

**SUNKIN**

**Clarke  
Hopkins  
Clarke**

**Park Village Highett**  
220035 | 37 Graham Road, Highett

# Town Planning Package - Superlot 1

---

REV c | 21.03.2023

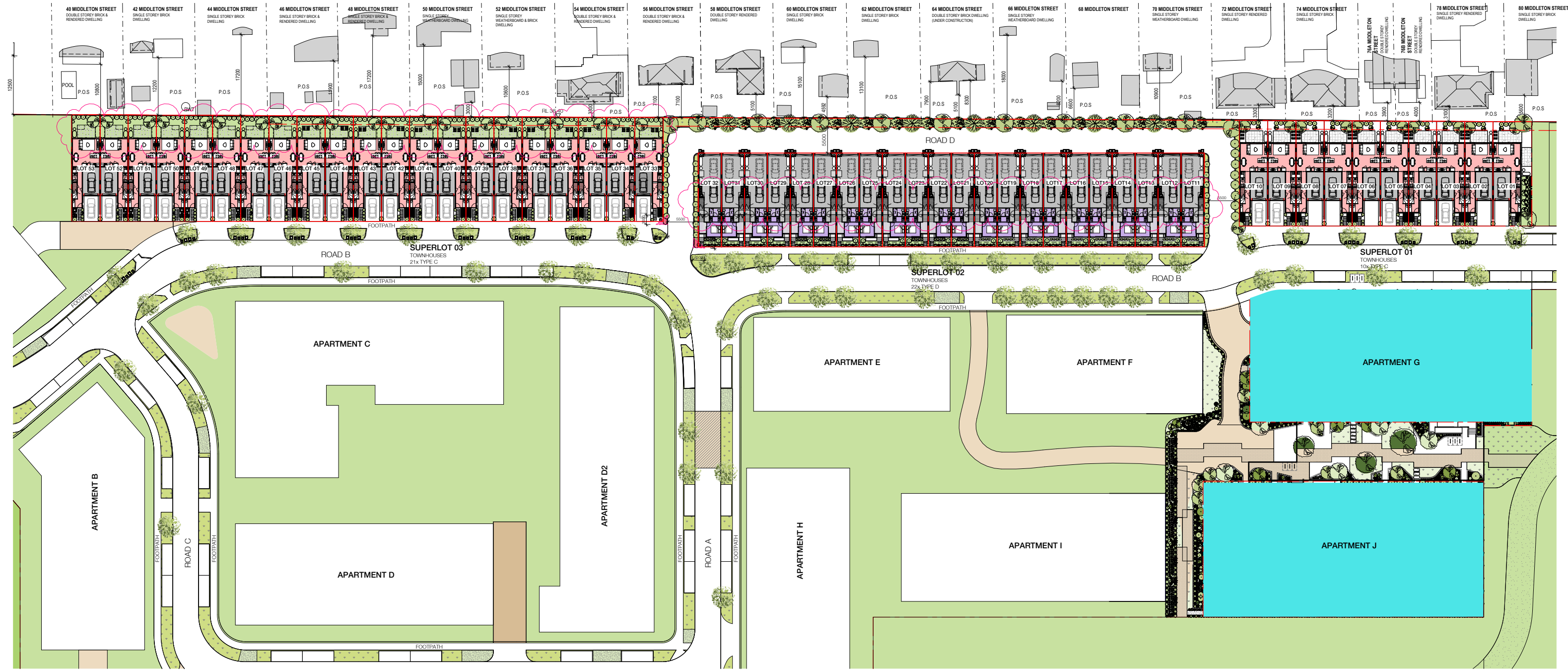
**Bayside City Council  
Planning and Environment Act 1987**

**ENDORSED PLAN**

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

**Sheet 1 of 12**

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



**Site Information**

**Stage 01**  
 Total Area = 1393.67m<sup>2</sup>  
 Superlot 01 Total Area = 1393.67m<sup>2</sup>  
 Superlot 02 Total Area = 2156.0 m<sup>2</sup>  
 Superlot 03 Total Area = 2827.32m<sup>2</sup>  
 Building G + J Total Area = 4531.56m<sup>2</sup>  
**Total Site Area = 10,909.35 m<sup>2</sup> (Excluding Roads)**

