

**SUNKIN**

**Clarke  
Hopkins  
Clarke**

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

# Town Planning Package - Building J

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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: 22/12/2022**

**Sheet 1 of 15**

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



**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/it supplied)
  - Clothes washing machines - 5 Star (where/it 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.

**Legend - Abbreviations**

1700 SCR	1700mm HIGH PRIVACY SCREEN
1800 SCR	1800mm HIGH PRIVACY SCREEN
1200 FENCE	1200mm HIGH FENCE
1800 FENCE	1800mm HIGH FENCE
2100 FENCE	2100mm HIGH FENCE
A/C	AIR CONDITIONER CONDENSER UNIT ABOVE FLOOR LEVEL
AFL	EXISTING
EX	EXISTING
HORIZ SCR	1400mm HIGH BALUSTRADE WITH 400mm DEEP HORIZONTAL PRIVACY SCREEN
H/W	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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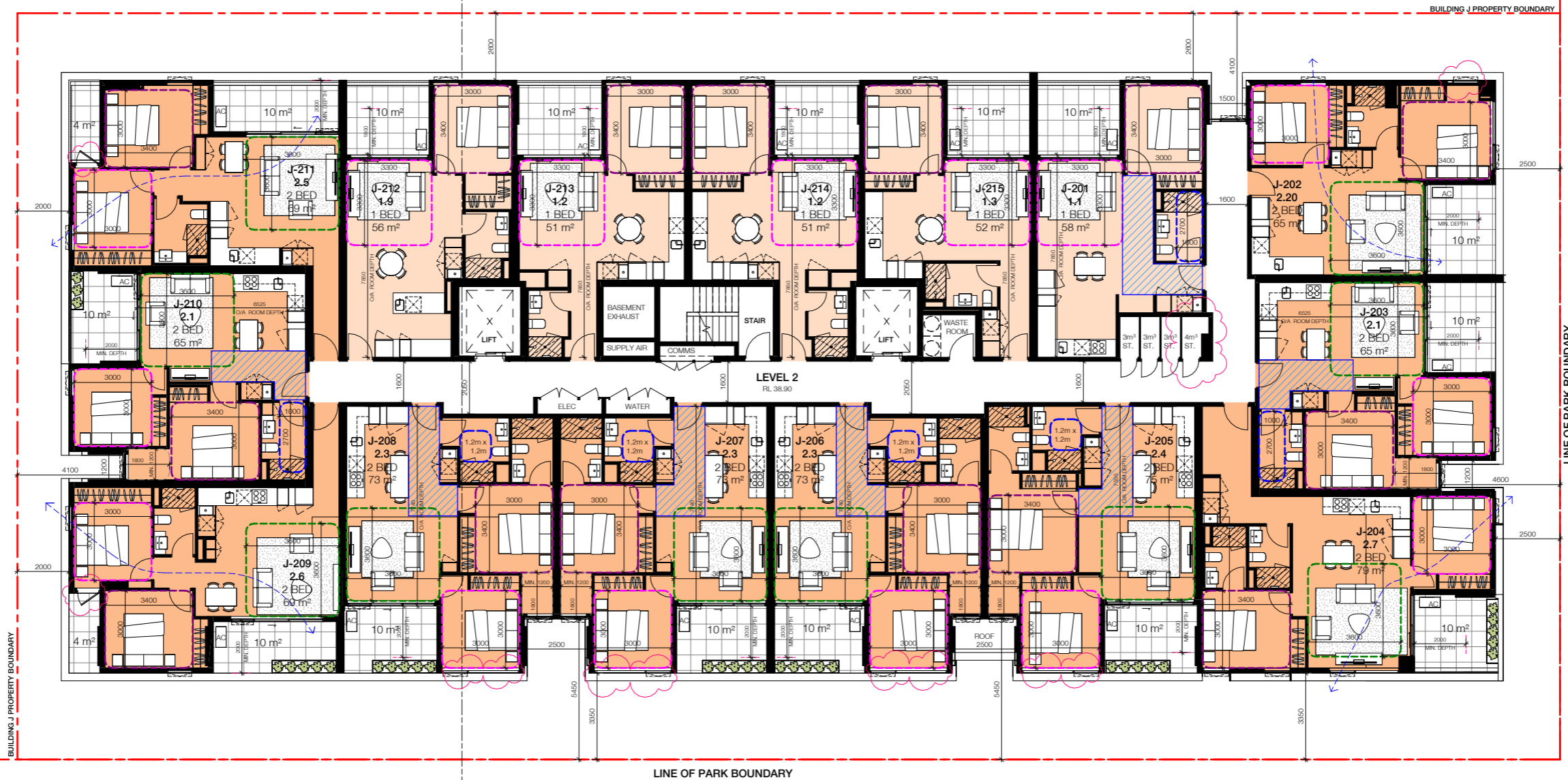
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**TOWN PLANNING**

