

SUNKIN

**Clarke
Hopkins
Clarke**

Park Village Highett
220035 | 37 Graham Road, Highett

Town Planning Package - Superlot 3

REV c | 21.03.2023

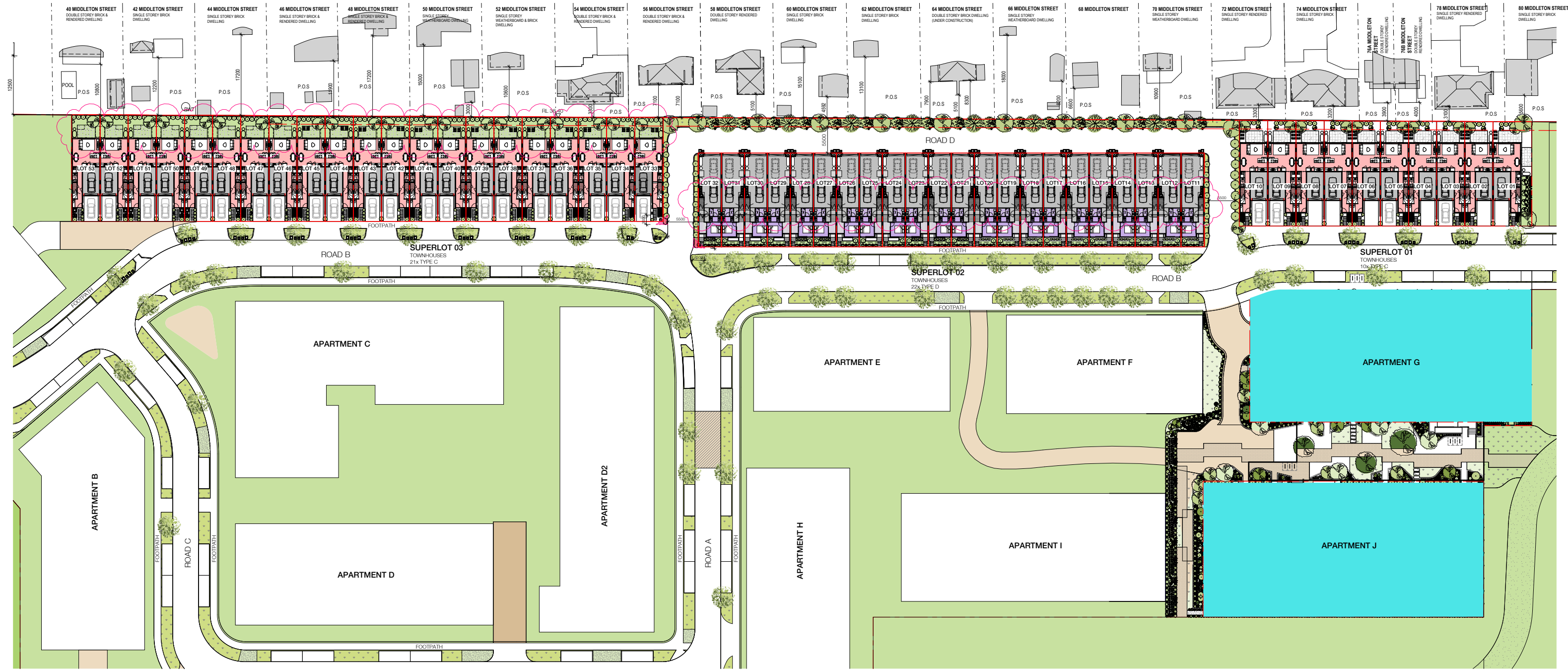
**Bayside City Council
Planning and Environment Act 1987**

