

**SUNKIN**

**Clarke  
Hopkins  
Clarke**

**Park Village Highett**  
220035 | 37 Graham Road, Highett

# Town Planning Package - Superlot 3

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REV d | 18.08.2023

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

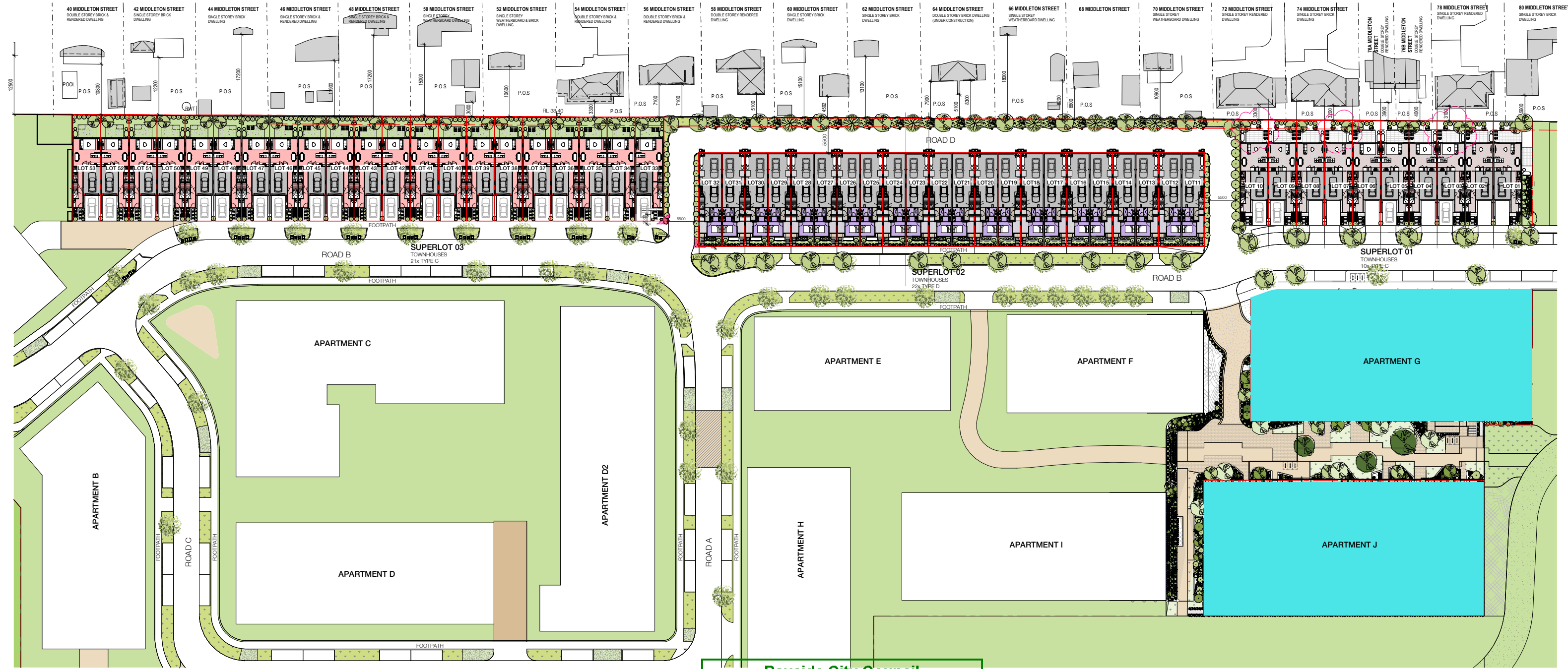
**AMENDED ENDORSED PLAN**

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

**Sheet 1 of 16**

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

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



**Site Information**

**Stage 01**  
 Total Area:  
 Superlot 01 Total Area = 1393.97m<sup>2</sup>  
 Superlot 02 Total Area = 2156.0 m<sup>2</sup>  
 Superlot 03 Total Area = 2827.92m<sup>2</sup>  
 Building G + J Total Area = 4531.55m<sup>2</sup>  
**Total Site Area = 10,909.35 m<sup>2</sup> (Excluding Roads)**

**Site Coverage**

**Stage 01**  
 Total Site Area = 10,909.35m<sup>2</sup>  
 Total Site Coverage = 7494.326m<sup>2</sup> (68.7%)

**Site Permeability**

**Stage 01**  
 Superlot 01 Total Permeability = 390.05m<sup>2</sup> (27.98%)  
 Superlot 02 Total Permeability = 202.95m<sup>2</sup> (9.4%)  
 Superlot 03 Total Permeability = 730.86m<sup>2</sup> (65.84%)  
 Building G + J Total Permeability = 564.79m<sup>2</sup> (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**

