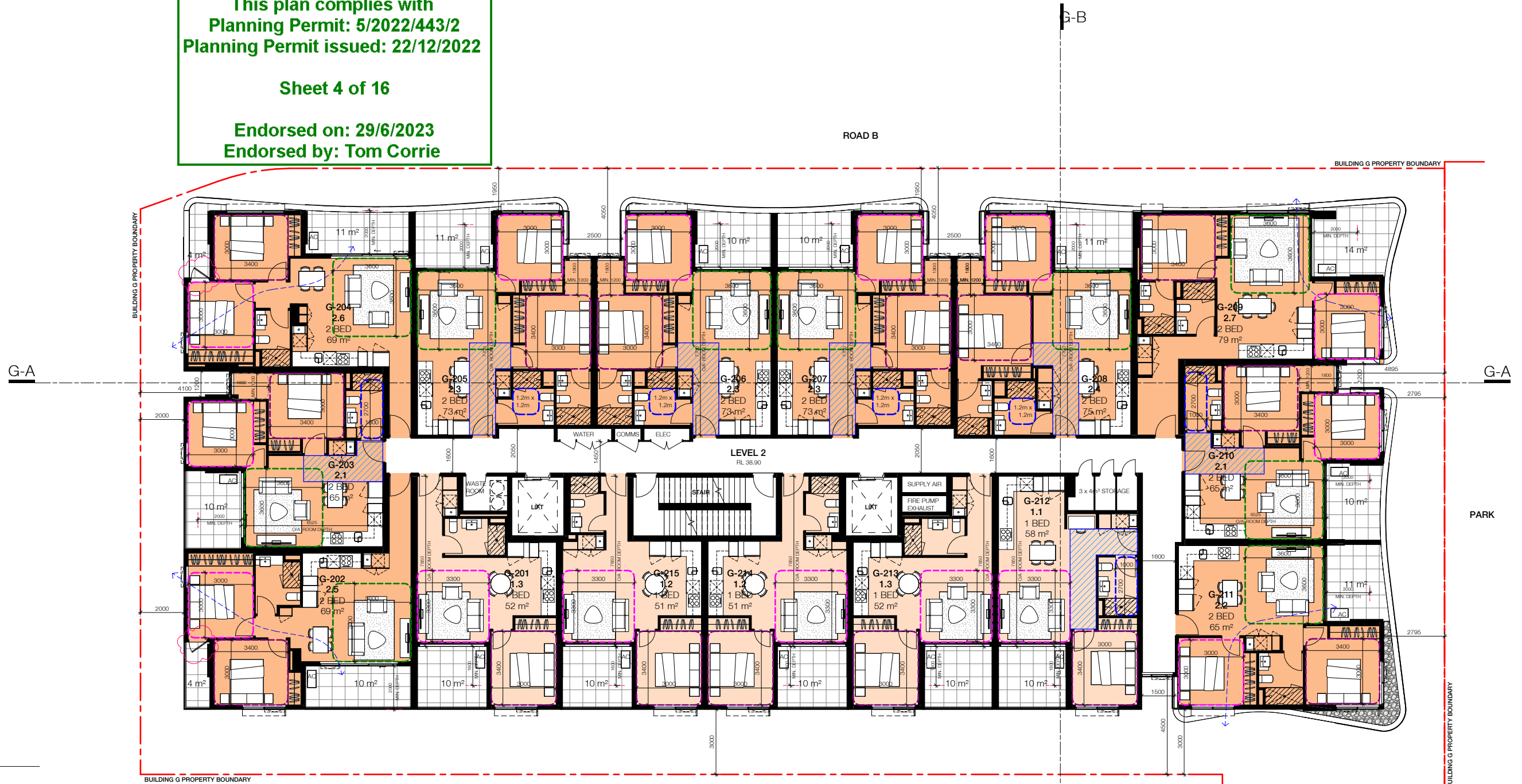
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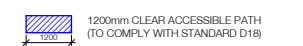
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1200mm CLEAR ACCESSIBLE PATH (TO COMPLY WITH STANDARD D18)

