

SUNKIN

**Clarke
Hopkins
Clarke**

Park Village Highett
220035 | 37 Graham Road, Highett

Town Planning Package - Building G

REV d | 18.08.2023

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

AMENDED ENDORSED PLAN

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

Sheet 1 of 16

**Endorsed on: 21/2/2024
Endorsed by: Tom Corrie**

**This plan supersedes the previously
endorsed plan on: 29/6/2023**

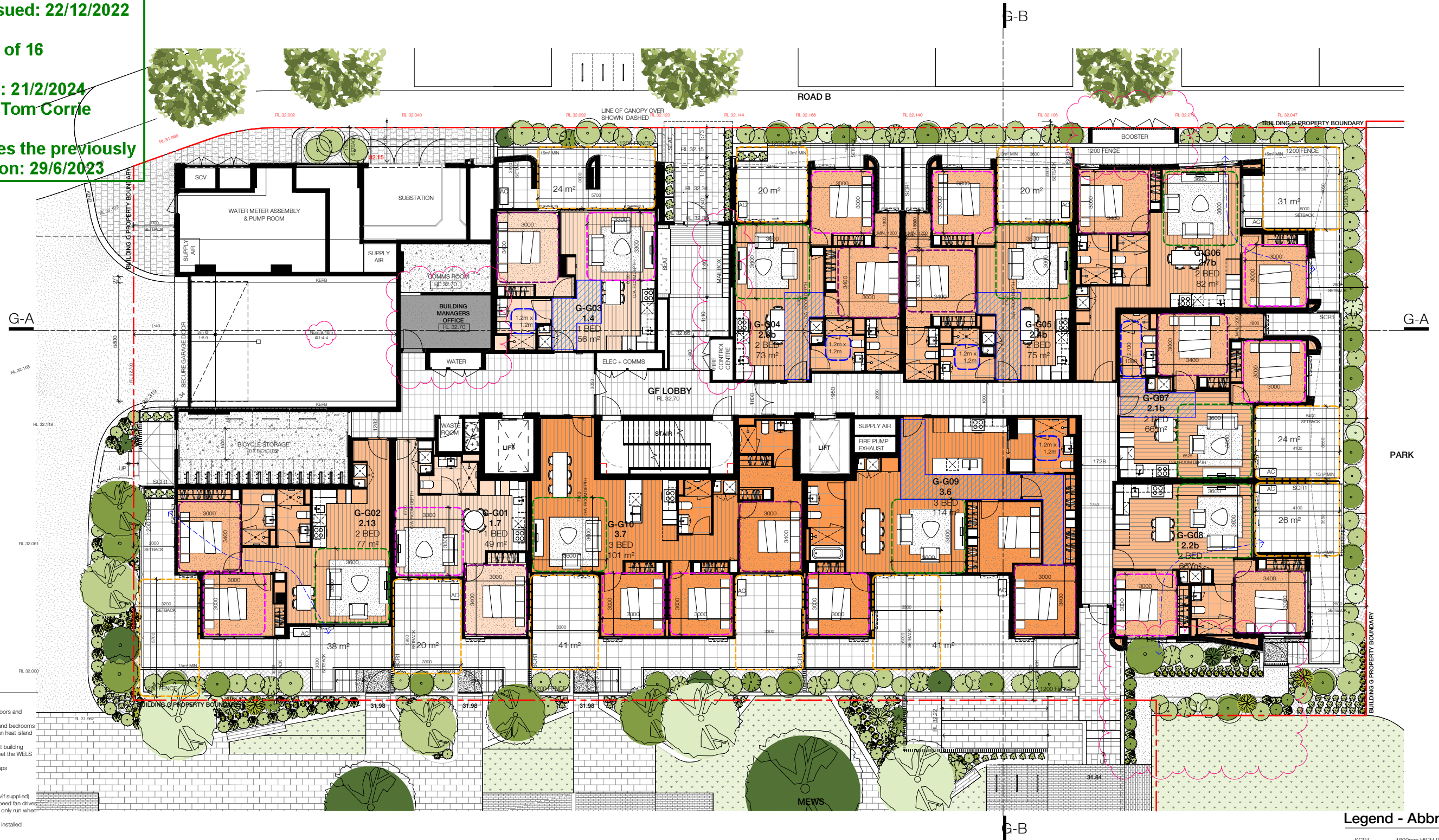
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- ESD Notes**
- Stage 01**
- Double glazing to be provided to glazed external doors and windows of all apartments and all townhouses
 - Operable windows are provided to all living areas and bedrooms
 - Light or medium coloured roofs to reduce the urban 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