**TPJ103** c

MEWS



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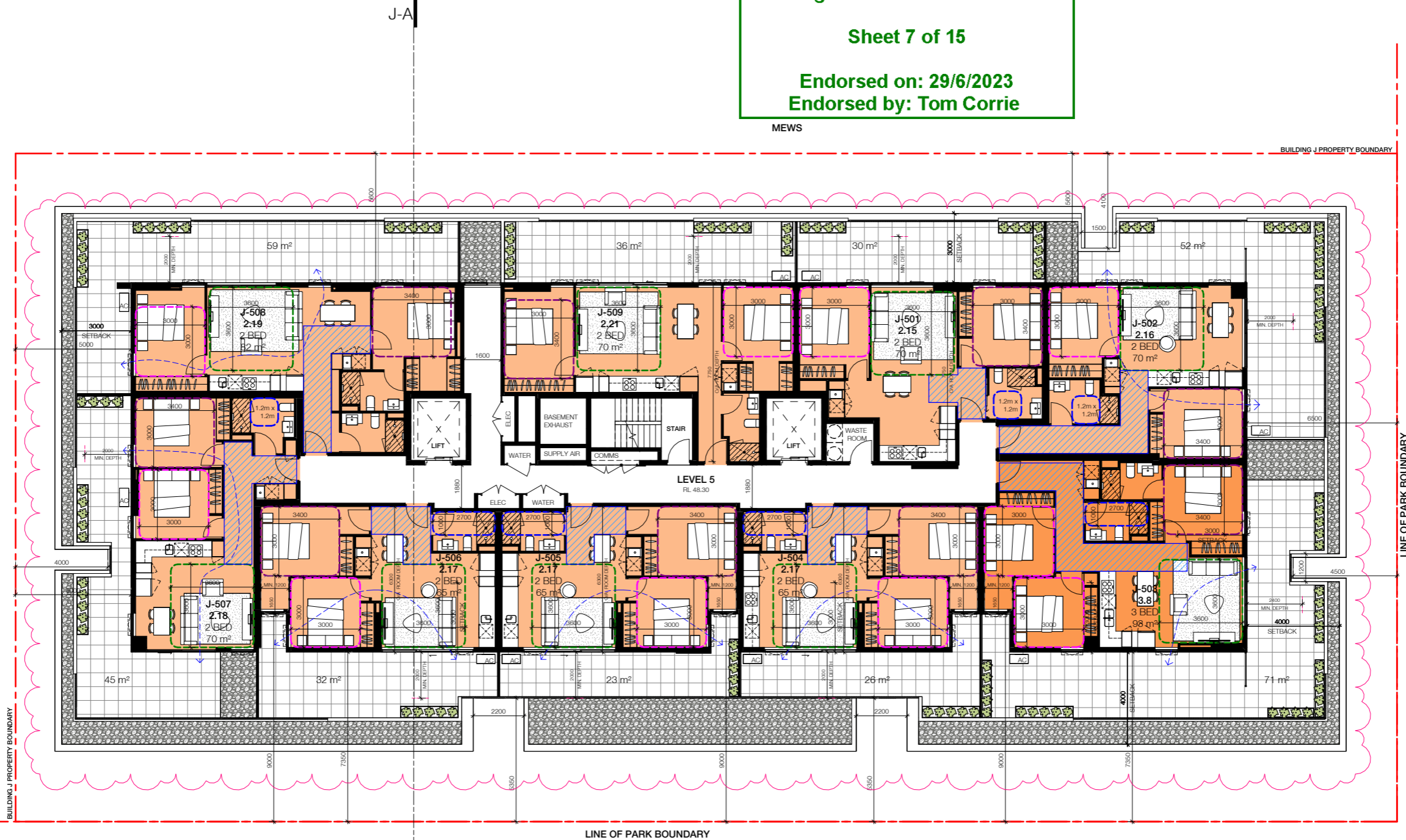
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TOWN PLANNING

