

SUNKIN

**Clarke
Hopkins
Clarke**

Park Village Highett
220035 | 37 Graham Road, Highett

Town Planning Package - Superlot 2

REV c | 21.03.2023

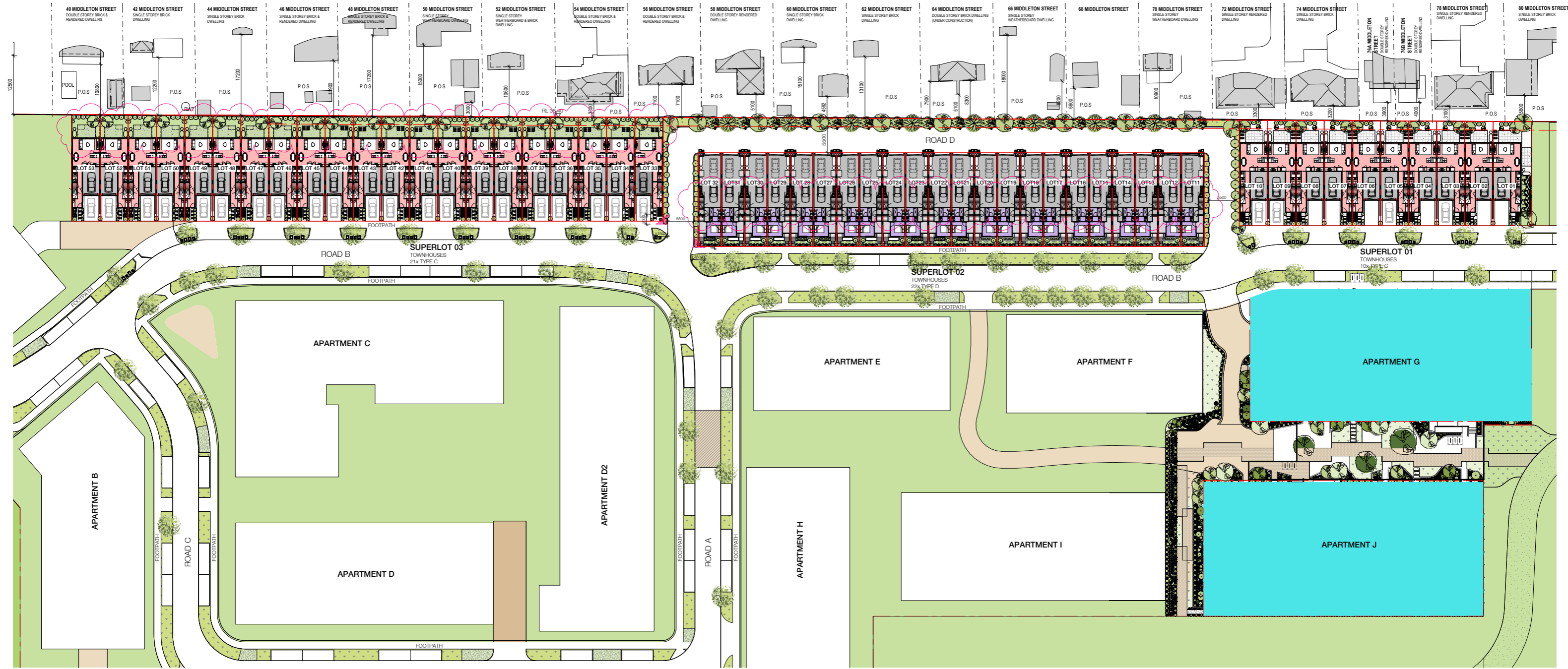
**Bayside City Council
Planning and Environment Act 1987**

ENDORSED PLAN

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

Sheet 1 of 20

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



Site Information

Stage 01
 Total Area = 1393.67m²
 Superlot 01 Total Area = 1393.67m²
 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
 Superlot 01 Total Permeability = 390.06m² (27.98%)
 Superlot 02 Total Permeability = 202.95m² (9.4%)
 Superlot 03 Total Permeability = 730.86m² (25.84%)
 Building G + J Total Permeability = 564.79m² (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

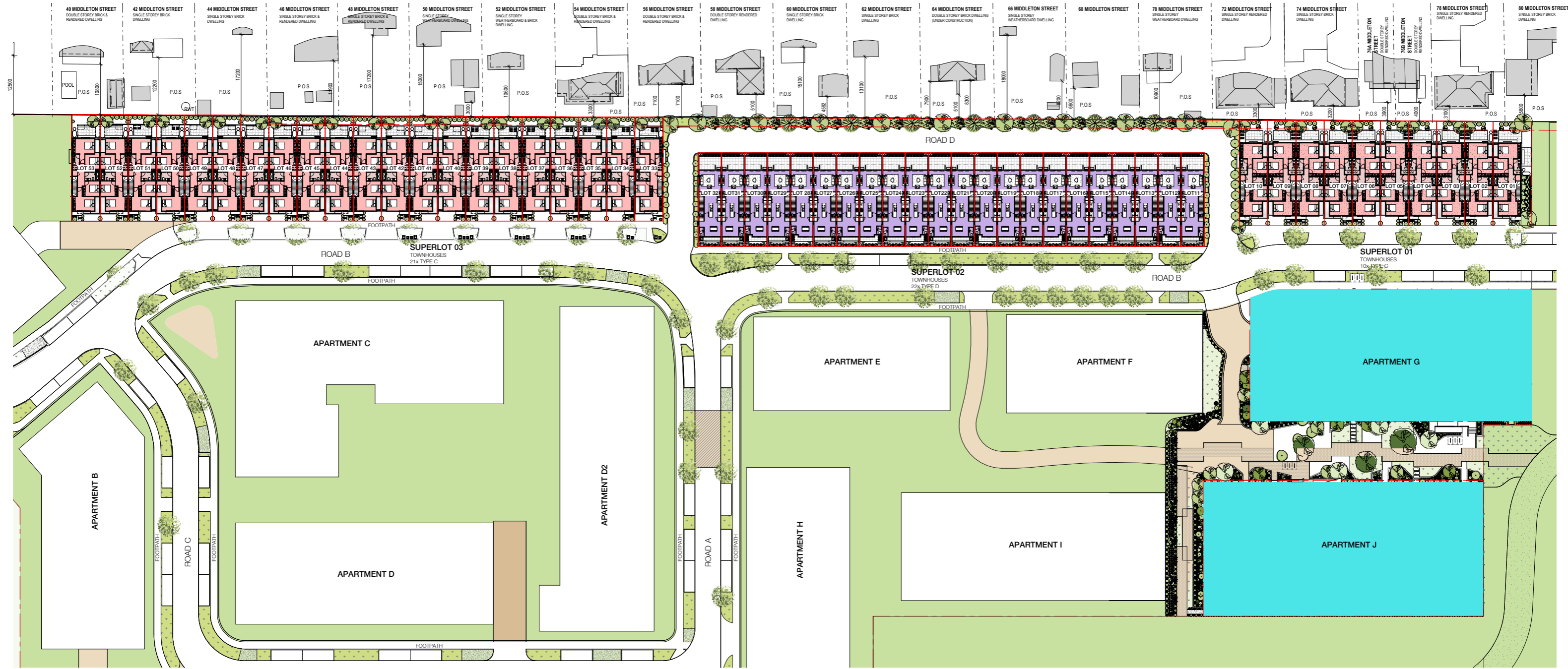
**Bayside City Council
 Planning and Environment Act 1987**

