

**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 18

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

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

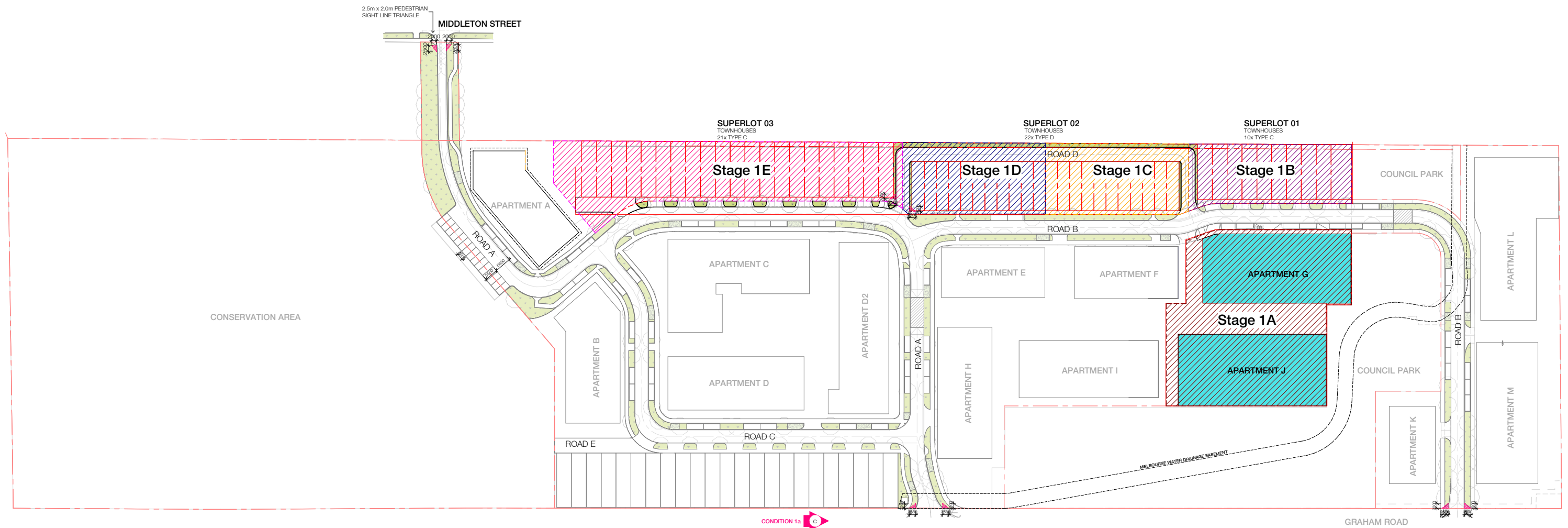


SUNKIN
**Clarke
Hopkins
Clarke**

Park Village Highett
220035 | 37 Graham Road, Highett

Town Planning Package

REV d | 18.08.2023



1 Stage 1 Site Plan
Scale 1 : 800

Site Information

Stage 01
 Total Area:
 Superlot 01 Total Area = 1393.97m²
 Superlot 02 Total Area = 2156.0 m²
 Superlot 03 Total Area = 2827.92m²
 Building G + J Total Area = 4531.55m²
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%)
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Legend - Staging Plan

- SETOUT POINT
- LANDSCAPE
- STAGE 1A
- STAGE 1B
- STAGE 1C
- STAGE 1D
- STAGE 1E
- STAGE 2
- STAGE 3
- STAGE 4
- STAGE 5
- STAGE 6