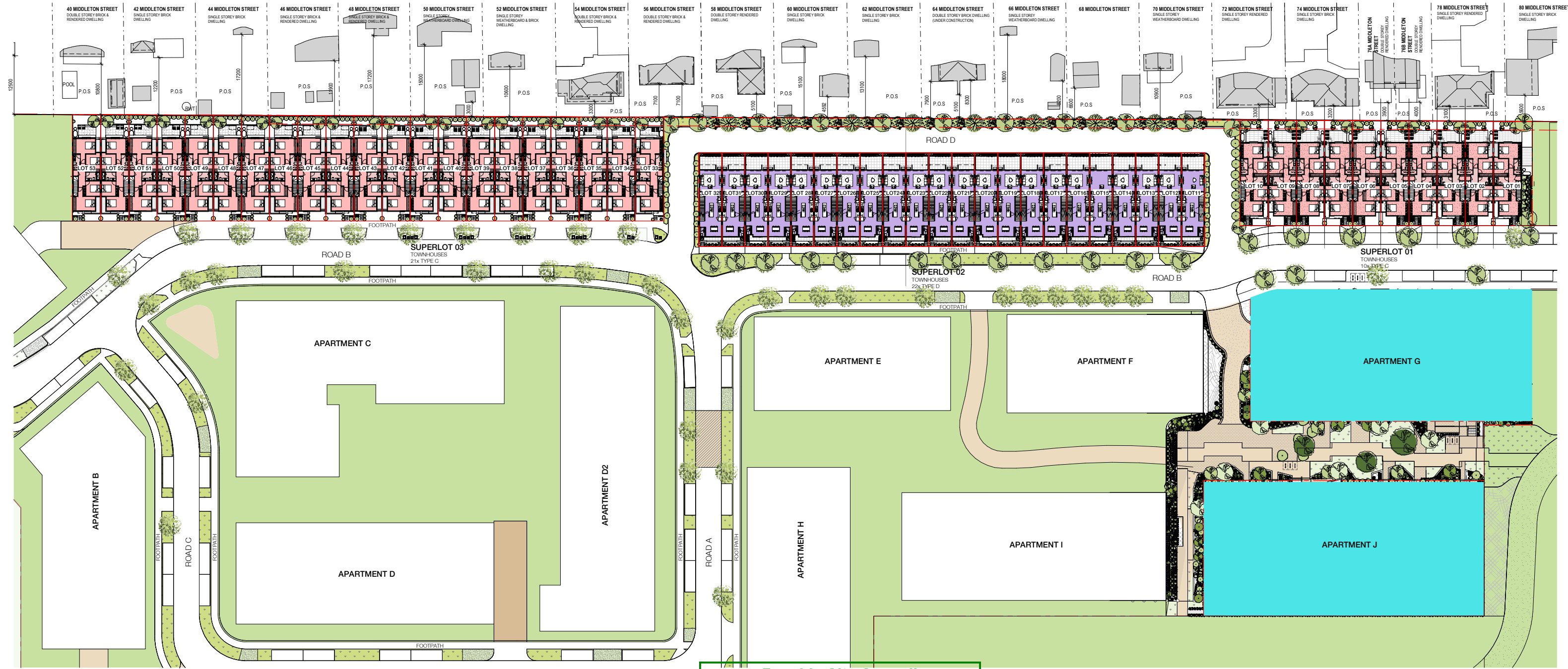
**AMENDED ENDORSED PLAN**

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**Sheet 2 of 16**

**Endorsed on: 21/2/2024  
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**Site Information**

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

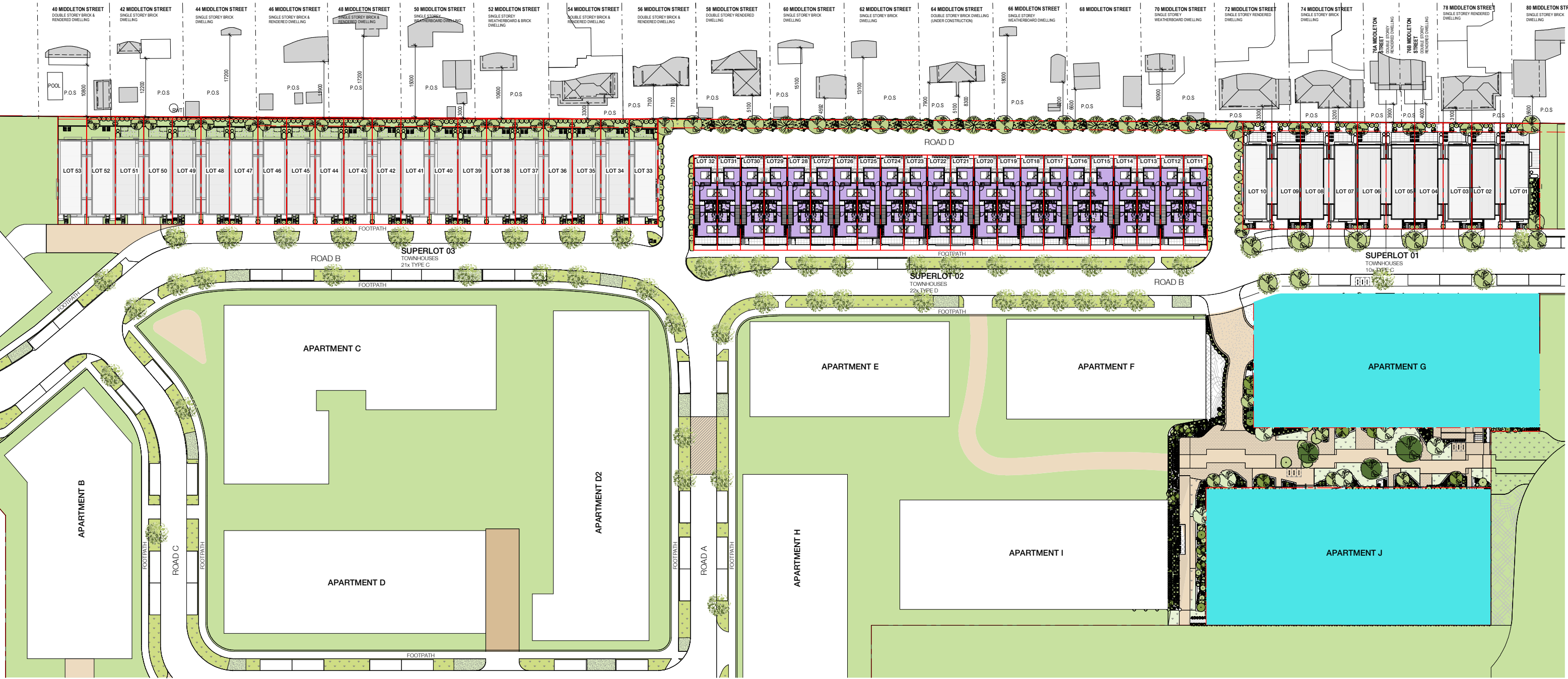
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**Sheet 3 of 16**

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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
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



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

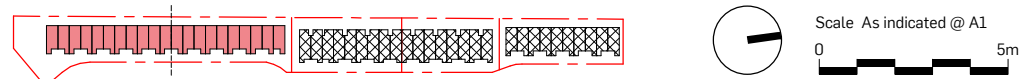
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**Legend - Abbreviations**

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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 HIGHLIGHT WINDOW (SILL MIN. 1700mm AFL)
- NH WIN NON-HABITABLE WINDOW
- OB OBLIQUE GLAZING
- 500 RET WALL 500mm HIGH RETAINING WALL
- RWT RAINWATER TANK
- ST STORAGE
- WIN HABITABLE WINDOW



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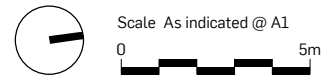
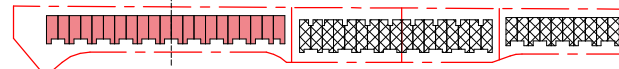
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1800 SCR	1800mm HIGH PRIVACY SCREEN
1800 FENCE	1800mm HIGH FENCE
2100 FENCE	2100mm HIGH FENCE
A/C	AIR CONDITIONER CONDENSER UNIT
AFL	ABOVE FLOOR LEVEL
EX	EXISTING
HORIZ SCR	1400mm HIGH BALUSTRADE WITH 400mm DEEP HORIZONTAL PRIVACY SCREEN
HW	HIGHLIGHT 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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Planning and Environment Act 1987**