ENDORSED PLAN

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

Sheet 2 of 20

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



Site Information

Stage 01
 Total Area = 1393.67m²
 Superlot 01 Total Area = 1393.67m²
 Superlot 02 Total Area = 2156.0 m²
 Superlot 03 Total Area = 2827.32m²
 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
 Superlot 01 Total Permeability = 390.05m² (27.98%)
 Superlot 02 Total Permeability = 202.95m² (9.4%)
 Superlot 03 Total Permeability = 730.86m² (25.84%)
 Building G + J Total Permeability = 564.79m² (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

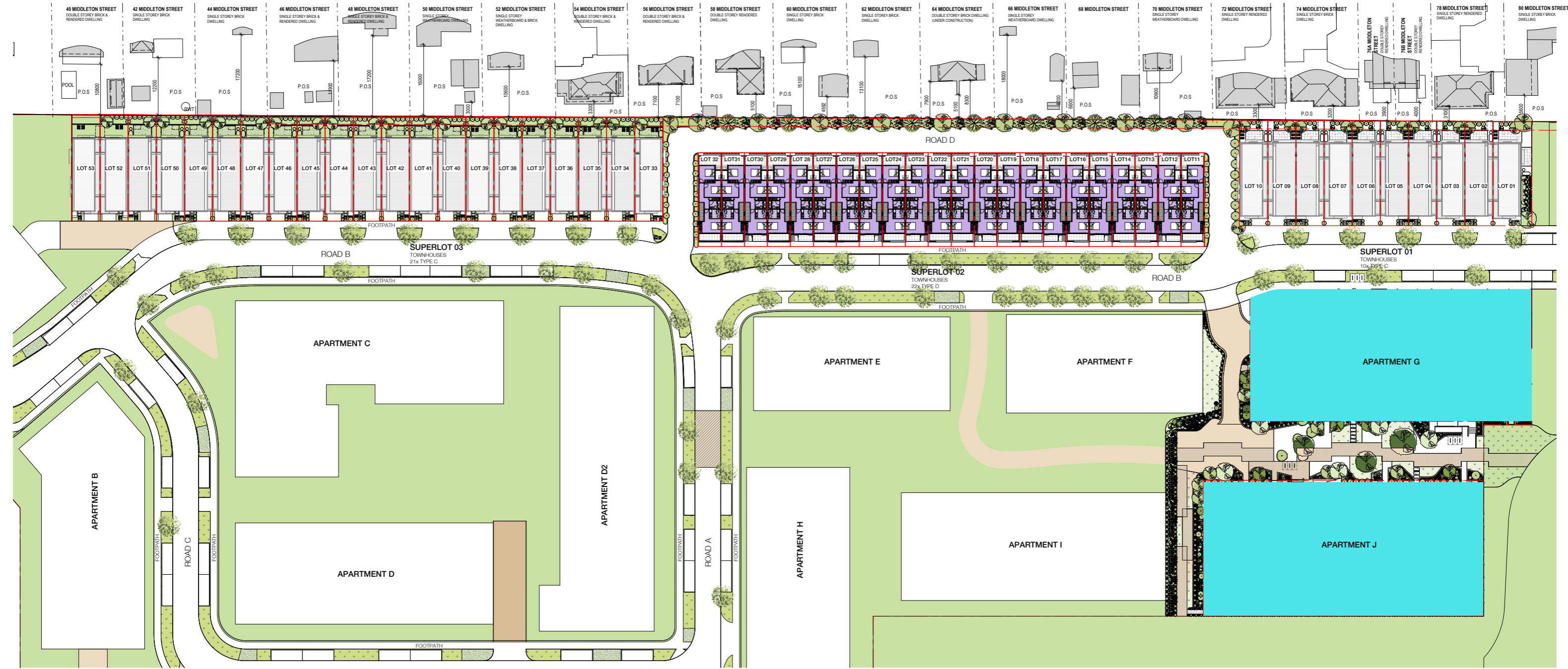
**Bayside City Council
 Planning and Environment Act 1987**

ENDORSED PLAN

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

Sheet 3 of 20

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



Site Information

Stage 01
 Total Area = 1393.67m²
 Superlot 01 Total Area = 1393.67m²
 Superlot 02 Total Area = 2156.0 m²
 Superlot 03 Total Area = 2827.32m²
 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
 Superlot 01 Total Permeability = 390.06m² (27.98%)
 Superlot 02 Total Permeability = 202.95m² (9.4%)
 Superlot 03 Total Permeability = 730.86m² (25.84%)
 Building G + J Total Permeability = 564.79m² (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

