

SUNKIN

**Clarke
Hopkins
Clarke**

Park Village Highett
220035 | 37 Graham Road, Highett

Town Planning Package - Building J

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 15

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

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



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:
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 - Toilets - 4 Star
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 - 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 850mm 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.

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Sheet 2 of 15

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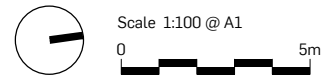
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Legend - Abbreviations

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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
CB	500 RET WALL
RWT	RAINWATER TANK
ST	STORAGE
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TOWN PLANNING

TPJ102 d





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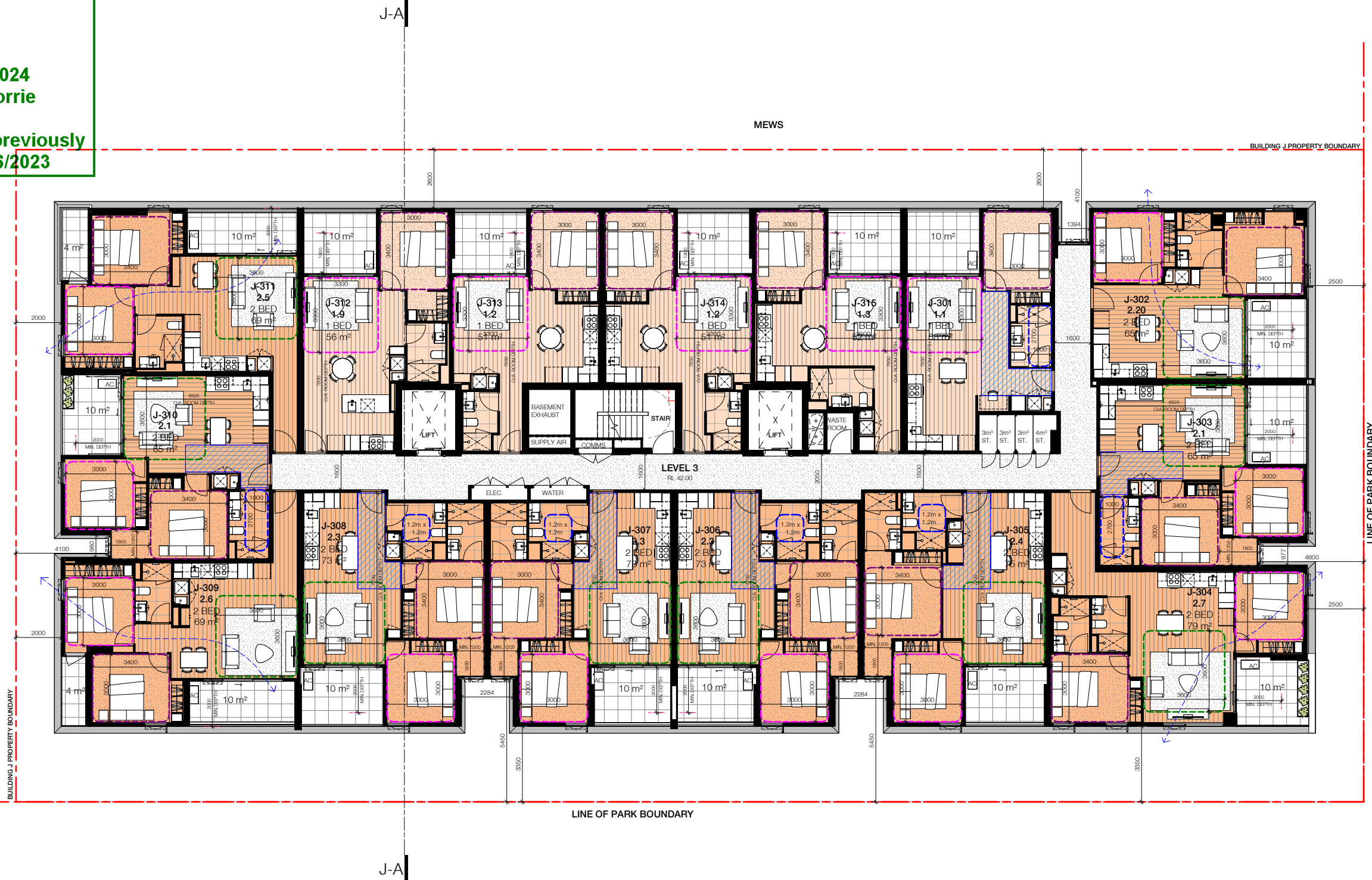
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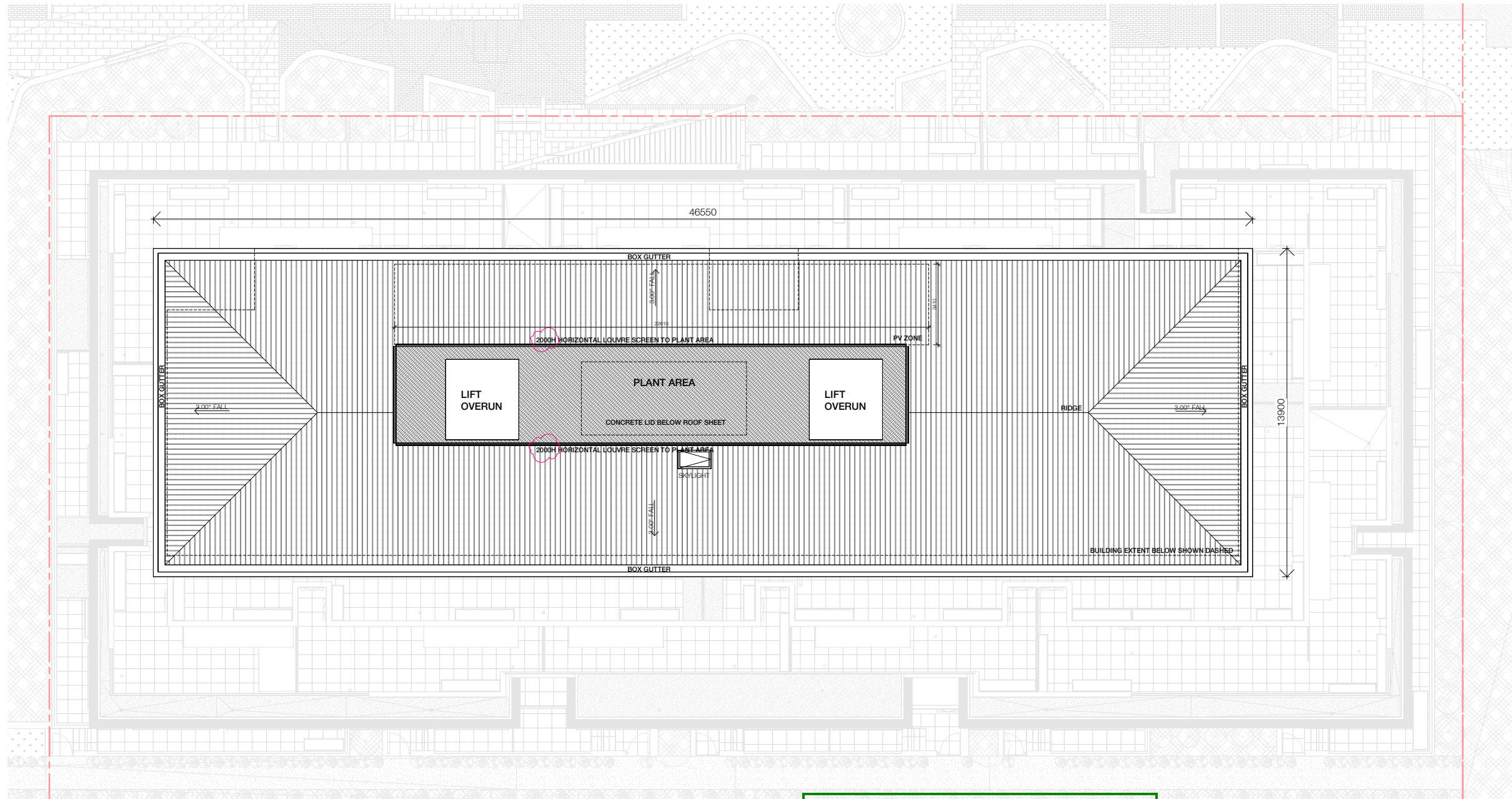
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TOWN PLANNING