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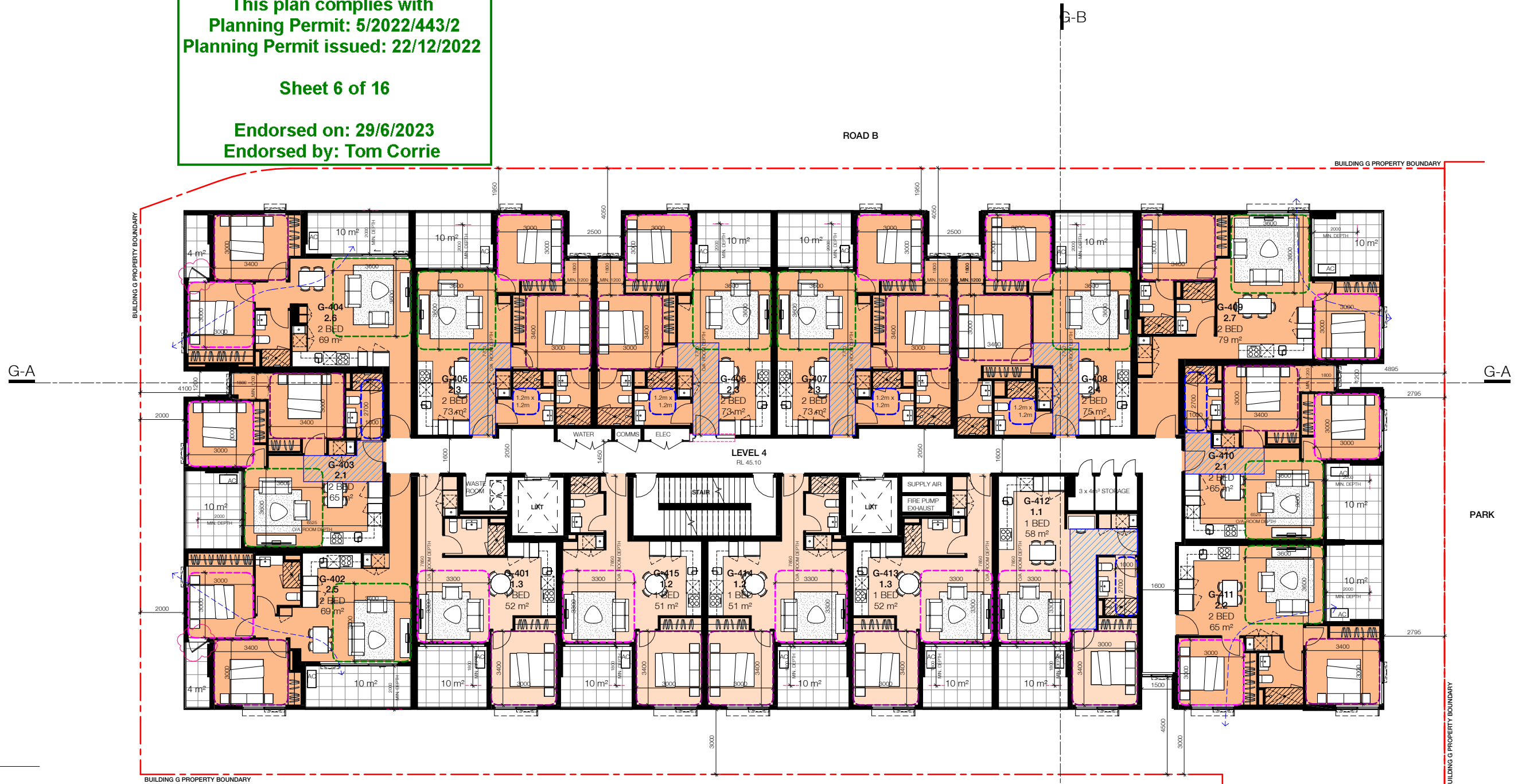
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