

An architectural rendering of the Park Village Highett development. The image shows a modern, multi-story residential building with a mix of white, dark grey, and wood-clad facades. The building is partially obscured by several large, mature trees with green foliage. In the foreground, there is a well-maintained green lawn. The sky is a clear, pale blue.

Park Village Highett Development Plan 37 Graham Road, Highett

Welcome

Presenters:

Lloyd Collins, Sunkin

Sarah Macklin, Urbis

Toby Lauchlan, CHC Architects

1 September 2021

SUNKIN



**Clarke
Hopkins
Clarke**

This Webinar

- Presentation
 - Who is Sunkin?
 - Development Vision
 - Site History
 - Planning Controls
 - Site context and analysis
 - Development Principles and Plan
- Q&A
- Next Steps – Development Plan Process
 - Bayside City Council (Tom Vercoe)

House Keeping Notes



Microphones are all muted during the presentation



Please use the questions function to ask questions



Out of respect of people's privacy and for protection of intellectual property we ask you do not record today's session

Who is Sunkin?

Sunkin Property Group is a Melbourne based privately owned development and construction company. Sunkin owns a range of office, retail, leisure and residential development assets.

SUNKIN



509 St Kilda Road, Melbourne



285 Springvale Road, Glen Waverley



448 St Kilda St, Brighton



Vision – A Connected Community



- **9.3 ha Masterplanned community that will be:**

- Urban village within park setting
- Highly connected to the Highett centre and train station
- 1048 dwellings at a range of price points



- **Creating 280 FTE construction jobs per year to boost economy**



- **Support Highett local traders with \$50M pa expenditure by 2032**

Vision – Master Planned Community


- 3ha conservation reserve to be handed to Council
- 1ha new public open space, designed and completed to Council
- Community facilities (library and maternal and child health centre)
- Contribution to Homes for Homes to support affordable housing for Bayside residents
- Contribution to new signalised intersection at Bay and Graham Road
- Undergrounding power lines