ENDORSED PLAN

**This plan complies with
Planning Permit: 5/2022/443/2
Planning Permit issued: 22/12/2023**

Sheet 1 of 16

**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

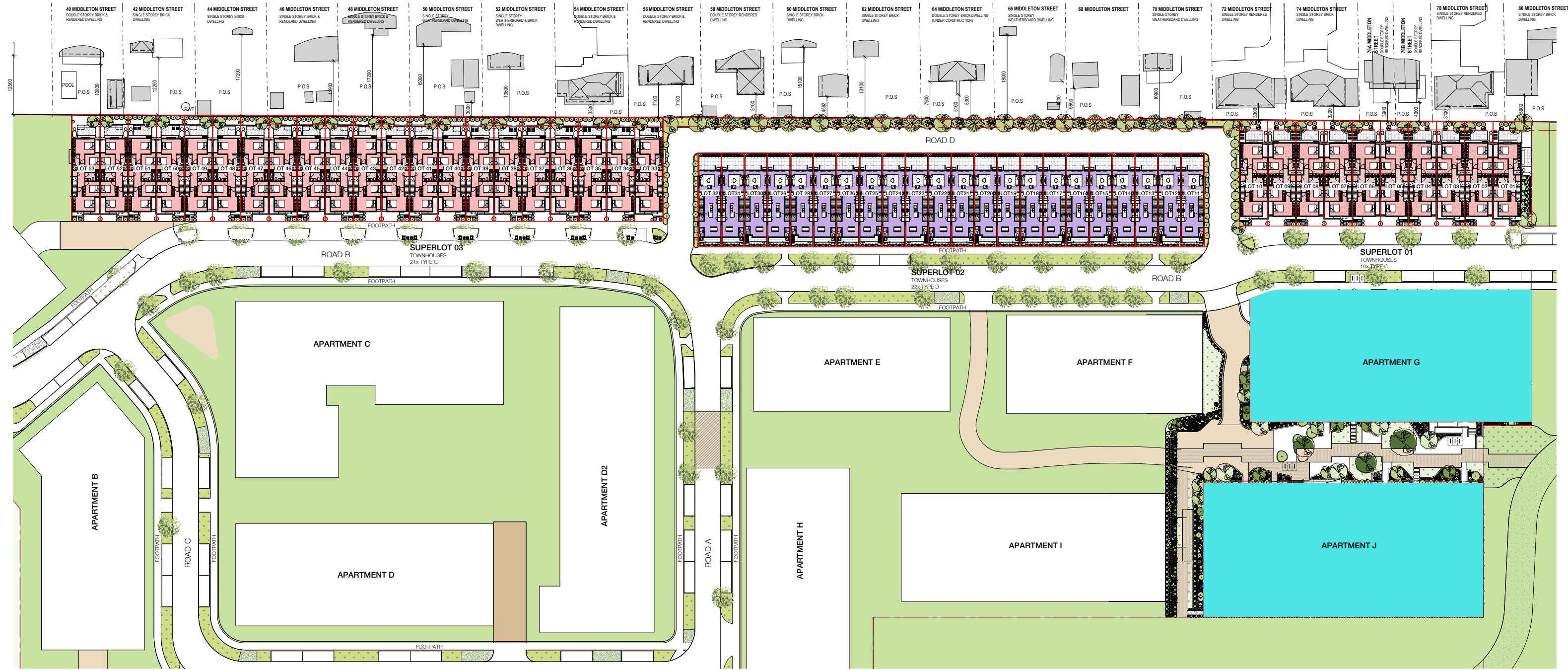
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Site Information

Stage 01
 Total Area:
 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
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Site Permeability

Stage 01
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 Superlot 02 Total Permeability = 202.95m² (9.4%)
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 Building G + J Total Permeability = 564.79m² (12.46%)

ESD Notes

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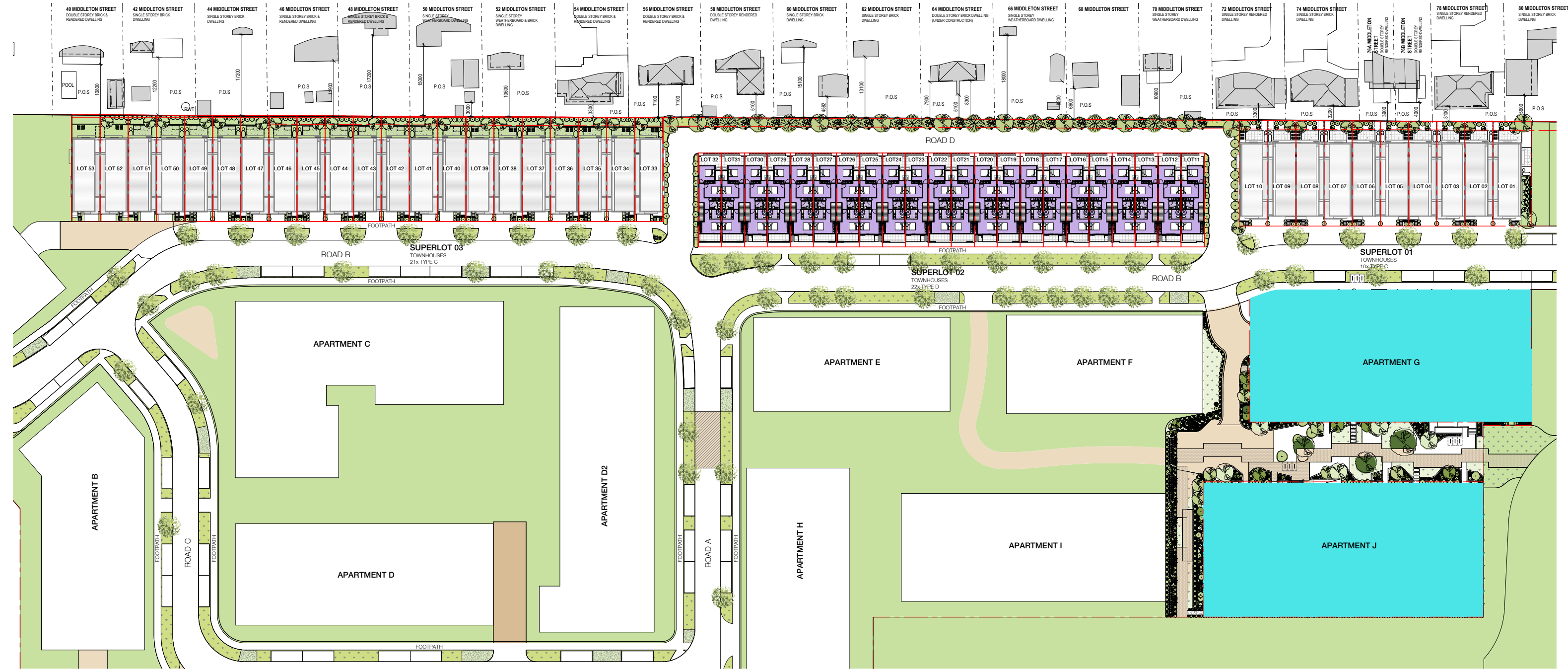
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Site Information