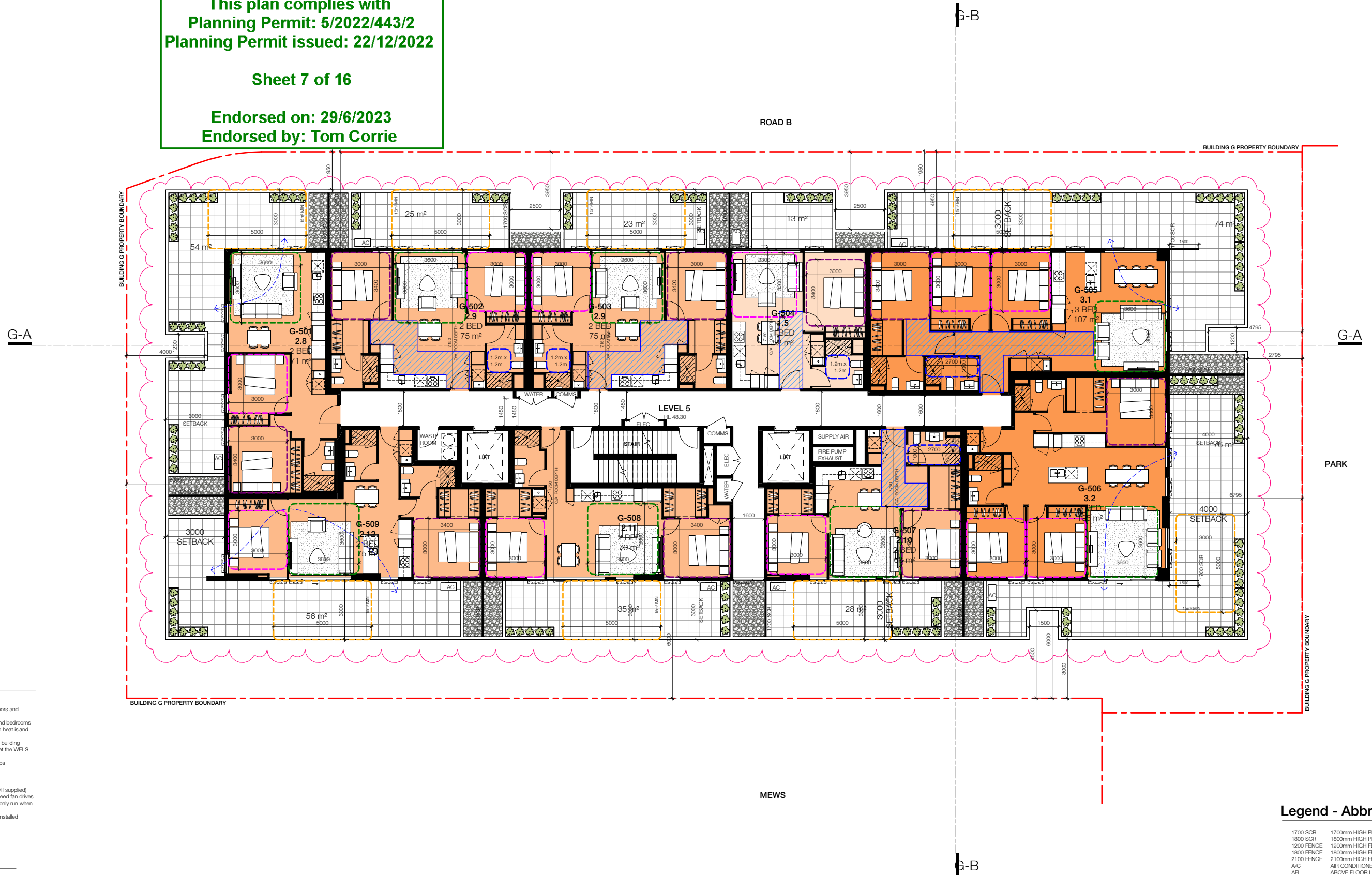
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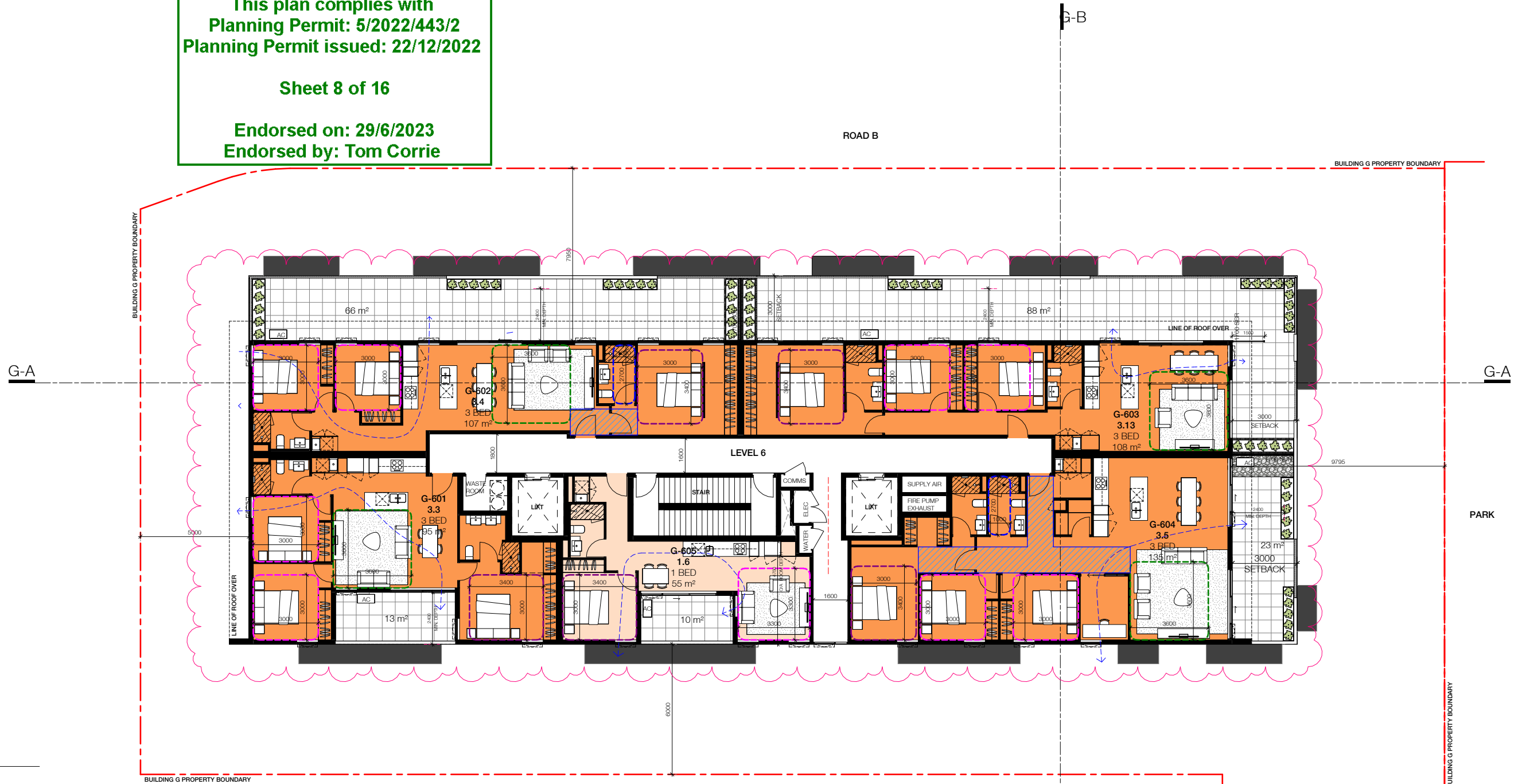
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