Site History



Site History and Timeline

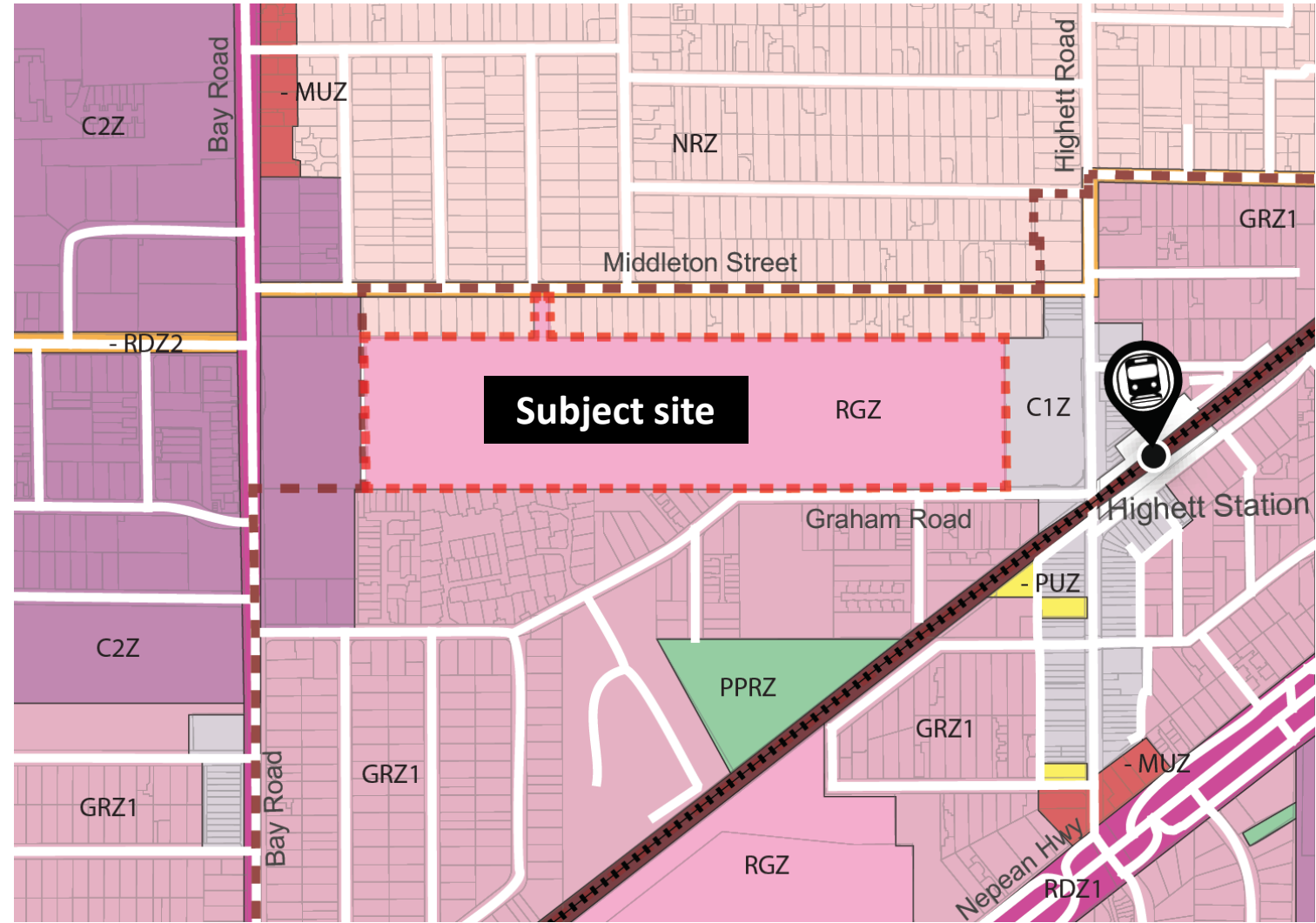
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- **2011** CSIRO commenced process to rezone the site
 - **2016** CSIRO commenced demolition and decontamination works
 - **2019** CSIRO site divestment process. Sunkin wins tender for CSIRO site
 - **2020** Sunkin Property commences discussions with Bayside Council
 - **June 2020** Certificate of Environmental Audit issued
 - **30 June 2020** Site settled with ownership transfer from CSIRO to Sunkin and new planning controls introduced
 - **May 2021** Development Plan application lodged by Sunkin
 - **2021 – 2030** Staged planning permit applications to be lodged
 - **2022-2023** Conservation reserve + new park to Council

Planning Controls



Planning Controls

- Site identified for medium-high density development
- Within Highett Activity Centre
- To accommodate substantial growth, while respecting sensitive interfaces



Planning Controls

Development Plan Overlay 2

Objectives

- Provide a high quality open space network
- Contribute to housing diversity in the area
- Demonstrate high quality building and landscape design
- Provide for safe and efficient traffic and pedestrian network

Provides for discretionary heights of 2 – 6+ storeys across the site



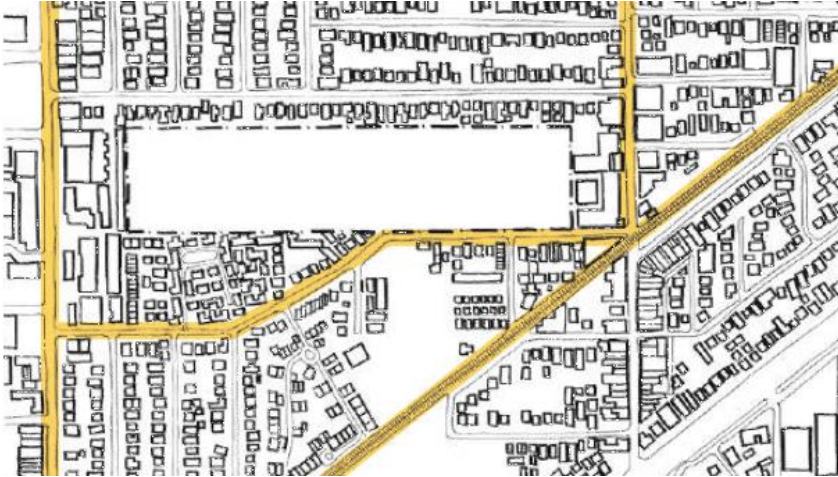
Site Context and Analysis



Existing site



Site Context Analysis



01.