- 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 800mm 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**
- SCR1 1800mm HIGH PRIVACY SCREEN
 - 1200 FENCE 1200mm HIGH FENCE
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 - A/C AIR CONDITIONER CONDENSER UNIT ABOVE FLOOR LEVEL
 - AFL ABOVE FLOOR LEVEL
 - EX EXISTING
 - HORIZ SCR 1400mm HIGH BALUSTRADE WITH 400mm DEEP HORIZONTAL PRIVACY SCREEN
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 - NH WIN NON HABITABLE WINDOW
 - OB OBSOLETE GLAZING
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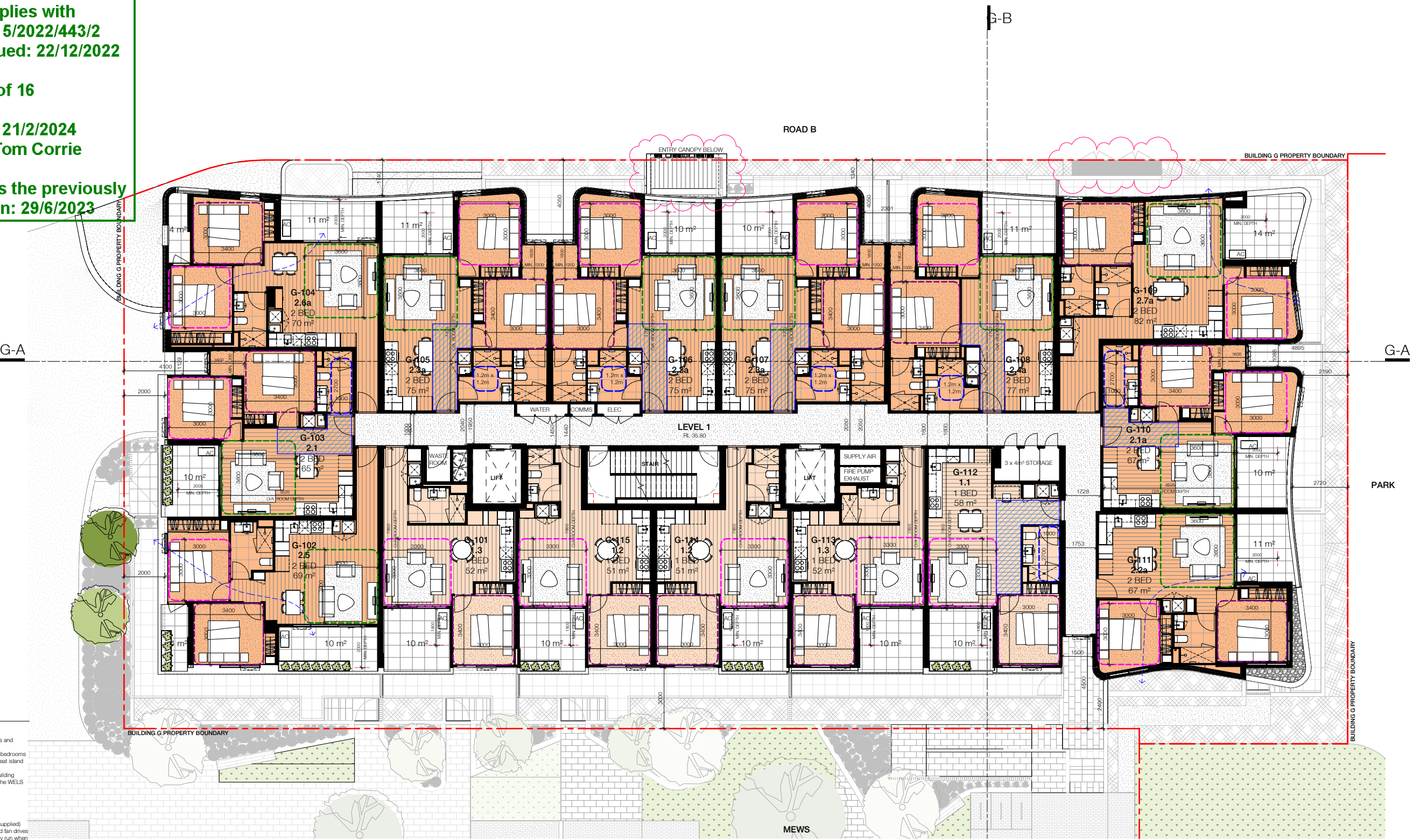
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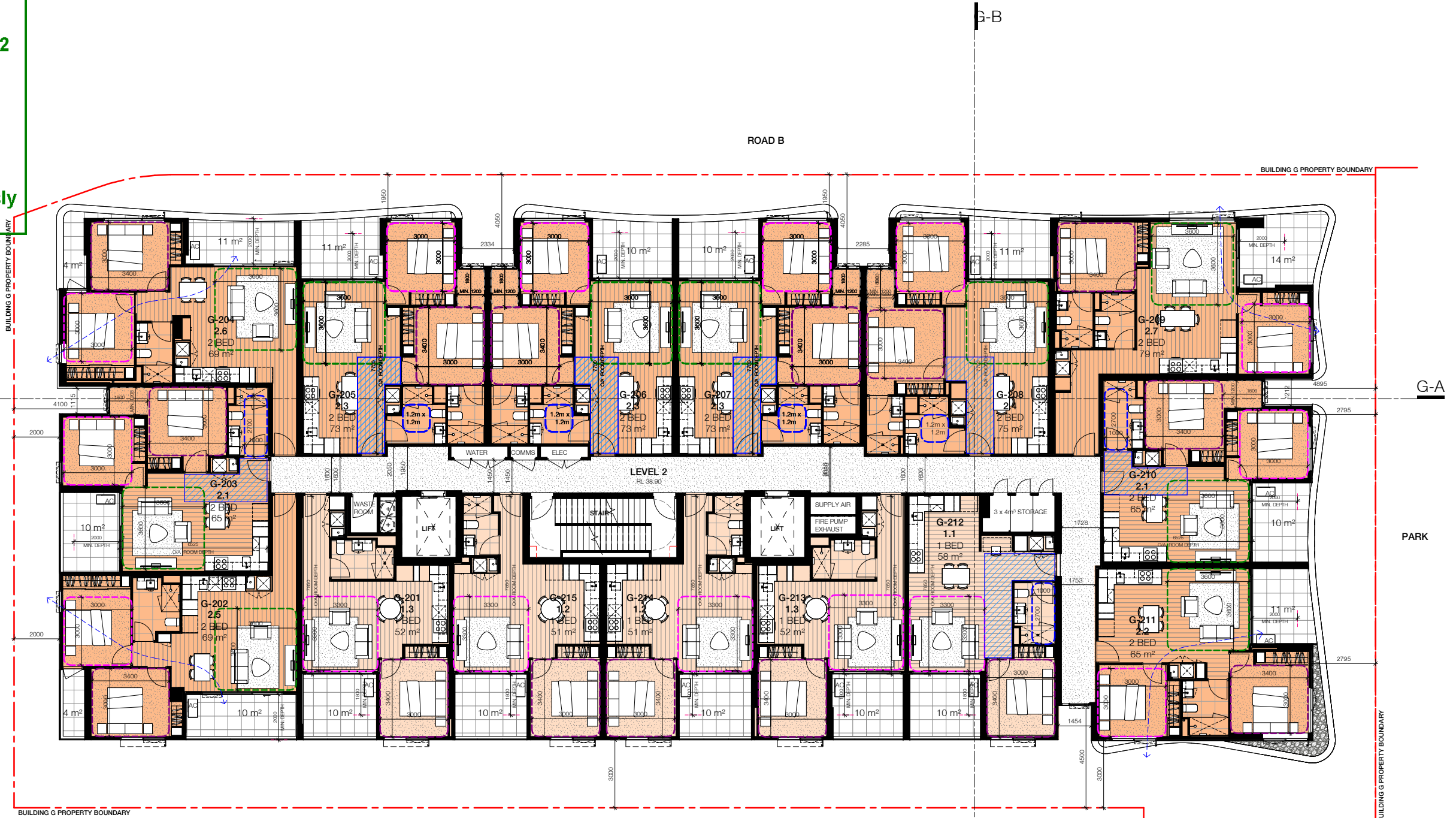