TPJ106 c

21.03.2023

MEWS



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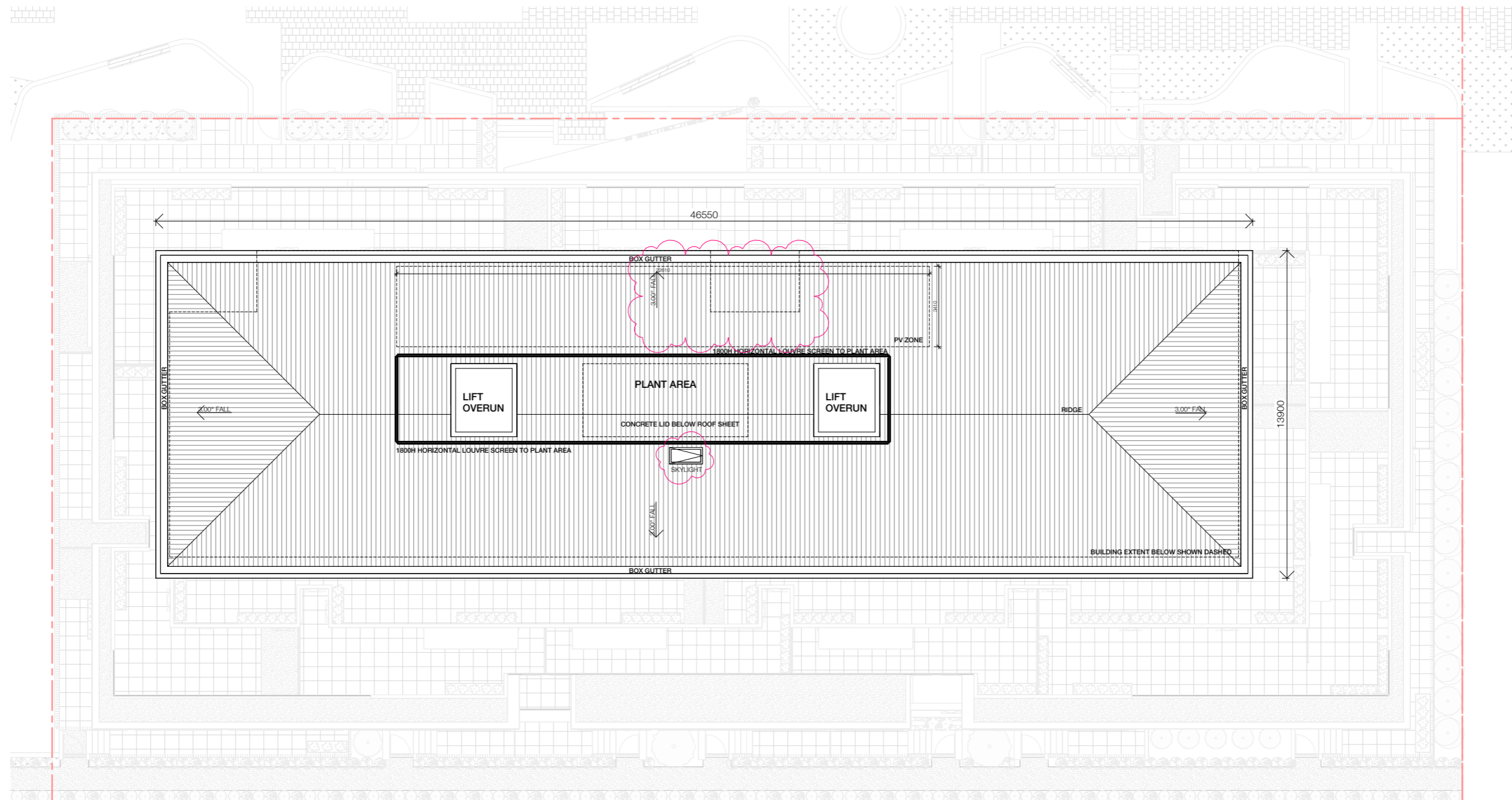
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TOWN PLANNING