Stage 01
 Total Area = 1393.67m²
 Superlot 01 Total Area = 1393.67m²
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Site Coverage

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Site Permeability

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ESD Notes

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Sheet 4 of 16

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Legend - Abbreviations

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



NOTE:
FOR ALL GARDEN AREAS
REFER TO LANDSCAPE
PLAN FOR FURTHER
DESIGN DETAIL.

120000 (SUPERLOT 3)
CONT. IN NEXT PAGE

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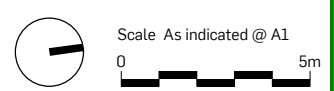
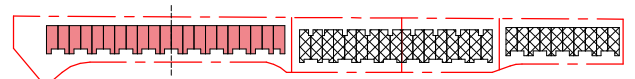
Endorsed on: 29/6/2023
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Superlot 3 Plan - Ground Part 1

21.03.2023

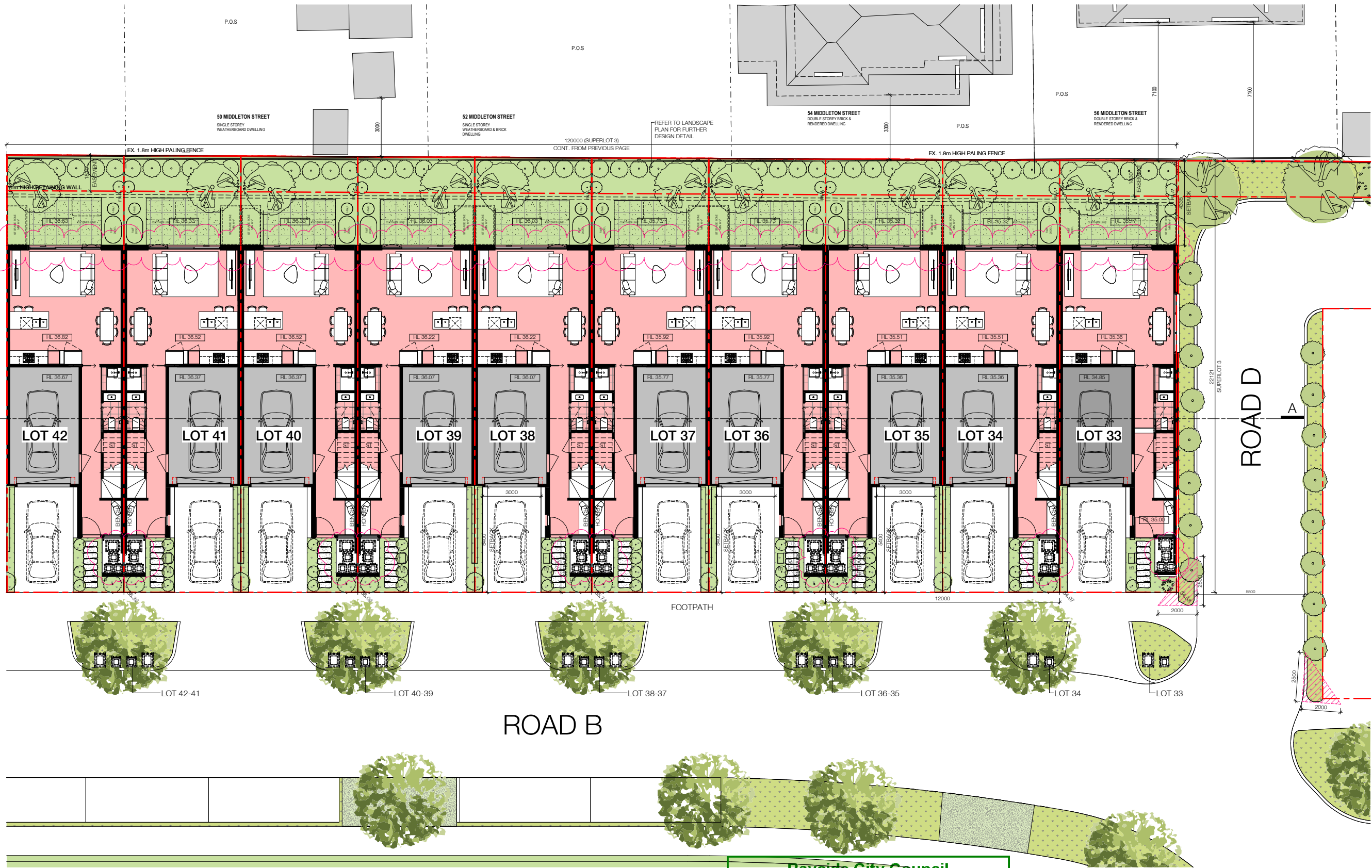
TP3100

TOWN PLANNING



Legend - Abbreviations

- 1700 SCR 1700mm HIGH PRIVACY SCREEN
- 1800 SCR 1800mm HIGH PRIVACY SCREEN
- 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
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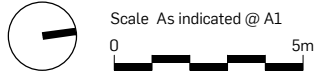
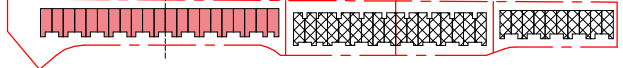
Sheet 6 of 16

**Endorsed on: 29/6/2023
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Superlot 3 Plan - Ground Part 2

21.03.2023

TOWN PLANNING
TP3101



Legend - Abbreviations

1700 SCR	1700mm HIGH PRIVACY SCREEN
1800 SCR	1800mm HIGH PRIVACY SCREEN
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



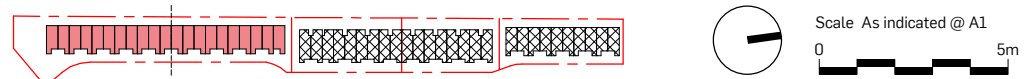
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- 1800 SCR 1800mm HIGH PRIVACY SCREEN
- 1800 FENCE 1800mm HIGH FENCE
- 2100 FENCE 2100mm HIGH FENCE
- ACU AIR CONDITIONER CONDENSER UNIT
- AFL ABOVE FLOOR LEVEL
- EXIST EXISTING
- HORIZ SCR 1400mm HIGH BALUSTRADE WITH 400mm DEEP HORIZONTAL PRIVACY SCREEN
- HV HIGH VENT
- HW WIN NON-HABITABLE WINDOW
- CB OBLIQUE GLAZING
- 500 RET WALL 500mm HIGH RETAINING WALL
- RWT RAINWATER TANK
- ST STORAGE
- WIN HABITABLE WINDOW