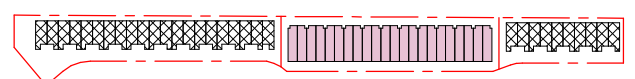
**Bayside City Council
 Planning and Environment Act 1987**

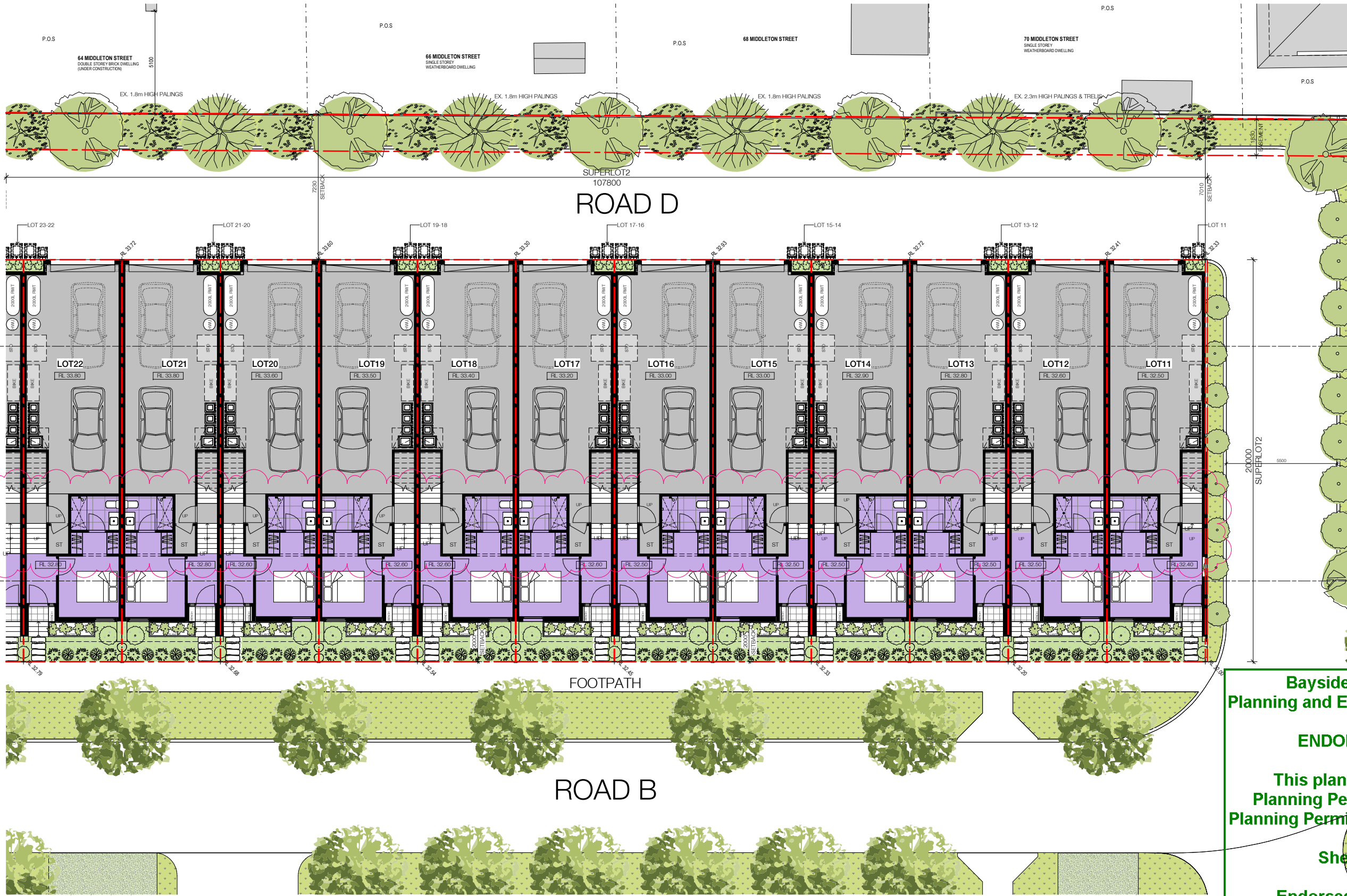
ENDORSED PLAN

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

Sheet 4 of 20

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





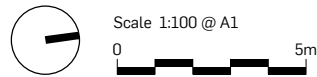
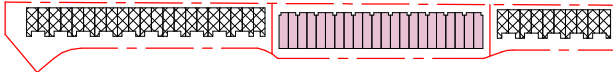
**Bayside City Council
Planning and Environment Act 1987**