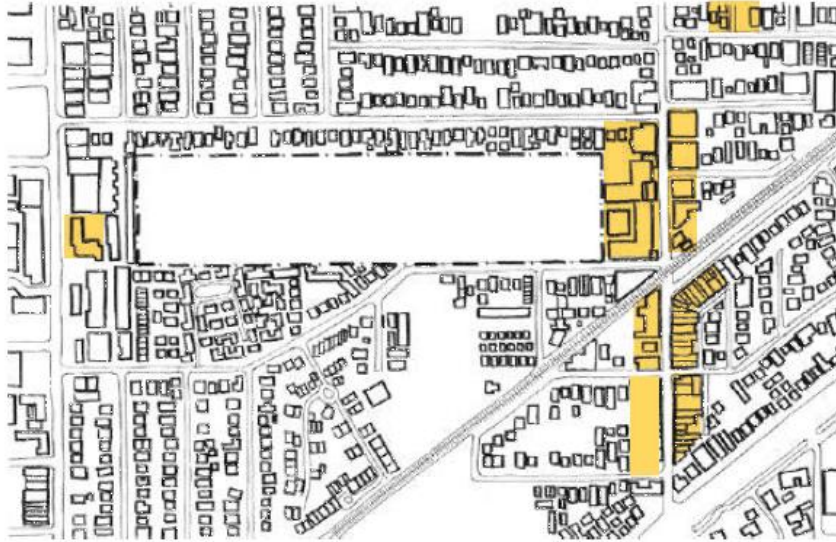
Convenient access to public transport infrastructure



02.

Connecting Open Space Network

Site Context Analysis



03.

Good access to local infrastructure - shops, child care facilities and community centres



04.

Sensitive residential interface to the east and west

Development Plan and Principles

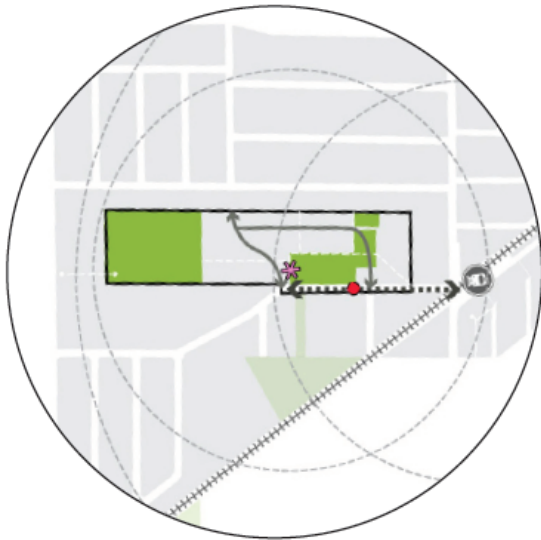


Proposed Development Plan Key Principles

OPEN SPACE, LANDSCAPE & STREETSCAPES



ACCESSIBILITY & MOVEMENT



AMENITY



HEIGHTS & MASSING



Key Principle - Accessibility and Movement



Accessibility and Movement: Highly Walkable Site to Local Infrastructure



A Highly Connected Pedestrian Network



Figure 15: Pedestrian Circulation Plan

SCALE 1:2000 @A3

Legend

- Primary Pedestrian Movement
- Secondary Pedestrian Movement
- Private Pedestrian Movement
- Future Link (Pedestrian crossing to be delivered by others)