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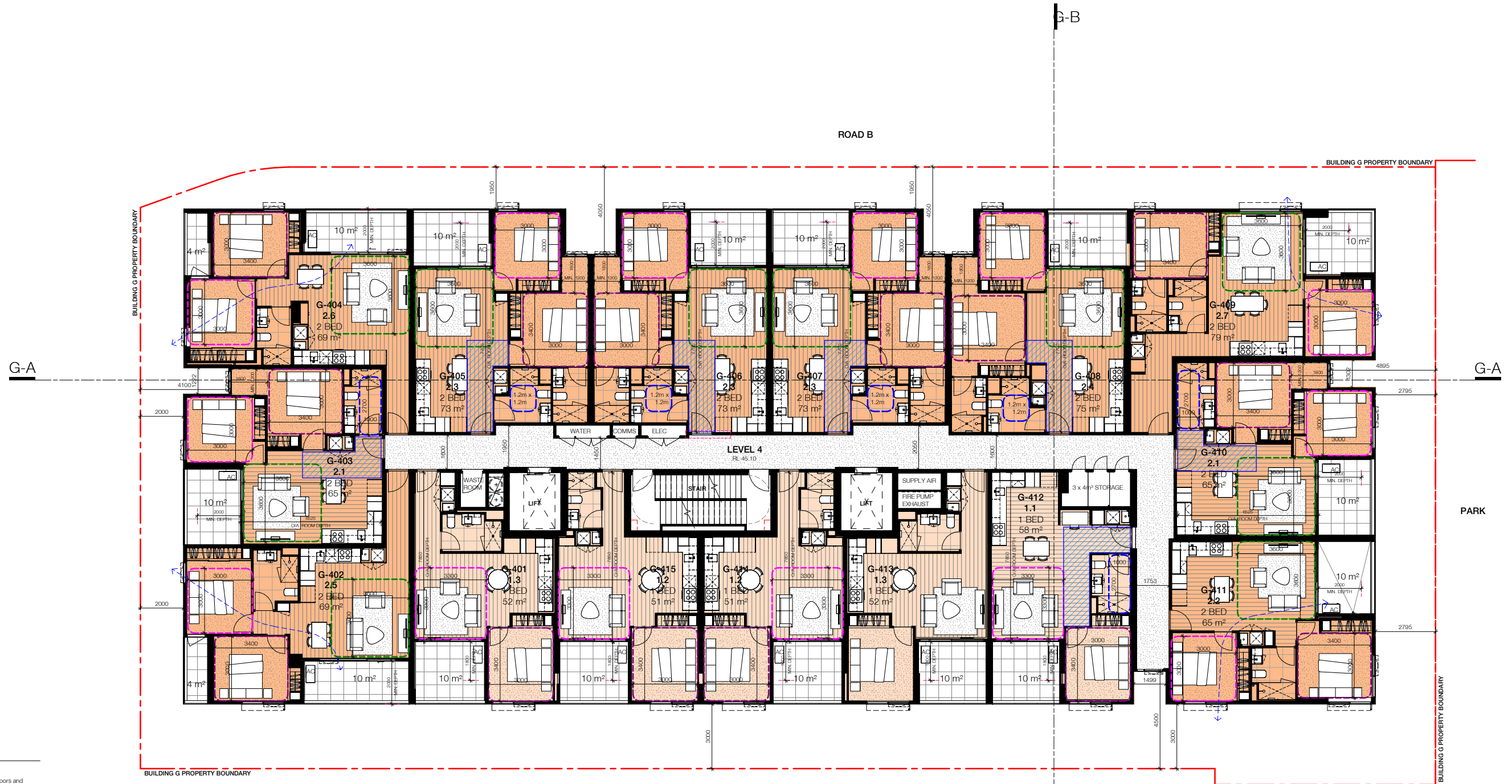
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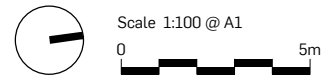
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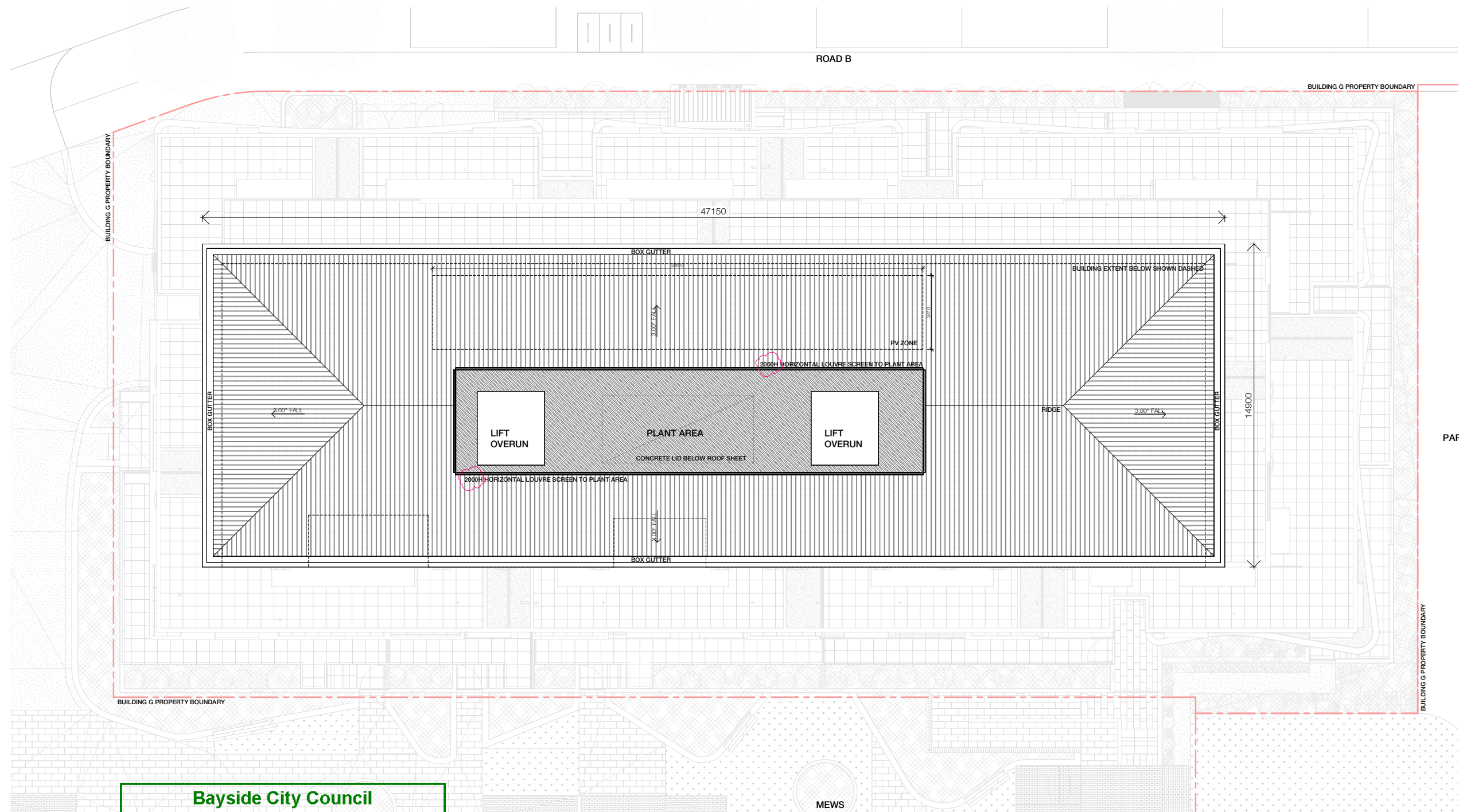
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TOWN PLANNING