ENDORSED PLAN

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

Sheet 6 of 20

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





Bayside City Council
 Planning and Environment Act 1987

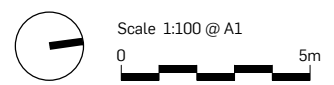
ENDORSED PLAN

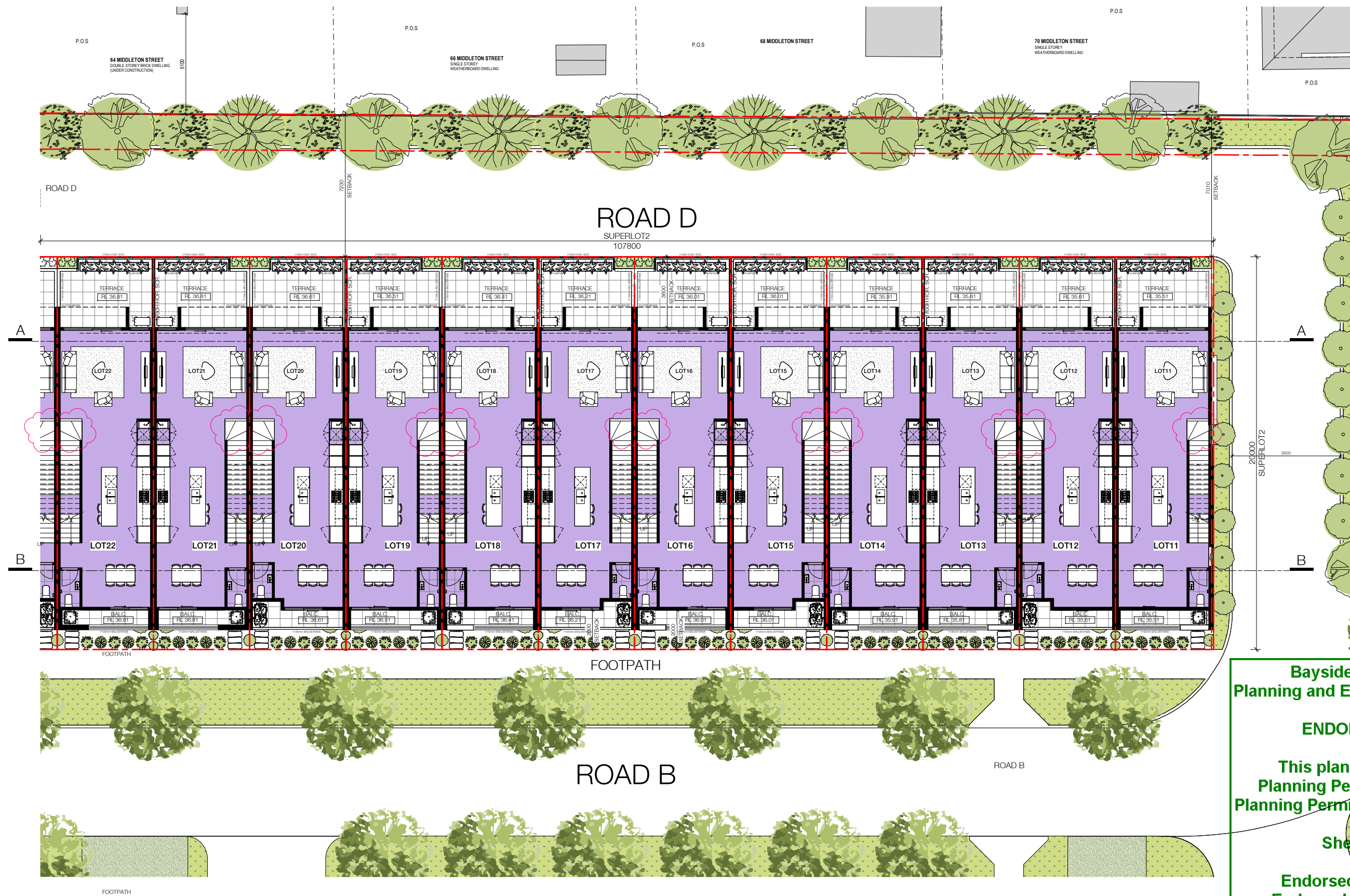
This plan complies with
 Planning Permit: 5/2022/443/2
 Planning Permit issued: 22/12/2022

Sheet 7 of 20

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

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





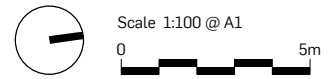
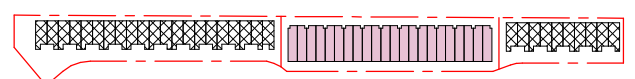
**Bayside City Council
Planning and Environment Act 1987**

ENDORSED PLAN

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

Sheet 8 of 20

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





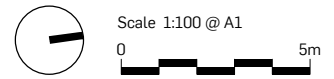
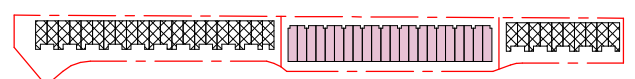
**Bayside City Council
Planning and Environment Act 1987**

ENDORSED PLAN

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

Sheet 9 of 20

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





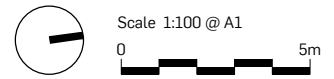
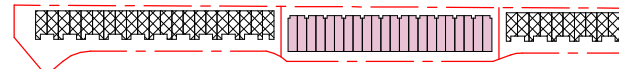
**Bayside City Council
Planning and Environment Act 1987**

ENDORSED PLAN

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

Sheet 10 of 20

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

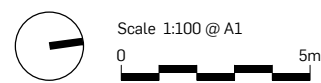
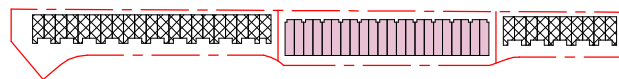