A Safe and Accessible Traffic Network

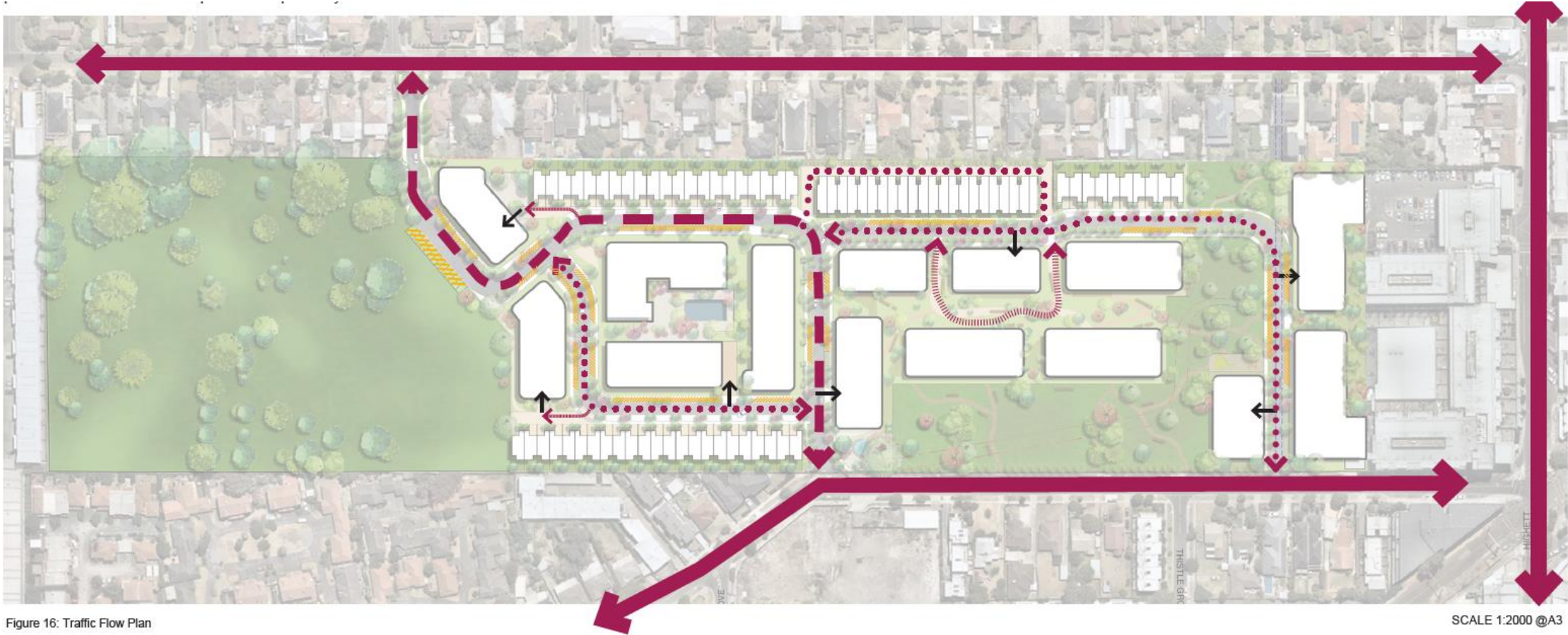


Figure 16: Traffic Flow Plan

SCALE 1:2000 @A3

Legend

- | | |
|----------------------------|---------------------------|
| Primary Vehicle Movement | Shared pathways |
| Secondary Vehicle Movement | Basement Entry Proposed |
| Tertiary Vehicle Movement | Visitor On-street Parking |