**Site Coverage**

**Stage 01**  
 Total Site Area = 10,909.35m<sup>2</sup>  
 Total Site Coverage = 7494.326m<sup>2</sup> (68.7%)

**Site Permeability**

**Stage 01**  
 Superlot 01 Total Permeability = 390.06m<sup>2</sup> (27.98%)  
 Superlot 02 Total Permeability = 202.95m<sup>2</sup> (9.4%)  
 Superlot 03 Total Permeability = 730.86m<sup>2</sup> (25.84%)  
 Building G + J Total Permeability = 564.79m<sup>2</sup> (12.46%)

**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 (UHI) effect.
  - 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/if supplied)
    - Clothes washing machines - 5 Star (where/if 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

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

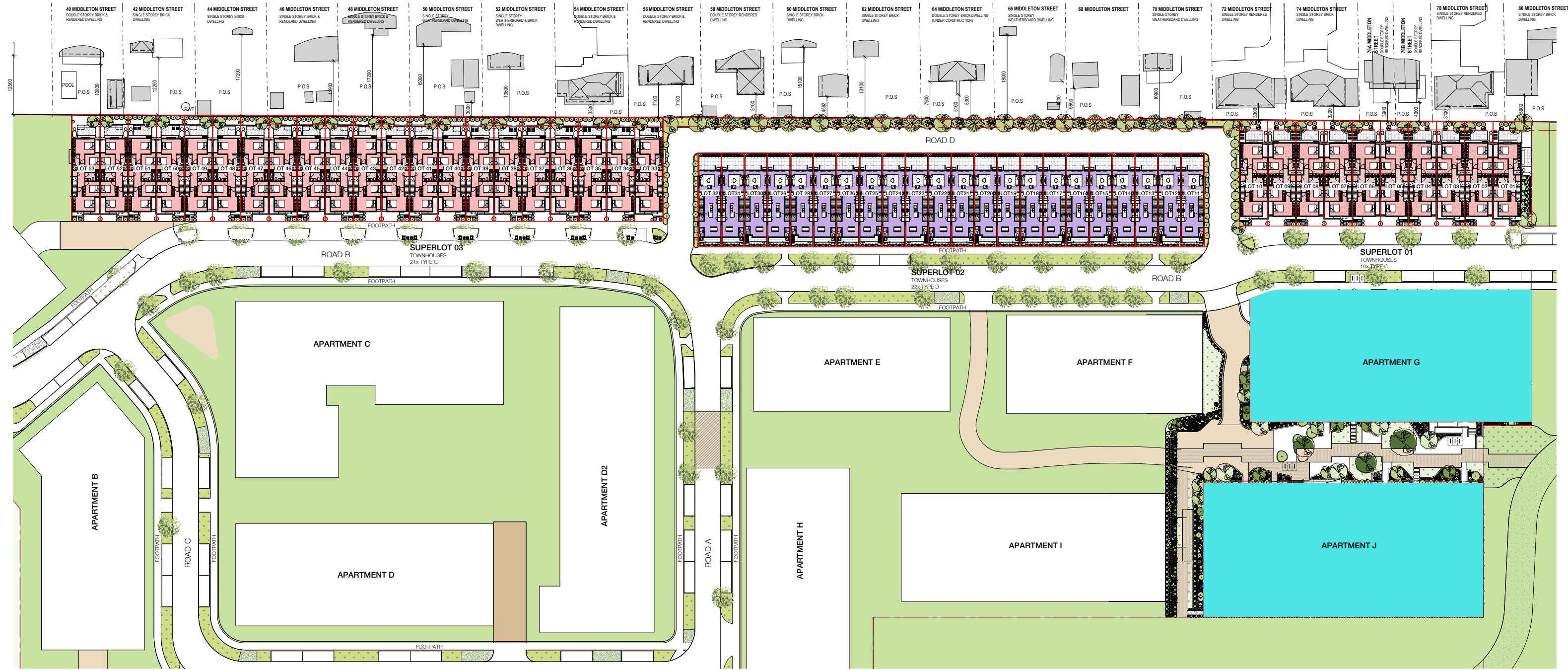
**ENDORSED PLAN**

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

**Sheet 2 of 12**

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





**Site Information**

**Stage 01**  
 Total Area = 1393.67m<sup>2</sup>  