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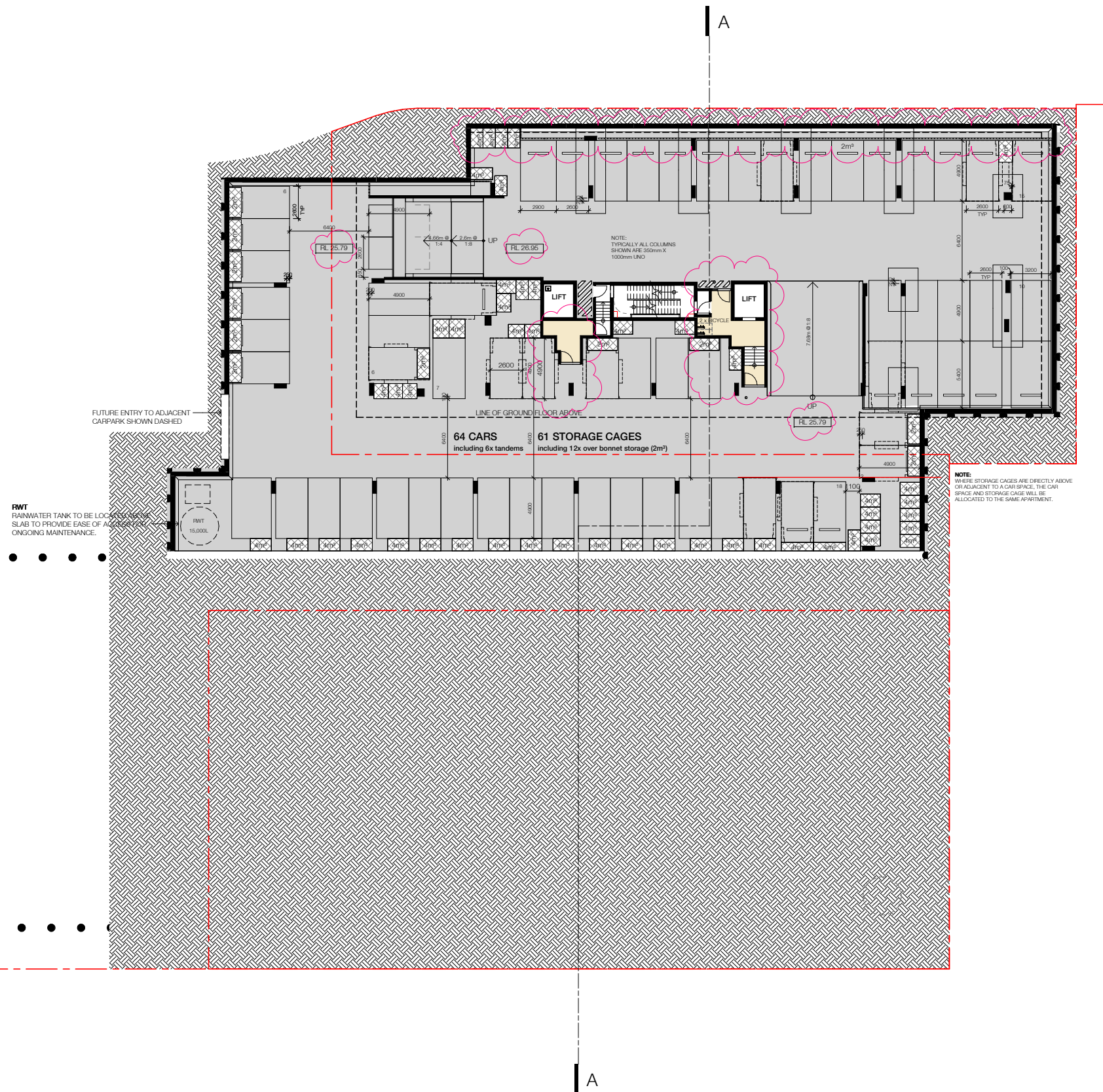
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AFL	ABOVE FLOOR LEVEL
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HW	HIGHLIGHT WINDOW (SILL MIN. 1700mm AFL)
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OB	OBSCURE GLAZING