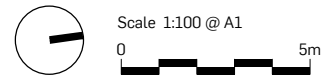
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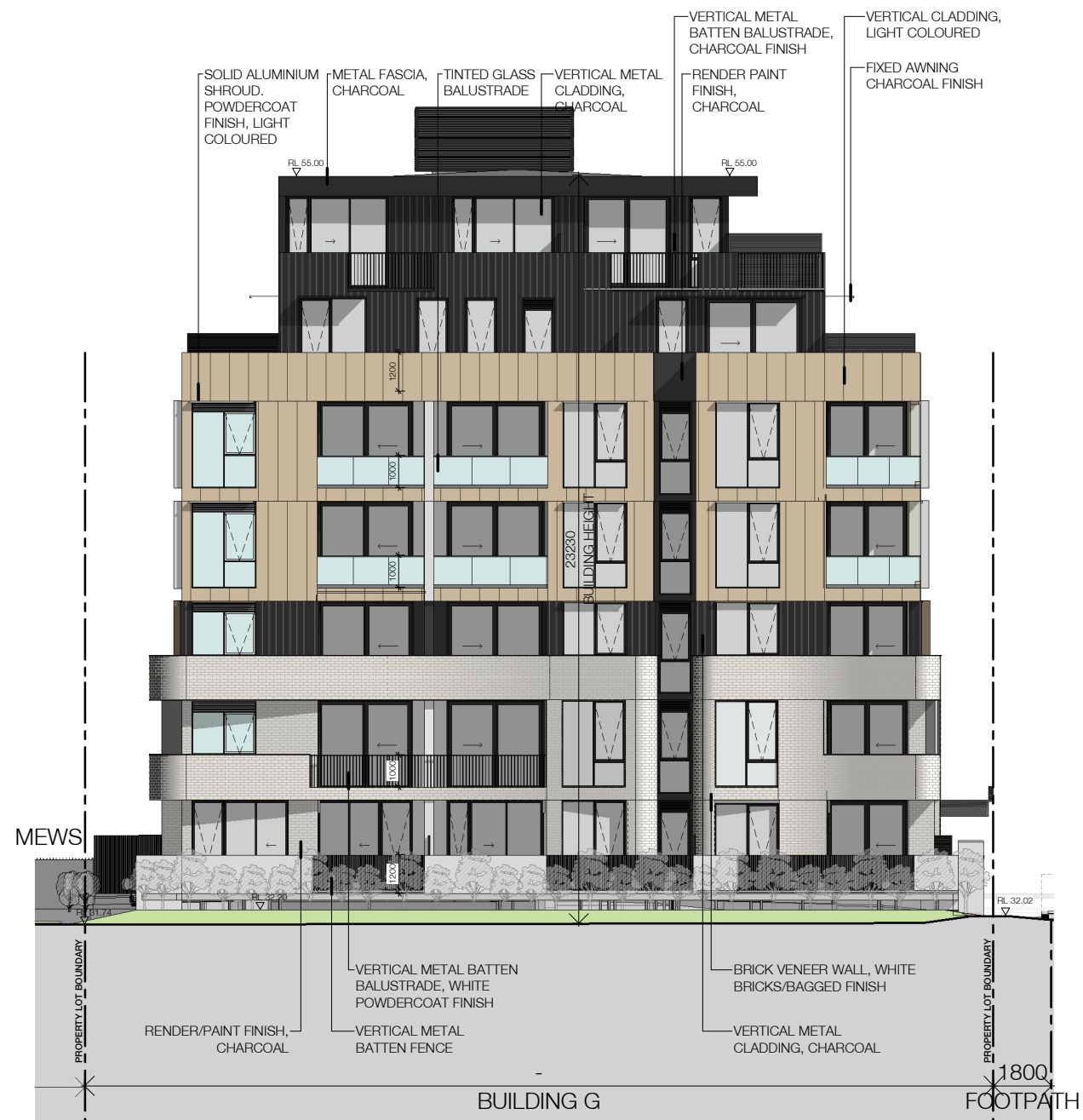
Building G Plan - Roof