 Superlot 01 Total Area = 1393.67m<sup>2</sup>  
 Superlot 02 Total Area = 2156.0 m<sup>2</sup>  
 Superlot 03 Total Area = 2827.32m<sup>2</sup>  
 Building G + J Total Area = 4531.56m<sup>2</sup>  
**Total Site Area = 10,909.35 m<sup>2</sup> (Excluding Roads)**

**Site Coverage**

**Stage 01**  
 Total Site Area = 10,909.35m<sup>2</sup>  
 Total Site Coverage = 7494.326m<sup>2</sup> (68.7%)

**Site Permeability**

**Stage 01**  
 Superlot 01 Total Permeability = 390.06m<sup>2</sup> (27.98%)  
 Superlot 02 Total Permeability = 202.95m<sup>2</sup> (9.4%)  
 Superlot 03 Total Permeability = 730.86m<sup>2</sup> (25.84%)  
 Building G + J Total Permeability = 564.79m<sup>2</sup> (12.46%)

**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/if supplied)
    - Clothes washing machines - 5 Star (where/if 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

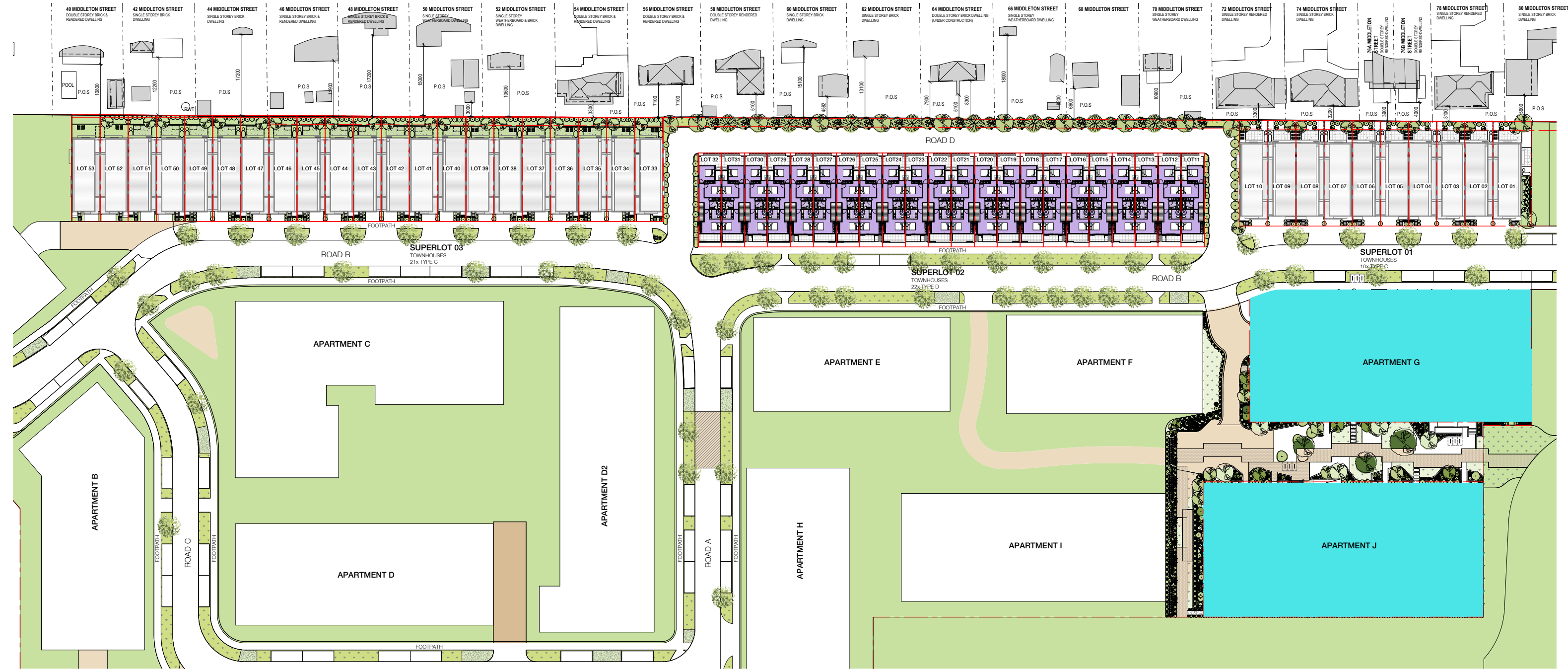
**Bayside City Council  
 Planning and Environment Act 1987**