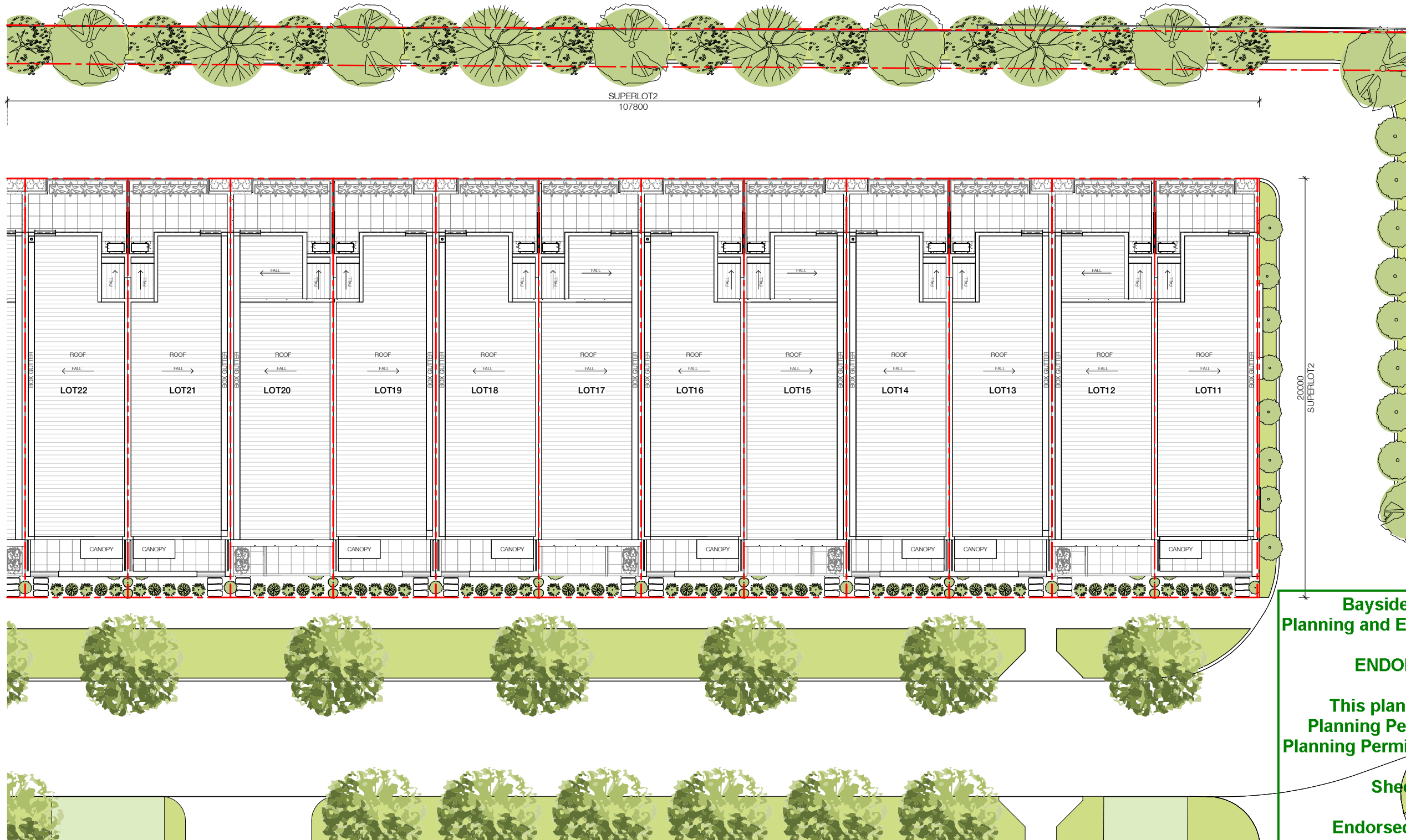
ENDORSED PLAN

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

Sheet 11 of 20

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





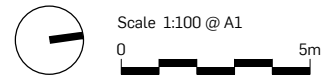
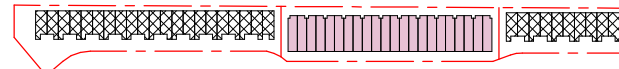
Bayside City Council
Planning and Environment Act 1987

ENDORSED PLAN

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

Sheet 12 of 20

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





East Elevation - Road B



East Elevation - Road B (continuation)

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 13 of 20

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

Material Schedule

 Brick - White	 Render - Mid Grey	 Sheet Cladding - Charcoal	 Vertical Profile Metal Cladding - Charcoal	 Vertical Profile Metal Cladding - COLORBOND Aries	 Shading Canopy and Window Shroud - Charcoal
 Brick - Light Red	 Render - Charcoal	 Sheet Cladding - White	 Vertical Profile Metal Cladding - Light Grey	 Timber Front Door	 Garage Front Door

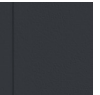




West Elevation



West Elevation (continuation)

Material Schedule

	Brick - White		Render - Mid Grey		Sheet Cladding - Charcoal		Vertical Profile Metal Cladding - Charcoal		Vertical Profile Metal Cladding - COLORBOND Aries		Shading Canopy and Window Shroud - Charcoal
	Brick - Light Red		Render - Charcoal		Sheet Cladding - White		Vertical Profile Metal Cladding - Light Grey		Timber Front Door		Garage Front Door

**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 14 of 20

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

TOWN PLANNING

Superlot 2 Elevations - Sheet 2

TP2201.c

21.03.2023

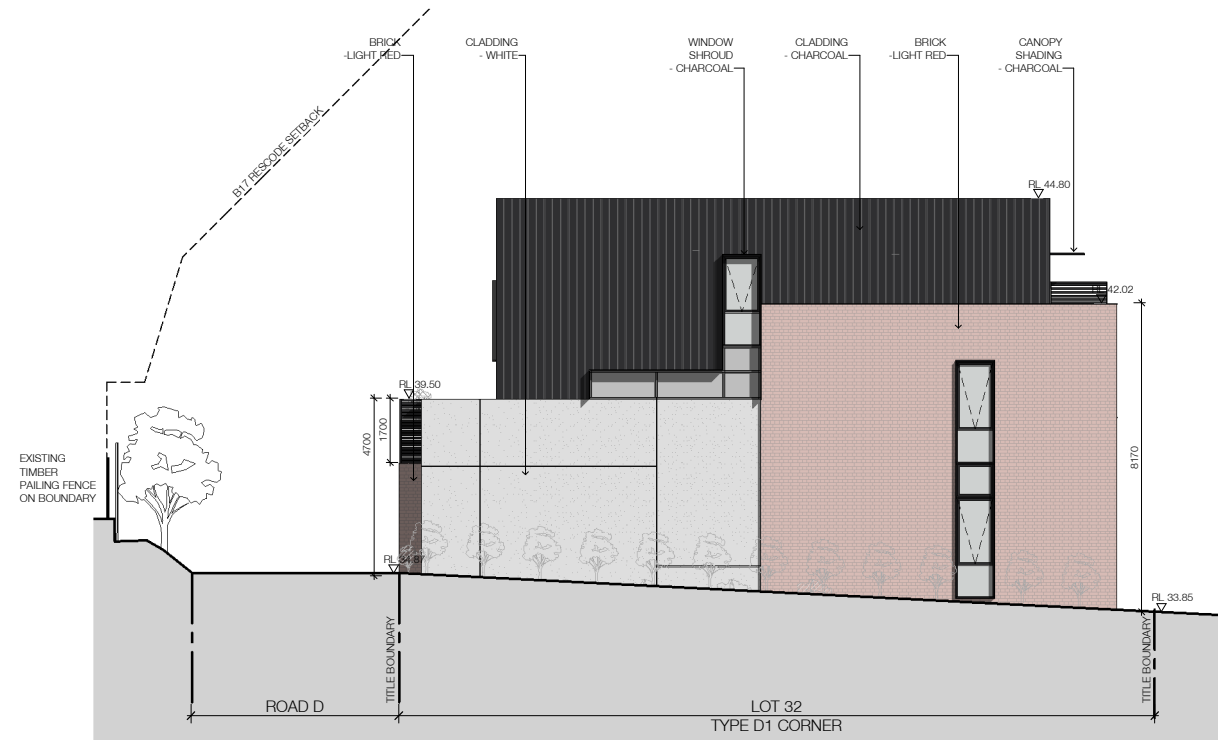
Bayside City Council
 Planning and Environment Act 1987