Key Principle - Amenity



A Highly Connected and Generous Open Space Network

43% of site
Activated
Open
Space



Figure 12: Conservation Land

SCALE 1:2000 @A3

**Key Principle – Heights and Massing
Creating a Connected Community
Built Form and Character**



Precincts



Figure 19: Precinct Diagram

Character Precincts



Precedent Images

Central Mews



2 / 3 storey townhouses



Precedent Images



Library / Civic Space



Public park

Proposed Heights

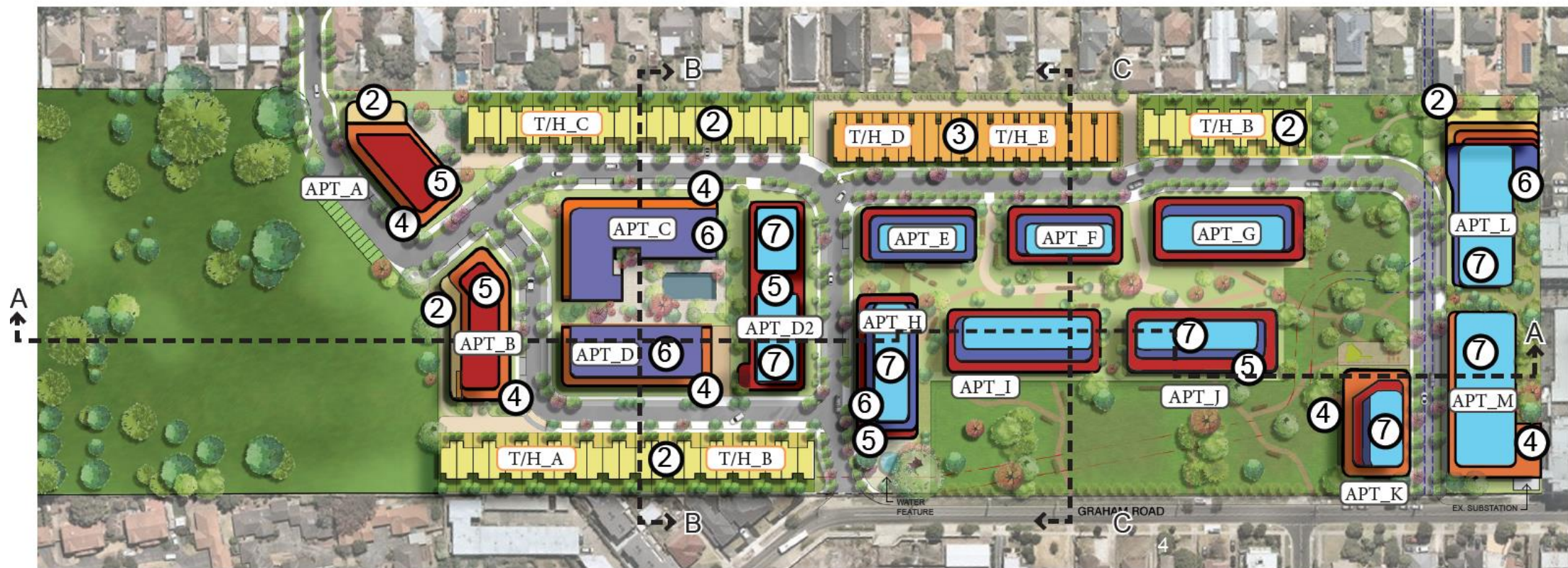


Figure 20: Masterplan with Building Heights

SCALE 1:1500 @A3

Legend

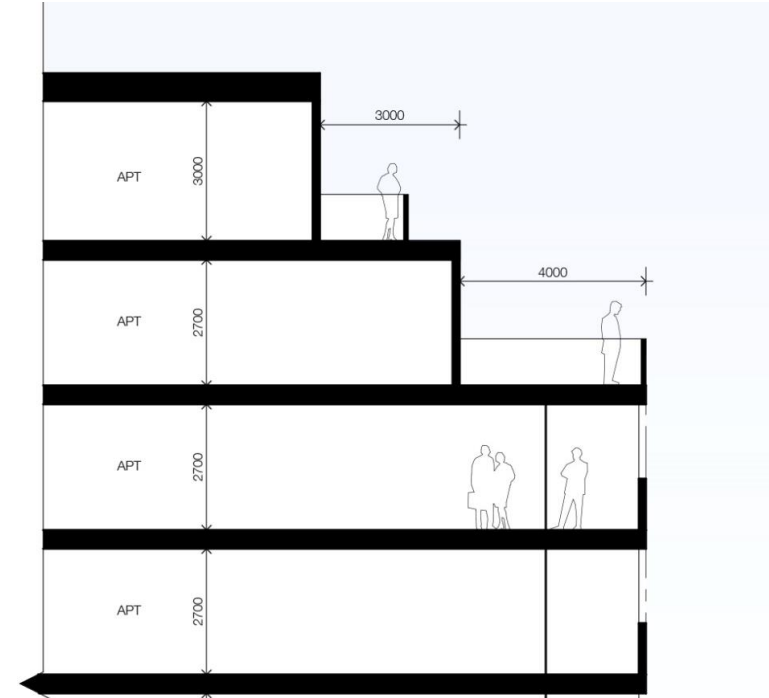
- 7 Storeys
- 6 Storeys
- 5 Storeys
- 4 Storeys
- 3 Storeys
- 2 Storeys