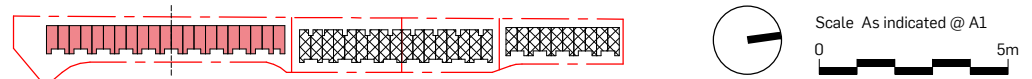
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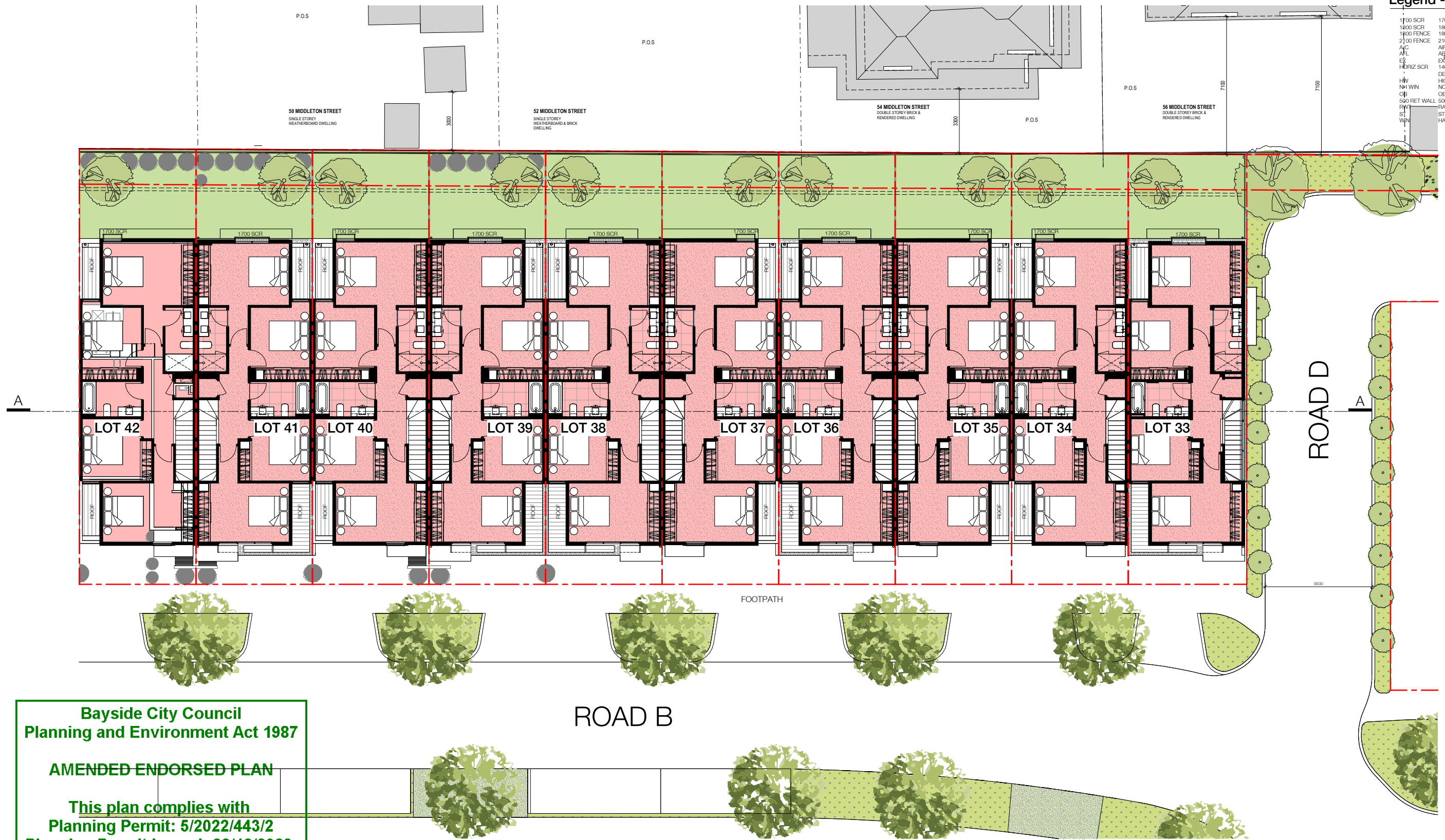
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- A/C AIR CONDITIONER CONDENSER UNIT
- AFL ABOVE FLOOR LEVEL
- EX EXISTING
- HORIZ SCR 1400mm HIGH BALUSTRADE WITH 400mm DEEP HORIZONTAL PRIVACY SCREEN
- HV HIGH VENTILATION
- HW WIN HIGHLIGHT WINDOW (SILL MIN. 1700mm AFL)
- CH NON-HABITABLE WINDOW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



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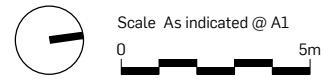
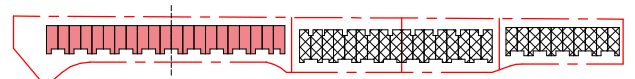
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**Sheet 8 of 16**