ENDORSED PLAN

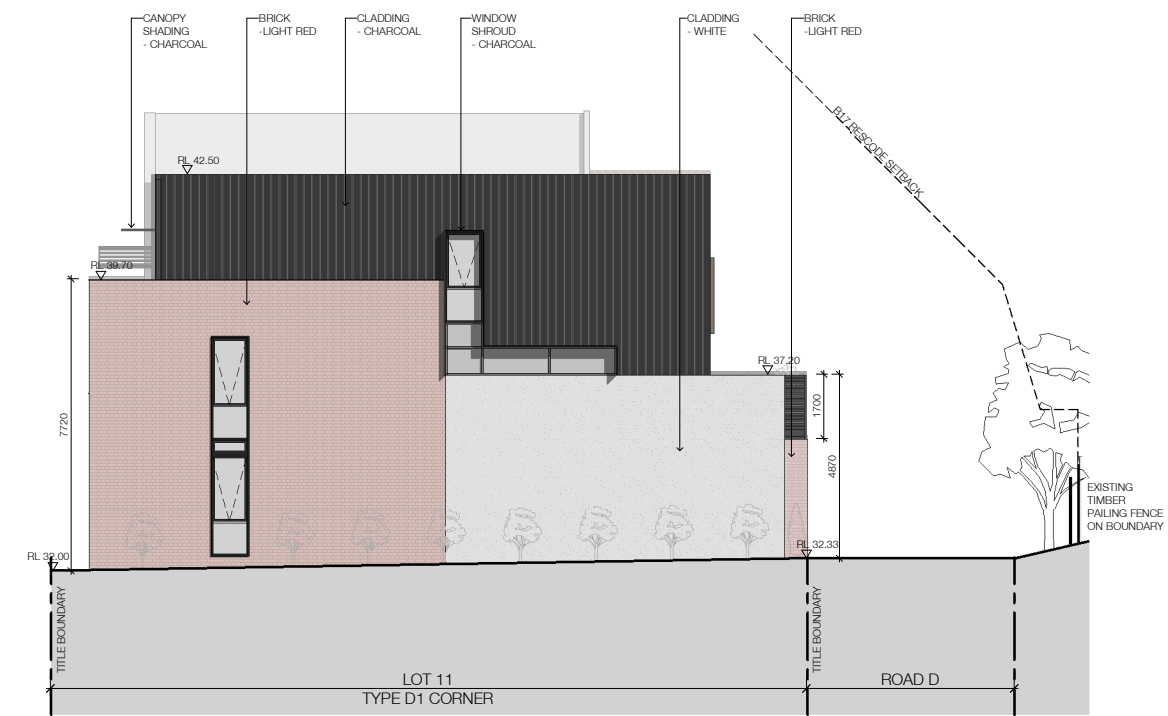
This plan complies with
 Planning Permit: 5/2022/443/2
 Planning Permit issued: 22/12/2022

Sheet 15 of 20

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












South Elevation



North Elevation

Material Schedule

	Brick - White		Render - Mid Grey		Sheet Cladding - Charcoal		Vertical Profile Metal Cladding - Charcoal		Vertical Profile Metal Cladding - COLORBOND Aries		Shading Canopy and Window Shroud - Charcoal
	Brick - Light Red		Render - Charcoal		Sheet Cladding - White		Vertical Profile Metal Cladding - Light Grey		Timber Front Door		Garage Front Door

ENDORSED PLAN

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

Sheet 16 of 20

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



Section A - A



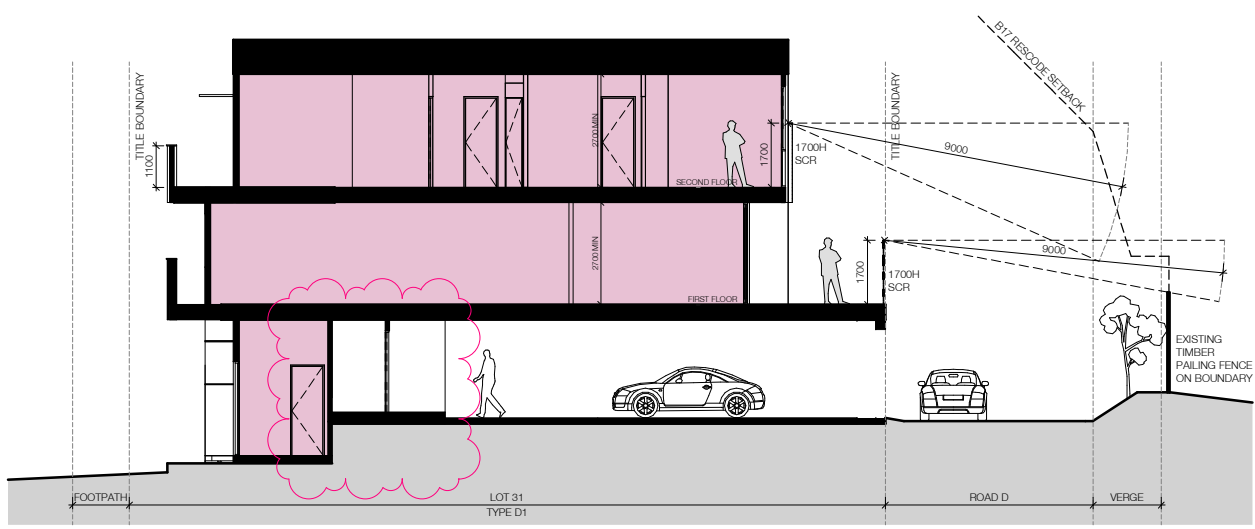
Section A - A (continuation)