**ENDORSED PLAN**

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

**Sheet 3 of 12**

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



**Site Information**

**Stage 01**  
 Total Area = 1393.67m<sup>2</sup>  
 Superlot 01 Total Area = 1393.67m<sup>2</sup>  
 Superlot 02 Total Area = 2156.0 m<sup>2</sup>  
 Superlot 03 Total Area = 2827.32m<sup>2</sup>  
 Building G + J Total Area = 4531.56m<sup>2</sup>  
**Total Site Area = 10,909.35 m<sup>2</sup> (Excluding Roads)**

**Site Coverage**

**Stage 01**  
 Total Site Area = 10,909.35m<sup>2</sup>  
 Total Site Coverage = 7494.326m<sup>2</sup> (68.7%)

**Site Permeability**

**Stage 01**  
 Superlot 01 Total Permeability = 390.06m<sup>2</sup> (27.98%)  
 Superlot 02 Total Permeability = 202.95m<sup>2</sup> (9.4%)  
 Superlot 03 Total Permeability = 730.86m<sup>2</sup> (25.84%)  
 Building G + J Total Permeability = 564.79m<sup>2</sup> (12.46%)

**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/if supplied)
    - Clothes washing machines - 5 Star (where/if 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

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

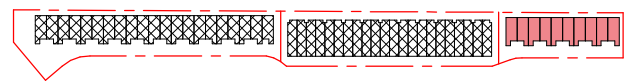
**ENDORSED PLAN**

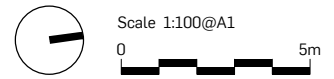
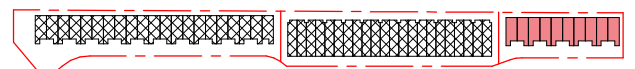
**This plan complies with  
 Planning Permit: 5/2022/443/2  
 Planning Permit issued: 22/12/2022**

