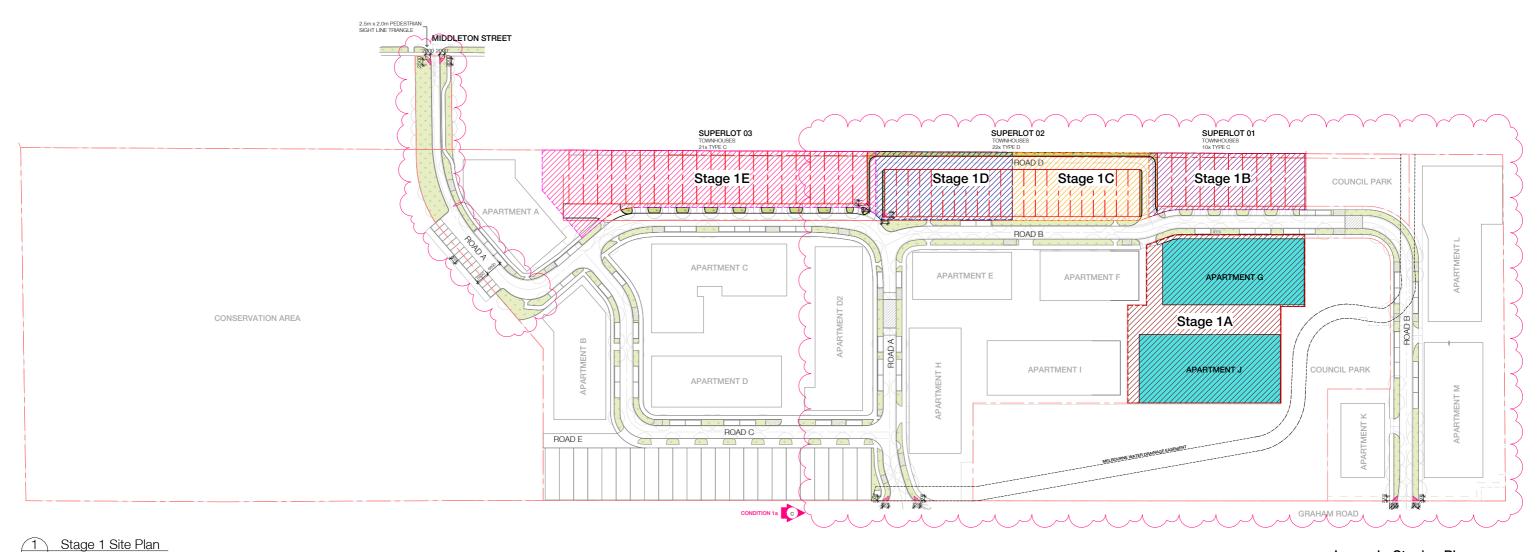


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Stage 1 Site Plan Scale 1 : 800

Site Information

Stage 01 Total Area: Superiot 01 Total Area = 1393.87m² Superlot 02 Total Area = 2156.0 m² Superlot 03 Total Area = 2827.92m² Building G + J Total Area = 4531.56m² Total Site Area = 10,909.35 m² (Excluding Roads)

Site Coverage

Stage 01 Total Site Area = 10,909.35m² Total Site Coverage = 7494.326m² (68.7%)

Site Permeability

Stage 01

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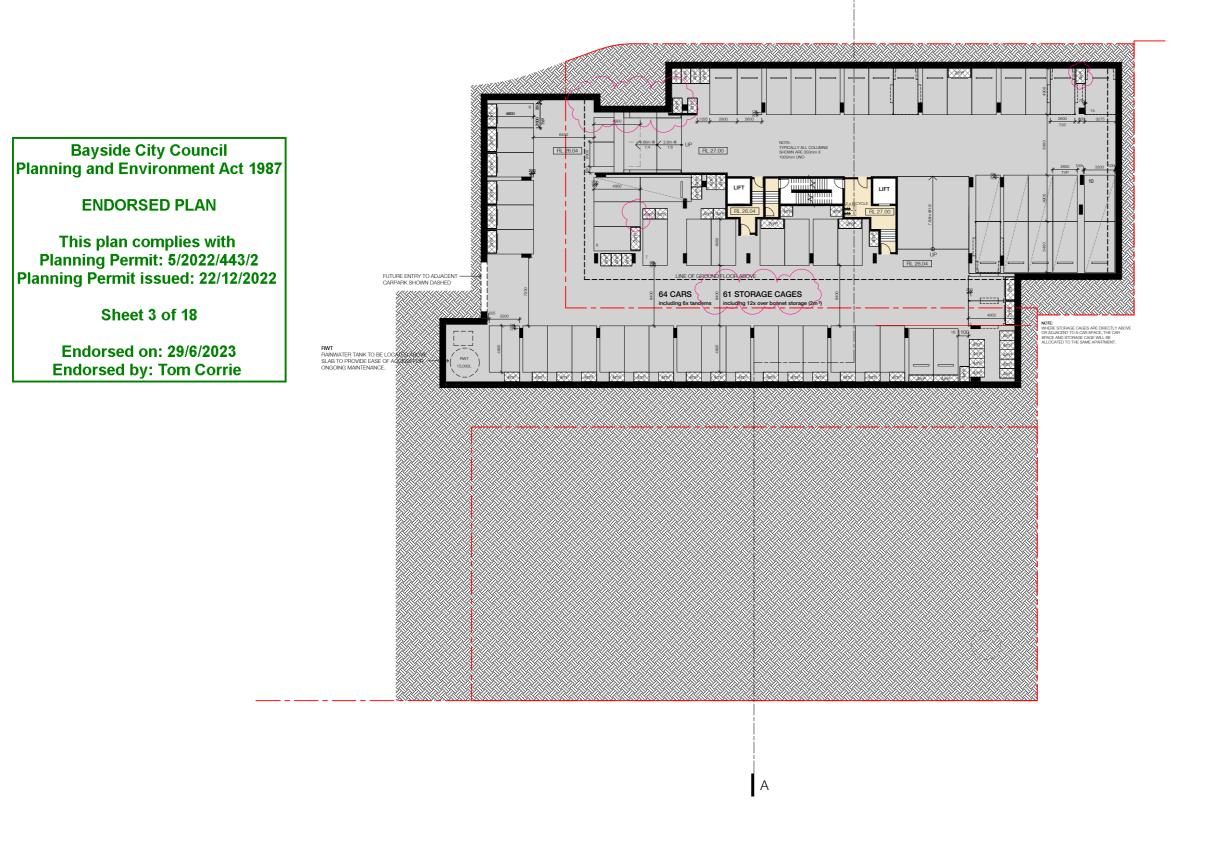
Clarke
Hopkins
SynaphicsPark Village Highett
37 Graham Road, Highett
Project No. 220035 www.chc.com.au | studio@chc.com.au | 03 9419 4340



Legend - Staging Plan 4

•	SETOUT POINT
	LANDSCAPE
	STAGE 1A
	STAGE 1B
	STAGE 1C
	STAGE 1D
	STAGE 1E
	STAGE 2
	STAGE 3
	STAGE 4
	STAGE 5
	STAGE 6
	TOWN PLANNING