Section B - B



Section B - B (continuation)



Section C - C

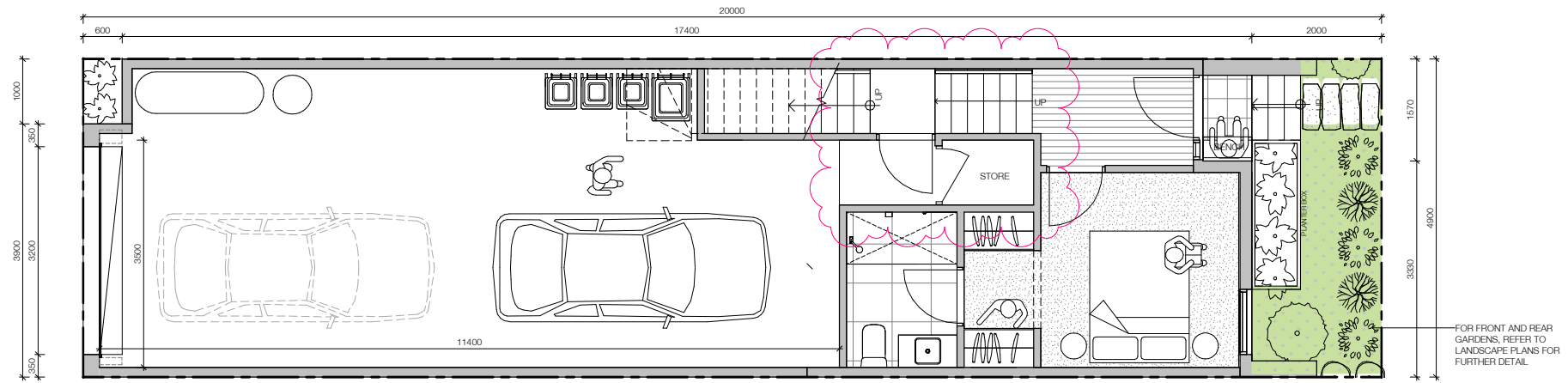
Bayside City Council
Planning and Environment Act 1987

ENDORSED PLAN

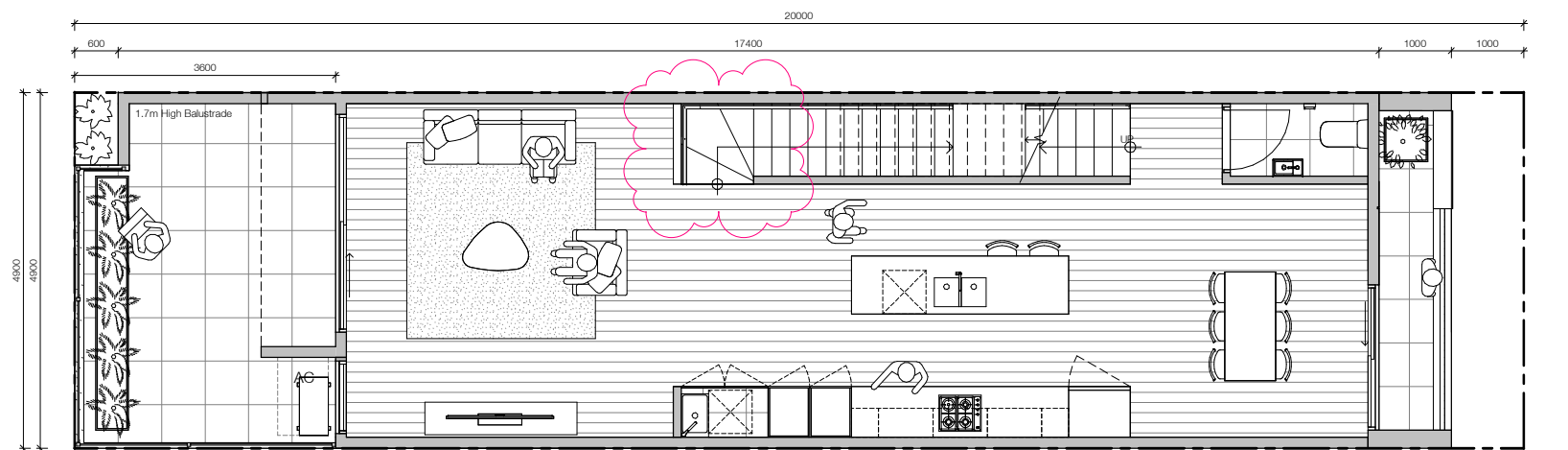
This plan complies with
Planning Permit: 5/2022/443/2
Planning Permit issued: 22/12/2022