**Sheet 4 of 12**

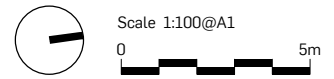
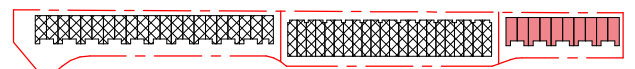
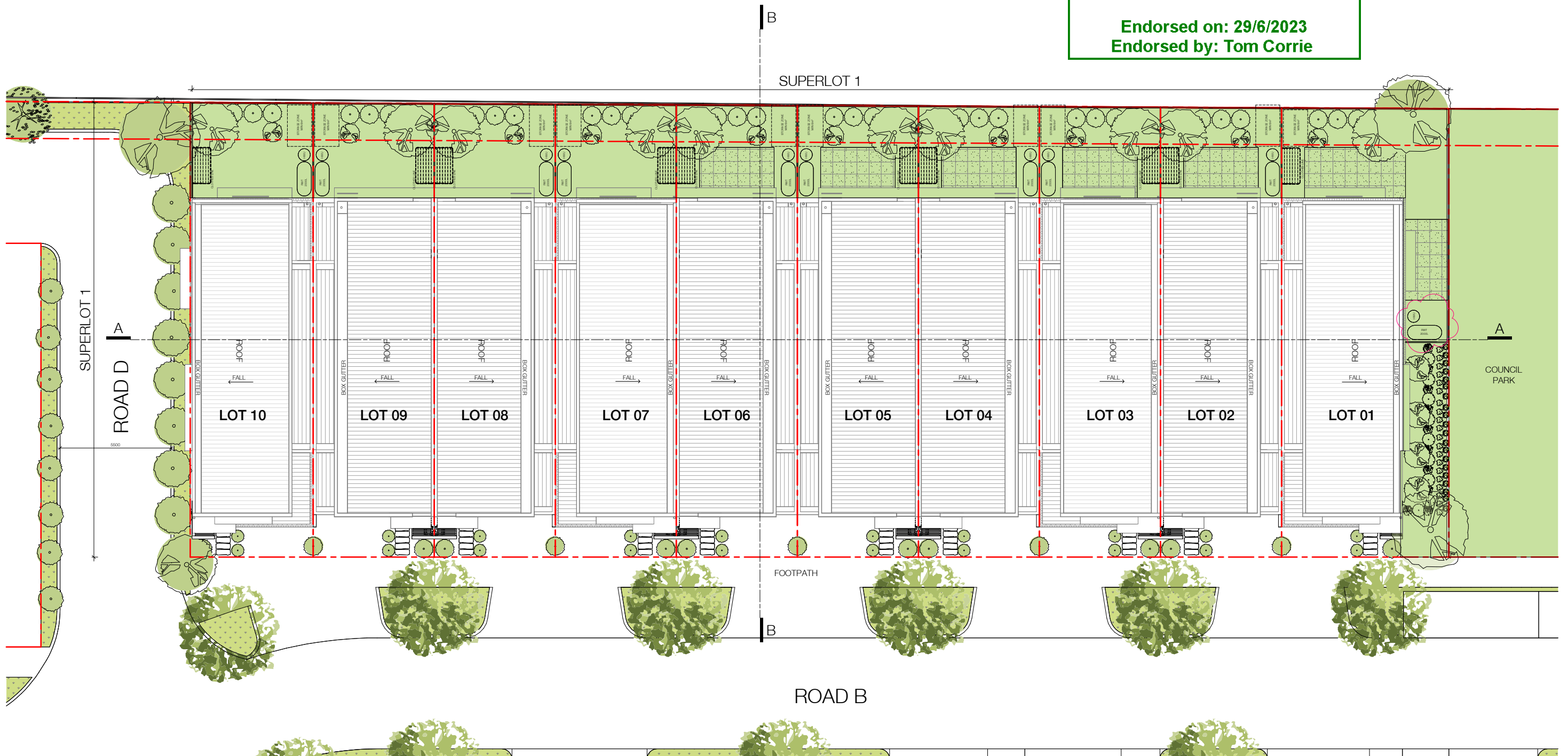
**Endorsed on: 29/6/2023  
 Endorsed by: Tom Corrie**