18.08.2023

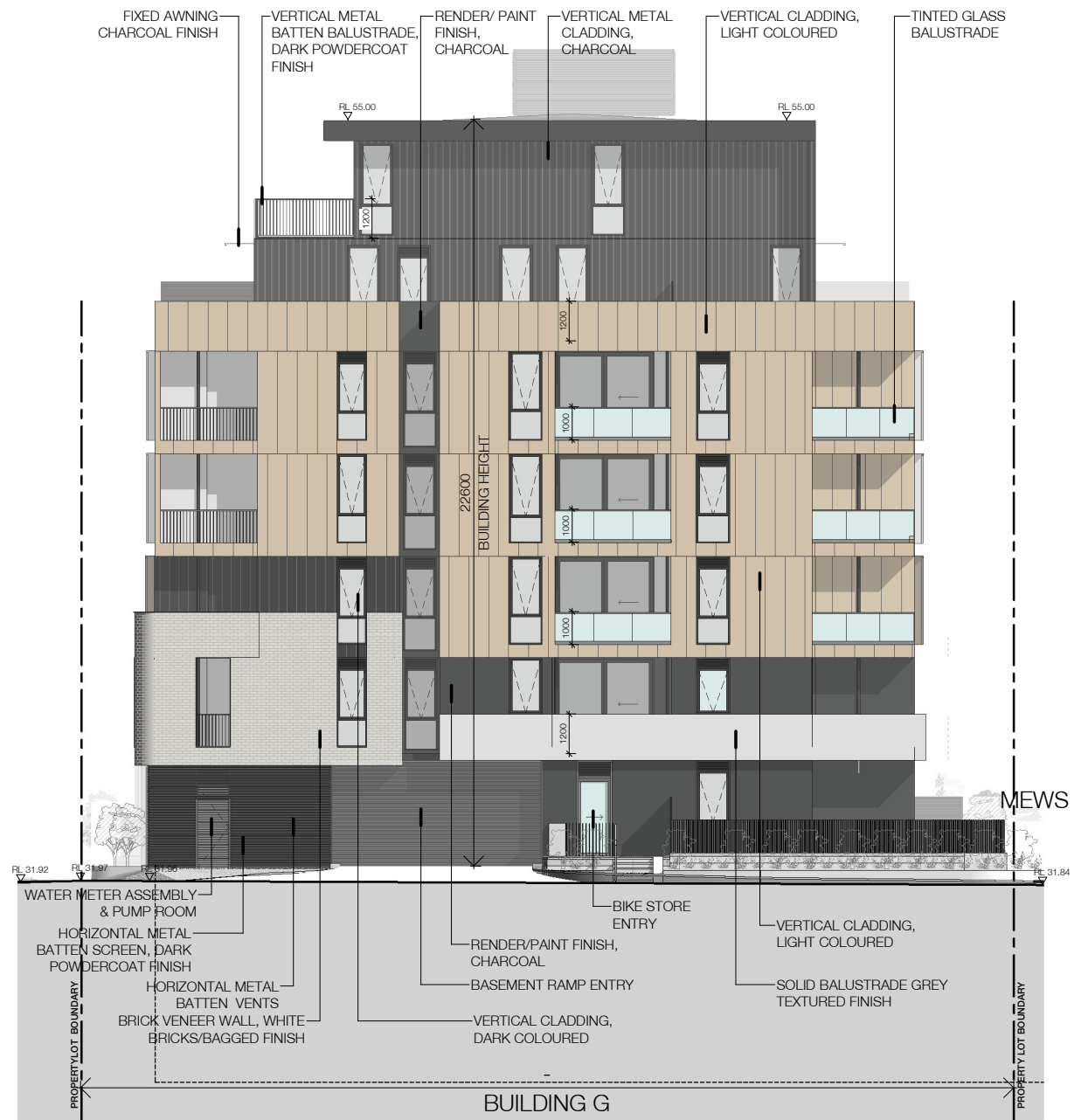
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Building G - North Elevation