Building J Plan - Roof

18.08.2023

TPJ109 d

ESD Notes

Stage 01

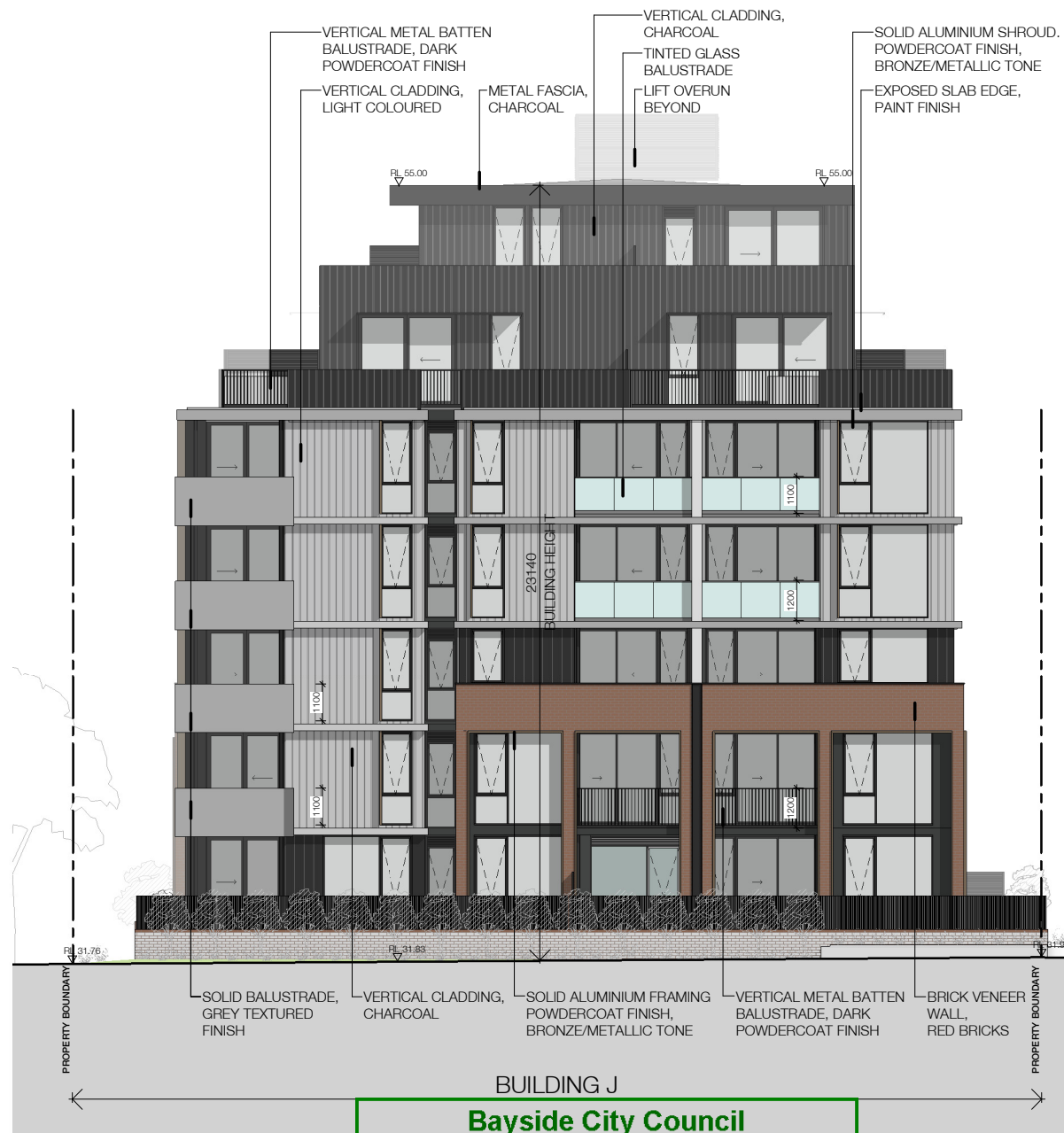