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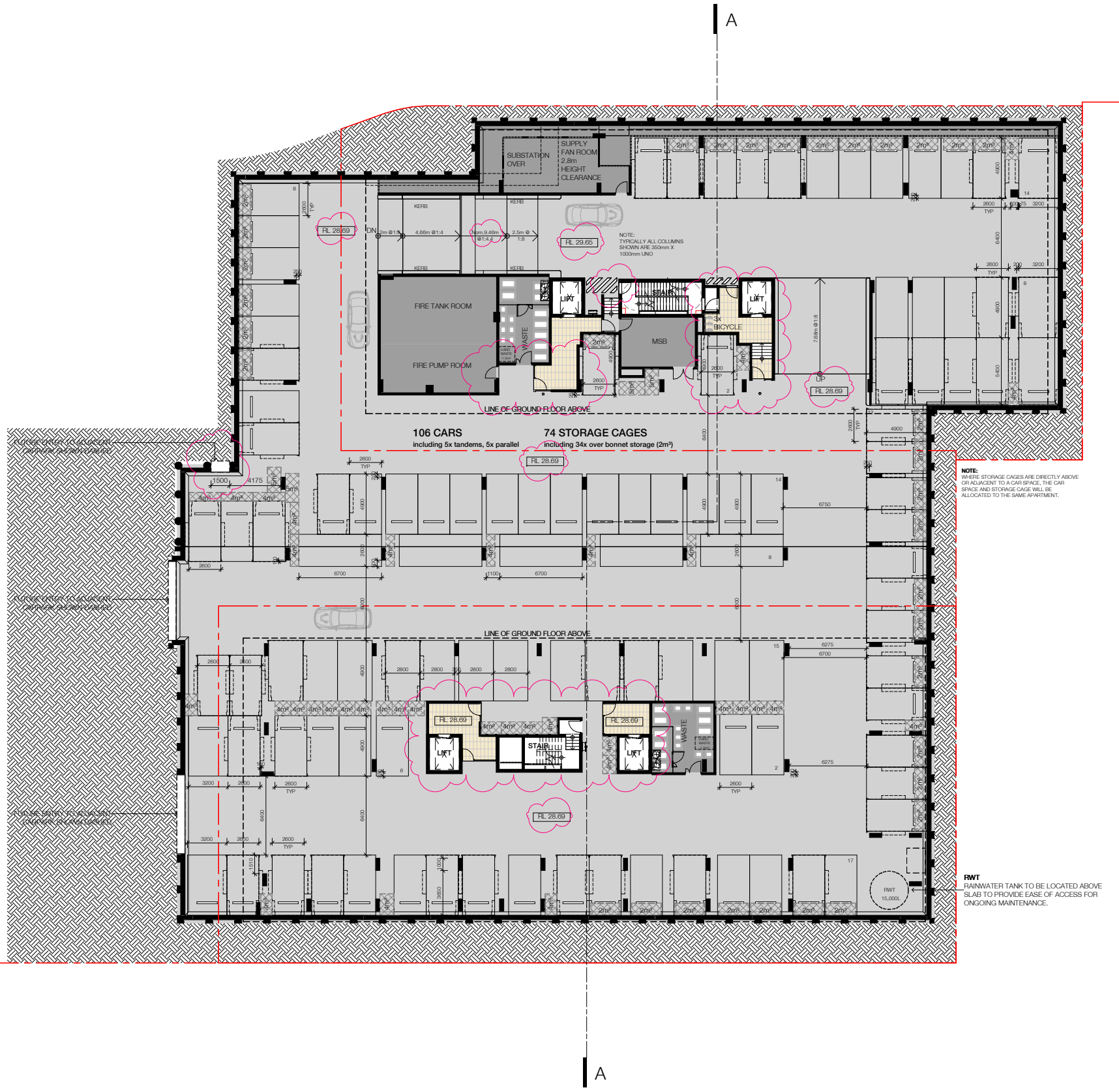
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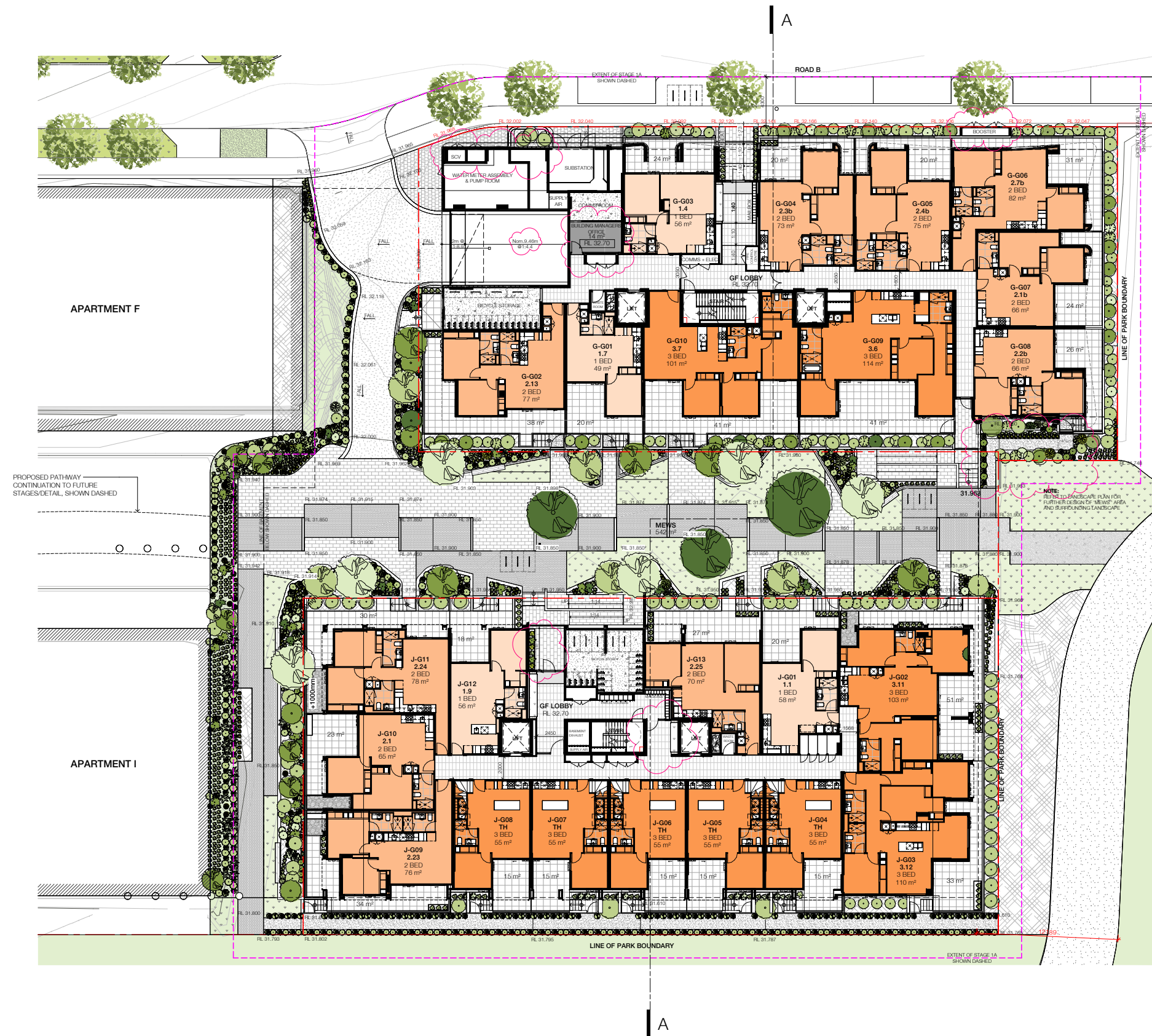
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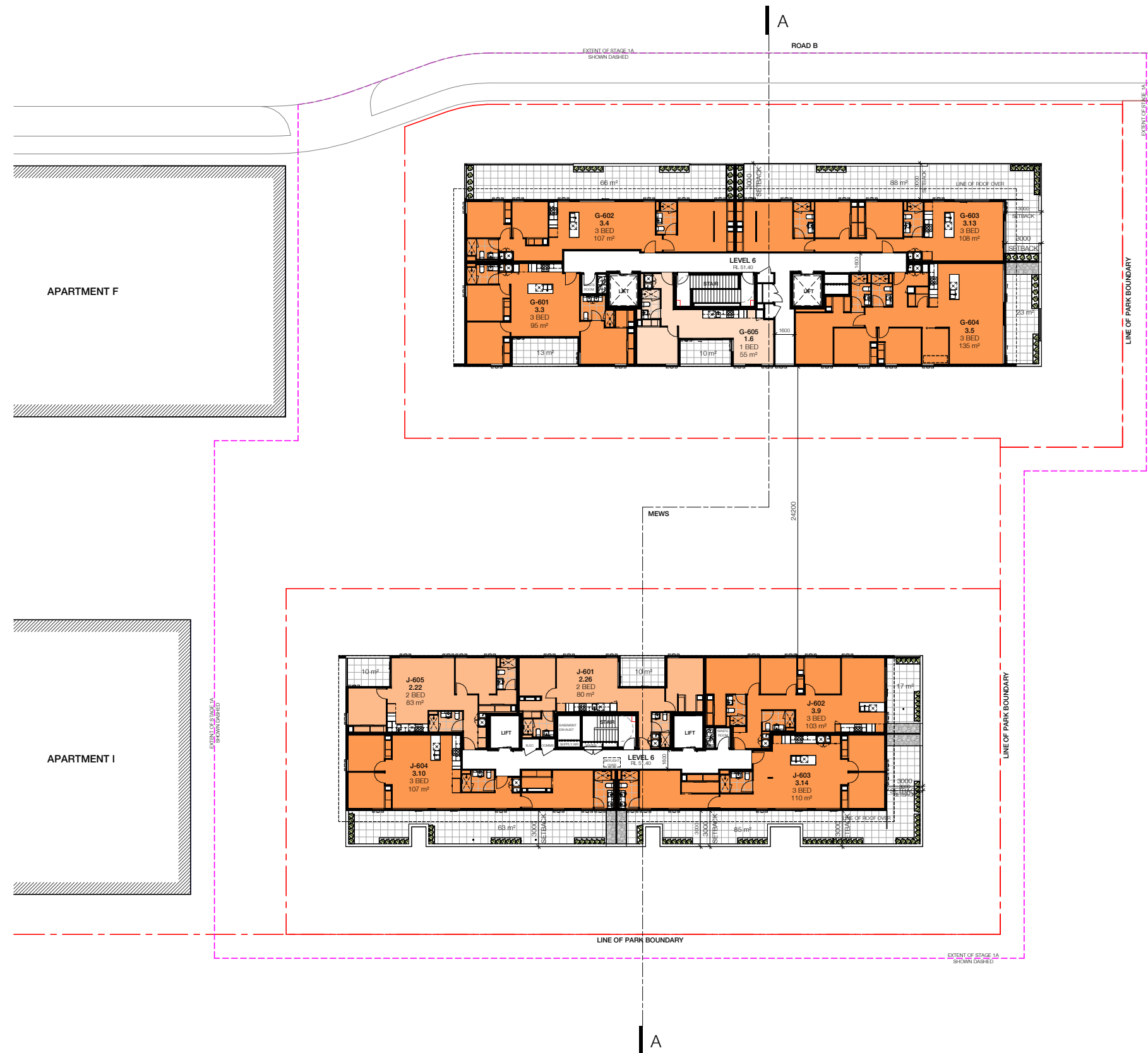
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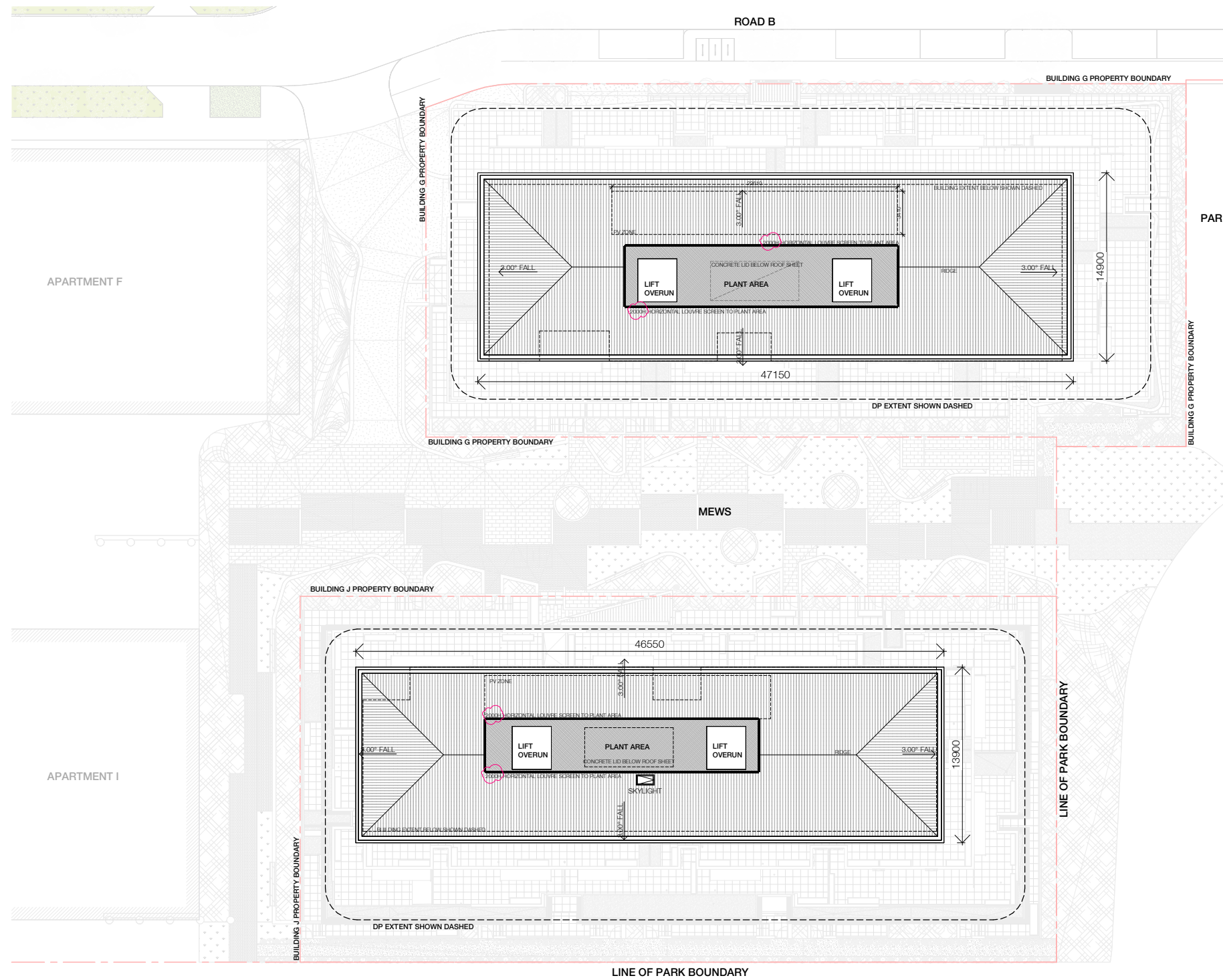