Stage 1 Site Plan TP0011 c



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10m

ESD Notes

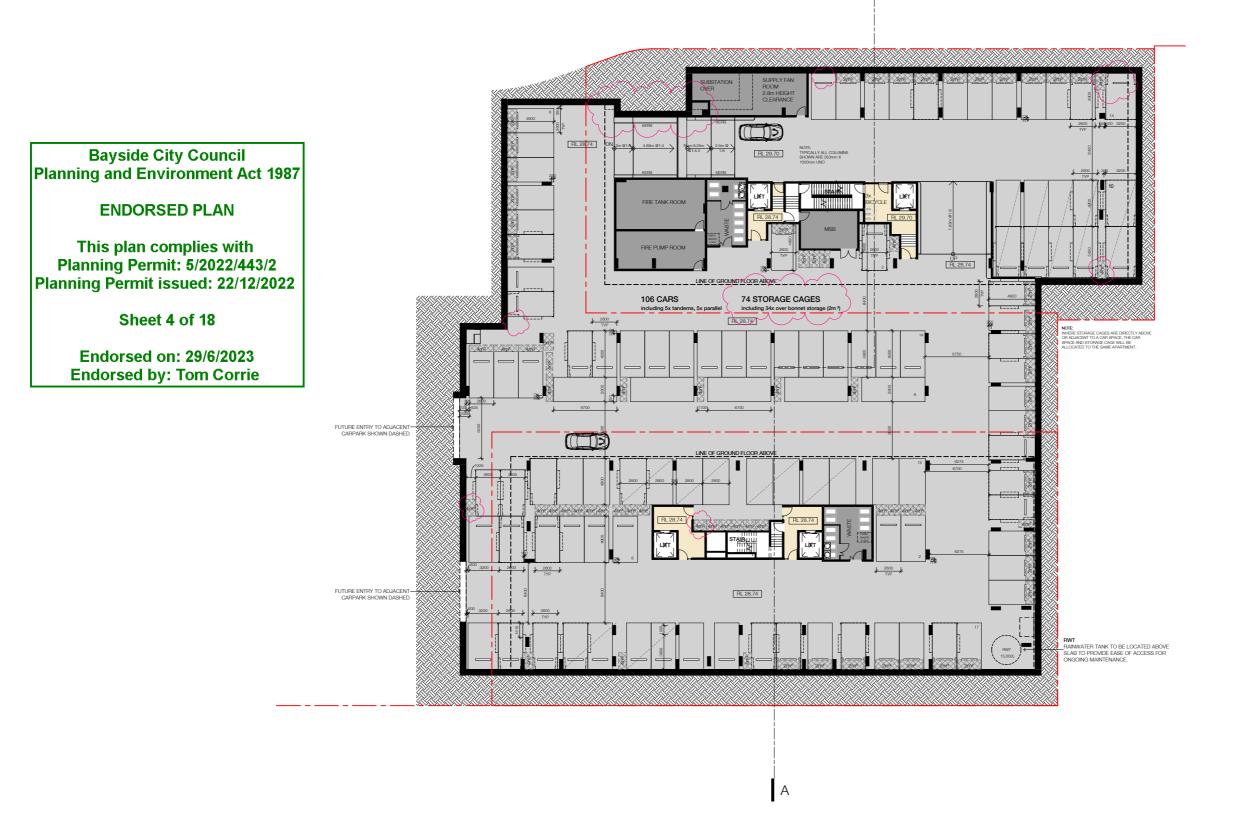
Stage 01

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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 BALUSTRADE 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
TO	WN PLANNING



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ESD Notes

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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 5 of 18

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

ESD Notes

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Site Coverage

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 AE
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 EXISTING

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 HW
 HIGHLIGHT WINDOW (SLL MN. 1700mm AFL)

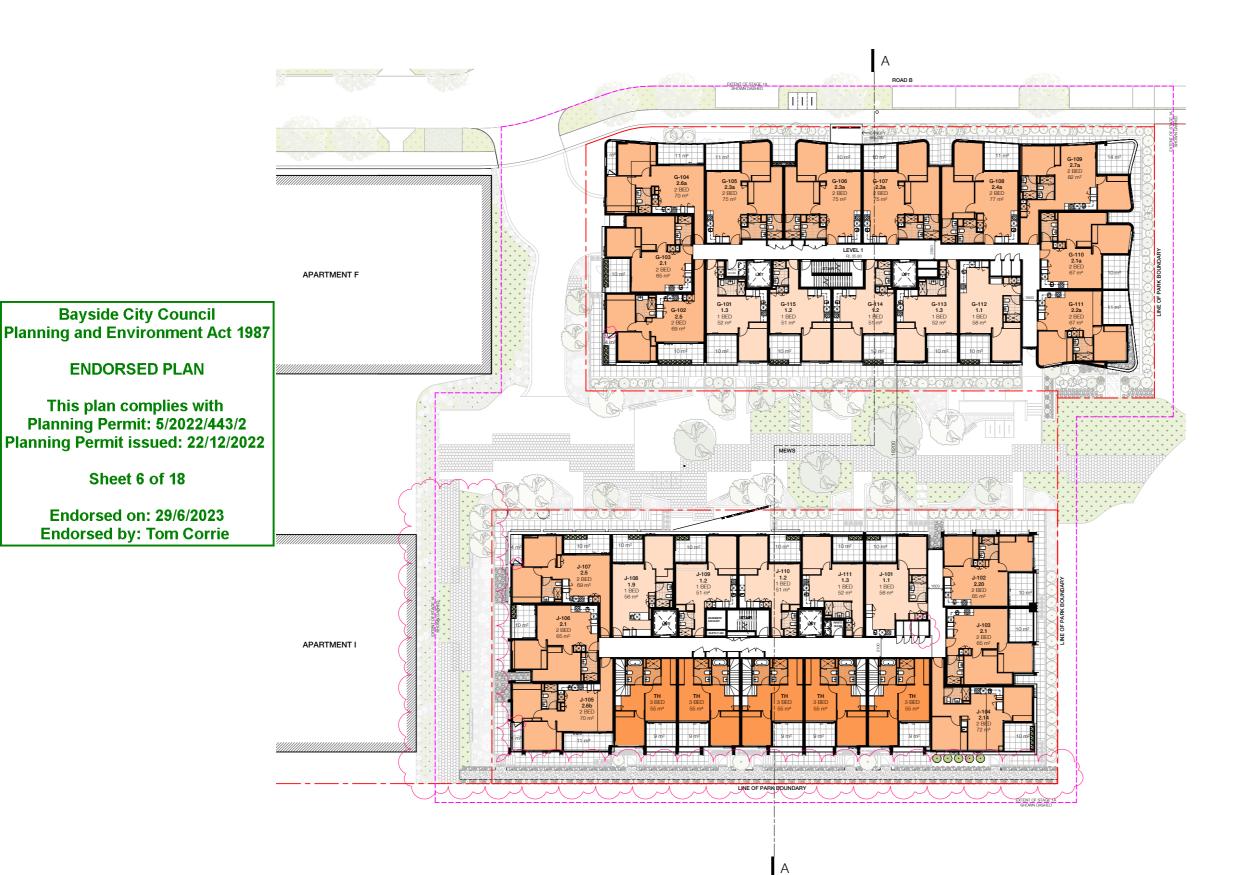
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Overall Plan (Bldg G & J) - Ground TP0102 c







ESD Notes

Stage 01

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Site Permeability

Stage 01

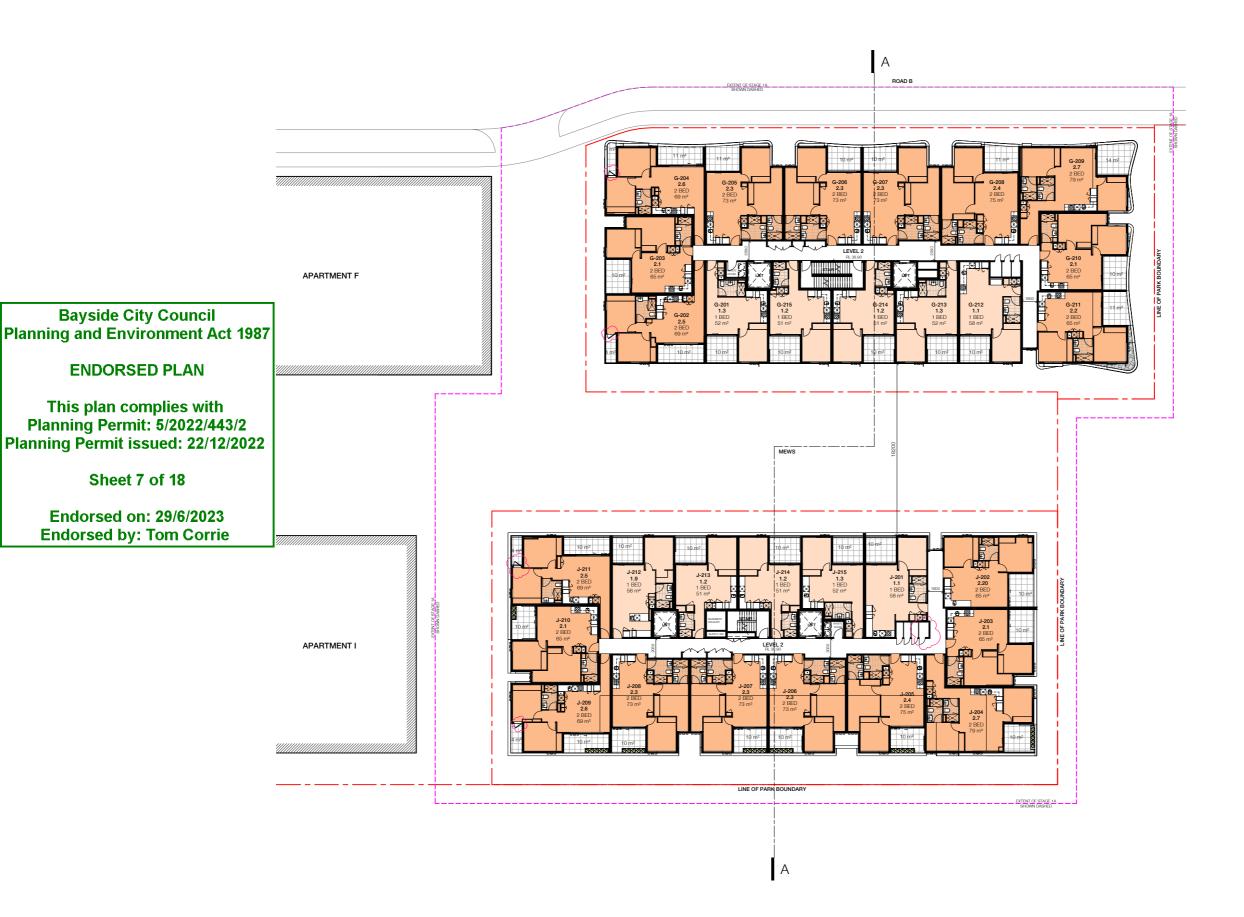
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TOWN PLANNING