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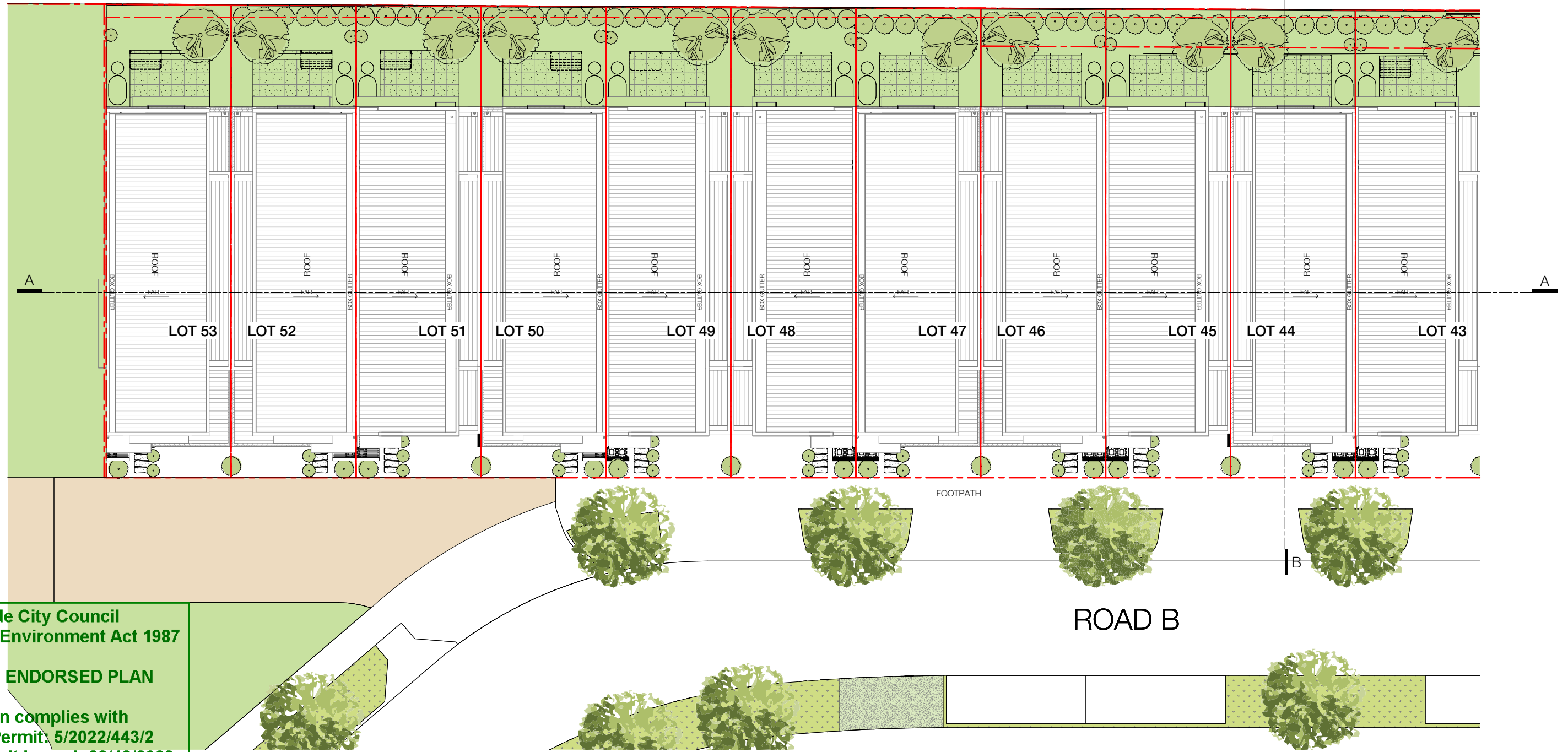
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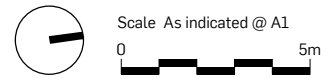
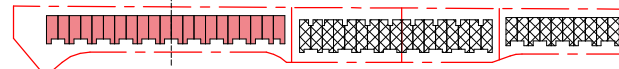
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Sheet 9 of 16

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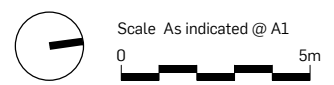
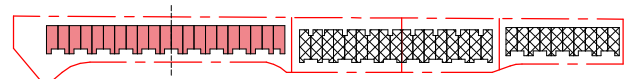
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**Sheet 10 of 16**