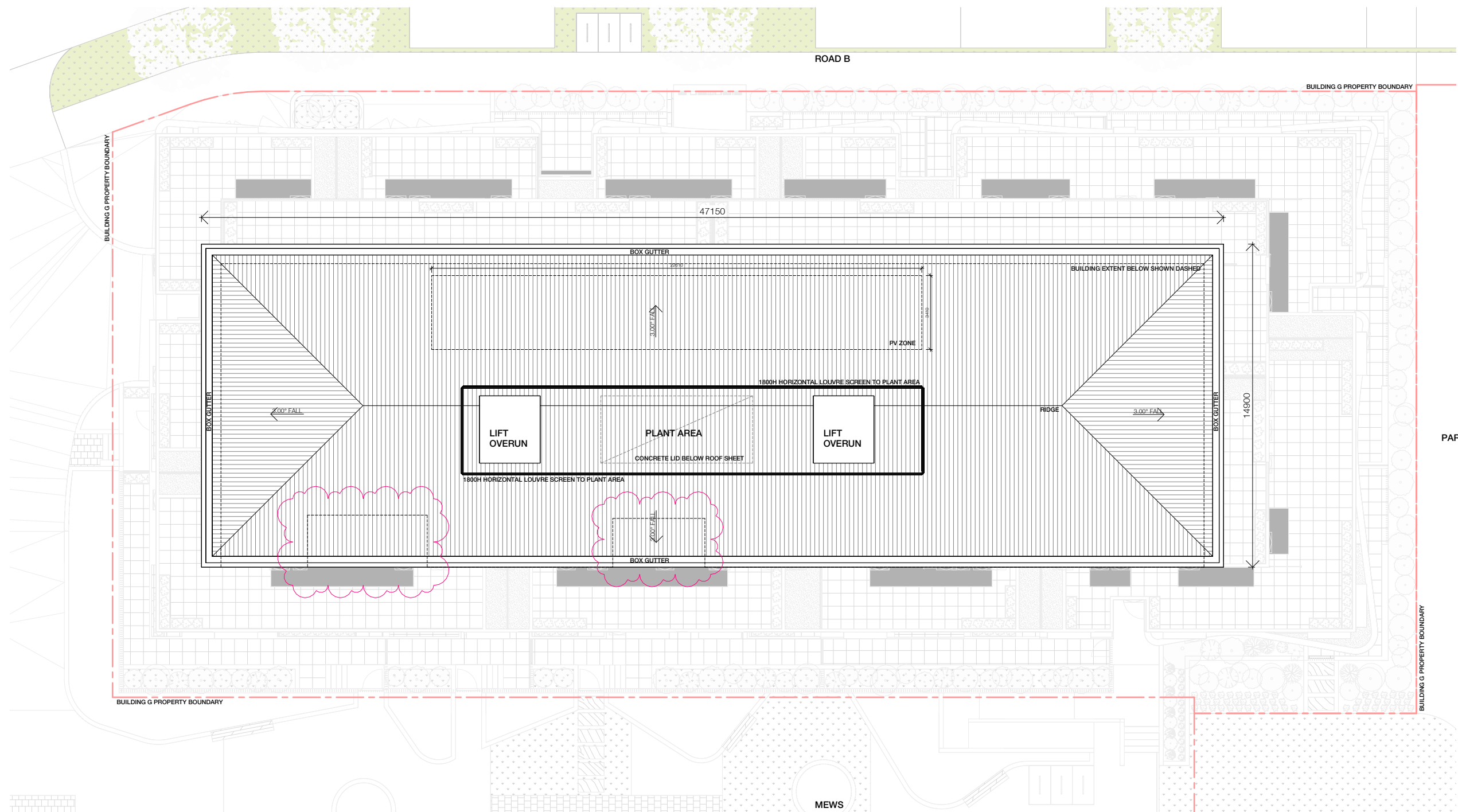
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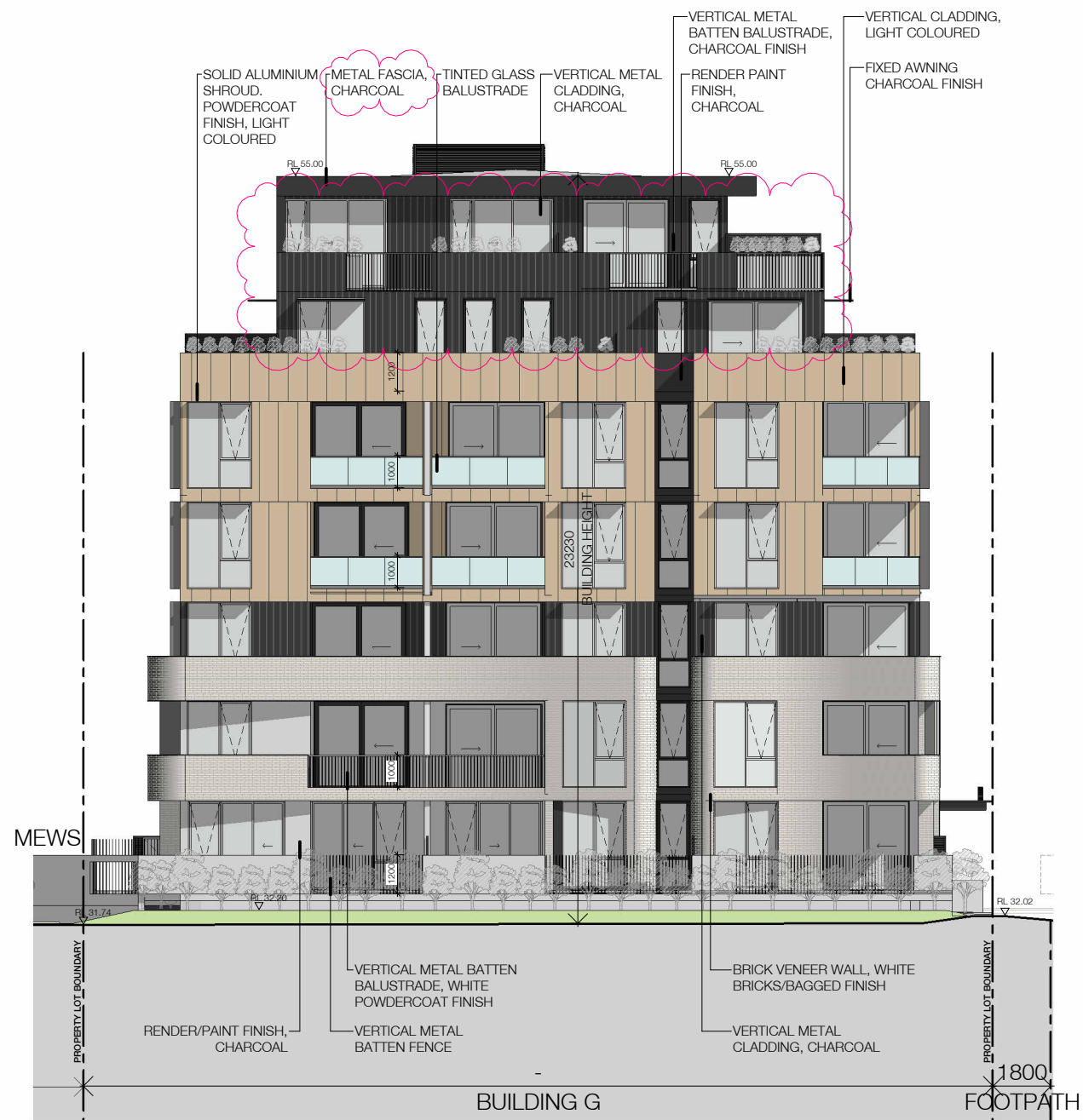