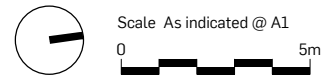
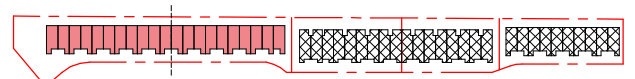
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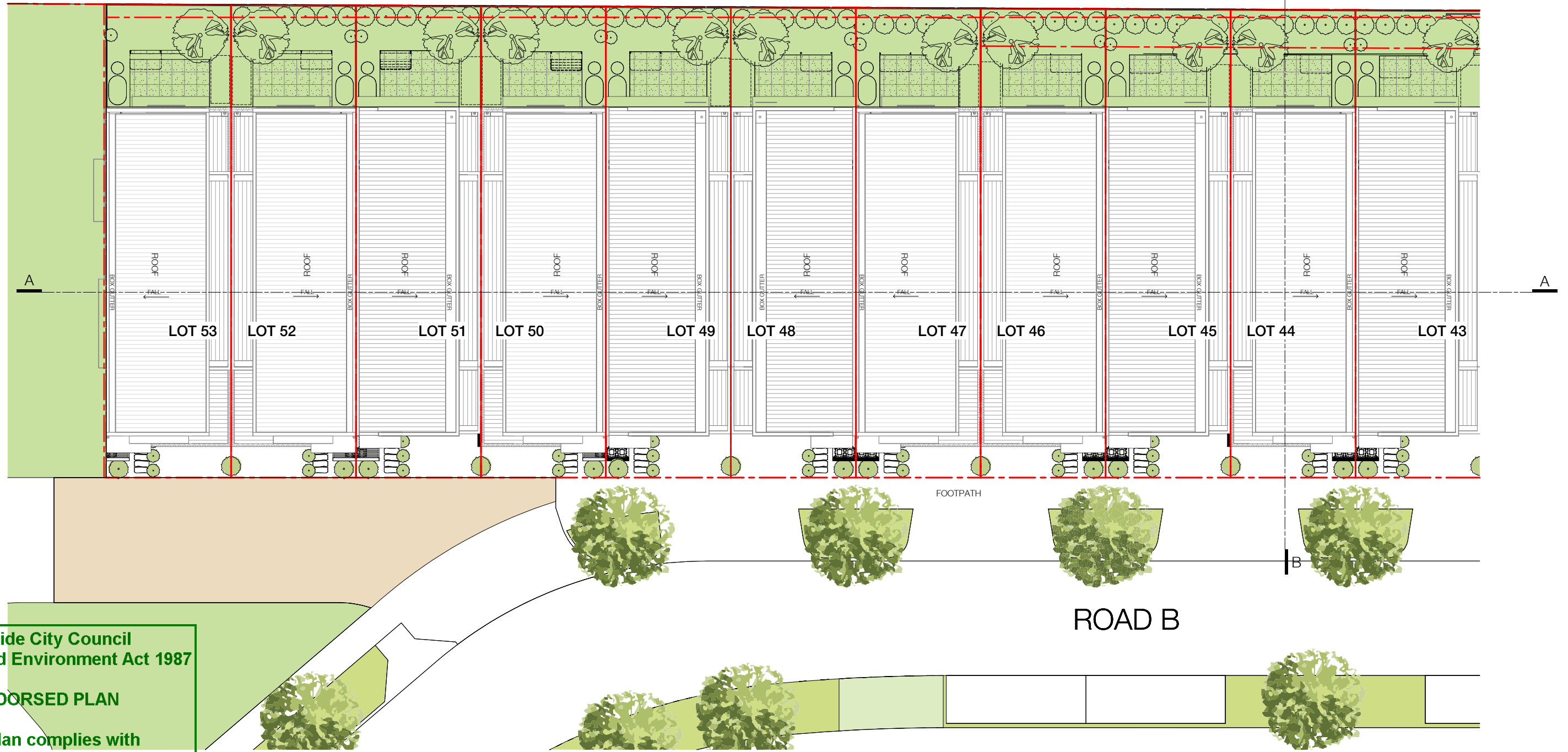
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