Building G - South Elevation

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Building G - East Elevation

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Building G - West Elevation

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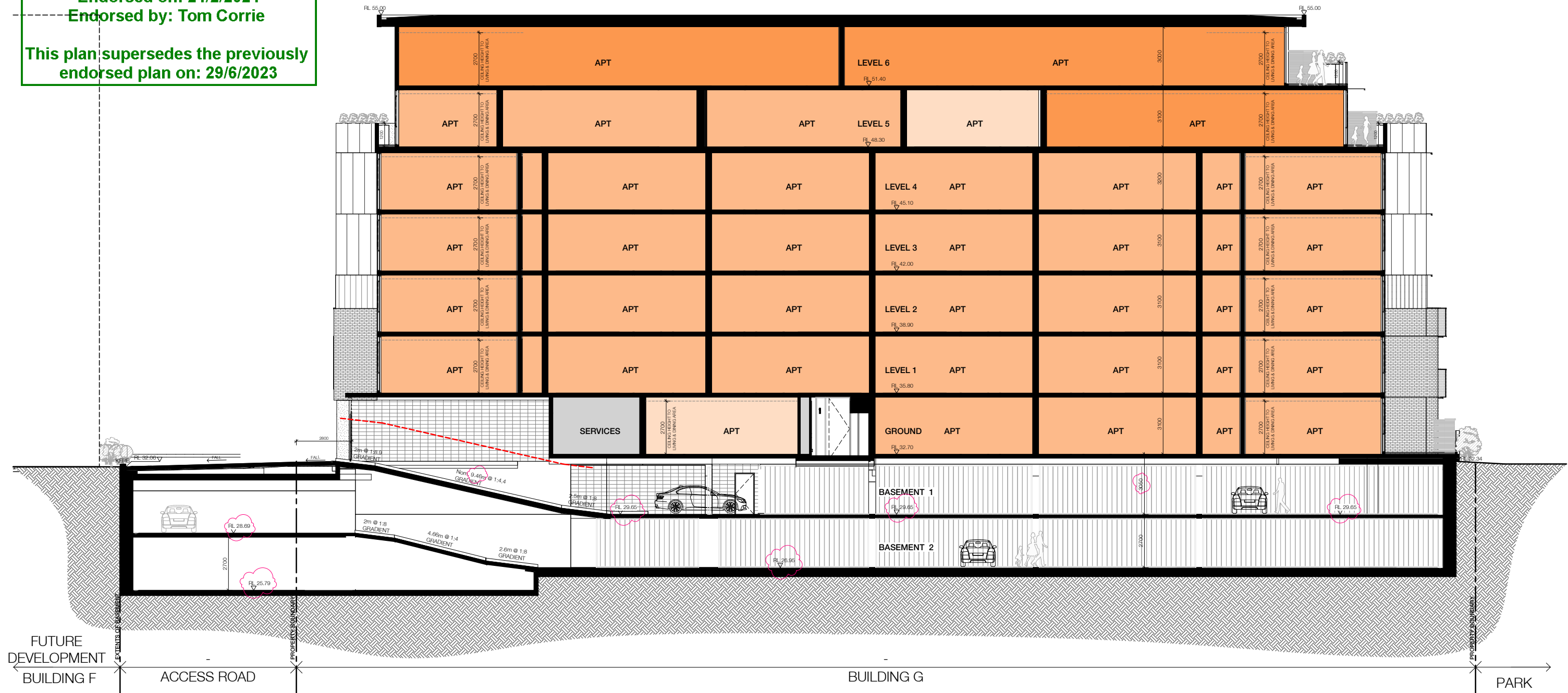
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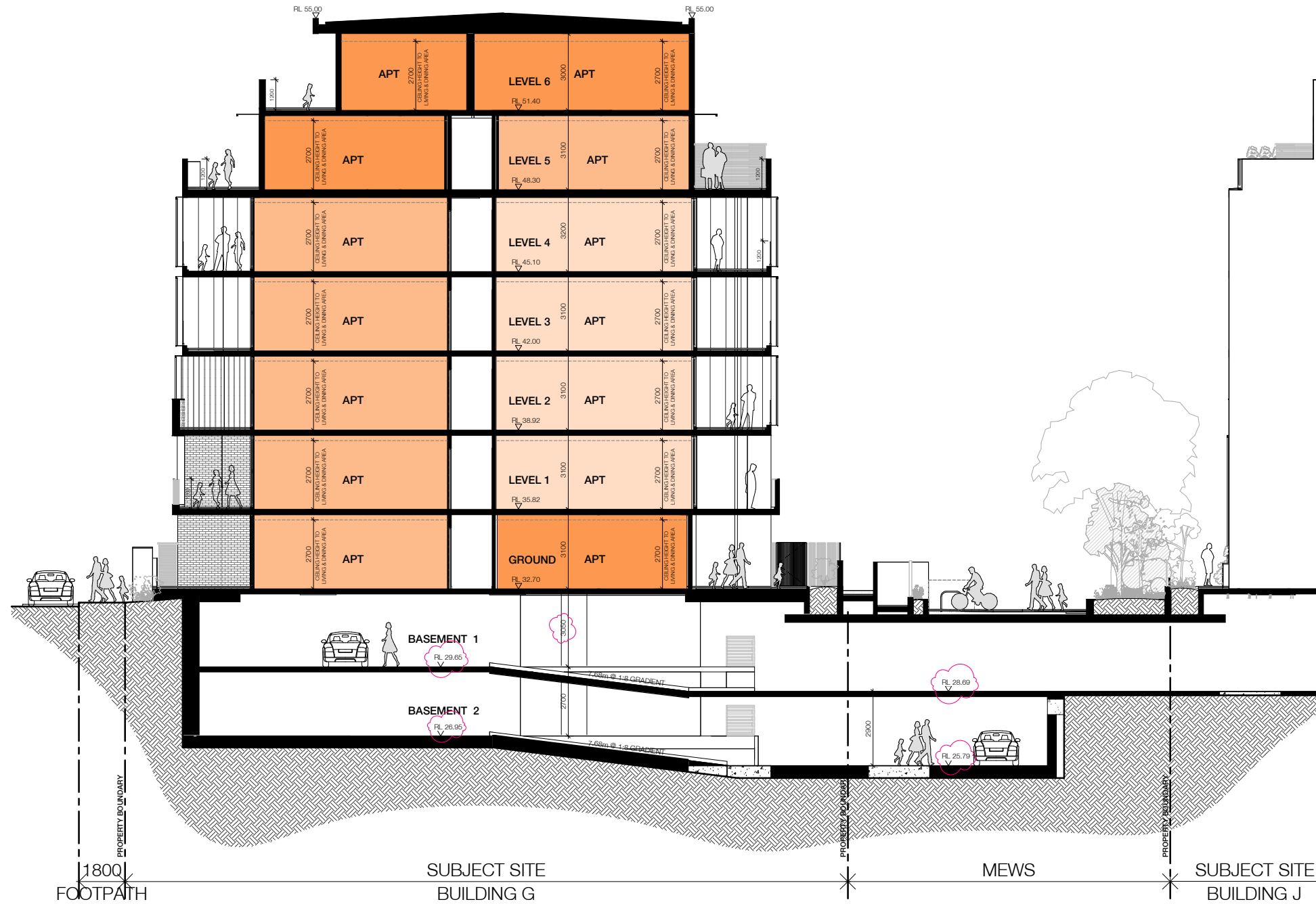
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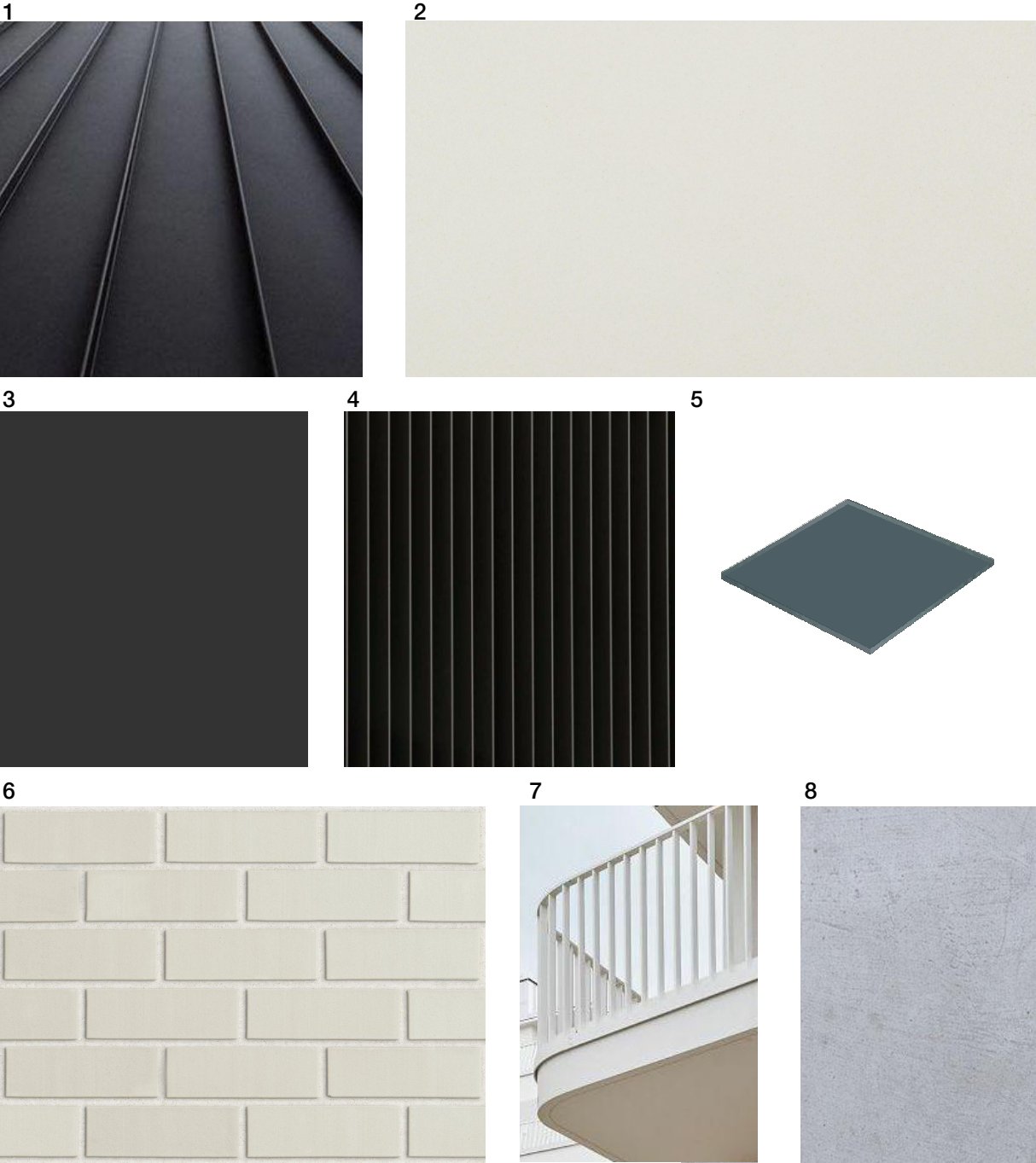
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External Material Finishes



| 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

rev d.

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 |
|--------------|-----------|--------------|--------------|----------|----------|------------|
| 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**

AMENDED ENDORSED PLAN

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

Sheet 16 of 16

Endorsed on: 21/2/2024
Endorsed by: Tom Corrie

**This plan supersedes the previously
endorsed plan on: 29/6/2023**