Overall Plan (Bldg G & J) - Level 1 TP0103 c







ESD Notes

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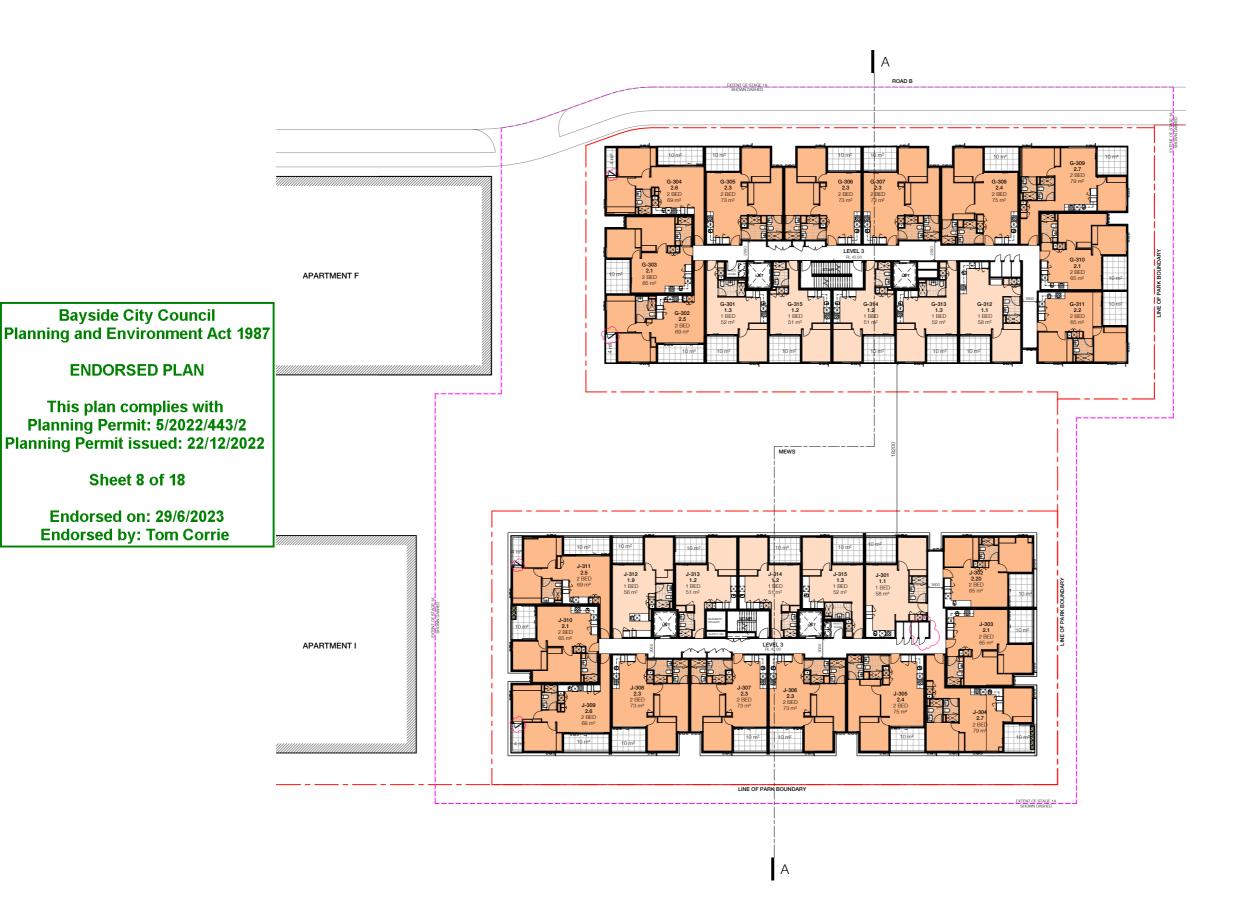
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 HIGHLIGHT WINDOW (SLL MN. 1700mm AFL)

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 NON HABITALE WINDOW

TOWN PLANNING

Overall Plan (Bldg G & J) - Level 2 21.03.2023 TP0104 c





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ESD Notes

- Stage 01
 Double glazing to be provided to glazed external doors and windows of all apartments and all townhouses
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Site Coverage

 Stage 01

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Site Permeability

Stage 01

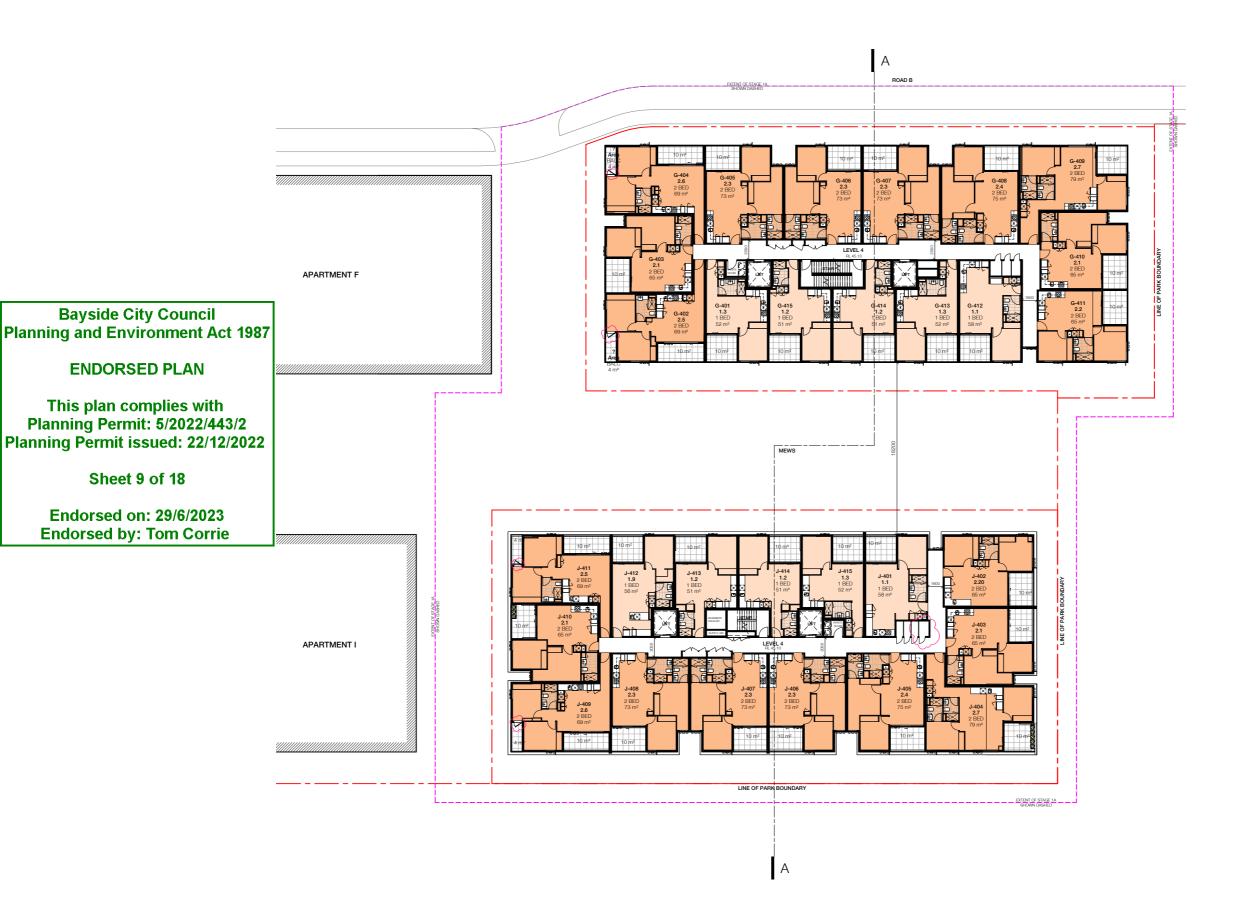
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TOWN PLANNING