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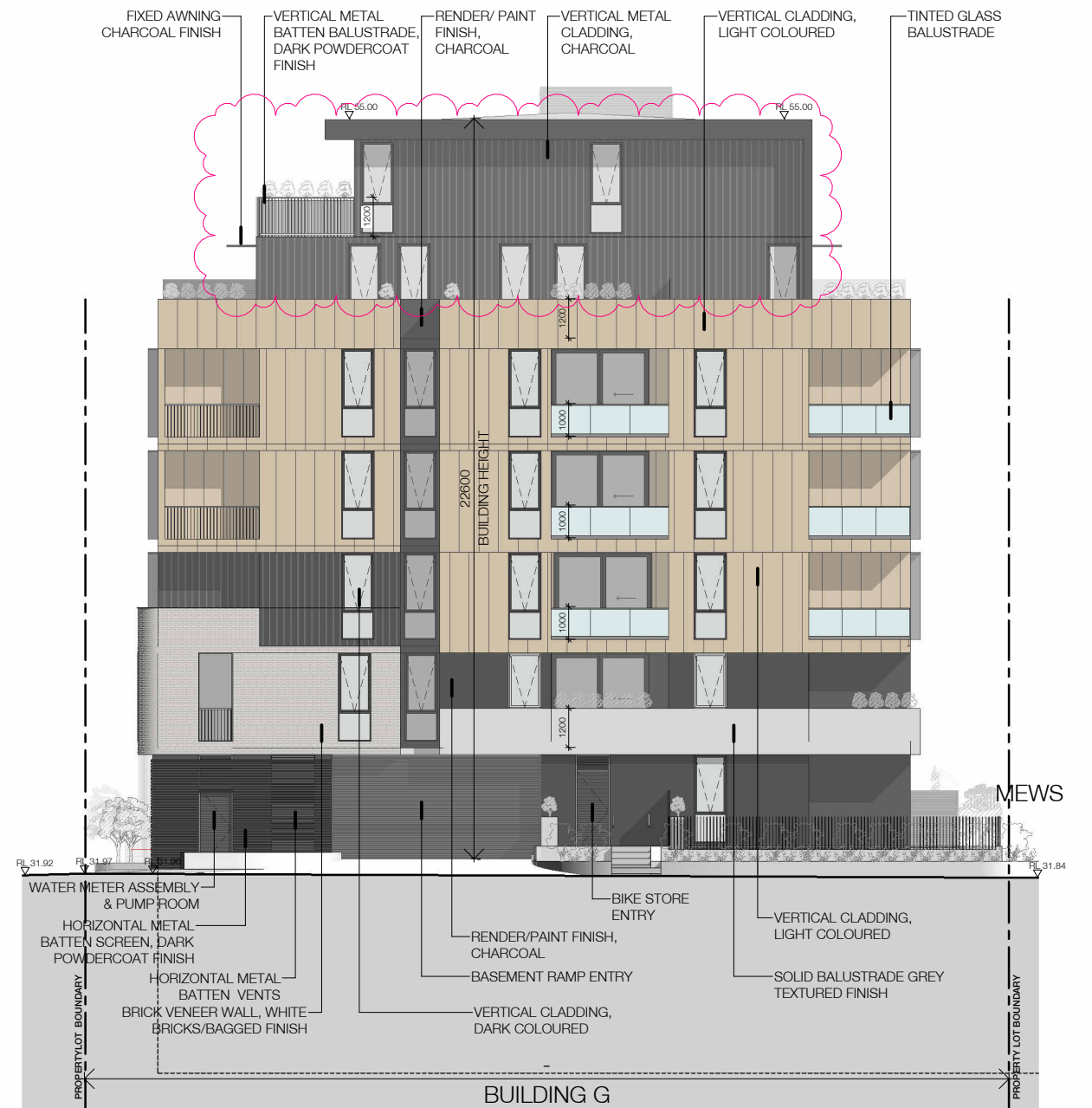
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Building G - North Elevation