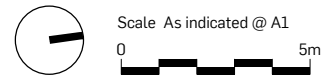
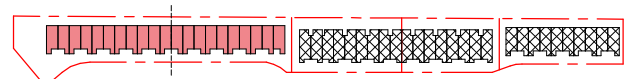
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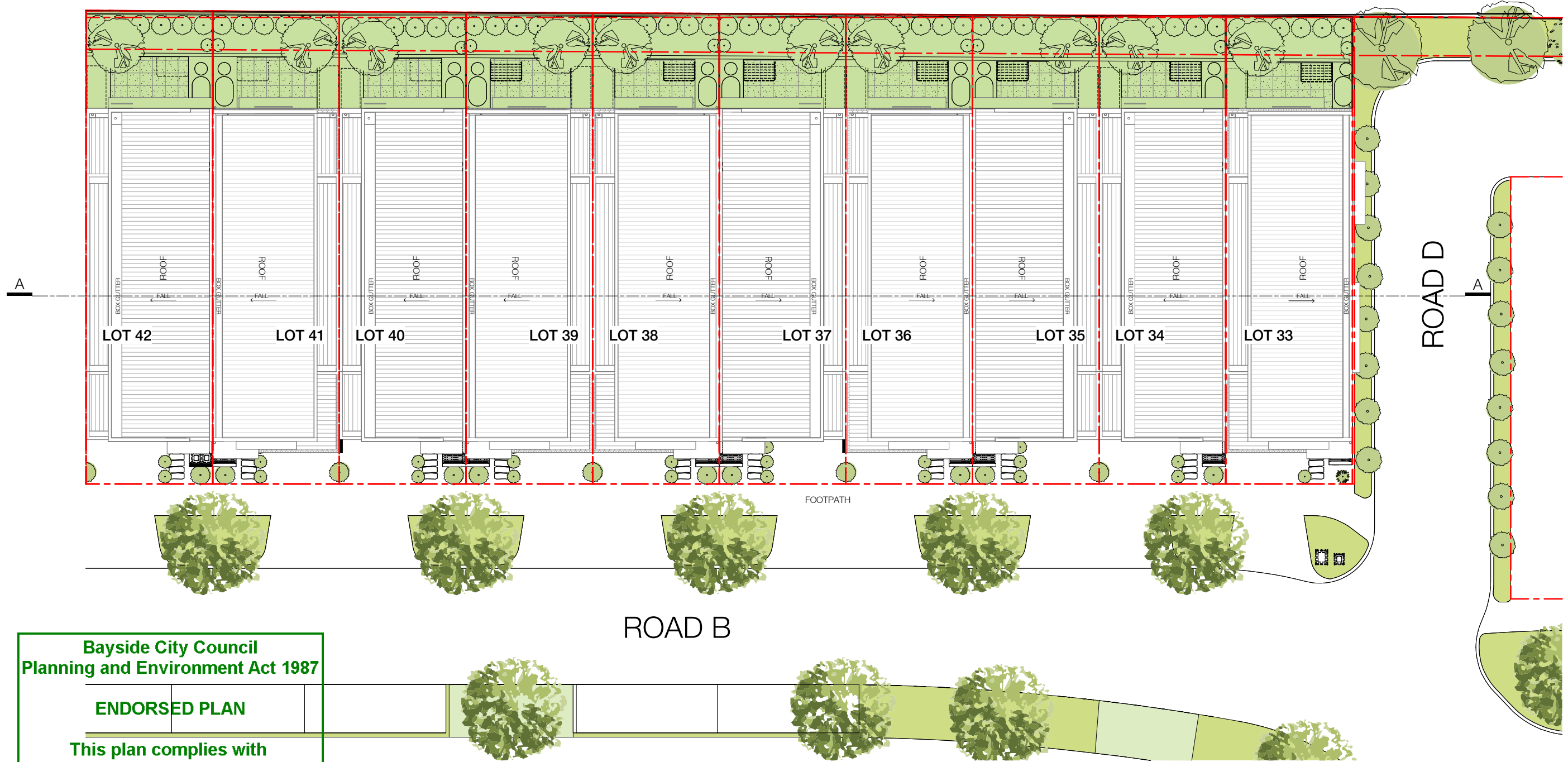
Sheet 9 of 16