Overall Plan (Bldg G & J) - Level 3 TP0105 c





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ESD Notes

- Stage 01
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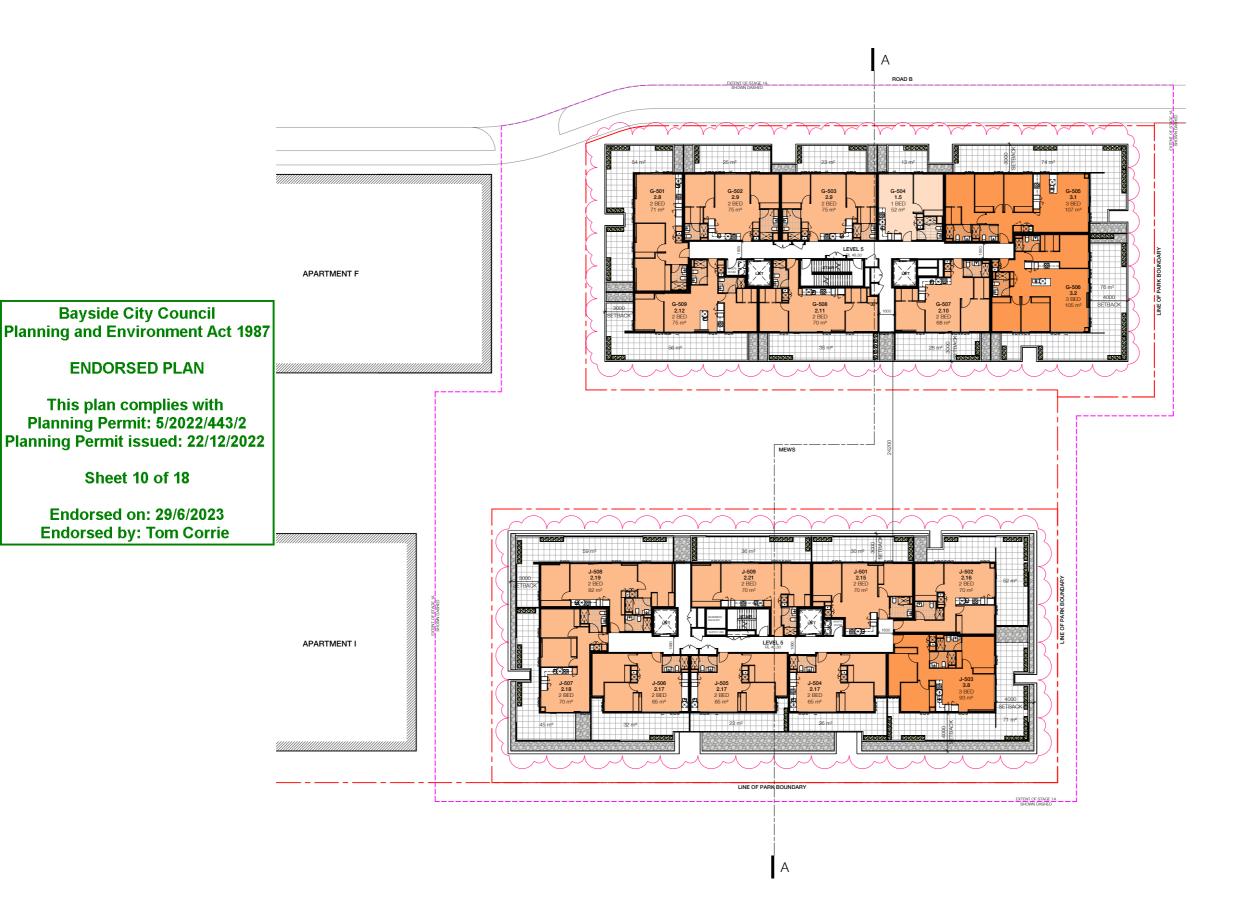
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TOWN PLANNING

Overall Plan (Bldg G & J) - Level 4 TP0106 c







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ESD Notes

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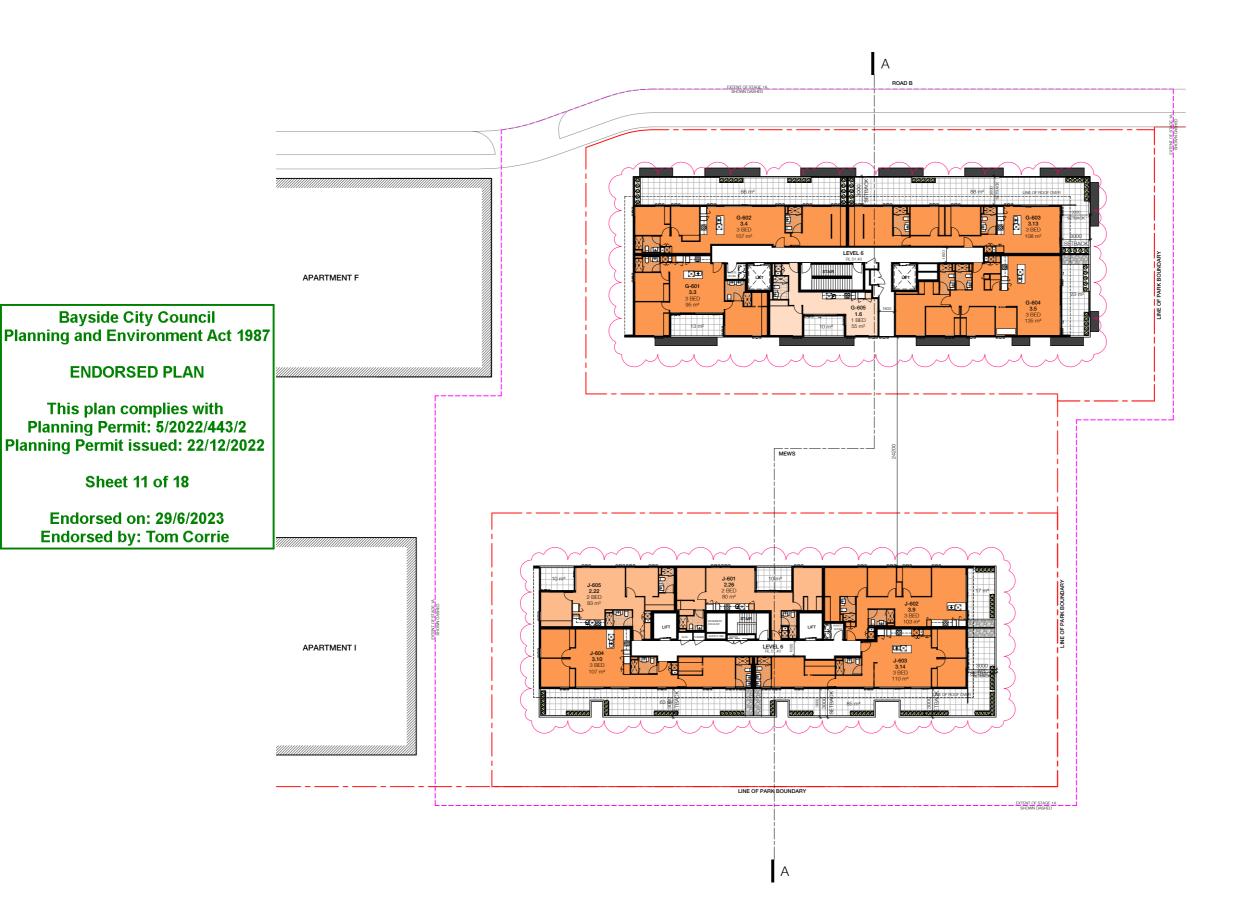
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TOWN PLANNING





10m

ESD Notes

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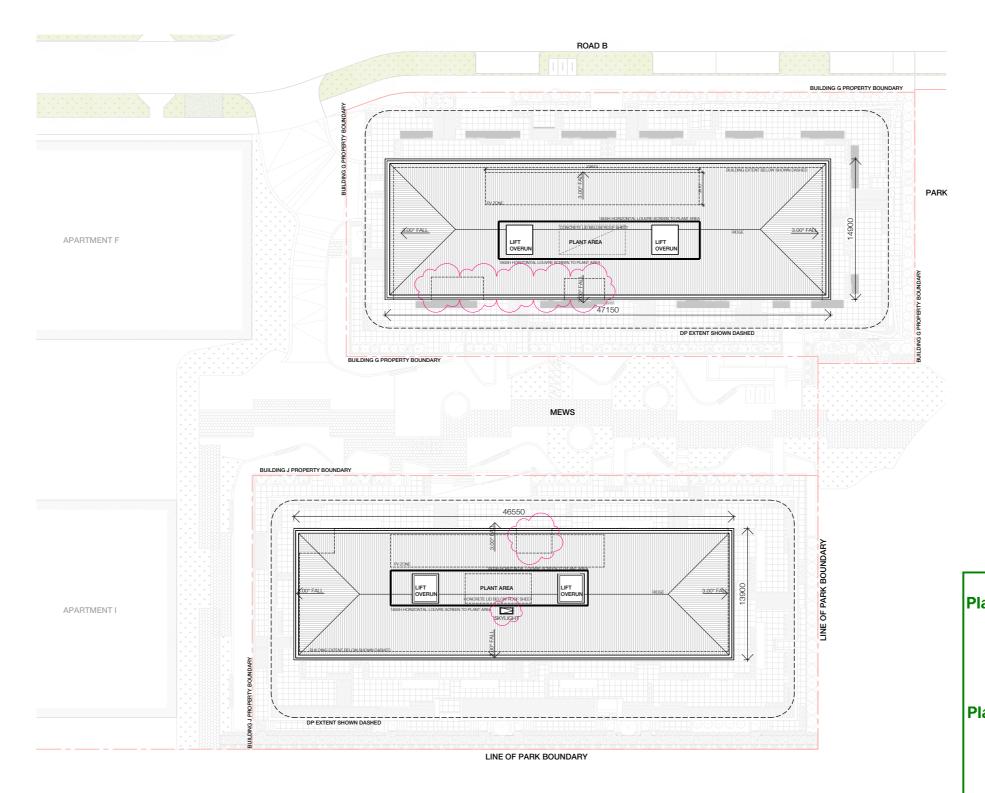
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TOWN PLANNING