Building G - South Elevation

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Scale 1:100 @ A1
0 5m

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Building G - East Elevation

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Building G - West Elevation

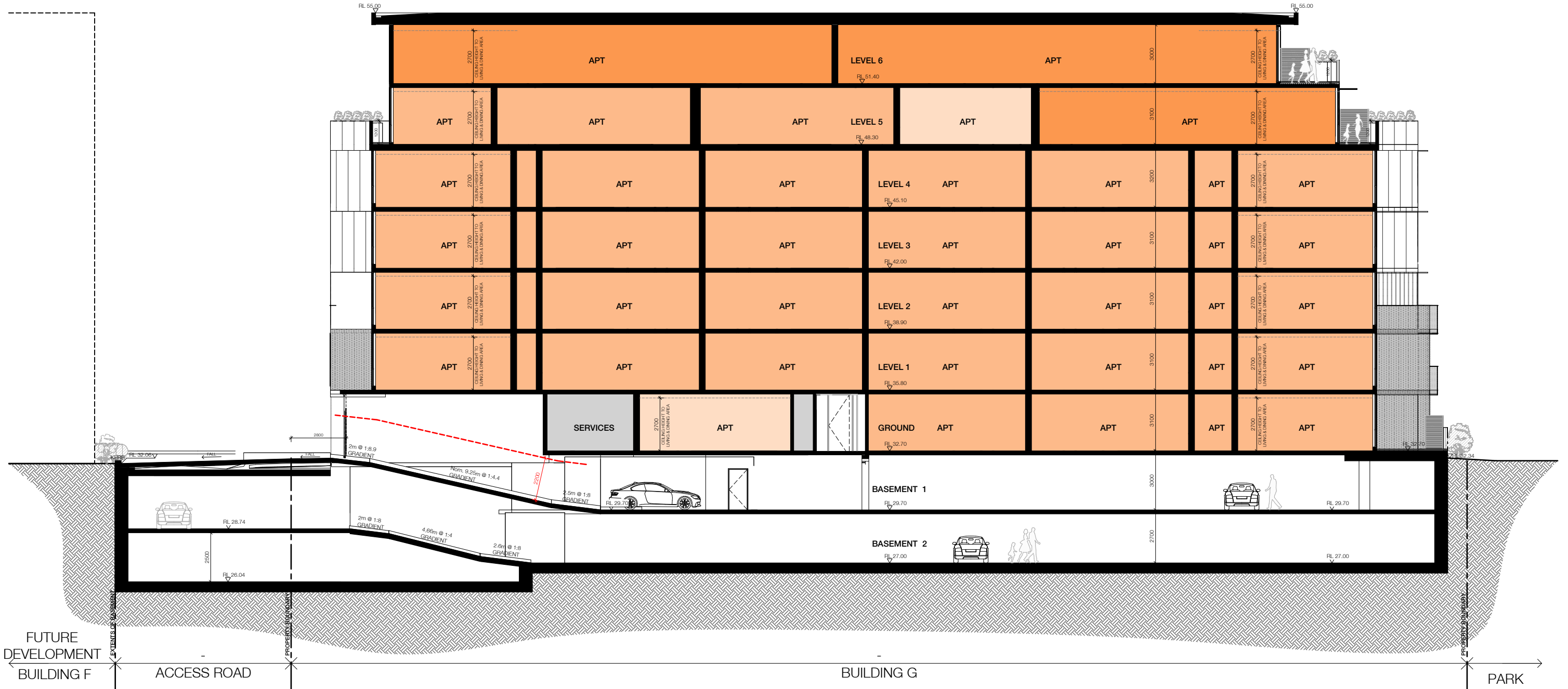