TPJ108 c

21.03.2023





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**Sheet 9 of 15**

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Scale: 1:100  
0 5m



Building J - East Elevation

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

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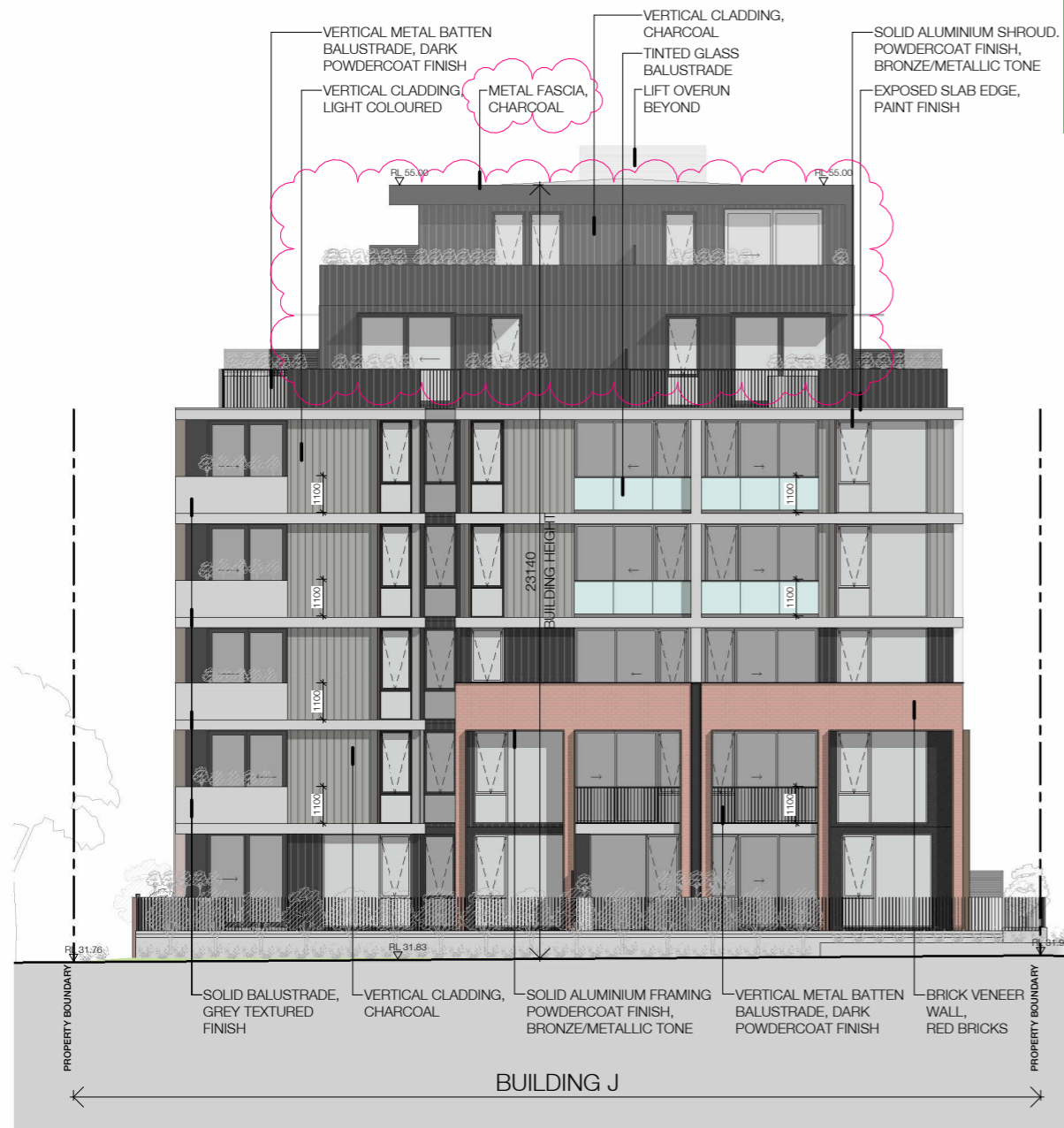
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**Sheet 11 of 15**