ESD Notes

Stage 01

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TOWN PLANNING

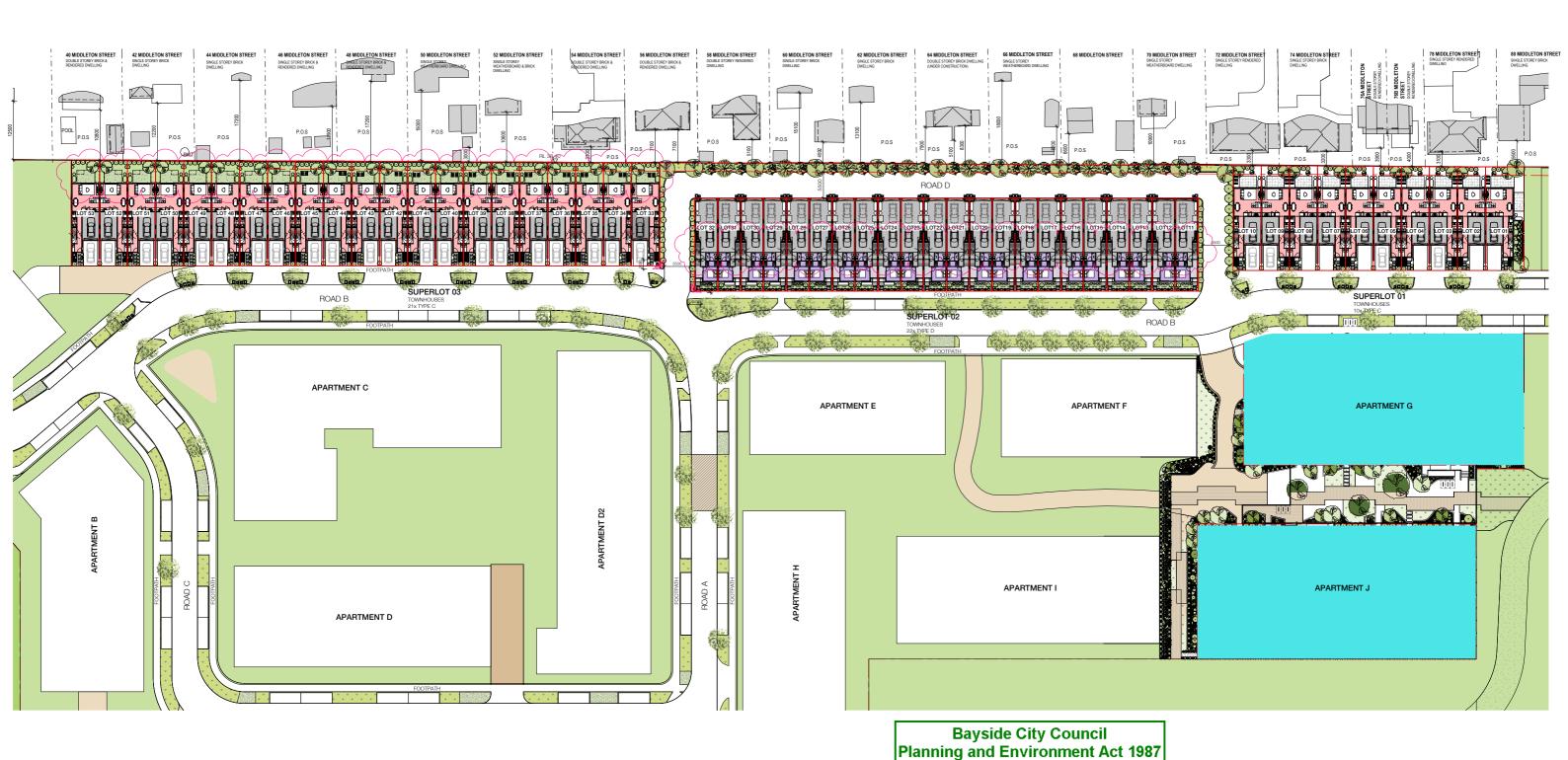
Bayside City Council Planning and Environment Act 1987

ENDORSED PLAN

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

Sheet 12 of 18

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



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Site Permeability

Stage 01

Superiot 01 Total Permeability = 390.05m² (27.98%) Superlot 02 Total Permeability = 202.95m² (9.4%) perlot 03 Total Permeability = 730.86m² (25.84%) Building G + J Total Permeability = 564.79m² (12.46%)

ESD Notes

- Stage 01
- (e 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 bedroom Light or medium coloured roots to reduce the uthan heat sland (LH) effect. Capacity of Mn. 15KWp solar panels per apartment building Sanitary futures across all the development will meet the WELS rotton below:
- Italy INDUISE statuses an une services and the service service
- and Carbon Monoxide (CO) monitoring systems to only run wher
- required Drip irrigation with moisture sensor override will be installed

Sheet 13 of 18 Endorsed on: 29/6/2023 **Endorsed by: Tom Corrie**

ENDORSED PLAN

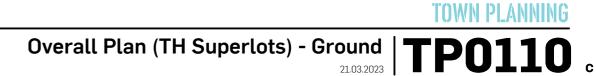
This plan complies with

Planning Permit: 5/2022/443/2

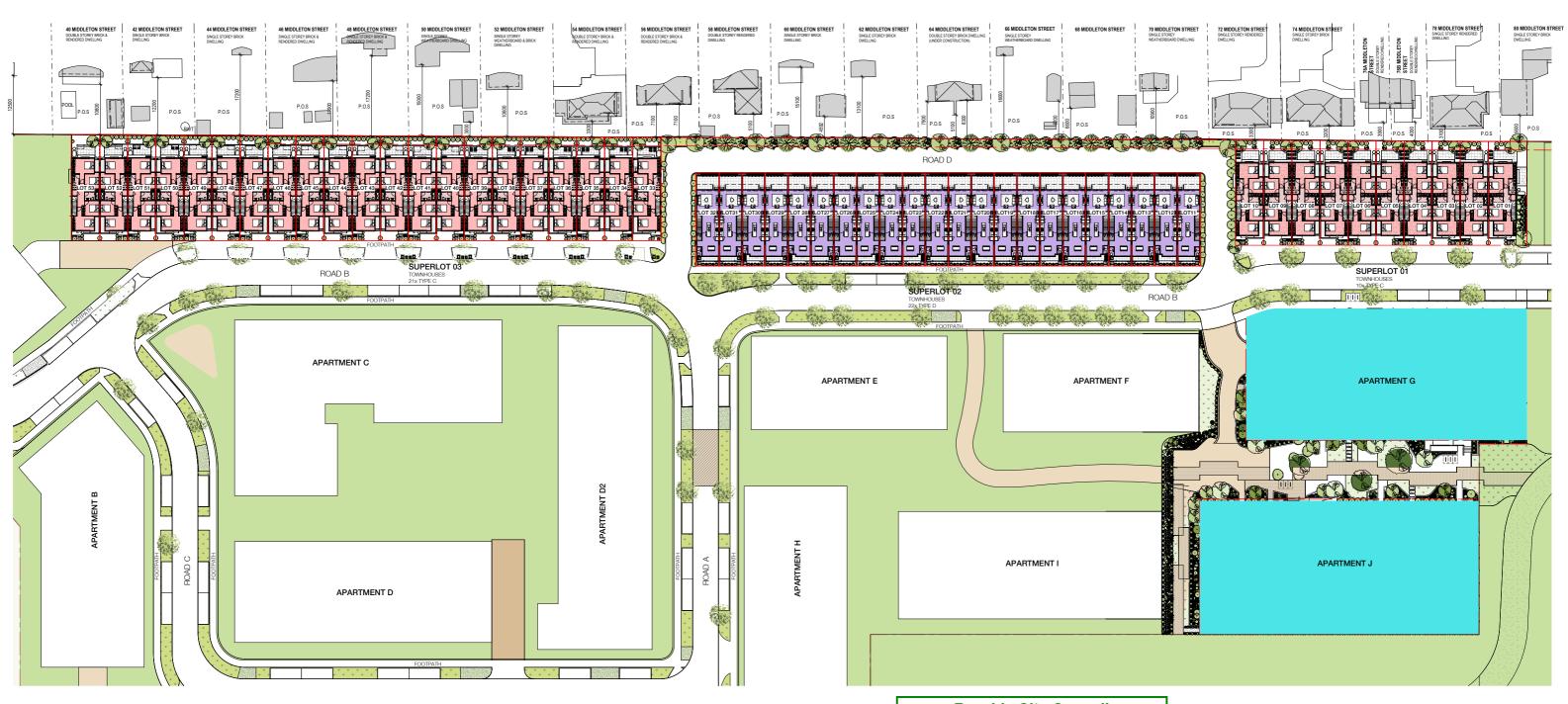
Planning Permit issued: 22/12/2022







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Site Information

Stage 01 Total Area: Superlot 01 Total Area = 1393.87m² Superiot 02 Total Area = 2156.0 m² Superiot 03 Total Area = 2827.92m² Building G + J Total Area = 4531.56m Total Site Area = 10,909.35 m² (Excluding Roa

Site Coverage

Stage 01 Total Site Area = 10,909.35m Total Site Coverage = 7494.326m² (68.7%)