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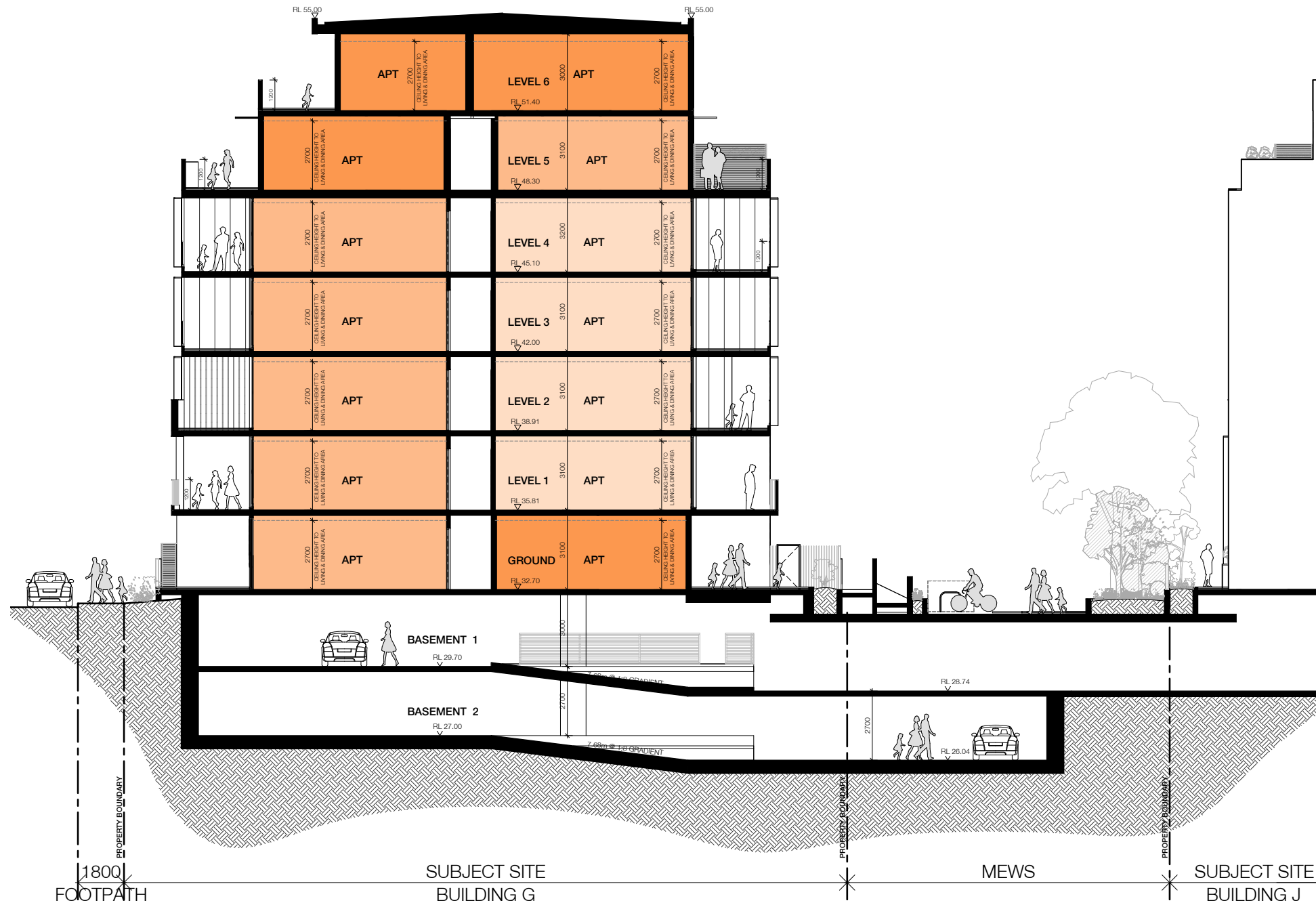
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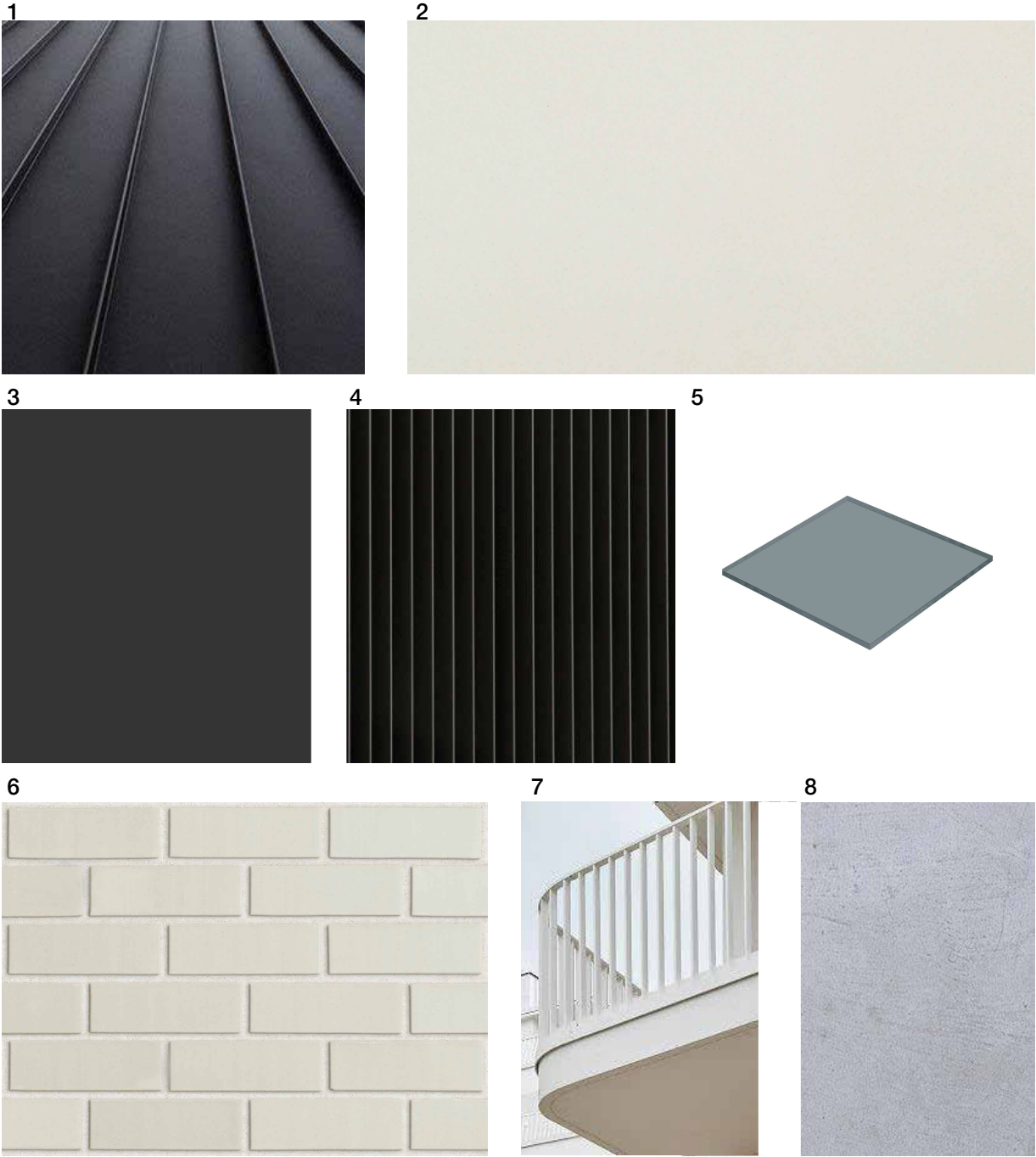
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External Material Finishes