Development Plan

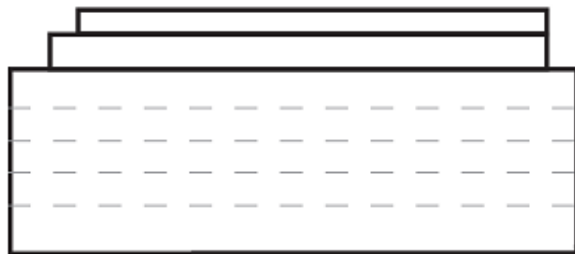
Building	RL Range	Building	RL Range
APT A	54.50 - 55.10	APT H	55.90 - 56.50
APT B	54.20 - 54.80	APT I	55.00 - 55.60
APT C	56.40 - 57.00	APT J	55.00 - 55.60
APT D	52.30 - 52.90	APT K	56.00 - 56.60
APT D2	55.90 - 56.50	APT L	55.30 - 55.90
APT E	55.70 - 56.30	APT M	55.80 - 56.40
APT F	55.70 - 56.30		
APT G	55.10 - 55.70		

Built Form Principles

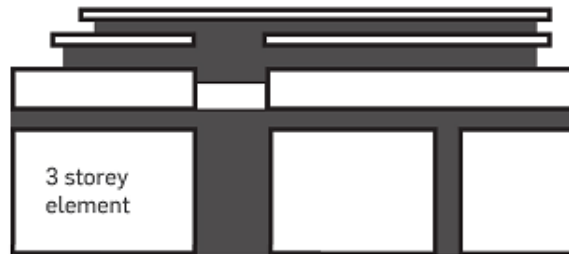
- Upper levels are setback and recessive
- Massing will be broken down using architectural articulation (at planning stage)



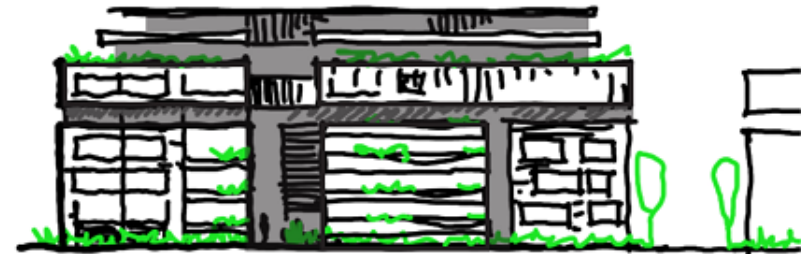
NOTE: THESE DIAGRAMS ARE ILLUSTRATIVE AND ARE SUBJECT TO A DETAILED DESIGN PROCESS