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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**

**Endorsed on: 21/2/2024  
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Supertot 3 Elevations - Sheet 11**

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TOWN PLANNING

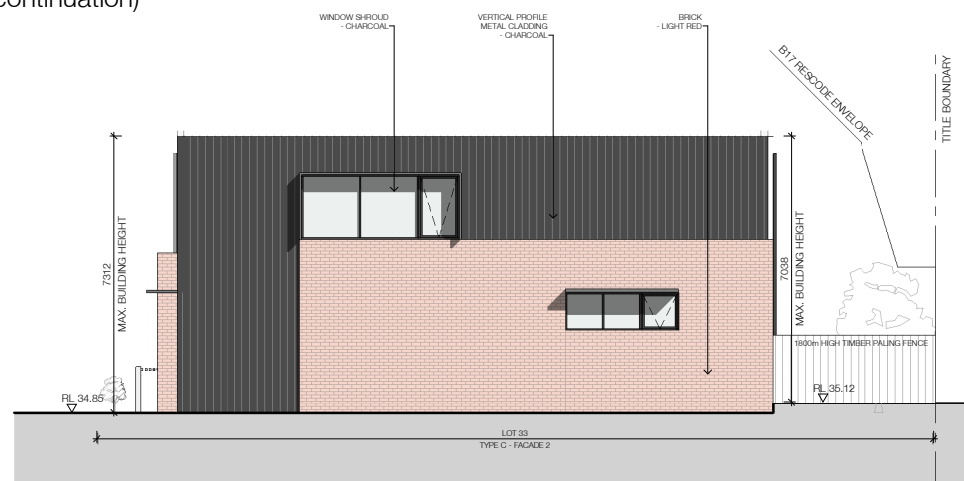
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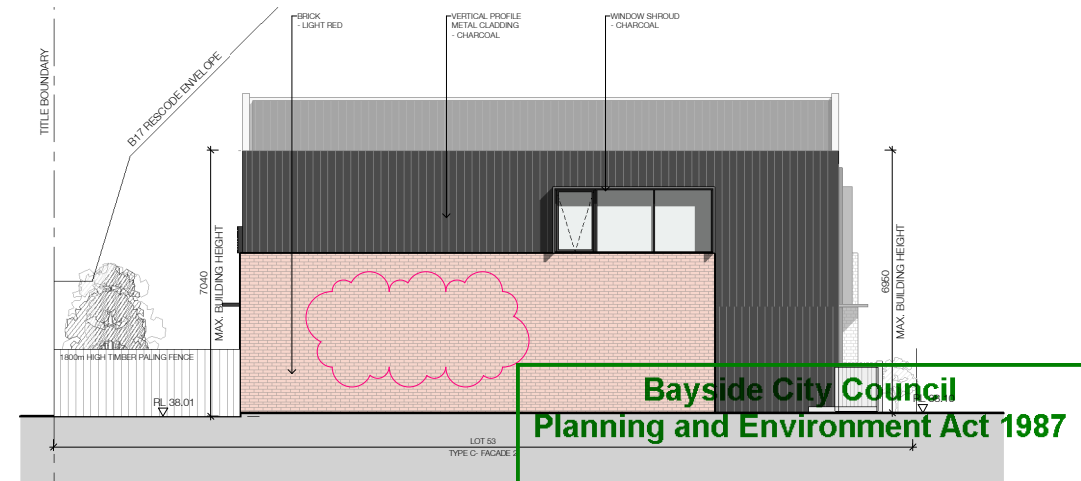
West Elevation



West Elevation (continuation)



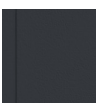
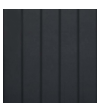

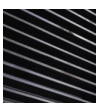







North Elevation



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		

**Bayside City Council  
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**AMENDED ENDORSED PLAN**

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**Sheet 12 of 16**

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**Superlot 3 Elevations - Sheet 2**