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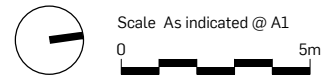
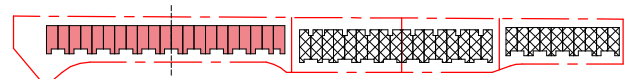
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










East Elevation - Road B



East Elevation - Road B (continuation)

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	

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Sheet 11 of 16
Superlot 3 Elevations - Sheet 1

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TOWN PLANNING

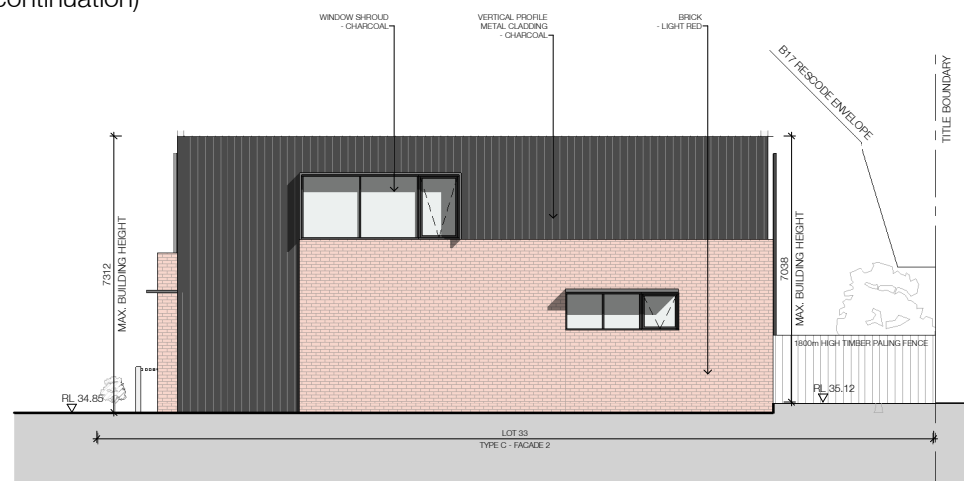
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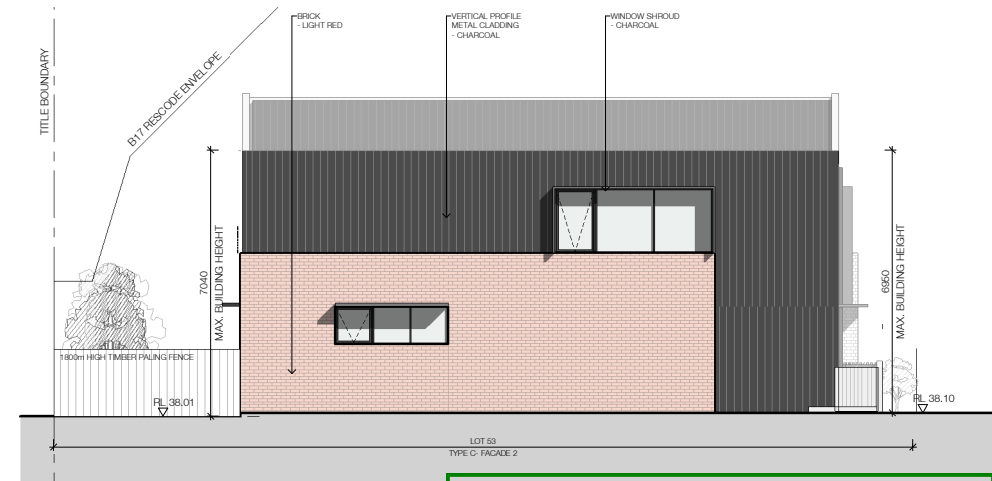
West Elevation