ITEM	MATERIAL/ FINISH
01 - Vertical Metal Cladding Narrow Profile	Powdercoated Finish, Charcoal
02 - Vertical Cladding	Light Coloured
03 - Render Paint	Dulux Monument/ Domino
04 - Vertical Metal Batten Balustrade	Dark Powdercoat Finish
05 - Glass Balustrade	Grey Tinted Glazing
06 - Brick Veneer Wall	Light Coloured/ Bagged Finish
07 - Vertical Metal Batten Balustrade	Light Powdercoat Finish
08 - Solid Balustrade	Grey Textured Finish

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02/03/2023

Development Summary

Superlot 1

Townhouse Type	Number of Storeys	Number of Beds	NSA	Qty	Total (NSA)
Type C	2	4	147m ²	10	1462m ²

Superlot 2

Townhouse Type	Number of Storeys	Number of Beds	NSA	Qty	Total (NSA)
Type D	3	4	169m ²	22	3718m ²

Superlot 3

Townhouse Type	Number of Storeys	Number of Beds	NSA	Qty	Total (NSA)
Type C	2	4	147m ²	21	3068m ²

Building G

Level	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	TH 3 Bed	Total Apts	NSA	Common Area	Total GFA	Efficiency	Balcony	Total GBA	Car Spaces (Required)	Bicycle Spaces (Required)	Storage Units (Proposed)
Ground	2	2	4	2	0	10	759m ²	297m ²	1056m ²	71.9%	280m ²	1336m ²	10.8		0
Level 1	5	5	5	0	0	15	986m ²	134m ²	1120m ²	88.0%	166m ²	1286m ²	14		3
Level 2	5	5	5	0	0	15	970m ²	134m ²	1104m ²	87.9%	166m ²	1270m ²	14		3
Level 3	5	5	5	0	0	15	970m ²	134m ²	1104m ²	87.9%	158m ²	1262m ²	14		3
Level 4	5	5	5	0	0	15	970m ²	134m ²	1104m ²	87.9%	158m ²	1262m ²	14		3
Level 5	1	3	3	2	0	9	698m ²	125m ²	823m ²	84.9%	385m ²	1208m ²	10		0
Level 6	1	0	0	4	0	5	500m ²	113m ²	613m ²	81.6%	200m ²	813m ²	7.2		0
Total	24	25	27	8	0	84	5853m²	1071m²	6924m²		1513m²	8437m²	84	25	12
Mix	28.6%	29.8%	32.1%	9.5%	0.0%	100.0%									

* Efficiency excludes driveway to basement

1 Bed carpark rate 0.8/unit
2 Bed carpark rate 1.0/unit
3 Bed carpark rate 1.6/unit

Building J

Level	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	TH 3 Bed	Total Apts	NSA	Common Area	Total GFA	Efficiency	Balcony	Total GBA	Car Spaces (Required)	Bicycle Spaces (Required)	Storage Units (Proposed)
Ground	2	2	2	2	5	13	891m ²	221m ²	1112m ²	80.1%	311m ²	1423m ²	16.8		4
Level 1	5	5	1	0	0	11	949m ²	142m ²	1091m ²	87.0%	164m ²	1255m ²	10		4
Level 2	5	5	5	0	0	15	974m ²	130m ²	1104m ²	88.2%	158m ²	1262m ²	14		4
Level 3	5	5	5	0	0	15	974m ²	130m ²	1104m ²	88.2%	158m ²	1262m ²	14		4
Level 4	5	5	5	0	0	15	974m ²	130m ²	1104m ²	88.2%	158m ²	1262m ²	14		4
Level 5	0	7	1	1	0	9	650m ²	123m ²	773m ²	84.1%	374m ²	1147m ²	9.6		0
Level 6	0	0	2	3	0	5	483m ²	107m ²	590m ²	81.9%	185m ²	775m ²	6.8		0
Total	22	29	21	6	5	83	5895m²	983m²	6878m²		1508m²	8386m²	85	25	20
Mix	26.5%	34.9%	25.3%	7.2%	6.0%	100.0%									

1 Bed carpark rate 0.8/unit
2 Bed carpark rate 1.0/unit
3 Bed carpark rate 1.6/unit

Shared Basements

Level	NSA	Common Area	Total GFA	Efficiency	Balcony	Total GBA	Car Spaces (Proposed)	Bicycle Spaces (Proposed)	Storage Units (Proposed)
Basement 2						2172m ²	64	2	61
Basement 1						4010m ²	106	3	74
Ground								45	
Total						6182m²	170	50	135