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Legend - Abbreviations

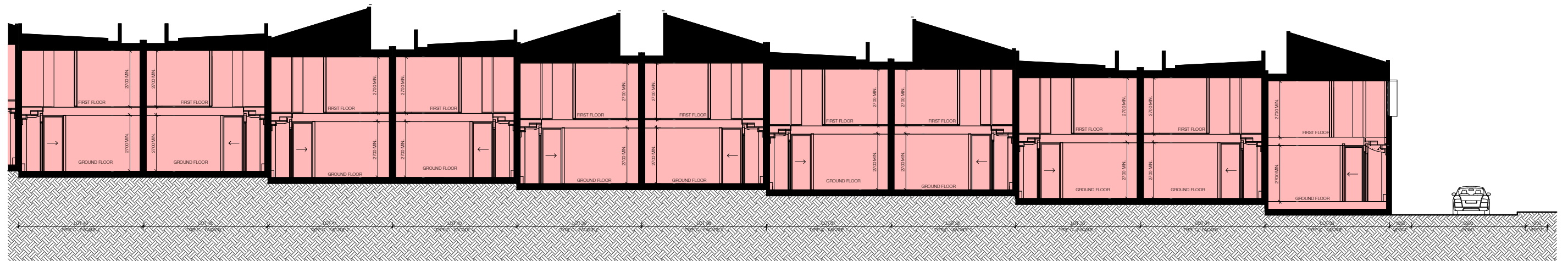
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1800 FENCE	1800mm HIGH PRIVACY SCREEN
1800 FENCE	1800mm HIGH FENCE
2100 FENCE	2100mm HIGH FENCE
A/C	AIR CONDITIONER CONDENSER UNIT
AFL	ABOVE FLOOR LEVEL
EX	EXISTING
HORIZ SCR	1400mm HIGH BALUSTRADE WITH 400mm DEEP HORIZONTAL PRIVACY SCREEN
HW	HIGHLIGHT 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

**TOWN PLANNING**

**TP3201**



Section A - A



Section A - A (continuation)

**Bayside City Council  
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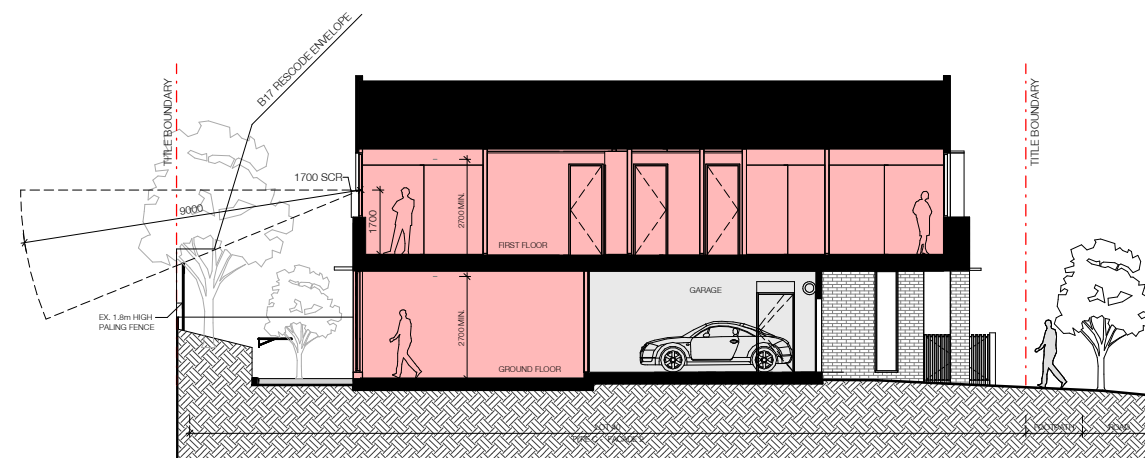
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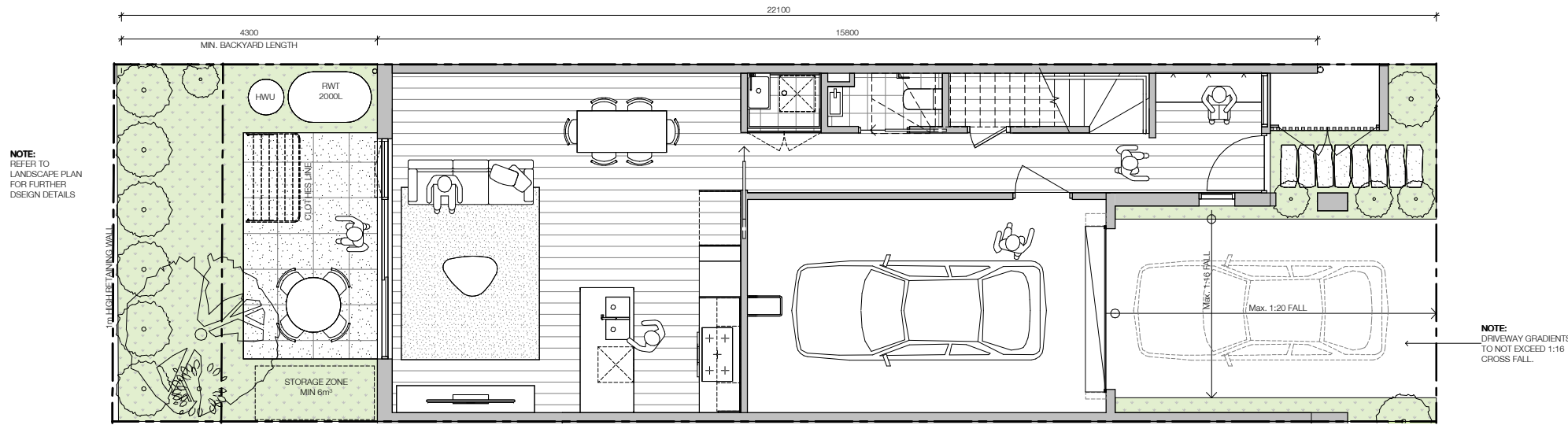
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Section B-B