West Elevation (continuation)














North Elevation



South 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		

Legend - Abbreviations

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1800 SCR	1800mm HIGH PRIVACY SCREEN
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	NON HABITABLE WINDOW
NH WIN	NON HABITABLE WINDOW
OB	OBSCURE GLAZING
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RWT	RAINWATER TANK
ST	STORAGE
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Sheet 12 of 16

Superlot 3 Elevations - Sheet 2

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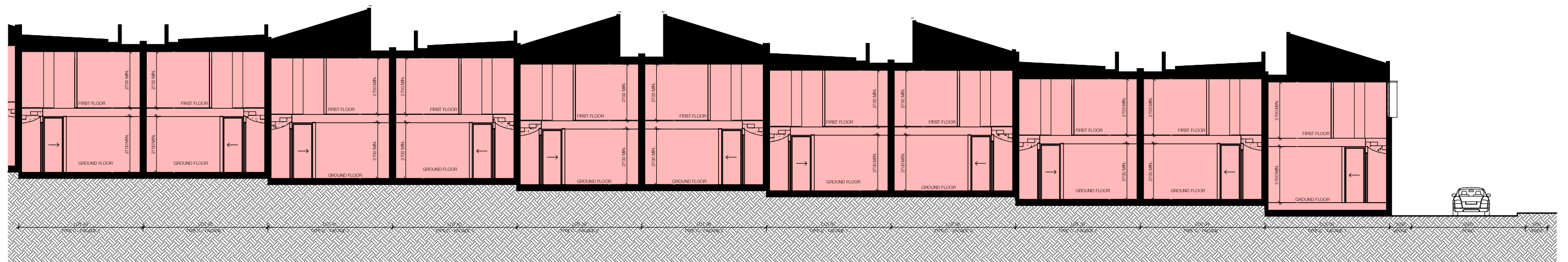
21.03.2023

TOWN PLANNING

TP3201



Section A - A



Section A - A (continuation)

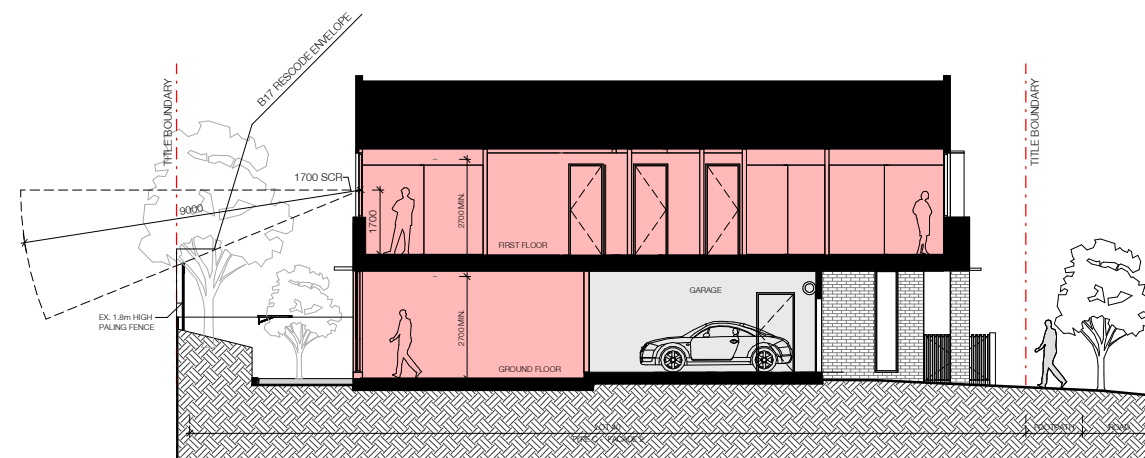
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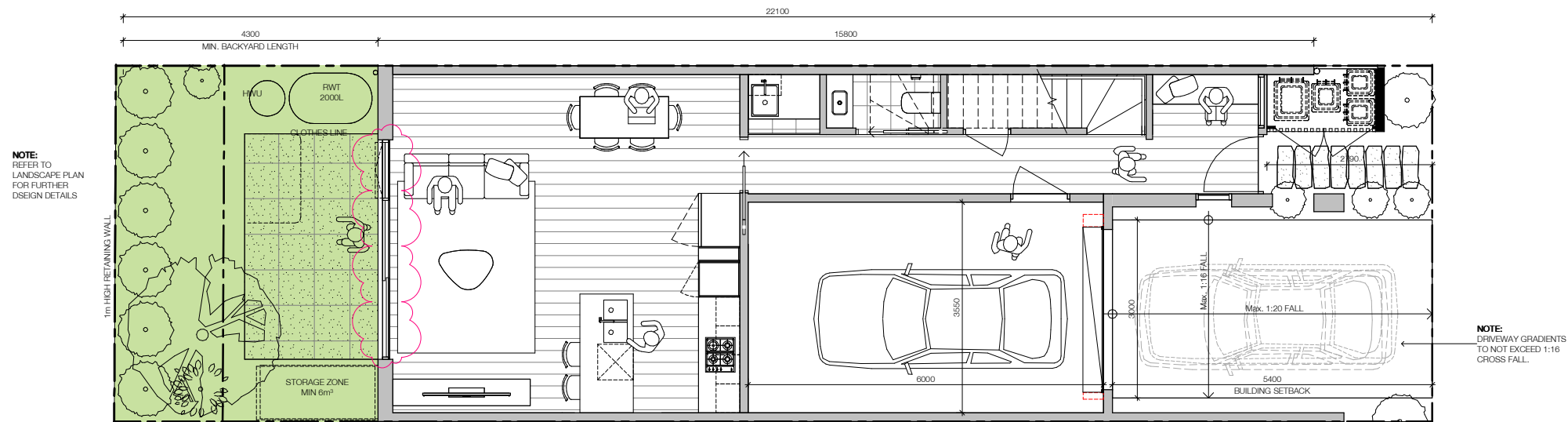
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Section B-B