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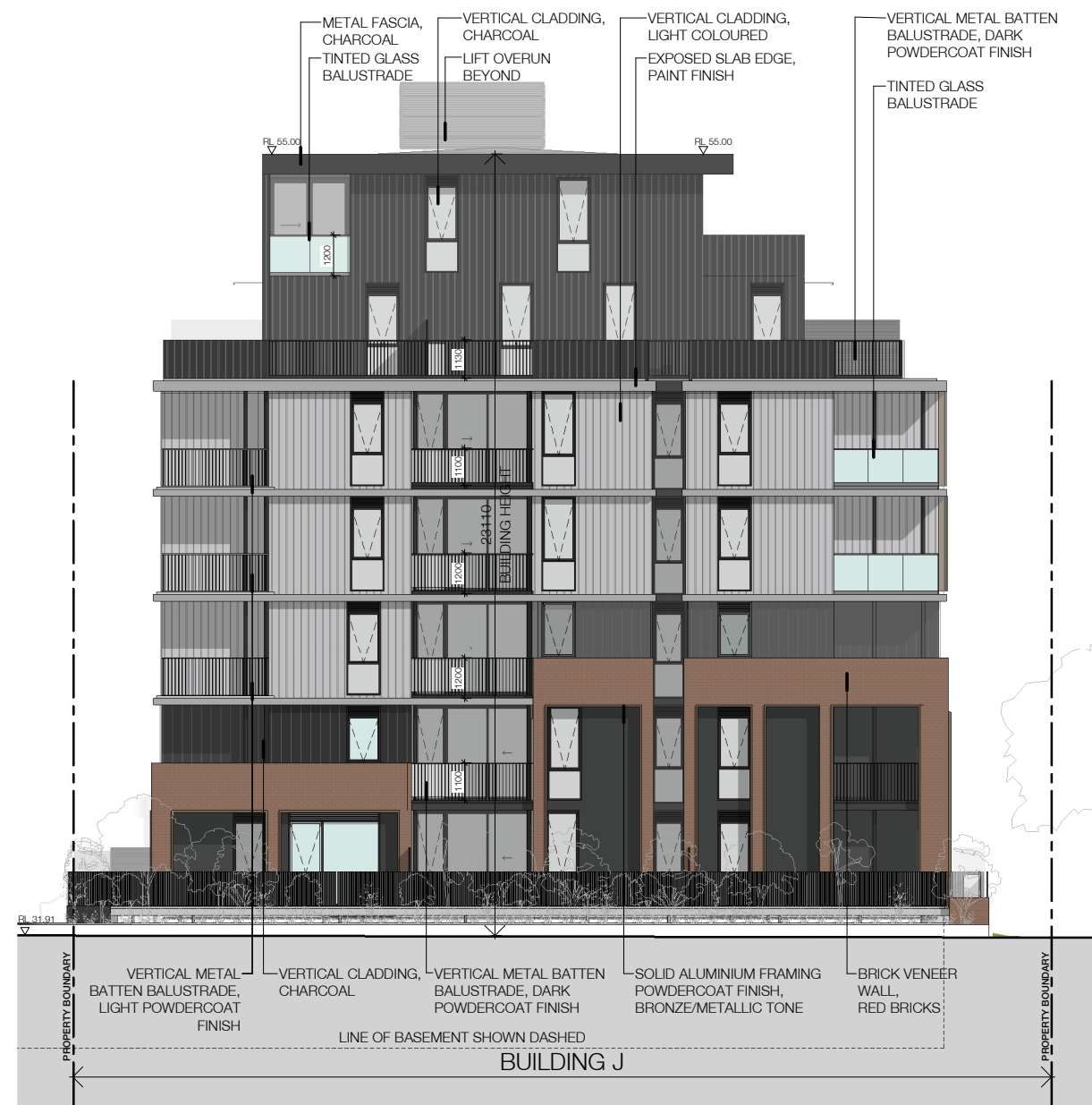
Building J - East Elevation