Massing
Elevation

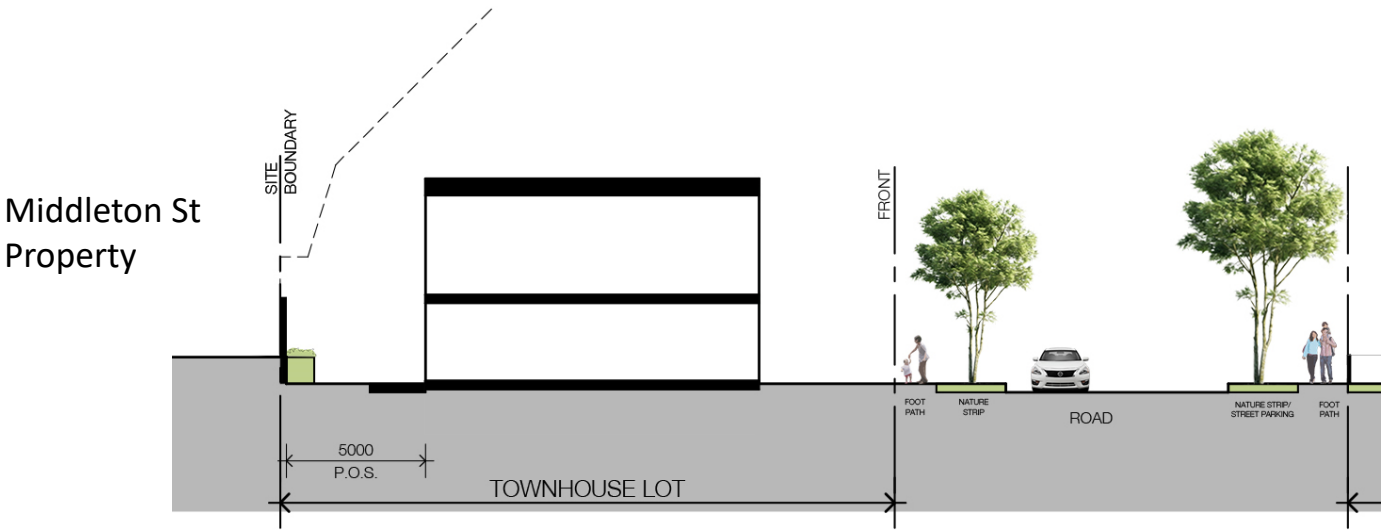


Built Form Articulation
Elevation

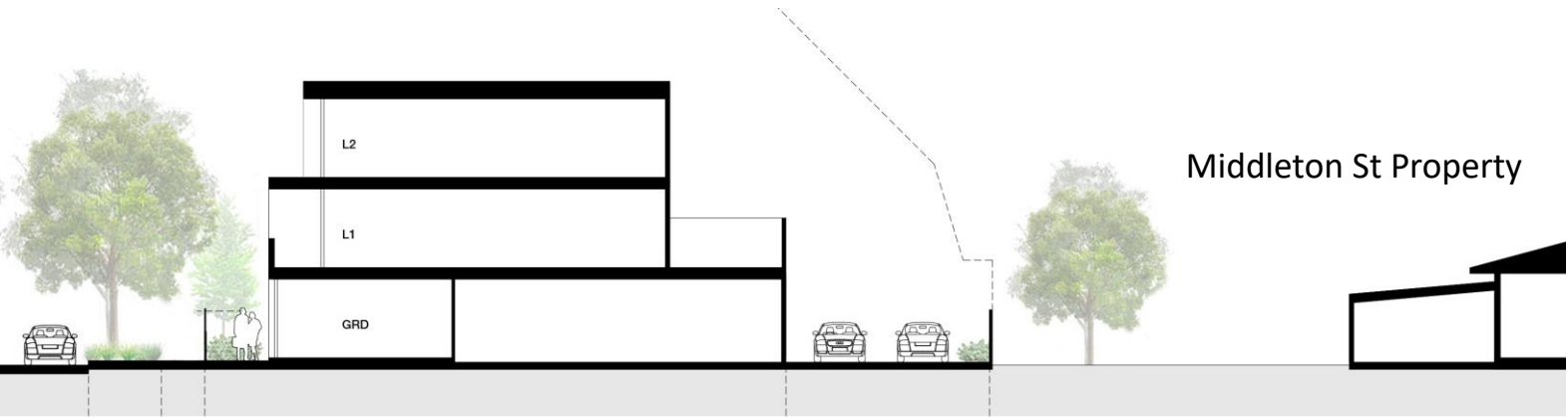


Fine Grain Articulation