Sheet 17 of 20

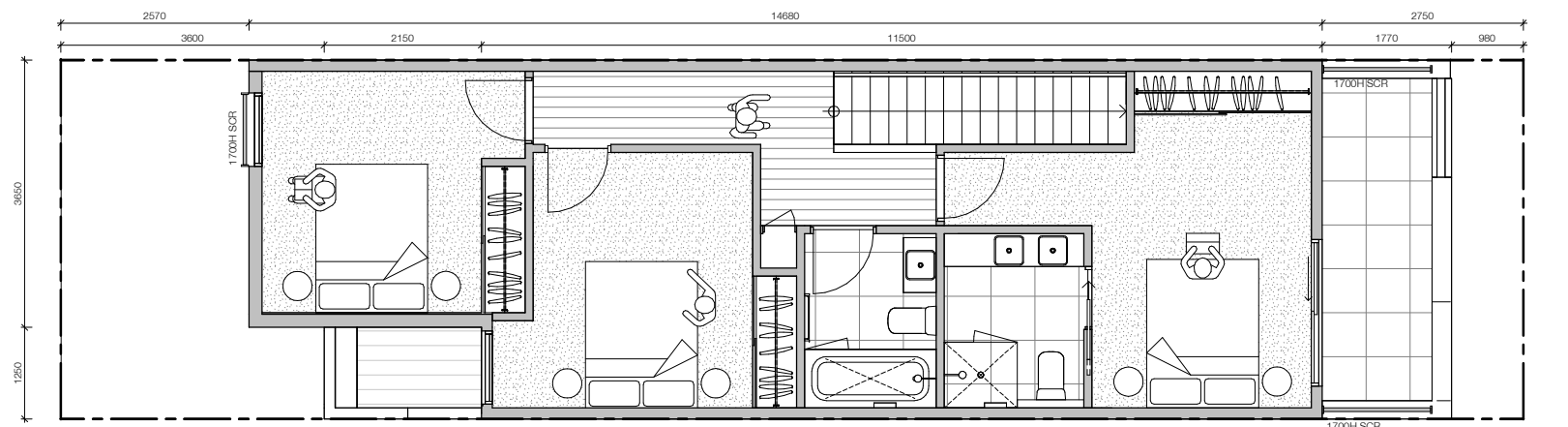
Endorsed on: 29/6/2023
Endorsed by: Tom Corrie



Ground Floor Plan



Level 1



Level 2

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 20

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/ff supplied)
 - Clothes washing machines - 5 Star (where/ff 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	4.9 x 20m (98m ²)
GR FLOOR	27 m ²
LEV 1	71 m ²
LEV 2	68 m ²
TOTAL LIVING	166 m²
GARAGE	59 m ²
TOTAL GFA	225 m²



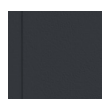
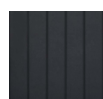



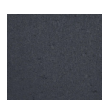
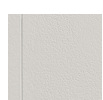
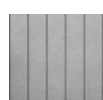
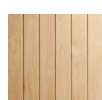



Front Elevation (East)



Rear Elevation (West)

Material Schedule

	Brick - White		Render - Mid Grey		Sheet Cladding - Charcoal		Vertical Profile Metal Cladding - Charcoal		Vertical Profile Metal Cladding - COLORBOND Aries		Shading Canopy and Window Shroud - Charcoal
	Brick - Light Red		Render - Charcoal		Sheet Cladding - White		Vertical Profile Metal Cladding - Light Grey		Timber Front Door		Garage Front Door

**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 19 of 20

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

02/03/2023
Development Summary

rev d.

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
Ground	2	2	4	2	0	10
Level 1	5	5	5	0	0	15
Level 2	5	5	5	0	0	15
Level 3	5	5	5	0	0	15
Level 4	5	5	5	0	0	15
Level 5	1	3	3	2	0	9
Level 6	1	0	0	4	0	5
Total	24	25	27	8	0	84
Mix	28.6%	29.8%	32.1%	9.5%	0.0%	100.0%

NSA	Common Area	Total GFA	Efficiency	Balcony	Total GBA
759m ²	297m ²	1056m ²	71.9%	280m ²	1336m ²
986m ²	134m ²	1120m ²	88.0%	166m ²	1286m ²
970m ²	134m ²	1104m ²	87.9%	166m ²	1270m ²
970m ²	134m ²	1104m ²	87.9%	158m ²	1262m ²
970m ²	134m ²	1104m ²	87.9%	158m ²	1262m ²
698m ²	125m ²	823m ²	84.9%	385m ²	1208m ²
500m ²	113m ²	613m ²	81.6%	200m ²	813m ²
5853m²	1071m²	6924m²		1513m²	8437m²

Car Spaces (Required)	Bicycle Spaces (Required)	Storage Units (Proposed)
10.8		0
14		3
14		3
14		3
14		3
10		0
7.2		0
84	25	12

* 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
Ground	2	2	2	2	5	13
Level 1	5	5	1	0	0	11
Level 2	5	5	5	0	0	15
Level 3	5	5	5	0	0	15
Level 4	5	5	5	0	0	15
Level 5	0	7	1	1	0	9
Level 6	0	0	2	3	0	5
Total	22	29	21	6	5	83
Mix	26.5%	34.9%	25.3%	7.2%	6.0%	100.0%

NSA	Common Area	Total GFA	Efficiency	Balcony	Total GBA
891m ²	221m ²	1112m ²	80.1%	311m ²	1423m ²
949m ²	142m ²	1091m ²	87.0%	164m ²	1255m ²
974m ²	130m ²	1104m ²	88.2%	158m ²	1262m ²
974m ²	130m ²	1104m ²	88.2%	158m ²	1262m ²
974m ²	130m ²	1104m ²	88.2%	158m ²	1262m ²
650m ²	123m ²	773m ²	84.1%	374m ²	1147m ²
483m ²	107m ²	590m ²	81.9%	185m ²	775m ²
5895m²	983m²	6878m²		1508m²	8386m²

Car Spaces (Required)	Bicycle Spaces (Required)	Storage Units (Proposed)
16.8		4
10		4
14		4
14		4
14		4
9.6		0
6.8		0
85	25	20

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

Shared Basements

Level	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	TH 3 Bed	Total Apts
Basement 2						
Basement 1						
Ground						
Total						

NSA	Common Area	Total GFA	Efficiency	Balcony	Total GBA
					2172m ²
					4010m ²
					6182m²

Car Spaces (Proposed)	Bicycle Spaces (Proposed)	Storage Units (Proposed)
64	2	61
106	3	74
	45	
170	50	135

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 20 of 20

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