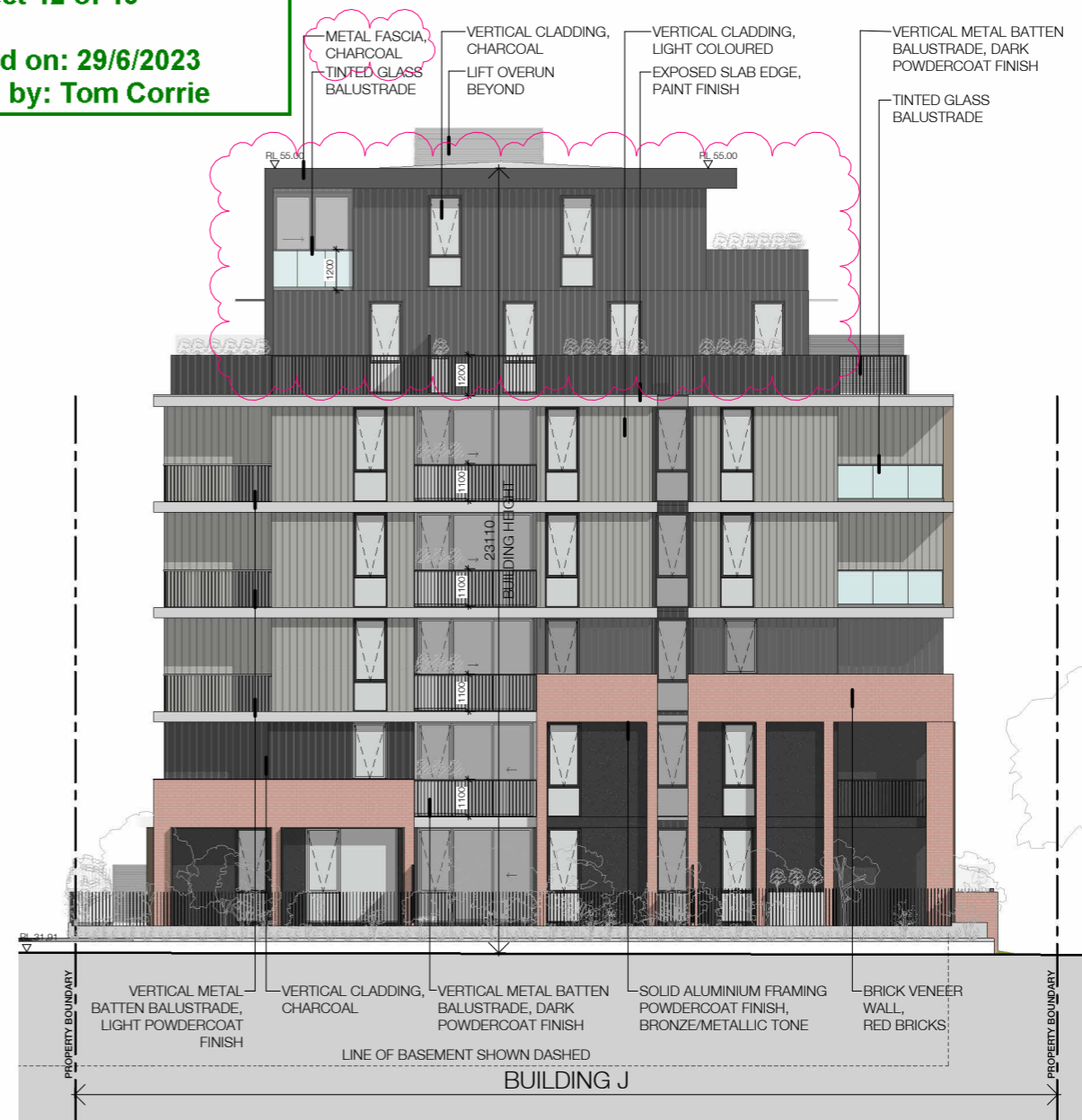
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Building J - West Elevation