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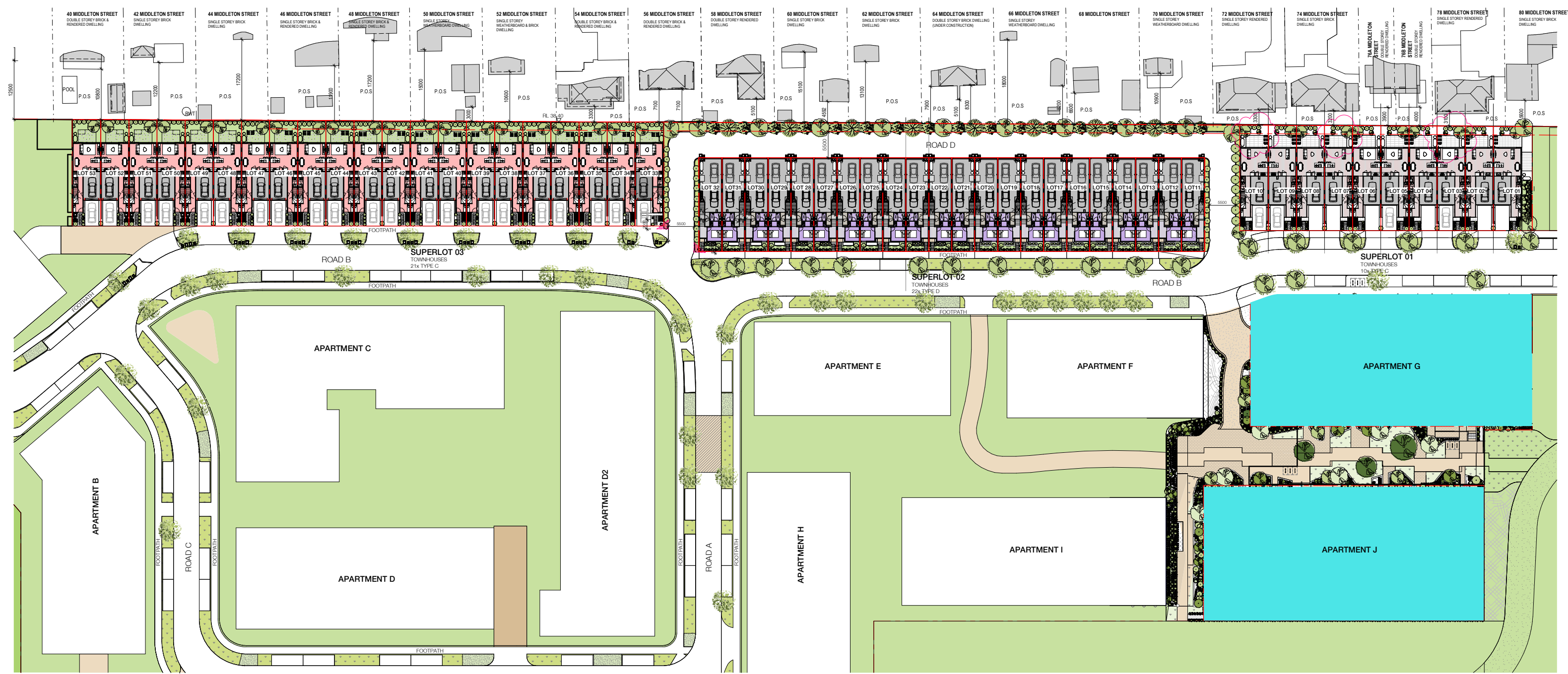
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 Superlot 01 Total Area = 1393.97m²
 Superlot 02 Total Area = 2156.0 m²
 Superlot 03 Total Area = 2827.92m²
 Building G + J Total Area = 4531.55m²
Total Site Area = 10,909.35 m² (Excluding Roads)