Site Permeability

Stage 01

Superiot 01 Total Permeability = 390.05m² (27.98%) Superlot 02 Total Permeability = 202.95m² (9.4%) perlot 03 Total Permeability = 730.86m² (25.84%) Building G + J Total Permeability = 564.79m² (12.46%)

ESD Notes

- Stage 01
- e 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 bedroom Light or modium coloured roots reduce the urban heat sland Capachy of Mn. 15KWp solar panels per apartment building Sanitary fotures across all the development will meet the WELS rotion below:

- any totulies actross an une descention of the second secon
- and Carbon Monoxide (CO) monitoring systems to only run wher
- required Drip irrigation with moisture sensor override will be installed

Scale 1:400 @ A1



ENDORSED PLAN

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

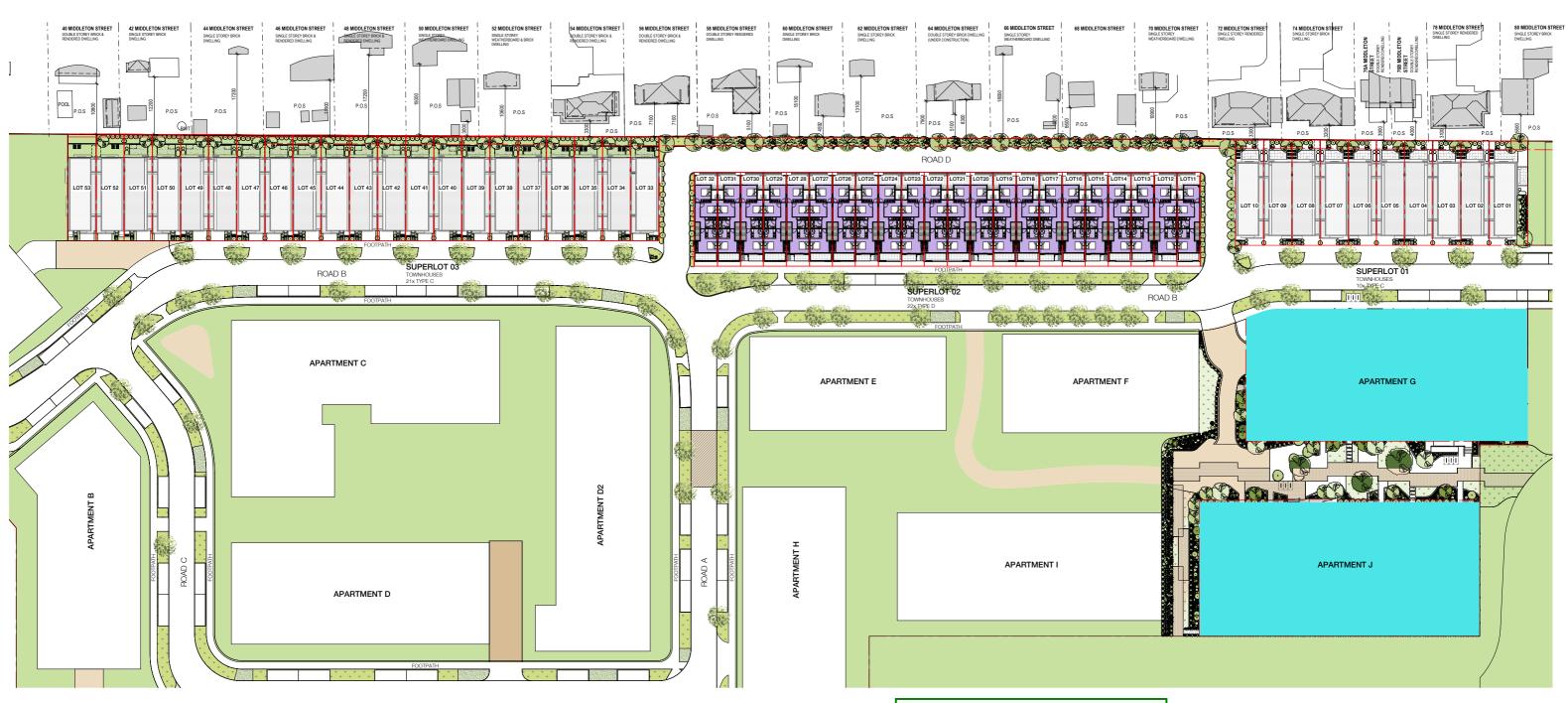
Sheet 14 of 18

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



Clarke
Hopkins
SynabicPark Village Highett
37 Graham Road, Highett
Project No. 220035





Site Information

Stage 01 Total Area: Superiot 01 Total Area = 1393.87m² Superiot 02 Total Area = 2156.0 m² Superiot 03 Total Area = 2827.92m² Building G + J Total Area = 4531.56m Total Site Area = 10,909.35 m² (Excluding Roads

Site Coverage

Stage 01 Total Site Area = 10,909.35m² Total Site Coverage = 7494.326m² (68.7%)

Site Permeability

Stage 01

Superlot 01 Total Permeability = 390.05m² (27.98%) Superlot 02 Total Permeability = 202.95m² (9.4%) perlot 03 Total Permeability = 730.86m² (25.84%) Building G + J Total Permeability = 564.79m² (12.46%)

ESD Notes

- Stage 01
- (e 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 bedroom Light or medium coloured roots to reduce the uthan heat sland (LH) effect. Capacity of Mn. 15KWp solar panels per apartment building Sanitary futures across all the development will meet the WELS rotton below:

- tary totulines actues an une decompany gebelow: Taps 5Star Kitchen Taps; 6 Star Basin taps Tollets 4 Star Showers 4 Star (-4.5 but <= 6.0 L/min) Dishwashers 4 Star (where/if supplied) Clothes washing machines 5 Star (where/if supplied) Clothes washing machines 5 Star (where/if supplied)
- and Carbon Monoxide (CO) monitoring systems to only run wher
- required Drip irrigation with moisture sensor override will be installed

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 15 of 18

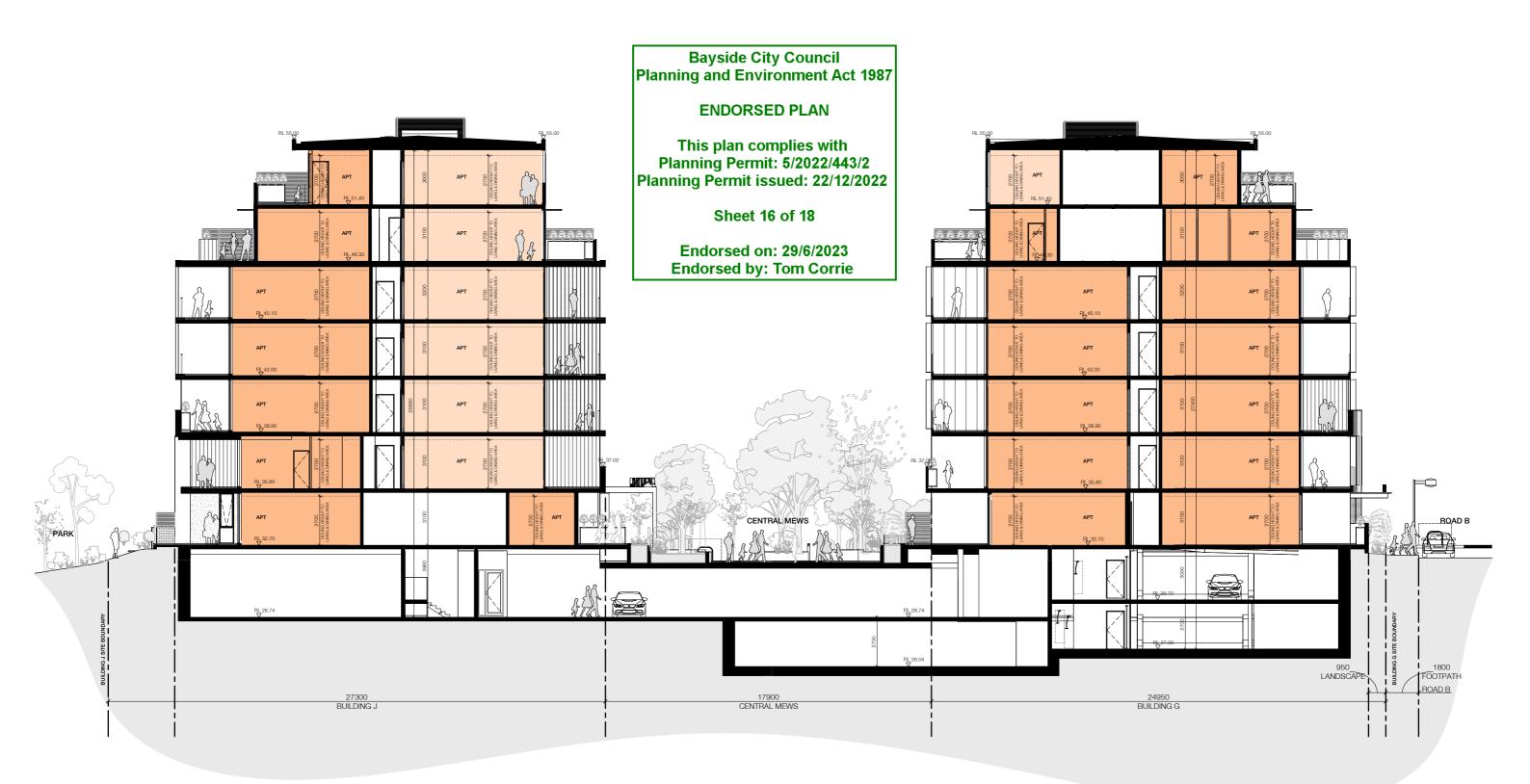
Endorsed on: 29/6/2023 **Endorsed by: Tom Corrie**