**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



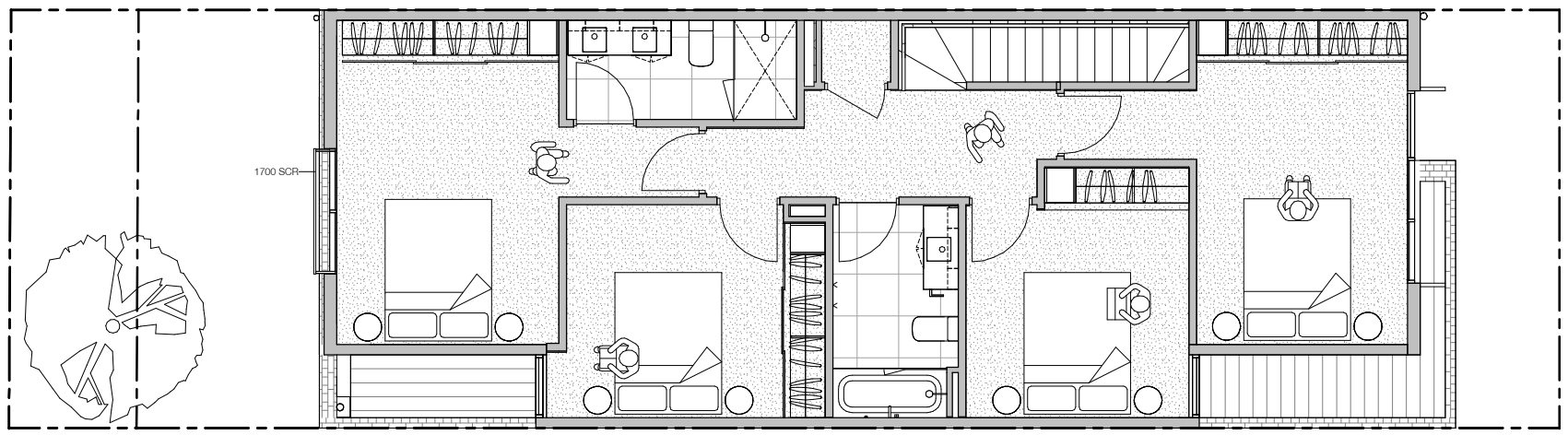
Ground Floor (Facade 2 shown)

**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
- 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

**AREA SUMMARY**

LOT SIZE (MIN)	6 x 22.1m (132.6 m <sup>2</sup> )
GR FLOOR	58 m <sup>2</sup>
LEV 1	88 m <sup>2</sup>
<b>TOTAL LIVING</b>	<b>146 m<sup>2</sup></b>
GARAGE	23 m <sup>2</sup>
<b>TOTAL GFA</b>	<b>169 m<sup>2</sup></b>
<b>P.O.S</b>	
FRONT YARD	6.6 m <sup>2</sup>
REAR YARD (MIN)	25 m <sup>2</sup>



Level 1  
Scale 1 : 50

**Bayside City Council**  
**Planning and Environment Act 1987**  
  
**AMENDED ENDORSED PLAN**  
  
**This plan complies with**  
**Planning Permit: 5/2022/443/2**  
**Planning Permit issued: 22/12/2023**  
  
**Sheet 14 of 16**  
  
**Endorsed on: 21/2/2024**  
**Endorsed by: Tom Corrie**  
  
**This plan supersedes the previously**  
**endorsed plan on: 29/6/2023**

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

**AMENDED ENDORSED PLAN**

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

**Sheet 15 of 16**

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

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














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

TOWN PLANNING

Superlot 3 Townhouse Type C Elevations | **TP3401**<sub>d</sub>  
18.08.2023