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 (65.84%)
 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**

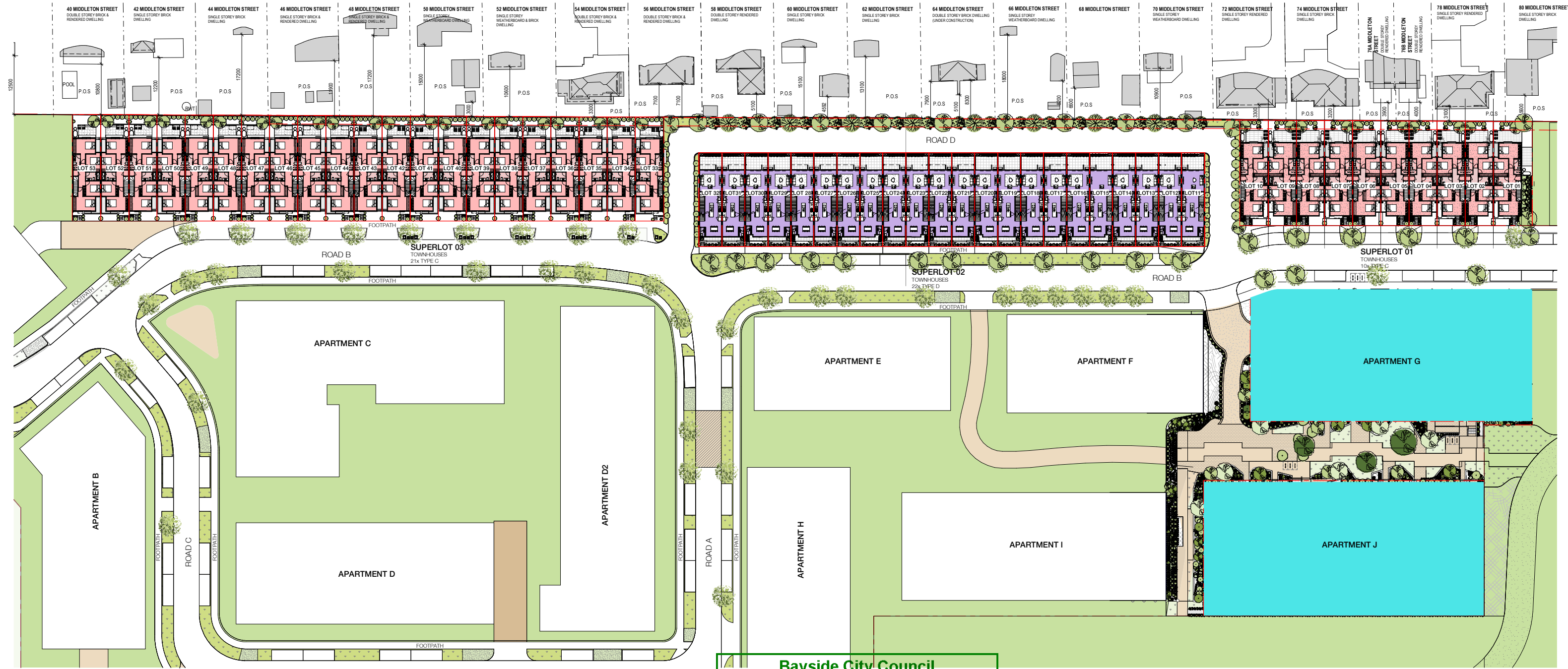
AMENDED ENDORSED PLAN

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

Sheet 13 of 18

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

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



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

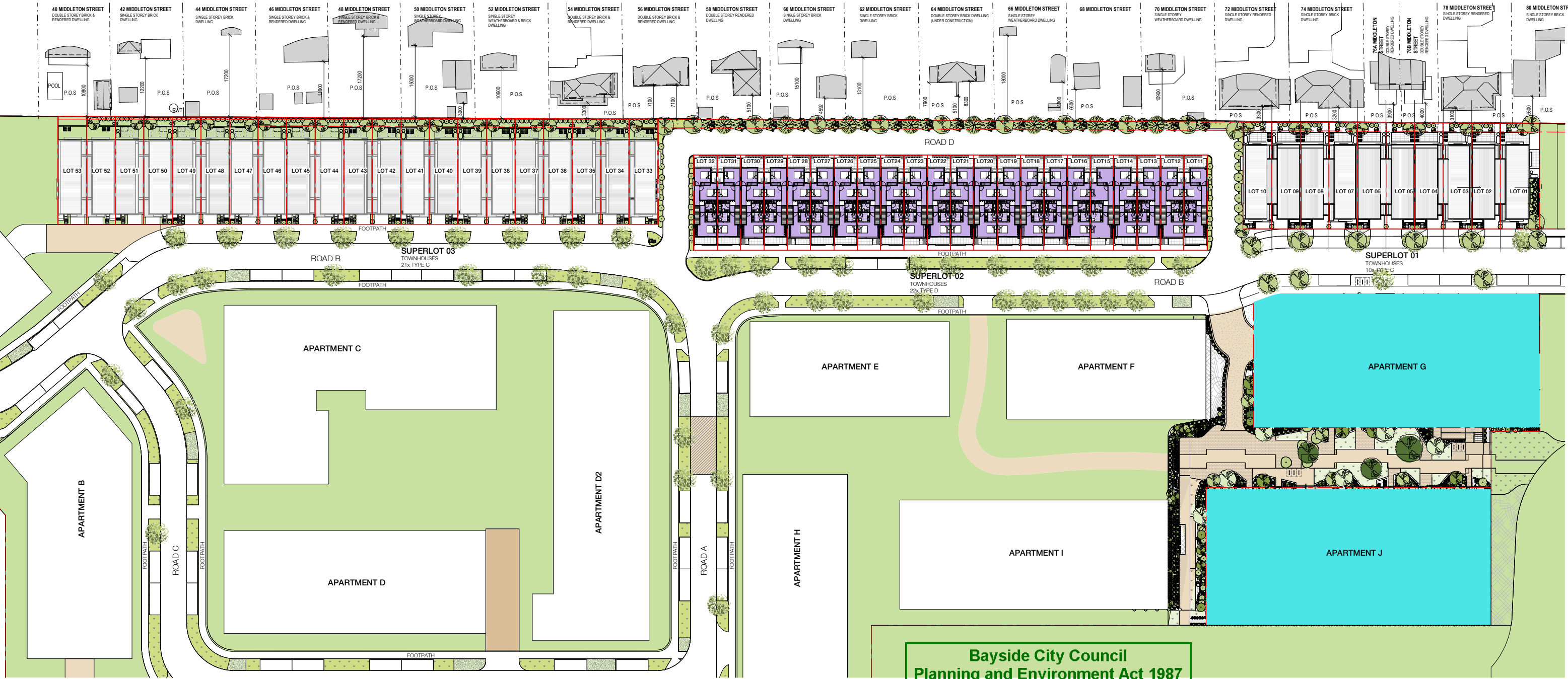
AMENDED ENDORSED PLAN

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 Planning Permit: 5/2022/443/2
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Sheet 14 of 18