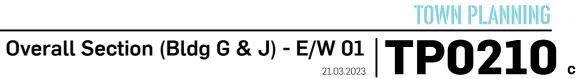
Clarke
Hopkins
SynabicPark Village Highett
37 Graham Road, Highett
Project No. 220035





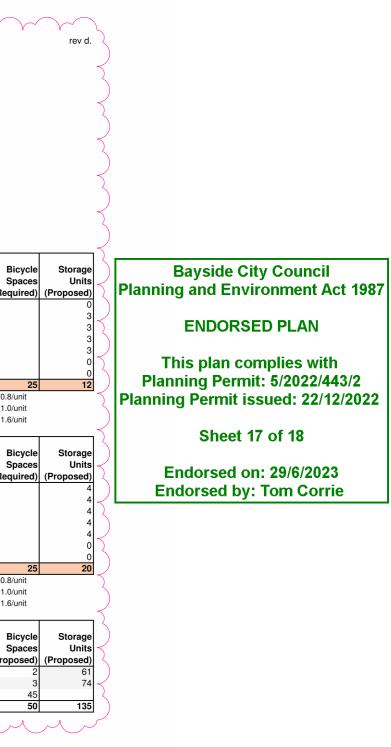




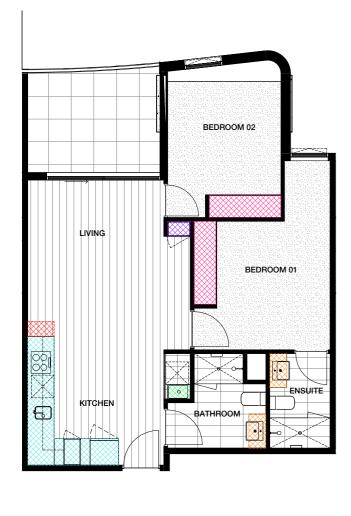


Development S	Summary												
Superlot 1													
Townhouse	Number of	Number of											
Туре	Storeys	Beds	NSA	Qty	Total (NSA)								
Туре С	2	4	147m ²	10	1462m ²								
Superlot 2													
Townhouse	Number of	Number of											
Туре	Storeys	Beds	NSA	Qty	Total (NSA)								
Type D	3	4	169m ²	22	3718m ²								
Superlot 3													
Townhouse	Number of	Number of											
Туре	Storeys	Beds	NSA	Qty	Total (NSA)								
Туре С	2	4	147m ²	21	3068m ²								
Building G													
Danding G					1				1		I]	
1	1.0.4		2 Bed 2 Bath	0 Ded	TUODAd	Tatal Anta			Tatal OF A	F#	Dalaamu	TableODA	Car Sp
Level Ground	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	TH 3 Bed	Total Apts 10	759m ²	Common Area 297m ²	Total GFA 1056m ²	Efficiency 71.9%	Balcony 280m ²	Total GBA 1336m ²	(Requ
Level 1	2 5	5	4	2	0	15	986m ²	134m ²	1120m ²	88.0%	166m ²	1286m ²	
Level 2	5	5	5	0	0	15	970m ²	134m ²	1104m ²	87.9%	166m ²	1270m ²	
Level 3	5	5	5	ő	0	15	970m ²	134m ²	1104m ²	87.9%	158m ²	1262m ²	
Level 4	5	5	5	ő	o	15	970m ²	134m ²	1104m ²	87.9%	158m ²	1262m ²	
Level 5	1	3	3	2	o	13	698m ²	125m ²	823m ²	84.9%	385m ²	1202m ²	
Level 6	1	0		4	ő	5	500m ²	113m ²	613m ²	81.6%	200m ²	813m ²	
Total	24	25	v	8	0	84	5853m ²	1071m ²	6924m ²	01.070	1513m ²	8437m ²	
Mix	28.6%	29.8%	32.1%	9.5%	0.0%	100.0%		107111		Ffficiency exclude	es driveway to bas		1 Bed ca
										,			2 Bed ca
													3 Bed ca
Building J													
													Car Sp
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	(Requ
Ground	2	2	2	2	5	13	891m ²	221m ²	1112m ²	80.1%	311m ²	1423m ²	<u> </u>
Level 1	5	5	1	0		11	949m ²	142m ²	1091m ²	87.0%	164m ²	1255m ²	
Level 2	5	5	5	o	0	15	974m ²	130m ²	1104m ²	88.2%	158m ²	1262m ²	
Level 3	5	5	5	o	0	15	974m ²	130m ²	1104m ²	88.2%	158m ²	1262m ²	
Level 4	5	5	5	0	0	15	974m ²	130m ²	1104m ²	88.2%	158m ²	1262m ²	
Level 5	0	7	1	1	0	9	650m ²	123m ²	773m ²	84.1%	374m ²	1147m ²	
Level 6	0	0	2	3	0	5	483m ²	107m ²	590m ²	81.9%	185m ²	775m ²	
	22	29		6	5	83	5895m ²	983m ²	6878m ²		1508m ²	8386m ²	
Total	26.5%	34.9%	25.3%	7.2%	6.0%	100.0%							1 Bed ca
Total Mix													2 Bed ca
													3 Bed ca
Mix	ents								I]	
	ents						1						
Mix	ents												
Mix	ents												Car Sp
Mix	ents											Total GBA	
Mix Shared Basem	ents											Total GBA 2172m ²	
Mix Shared Basem Level	ents												
Mix Shared Basem Level Basement 2	ents											2172m ²	Car Spa (Propo









TYP Apartment Storage Diagram (1)

Legend - TYP Storage Zones

	CALCULATED STORAGE EXTENT FOR BEDROOM ZONE
	CALCULATED STORAGE EXTENT FOR KITCHEN ZONE
	CALCULATED STORAGE EXTENT FOR BATHROOM ZONE
	CALCULATED STORAGE EXTENT FOR LINEN ZONE
	CALCULATED STORAGE EXTENT FOR LAUNDRY ZONE
	CALCULATED STORAGE EXTENT FOR 'OTHER' ZONE (IF APPLICABLE)
NOTE: REFER TO CLAUSE 58	SCHEDULE FOR BREAK DOWN OF