Building J - North Elevation



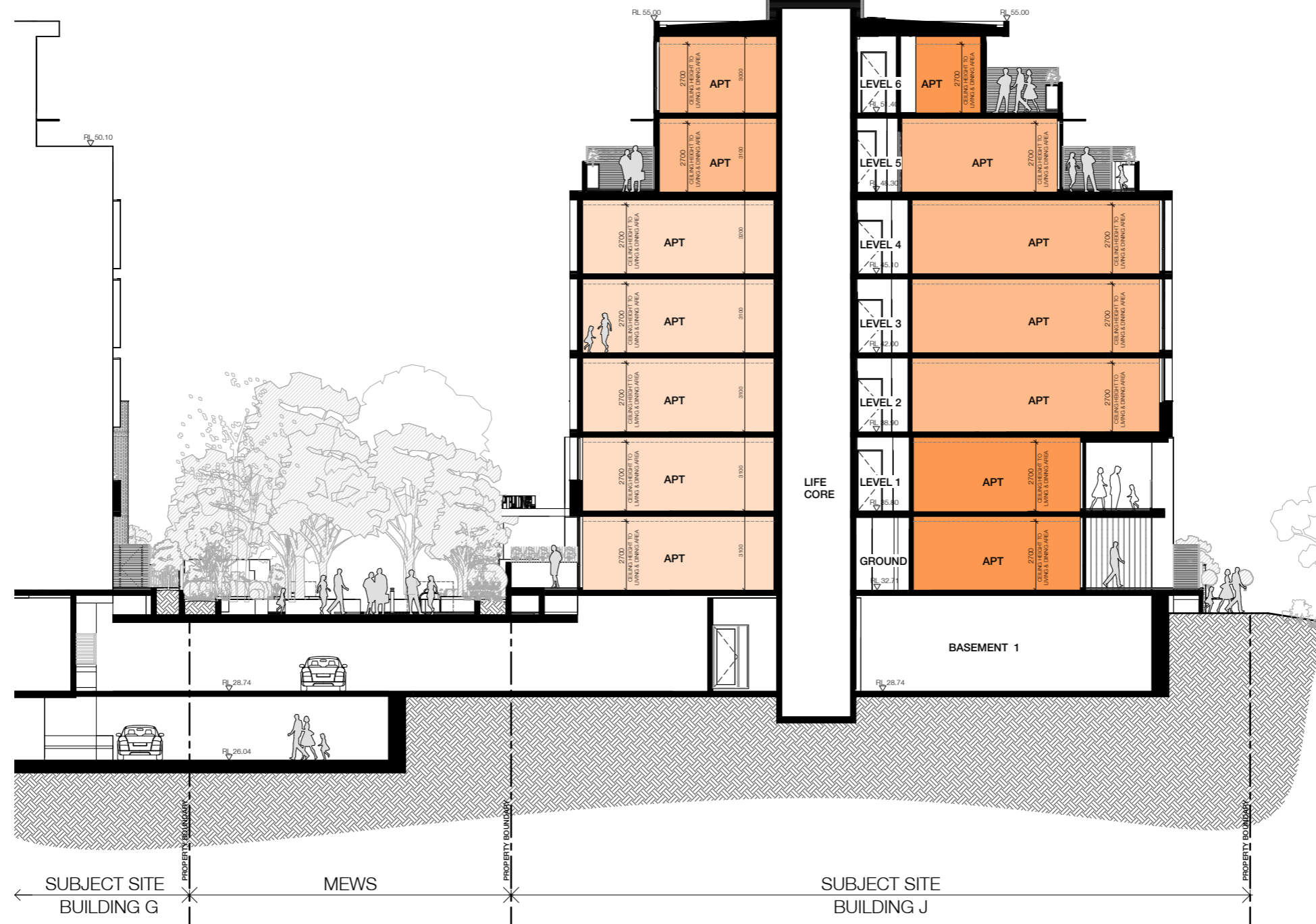
Building J - South Elevation

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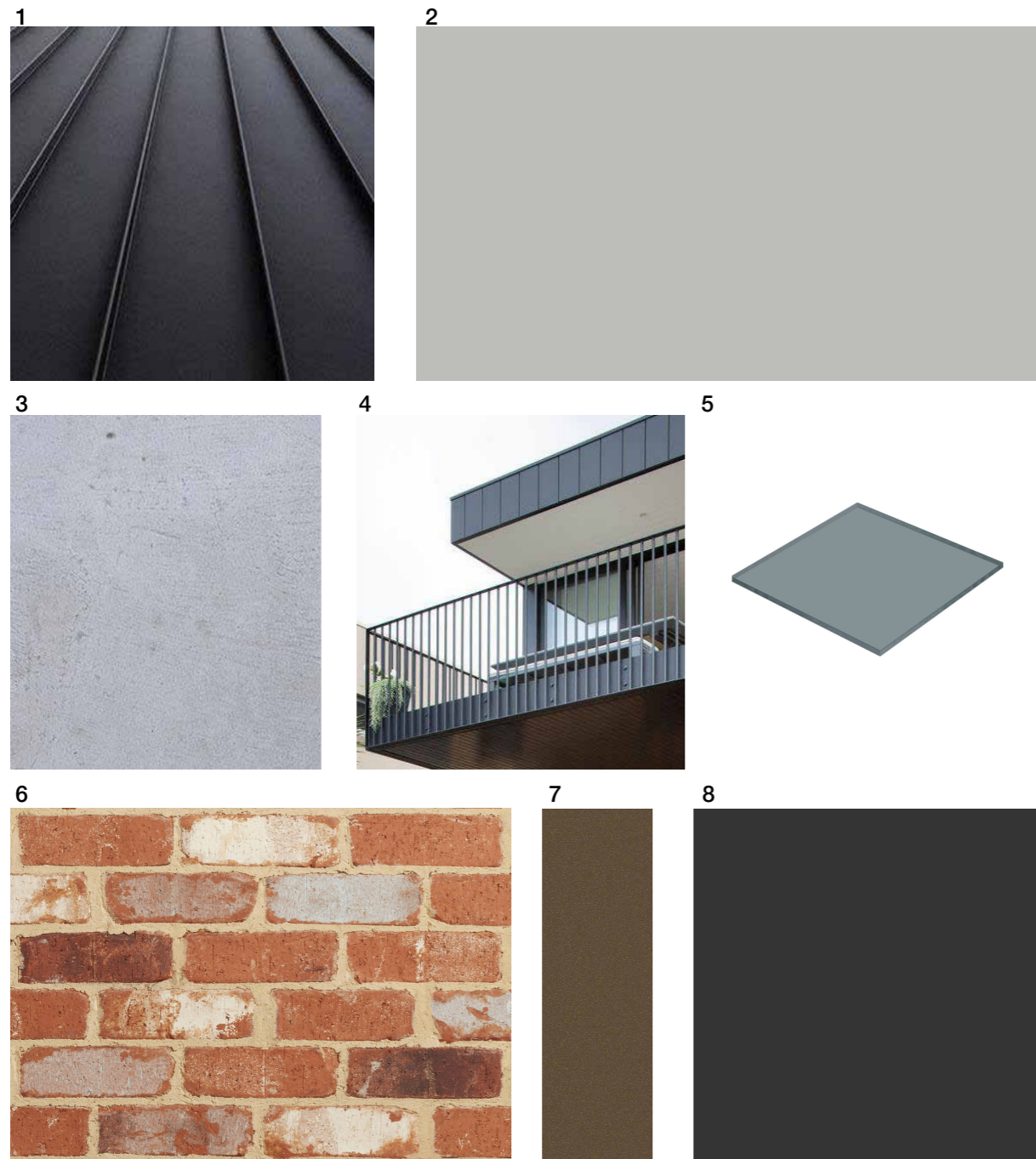
Sheet 13 of 15

Endorsed on: 29/6/2023  
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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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**Development Summary**