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Bayside City Council
Planning and Environment Act 1987

AMENDED ENDORSED PLAN

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Planning Permit: 5/2022/443/2
Planning Permit issued: 22/12/2022

Sheet 15 of 18

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

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

Site Information

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

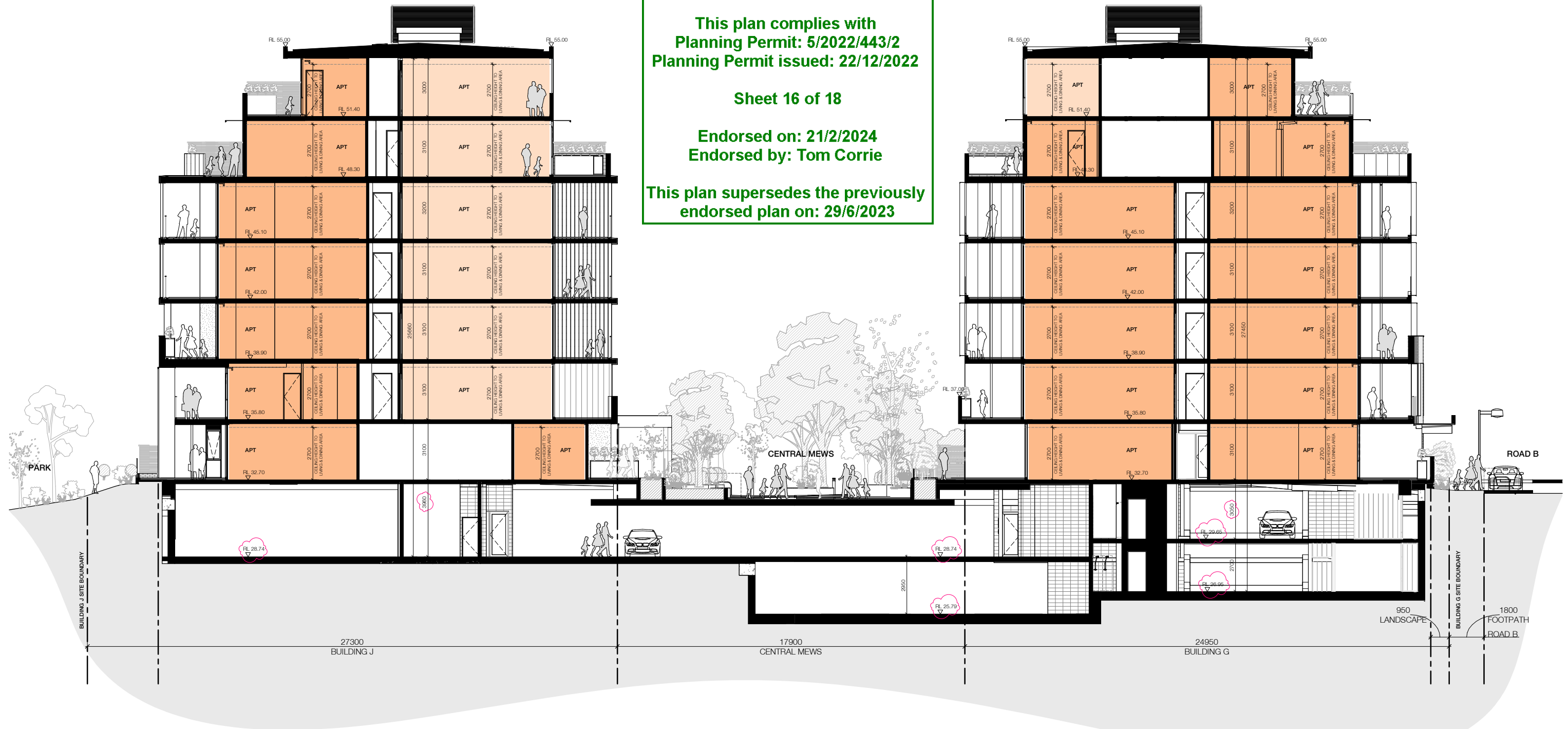
AMENDED ENDORSED PLAN

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Planning Permit issued: 22/12/2022**