STORAGE CALCULATED FOR EACH INDIVIDUAL APRTMENT TYPES

APARTMENT TYPE CALCULATED STORAGE

Туре	Total Vol	Master Bed	Bed 2	Bed 3	Linen	Other	Kitchen	Laundry	Bathroom	Ensuite
Type		Vol	Vol	Vol	Vol	Vol	Vol	Vol	Vol	Vol
1.1	9m³	2.6m ³	0.0m ³	0.0m ³	1.0m ³	0.0m ³	4.36	0.2m ³	0.4m ³	0.0m ³
1.2	8m ³	2.7m ³	0.0m ³	0.0m ³	0.7m ³	0.0m ³	3.66	0.2m ³	0.4m ³	0.0m ³
1.3	8m ³	2.7m ³	0.0m ³	0.0m ³	1.1m ³	0.0m ³	3.52	0.2m ³	0.4m ³	0.0m ³
1.4	8m ³	2.7m ³	0.0m ³	0.0m ³	1.0m ³	0.0m ³	3.66	0.2m ³	0.4m ³	0.0m ³
1.5	8m ³	2.9m ³	0.0m ³	0.0m ³	0.7m ³	0.0m ³	3.66	0.2m ³	0.4m ³	0.0m ³
1.6	8m ³	2.7m ³	0.0m ³	0.0m ³	1.2m ³	0.0m ³	3.08	0.2m ³	0.4m ³	0.0m ³
1.7	7m ³	2.7m ³	0.0m ³	0.0m ³	0.7m ³	0.0m ³	3.52	0.2m ³	0.4m ³	0.0m ³
1.8	7m ³	2.7m ³	0.0m ³	0.0m ³	0.7m ³	0.0m ³	3.52	0.2m ³	0.4m ³	0.0m ³
1.9	8m ³	3.6m ³	0.0m ³	0.0m ³	0.6m ³	0.0m ³	2.88	0.2m ³	0.4m ³	0.0m ³
2.1	10m ³	2.1m ³	2.7m ³	0.0m ³	0.6m ³	0.0m ³	3.66	0.3m ³	0.4m ³	0.0m ³
2.2	12m ³	3.3m ³	3.3m ³	0.0m ³	0.7m ³	0.0m ³	3.66	0.3m ³	0.3m ³	0.0m ³
2.3	11m ³	3.2m ³	2.7m ³	0.0m ³	0.6m ³	0.0m ³	3.66	0.3m ³	0.4m ³	0.4m ³
2.4	12m ³	3.2m ³	2.7m ³	0.0m ³	1.0m ³	0.0m ³	3.66	0.3m ³	0.4m ³	0.4m ³
2.5	11m ³	2.2m ³	4.3m ³	0.0m ³	0.6m ³	0.0m ³	3.17	0.3m ³	0.4m ³	0.0m ³
2.6	12m ³	2.7m ³	4.3m ³	0.0m ³	0.8m ³	0.0m ³	3.05	0.3m ³	0.4m ³	0.0m ³
2.7	11m ³	2.7m ³	2.9m ³	0.0m ³	1.0m ³	0.0m ³	3.66	0.3m ³	0.4m ³	0.4m ³
2.8	10m ³	2.7m ³	2.7m ³	0.0m ³	0.6m ³	0.0m ³	3.08	0.3m ³	0.4m ³	0.0m ³
2.9	12m ³	2.4m ³	2.9m ³	0.0m ³	1.0m ³	1.0m ³	3.66	0.3m ³	0.4m ³	0.4m ³
2.10'	12m ³	3.1m ³	3.4m ³	0.0m ³	1.0m ³	0.0m ³	3.66	0.3m ³	0.4m ³	0.0m ³
2.11	15m ³	4.2m ³	4.1m ³	0.0m ³	0.7m ³	1.8m ³	3.08	0.3m ³	0.4m ³	0.0m ³
2.12	11m ³	2.9m ³	2.9m ³	0.0m ³	1.0m ³	0.0m ³	2.88	0.3m ³	0.4m ³	0.4m ³
2.12	12m ³	2.2m ³	4.3m ³	0.0m ³	0.6m ³	0.0m ³	3.46	0.3m ³	0.4m ³	0.4m ³
2.14	11m ³	2.7m ³	2.9m ³	0.0m ³	0.7m ³	0.0m ³	3.66	0.3m ³	0.4m ³	0.0m ³
2.15	11m ³	3.1m ³	2.7m ³	0.0m ³	0.7m ³	0.0m ³	3.58	0.3m ³	0.4m ³	0.0m ³
2.16	10m ³	2.6m ³	2.7m ³	0.0m ³	1.0m ³	0.0m ³	2.50	0.3m ³	0.4m ³	0.0m ³
2.17	9m ³	2.6m ³	2.7m ³	0.0m ³	0.8m ³	0.0m ³	2.50	0.3m ³	0.4m ³	0.0m ³
2.18	11m ³	3.3m ³	2.7m ³	0.0m ³	0.8m ³	0.0m ³	3.58	0.3m ³	0.4m ³	0.0m ³
2.19	12m ³	3.4m ³	3.6m ³	0.0m ³	0.6m ³	0.0m ³	3.58	0.3m ³	0.4m ³	0.4m ³
2.20'	12m ³	3.3m ³	3.3m ³	0.0m ³	0.7m ³	0.0m ³	3.66	0.3m ³	0.3m ³	0.0m ³
2.21	13m ³	4.3m ³	3.5m ³	0.0m ³	1.3m ³	0.0m ³	3.08	0.3m ³	0.4m ³	0.0m ³
2.22	12m ³	3.6m ³	3.1m ³	0.0m ³	0.6m ³	0.0m ³	3.66	0.3m ³	0.4m ³	0.4m ³
2.23	13m ³	5.7m ³	2.7m ³	0.0m ³	0.7m ³	0.0m ³	2.50	0.3m ³	0.4m ³	0.4m ³
2.24	12m ³	2.7m ³	4.3m ³	0.0m ³	0.6m ³	0.0m ³	3.80	0.3m ³	0.4m ³	0.4m ³
2.25	11m ³	2.6m ³	2.7m ³	0.0m ³	1.1m ³	0.0m ³	3.58	0.3m ³	0.4m ³	0.0m ³
2.26	11m ³	2.2m ³	2.0m ³	0.0m ³	1.0m ³	2.2m ³	3.08	0.3m ³	0.3m ³	0.4m ³
2.1a	10m ³	2.1m ³	2.7m ³	0.0m ³	0.7m ³	0.0m ³	3.66	0.3m ³	0.4m ³	0.0m ³
2.2a	12m ³	3.3m ³	3.3m ³	0.0m ³	0.7m ³	0.0m ³	3.66	0.3m ³	0.3m ³	0.0m ³
2.3a	11m ³	3.2m ³	2.7m ³	0.0m ³	0.9m ³	0.0m ³	3.66	0.3m ³	0.4m ³	0.4m ³
2.4a	11m ³	3.2m ³	2.7m ³	0.0m ³	0.9m ³	0.0m ³	3.66	0.3m ³	0.4m ³	0.4m ³
2.6a	12m ³	2.7m ³	4.3m ³	0.0m ³	1.2m ³	0.0m ³	3.05	0.3m ³	0.4m ³	0.0m ³
2.7a	11m ³	2.7m ³	2.9m ³	0.0m ³	0.9m ³	0.0m ³	3.66	0.3m ³	0.4m ³	0.4m ³
2.1b	10m ³	2.1m ³	2.7m ³	0.0m ³	0.7m ³	0.0m ³	3.66	0.3m ³	0.4m ³	0.0m ³
2.2b	12m ³	3.3m ³	3.3m ³	0.0m ³	0.6m ³	0.0m ³	3.66	0.3m ³	0.4m ³	0.0m ³
2.3b	11m ³	3.2m ³	2.7m ³	0.0m ³	0.6m ³	0.0m ³	3.66	0.3m ³	0.4m ³	0.4m ³
2.4b	12m ³	3.2m ³	2.7m ³	0.0m ³	1.0m ³	0.0m ³	3.66	0.3m ³	0.4m ³	0.4m ³
2.7b	11m ³	2.7m ³	2.9m ³	0.0m ³	0.9m ³	0.0m ³	3.66	0.3m ³	0.4m ³	0.4m ³
2.6b	12m ³	2.7m ³	4.3m ³	0.0m ³	0.8m ³	0.0m ³	3.05	0.3m ³	0.4m ³	0.0m ³
3.1	15m ³	4.0m ³	2.7m ³	2.7m ³	1.0m ³	0.0m ³	3.12	0.3m ³	0.4m ³	0.4m ³
3.2	15m ³	3.8m ³	2.7m ³	2.7m ³	1.4m ³	0.0m ³	3.12	0.3m ³	0.4m ³	0.4m ³
3.3	14m ³	3.3m ³	2.7m ³	2.7m ³	0.7m ³	0.0m ³	3.43	0.3m ³	0.4m ³	0.4m ³
3.4	17m ³	6.0m ³	3.0m ³	2.7m ³	1.7m ³	0.0m ³	2.88	0.3m ³	0.4m ³	0.4m ³
3.5	17m ³	3.7m ³	2.7m ³	2.7m ³	0.7m ³	3.0m ³	3.43	0.3m ³	0.4m ³	0.4m ³
3.6	15m ³	4.8m ³	2.3m ³	2.7m ³	0.7m ³	0.0m ³	3.43	0.3m ³	0.4m ³	0.4m ³
3.7	14m ³	4.5m ³	2.4m ³	2.7m ³	0.6m ³	0.0m ³	2.88	0.3m ³	0.4m ³	0.4m ³
3.8	16m ³	3.2m ³	4.3m ³	3.0m ³	0.8m ³	0.0m ³	3.58	0.3m ³	0.4m ³	0.4m ³
3.9	13m ³	2.8m ³	2.1m ³	2.1m ³	0.8m ³	1.3m ³	3.08	0.3m ³	0.4m ³	0.4m ³
3.10'	15m ³	4.0m ³	2.7m ³	2.4m ³	1.4m ³	0.0m ³	3.43	0.3m ³	0.4m ³	0.4m ³
3.11	14m ³	3.9m ³	2.2m ³	2.8m ³	0.6m ³	0.0m ³	3.58	0.3m ³	0.4m ³	0.4m ³
3.12	16m ³	4.2m ³	3.5m ³	3.1m ³	0.6m ³	0.0m ³	3.43	0.3m ³	0.4m ³	0.4m ³
3.13	20m ³	6.0m ³	4.3m ³	4.3m ³	1.2m ³	0.0m ³	2.88	0.3m ³	0.4m ³	0.4m ³
3.14	16m ³	4.6m ³	2.7m ³	2.7m ³	1.3m ³	0.0m ³	3.43	0.3m ³	0.4m ³	0.4m ³
TownHome	14m ³	3.9m ³	2.8m ³	2.8m ³	0.7m ³	0.0m ³	3.08	0.3m ³	0.4m ³	0.4m ³
	1.111	0.011	2.0/11	2.011	0.711	0.011	0.00	0.011	0.400 [0.400
Notes:		ate only. Figure i								

Storage volume is estimate only. Figure may vary due to construction methods, services, fittings, fixtures and equipments.



Park Village HighettHopkinsHopkinsHopkinsProject No. 220035

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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 18 of 18

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





TOWN PLANNING