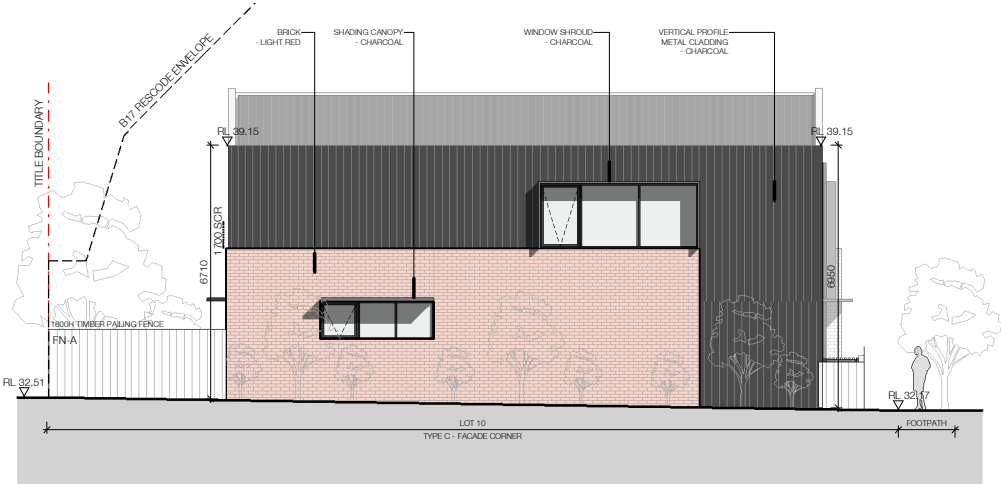




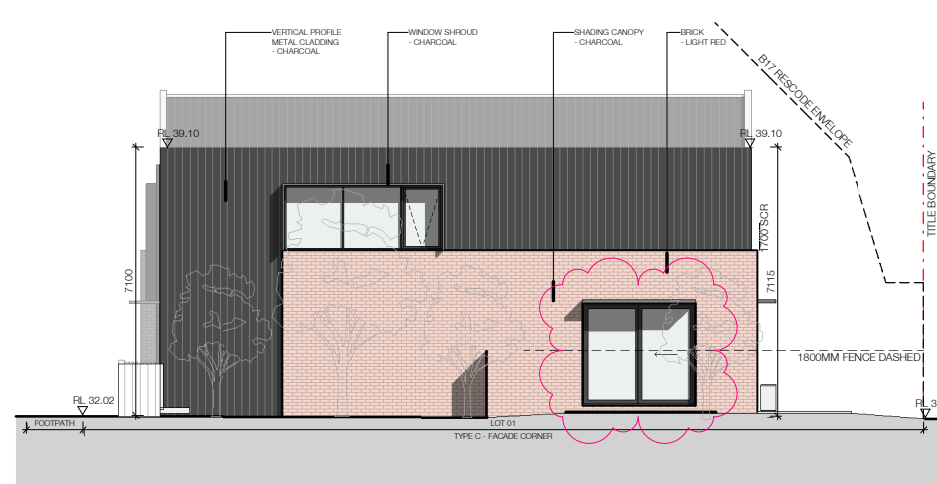
East Elevation - Road B



West Elevation






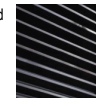

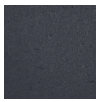


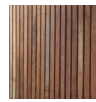


South Elevation



North Elevation

Material Schedule

	Brick - White		Render - Mid Grey		Sheet Cladding - Charcoal		Vertical Profile Metal Cladding - Charcoal		Shading Canopy and Window Shroud - Charcoal		Horizontal Metal Batten Screen - Charcoal
	Brick - Light Red		Render - Charcoal		Timber Front Door		Garage Front Door		Timber Pailing Fence		

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 8 of 12

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

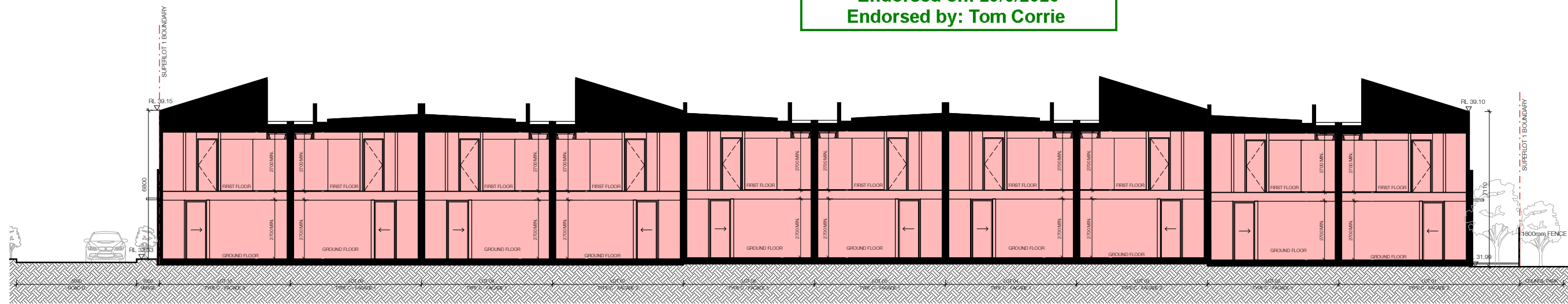
Bayside City Council  
Planning and Environment Act 1987