Sheet 16 of 18

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

**This plan supersedes the previously
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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**

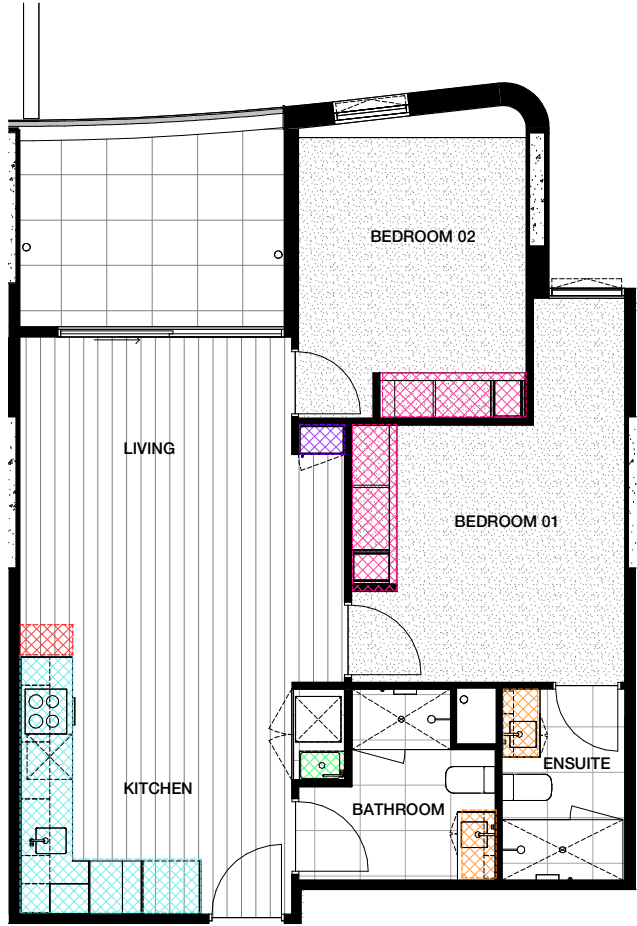
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Sheet 17 of 18

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1 TYP Apartment Storage Diagram
Scale 1 : 50

Legend - TYP Storage Zones

-  CALCULATED STORAGE EXTENT FOR BEDROOM ZONE
-  CALCULATED STORAGE EXTENT FOR KITCHEN ZONE
-  CALCULATED STORAGE EXTENT FOR BATHROOM ZONE
-  CALCULATED STORAGE EXTENT FOR LINEN ZONE
-  CALCULATED STORAGE EXTENT FOR LAUNDRY ZONE
-  CALCULATED STORAGE EXTENT FOR OTHER ZONE (IF APPLICABLE)