**Superlot 1**

Townhouse Type	Number of Storeys	Number of Beds	NSA	Qty	Total (NSA)
Type C	2	4	147m <sup>2</sup>	10	1462m <sup>2</sup>

**Superlot 2**

Townhouse Type	Number of Storeys	Number of Beds	NSA	Qty	Total (NSA)
Type D	3	4	169m <sup>2</sup>	22	3718m <sup>2</sup>

**Superlot 3**

Townhouse Type	Number of Storeys	Number of Beds	NSA	Qty	Total (NSA)
Type C	2	4	147m <sup>2</sup>	21	3068m <sup>2</sup>

**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
<b>Total</b>	<b>24</b>	<b>25</b>	<b>27</b>	<b>8</b>	<b>0</b>	<b>84</b>
Mix	28.6%	29.8%	32.1%	9.5%	0.0%	100.0%

NSA	Common Area	Total GFA	Efficiency	Balcony	Total GBA
759m <sup>2</sup>	297m <sup>2</sup>	1056m <sup>2</sup>	71.9%	280m <sup>2</sup>	1336m <sup>2</sup>
986m <sup>2</sup>	134m <sup>2</sup>	1120m <sup>2</sup>	88.0%	166m <sup>2</sup>	1286m <sup>2</sup>
970m <sup>2</sup>	134m <sup>2</sup>	1104m <sup>2</sup>	87.9%	166m <sup>2</sup>	1270m <sup>2</sup>
970m <sup>2</sup>	134m <sup>2</sup>	1104m <sup>2</sup>	87.9%	158m <sup>2</sup>	1262m <sup>2</sup>
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698m <sup>2</sup>	125m <sup>2</sup>	823m <sup>2</sup>	84.9%	385m <sup>2</sup>	1208m <sup>2</sup>
500m <sup>2</sup>	113m <sup>2</sup>	613m <sup>2</sup>	81.6%	200m <sup>2</sup>	813m <sup>2</sup>
<b>5853m<sup>2</sup></b>	<b>1071m<sup>2</sup></b>	<b>6924m<sup>2</sup></b>		<b>1513m<sup>2</sup></b>	<b>8437m<sup>2</sup></b>

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
<b>84</b>	<b>25</b>	<b>12</b>

\* 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
<b>Total</b>	<b>22</b>	<b>29</b>	<b>21</b>	<b>6</b>	<b>5</b>	<b>83</b>
Mix	26.5%	34.9%	25.3%	7.2%	6.0%	100.0%

NSA	Common Area	Total GFA	Efficiency	Balcony	Total GBA
891m <sup>2</sup>	221m <sup>2</sup>	1112m <sup>2</sup>	80.1%	311m <sup>2</sup>	1423m <sup>2</sup>
949m <sup>2</sup>	142m <sup>2</sup>	1091m <sup>2</sup>	87.0%	164m <sup>2</sup>	1255m <sup>2</sup>
974m <sup>2</sup>	130m <sup>2</sup>	1104m <sup>2</sup>	88.2%	158m <sup>2</sup>	1262m <sup>2</sup>
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650m <sup>2</sup>	123m <sup>2</sup>	773m <sup>2</sup>	84.1%	374m <sup>2</sup>	1147m <sup>2</sup>
483m <sup>2</sup>	107m <sup>2</sup>	590m <sup>2</sup>	81.9%	185m <sup>2</sup>	775m <sup>2</sup>
<b>5895m<sup>2</sup></b>	<b>983m<sup>2</sup></b>	<b>6878m<sup>2</sup></b>		<b>1508m<sup>2</sup></b>	<b>8386m<sup>2</sup></b>

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
<b>85</b>	<b>25</b>	<b>20</b>

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						
<b>Total</b>						

NSA	Common Area	Total GFA	Efficiency	Balcony	Total GBA
					2172m <sup>2</sup>
					4010m <sup>2</sup>
					<b>6182m<sup>2</sup></b>

Car Spaces (Proposed)	Bicycle Spaces (Proposed)	Storage Units (Proposed)
64	2	61
106	3	74
	45	
<b>170</b>	<b>50</b>	<b>135</b>

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

**ENDORSED PLAN**

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

**Sheet 15 of 15**

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