ENDORSED PLAN

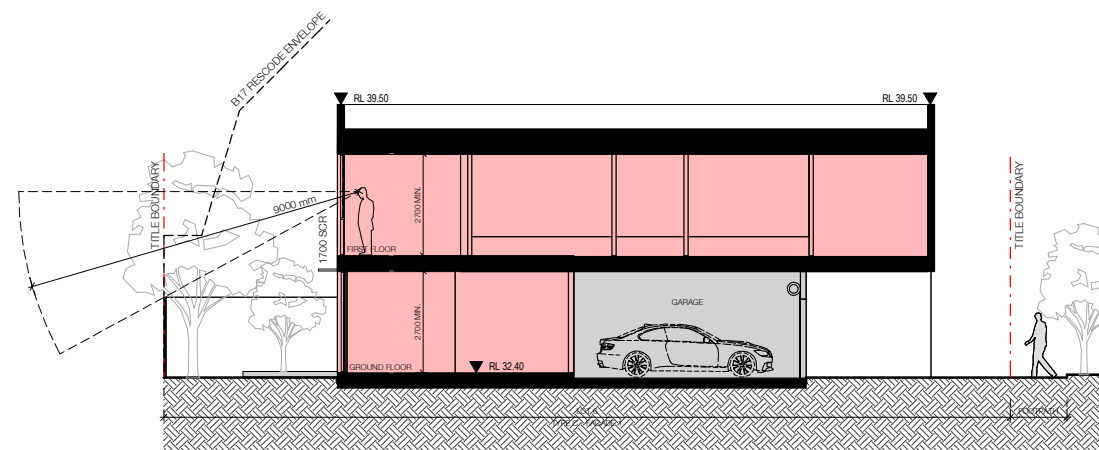
This plan complies with  
Planning Permit: 5/2022/443/2  
Planning Permit issued: 22/12/2022

Sheet 9 of 12

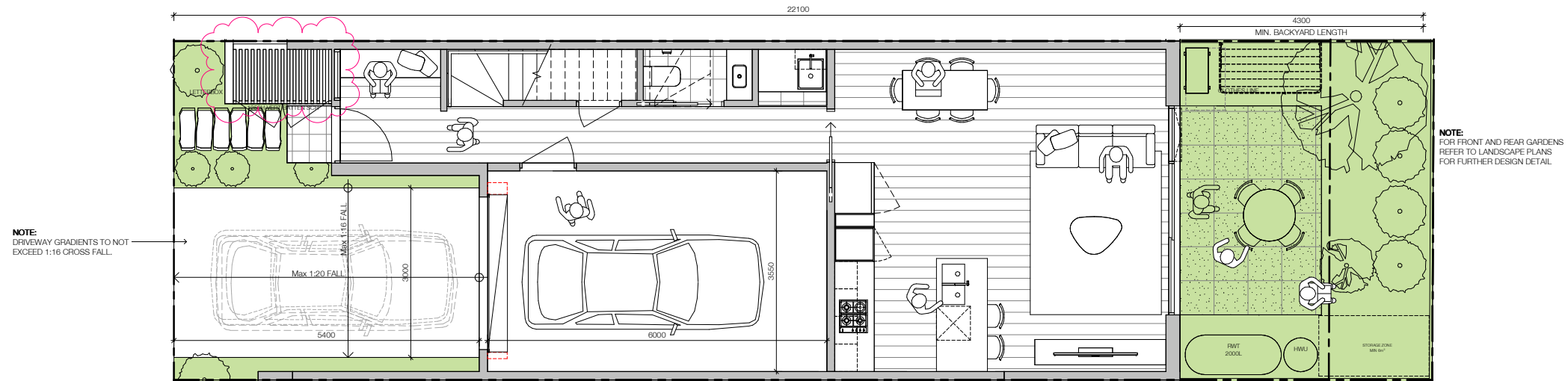
Endorsed on: 29/6/2023  
Endorsed by: Tom Corrie