NOTE:
REFER TO CLAUSE 58 SCHEDULE FOR BREAK DOWN OF STORAGE CALCULATED FOR EACH INDIVIDUAL APRTMENT TYPES

APARTMENT TYPE CALCULATED STORAGE

Type	Total Vol	Master Bed	Bed 2	Bed 3	Linen	Other	Kitchen	Laundry	Bathroom	Ensuite
		Vol	Vol	Vol	Vol	Vol	Vol	Vol	Vol	Vol
1.1	9m³	2.6m³	0.0m³	0.0m³	1.0m³	0.0m³	4.36	0.2m³	0.4m³	0.0m³
1.2	8m³	2.7m³	0.0m³	0.0m³	0.7m³	0.0m³	3.66	0.2m³	0.4m³	0.0m³
1.3	8m³	2.7m³	0.0m³	0.0m³	1.1m³	0.0m³	3.52	0.2m³	0.4m³	0.0m³
1.4	8m³	2.7m³	0.0m³	0.0m³	1.0m³	0.0m³	3.66	0.2m³	0.4m³	0.0m³
1.5	8m³	2.9m³	0.0m³	0.0m³	0.7m³	0.0m³	3.66	0.2m³	0.4m³	0.0m³
1.6	8m³	2.7m³	0.0m³	0.0m³	1.2m³	0.0m³	3.08	0.2m³	0.4m³	0.0m³
1.7	7m³	2.7m³	0.0m³	0.0m³	0.7m³	0.0m³	3.52	0.2m³	0.4m³	0.0m³
1.8	7m³	2.7m³	0.0m³	0.0m³	1.8m³	0.0m³	3.52	0.2m³	0.4m³	0.0m³
1.9	8m³	3.6m³	0.0m³	0.0m³	0.6m³	0.0m³	2.88	0.2m³	0.4m³	0.0m³
2.1	10m³	2.1m³	2.7m³	0.0m³	0.6m³	0.0m³	3.66	0.3m³	0.4m³	0.0m³
2.2	12m³	3.3m³	3.3m³	0.0m³	0.7m³	0.0m³	3.66	0.3m³	0.3m³	0.0m³
2.3	11m³	3.2m³	2.7m³	0.0m³	0.6m³	0.0m³	3.66	0.3m³	0.4m³	0.4m³
2.4	12m³	3.2m³	2.7m³	0.0m³	1.0m³	0.0m³	3.66	0.3m³	0.4m³	0.4m³
2.5	11m³	2.2m³	4.3m³	0.0m³	0.6m³	0.0m³	3.17	0.3m³	0.4m³	0.0m³
2.6	12m³	2.7m³	4.3m³	0.0m³	0.8m³	0.0m³	3.05	0.3m³	0.4m³	0.0m³
2.7	11m³	2.7m³	2.9m³	0.0m³	1.0m³	0.0m³	3.66	0.3m³	0.4m³	0.4m³
2.8	10m³	2.7m³	2.7m³	0.0m³	1.0m³	0.0m³	3.08	0.3m³	0.4m³	0.0m³
2.9	12m³	2.4m³	2.9m³	0.0m³	1.0m³	1.0m³	3.66	0.3m³	0.4m³	0.4m³
2.10'	12m³	3.1m³	3.4m³	0.0m³	1.0m³	0.0m³	3.66	0.3m³	0.4m³	0.0m³
2.11	15m³	4.2m³	4.1m³	0.0m³	0.7m³	1.8m³	3.08	0.3m³	0.4m³	0.0m³
2.12	11m³	2.9m³	2.9m³	0.0m³	1.0m³	0.0m³	2.88	0.3m³	0.4m³	0.4m³
2.13	12m³	2.2m³	4.3m³	0.0m³	0.6m³	0.0m³	3.46	0.3m³	0.4m³	0.4m³
2.14	11m³	2.7m³	2.9m³	0.0m³	0.7m³	0.0m³	3.66	0.3m³	0.4m³	0.0m³
2.15	11m³	3.1m³	2.7m³	0.0m³	0.7m³	0.0m³	3.58	0.3m³	0.4m³	0.0m³
2.16	10m³	2.6m³	2.7m³	0.0m³	1.0m³	0.0m³	2.50	0.3m³	0.4m³	0.0m³
2.17	9m³	2.6m³	2.7m³	0.0m³	0.8m³	0.0m³	2.50	0.3m³	0.4m³	0.0m³
2.18	11m³	3.3m³	2.7m³	0.0m³	0.8m³	0.0m³	3.58	0.3m³	0.4m³	0.0m³
2.19	12m³	3.4m³	3.6m³	0.0m³	0.6m³	0.0m³	3.58	0.3m³	0.4m³	0.4m³
2.20'	12m³	3.3m³	3.3m³	0.0m³	0.7m³	0.0m³	3.66	0.3m³	0.3m³	0.0m³
2.21	13m³	4.3m³	3.5m³	0.0m³	1.3m³	0.0m³	3.08	0.3m³	0.4m³	0.0m³
2.22	12m³	3.6m³	3.1m³	0.0m³	0.6m³	0.0m³	3.66	0.3m³	0.4m³	0.4m³
2.23	13m³	5.7m³	2.7m³	0.0m³	0.7m³	0.0m³	2.50	0.3m³	0.4m³	0.4m³
2.24	12m³	2.7m³	4.3m³	0.0m³	0.6m³	0.0m³	3.80	0.3m³	0.4m³	0.4m³
2.25	11m³	2.6m³	2.7m³	0.0m³	1.1m³	0.0m³	3.58	0.3m³	0.4m³	0.0m³
2.26	11m³	2.2m³	2.0m³	0.0m³	1.0m³	2.2m³	3.08	0.3m³	0.3m³	0.4m³
2.1a	10m³	2.1m³	2.7m³	0.0m³	0.7m³	0.0m³	3.66	0.3m³	0.4m³	0.0m³
2.2a	12m³	3.3m³	3.3m³	0.0m³	0.7m³	0.0m³	3.66	0.3m³	0.3m³	0.0m³
2.3a	11m³	3.2m³	2.7m³	0.0m³	0.9m³	0.0m³	3.66	0.3m³	0.4m³	0.4m³
2.4a	11m³	3.2m³	2.7m³	0.0m³	0.9m³	0.0m³	3.66	0.3m³	0.4m³	0.4m³
2.6a	12m³	2.7m³	4.3m³	0.0m³	1.2m³	0.0m³	3.05	0.3m³	0.4m³	0.0m³
2.7a	11m³	2.7m³	2.9m³	0.0m³	0.9m³	0.0m³	3.66	0.3m³	0.4m³	0.4m³
2.1b	10m³	2.1m³	2.7m³	0.0m³	0.7m³	0.0m³	3.66	0.3m³	0.4m³	0.0m³
2.2b	12m³	3.3m³	3.3m³	0.0m³	0.6m³	0.0m³	3.66	0.3m³	0.4m³	0.0m³
2.3b	11m³	3.2m³	2.7m³	0.0m³	0.6m³	0.0m³	3.66	0.3m³	0.4m³	0.4m³
2.4b	12m³	3.2m³	2.7m³	0.0m³	1.0m³	0.0m³	3.66	0.3m³	0.4m³	0.4m³
2.7b	11m³	2.7m³	2.9m³	0.0m³	0.9m³	0.0m³	3.66	0.3m³	0.4m³	0.4m³
2.6b	12m³	2.7m³	4.3m³	0.0m³	0.8m³	0.0m³	3.05	0.3m³	0.4m³	0.0m³
3.1	15m³	4.0m³	2.7m³	2.7m³	1.0m³	0.0m³	3.12	0.3m³	0.4m³	0.4m³
3.2	15m³	3.8m³	2.7m³	2.7m³	1.4m³	0.0m³	3.12	0.3m³	0.4m³	0.4m³
3.3	14m³	3.3m³	2.7m³	2.7m³	0.7m³	0.0m³	3.43	0.3m³	0.4m³	0.4m³
3.4	17m³	6.0m³	3.0m³	2.7m³	1.7m³	0.0m³	2.88	0.3m³	0.4m³	0.4m³
3.5	17m³	3.7m³	2.7m³	2.7m³	0.7m³	3.0m³	3.43	0.3m³	0.4m³	0.4m³
3.6	15m³	4.8m³	2.3m³	2.7m³	0.7m³	0.0m³	3.43	0.3m³	0.4m³	0.4m³
3.7	14m³	4.5m³	2.4m³	2.7m³	0.6m³	0.0m³	2.88	0.3m³	0.4m³	0.4m³
3.8	16m³	3.2m³	4.3m³	3.0m³	0.8m³	0.0m³	3.58	0.3m³	0.4m³	0.4m³
3.9	13m³	2.8m³	2.1m³	2.1m³	0.8m³	1.3m³	3.08	0.3m³	0.4m³	0.4m³
3.10	15m³	4.0m³	2.7m³	2.4m³	1.4m³	0.0m³	3.43	0.3m³	0.4m³	0.4m³
3.11	14m³	3.9m³	2.2m³	2.8m³	0.6m³	0.0m³	3.58	0.3m³	0.4m³	0.4m³
3.12	16m³	4.2m³	3.5m³	3.1m³	0.6m³	0.0m³	3.43	0.3m³	0.4m³	0.4m³
3.13	20m³	6.0m³	4.3m³	4.3m³	1.2m³	0.0m³	2.88	0.3m³	0.4m³	0.4m³
3.14	16m³	4.6m³	2.7m³	2.7m³	1.3m³	0.0m³	3.43	0.3m³	0.4m³	0.4m³
TownHome	14m³	3.9m³	2.8m³	2.8m³	0.7m³	0.0m³	3.08	0.3m³	0.4m³	0.4m³

Notes:
Storage volume is estimate only. Figure may vary due to construction methods, services, fittings, fixtures and equipments.

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

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