Building J - West Elevation



Building J - North Elevation



Building J - South Elevation

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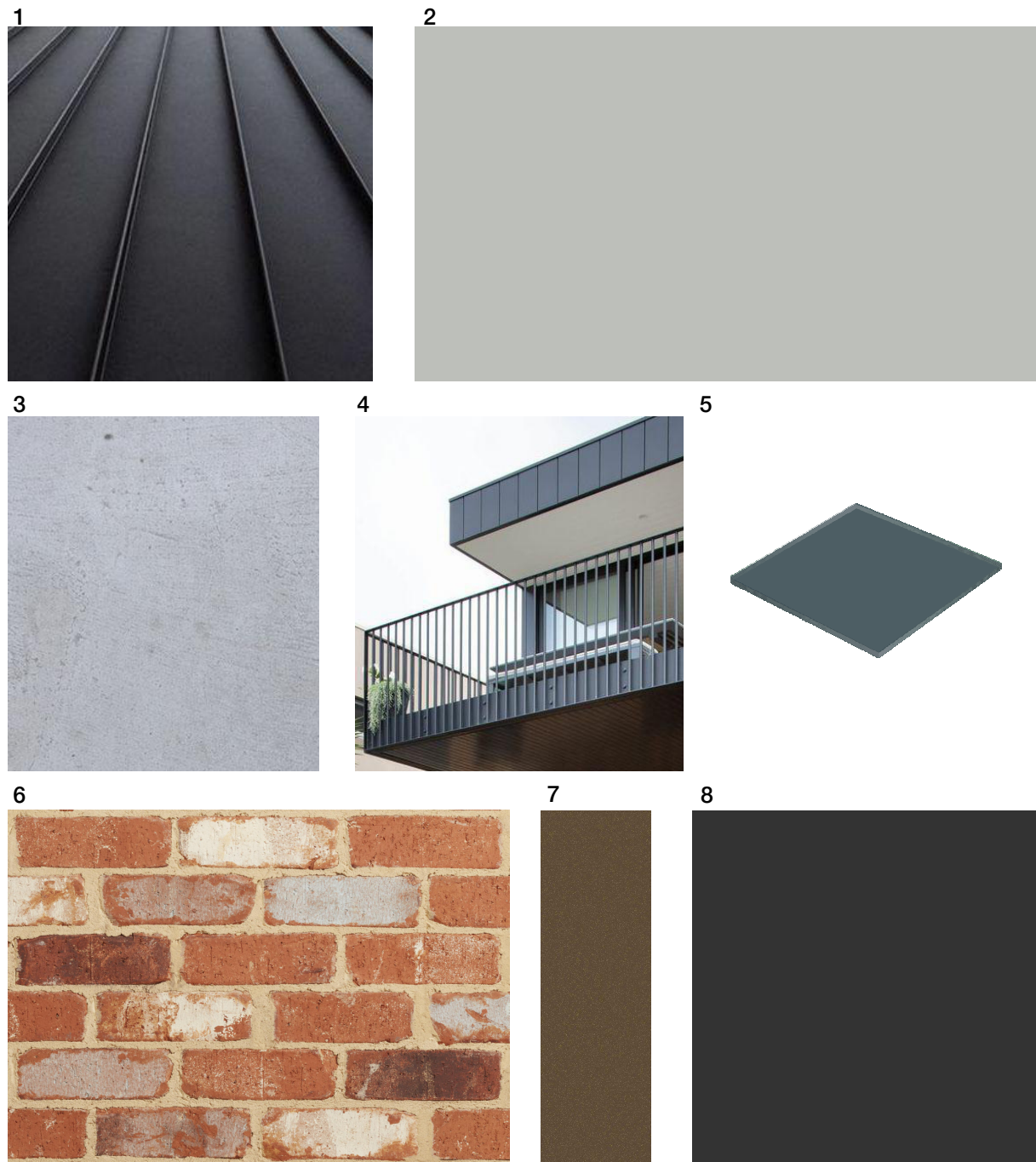
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Building J - Section AA

External Material Finishes



ITEM	MATERIAL/ FINISH
01 - Vertical Metal Cladding Narrow Profile	Powdercoated Finish, Charcoal
02 - Vertical Cladding	Light Coloured
03 - Slab Edge & Solid Balustrade	Grey Textured Finish
04 - Vertical Metal Batten Balustrade	Dark Powdercoat Finish
05 - Glass Balustrade	Grey Tinted Glazing
06 - Brick Wall	Red Brick
07 - Solid Aluminium Framing	Bronze/Metallic Powdercoat Finish
08 - Render Paint	Dulux Monument/ Domino

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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
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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
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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

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