Section A - A



Section B - B



Ground Floor (Type C - Facade 1)

**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 10 of 12**

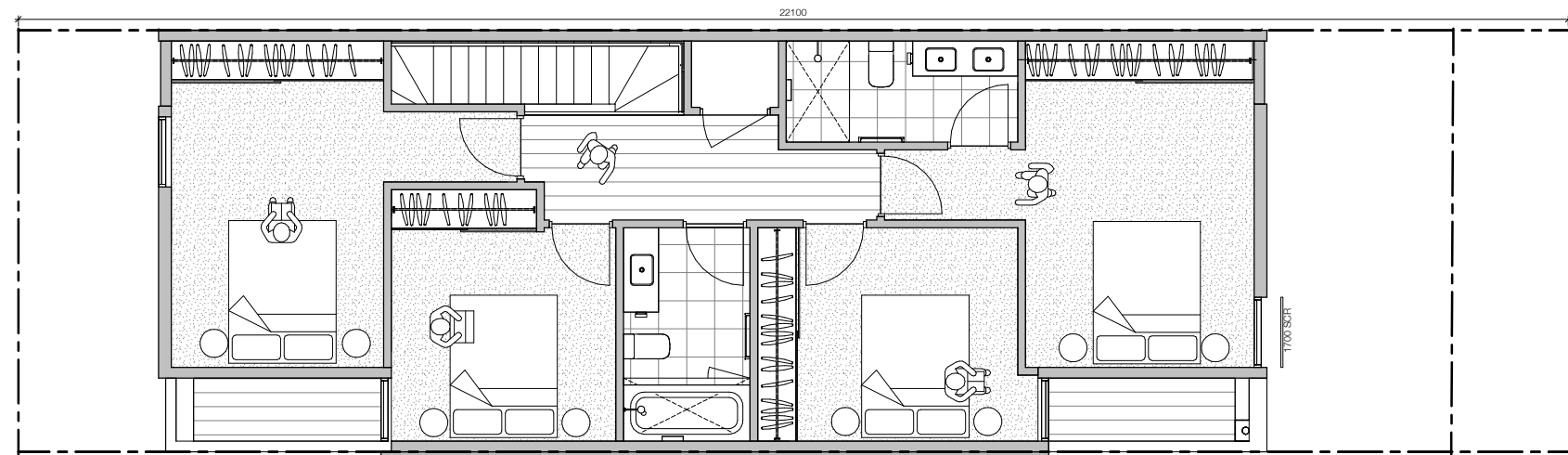
**Endorsed on: 29/6/2023  
Endorsed by: Tom Corrie**

**ESD Notes**

- 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 roof 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/if supplied)
  - Clothes washing machines - 5 Star (where/if 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

**AREA SUMMARY**

LOT SIZE (MIN)	6 x 22.1m (132.6 m <sup>2</sup> )
GR FLOOR	58 m <sup>2</sup>
LEV 1	88 m <sup>2</sup>
<hr/>	
TOTAL LIVING	146 m <sup>2</sup>
GARAGE	23 m <sup>2</sup>
TOTAL GFA	169 m <sup>2</sup>
<hr/>	
P.O.S	
FRONT YARD	6.6 m <sup>2</sup>
REAR YARD (MIN)	25 m <sup>2</sup>



Level 1 (Type C - Facade 1)



**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 11 of 12**

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














Front Elevation - East Elevation



Rear Elevation - West Elevation

Material Schedule

	Brick - White		Render - Mid Grey		Sheet Cladding - Charcoal		Vertical Profile Metal Cladding - Charcoal		Shading Canopy and Window Shroud - Charcoal		Horizontal Metal Batten Screen - Charcoal
	Brick - Light Red		Render - Charcoal		Timber Front Door		Garage Front Door		Timber Pailing Fence		

Scale 1:50@A1  
0 2.5m