Legend - Abbreviations

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2100 FENCE	2100mm HIGH FENCE
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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



Ground Floor (Facade 2 shown)

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
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 - 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 m²)

GR FLOOR 58 m²

LEV 1 88 m²

TOTAL LIVING 146 m²

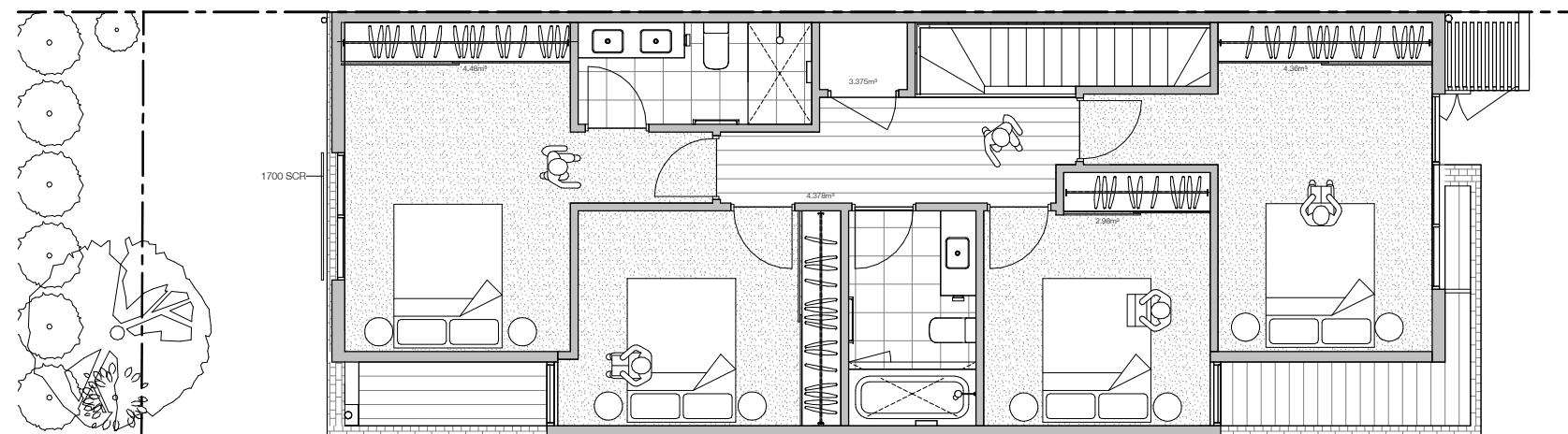
GARAGE 23 m²

TOTAL GFA 169 m²

P.O.S

FRONT YARD 6.6 m²

REAR YARD (MIN) 25 m²



Level 1
Scale 1 : 50

Bayside City Council
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Planning Permit: 5/2022/443/2
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Sheet 14 of 16

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: 22/12/2023**

Sheet 15 of 16

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














Front Elevation (East)



Rear Elevation (West)

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 As indicated @ A1
0 2.5m

Superlot 3 Townhouse Type C Elevations

TP3401

21.03.2023

TOWN PLANNING