Elevation

Built Form to Middleton Street

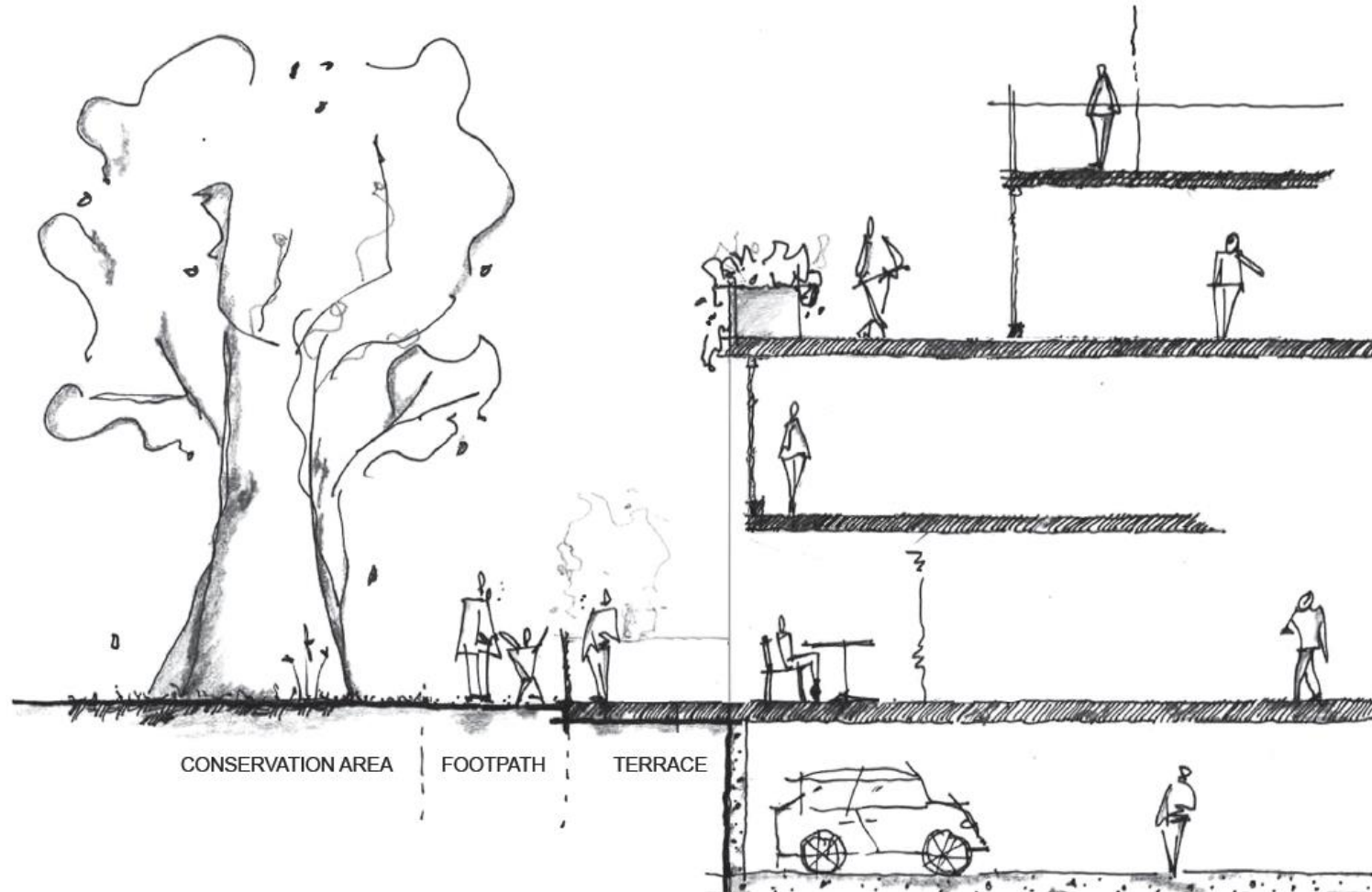


Built form significantly better than ResCode requirements

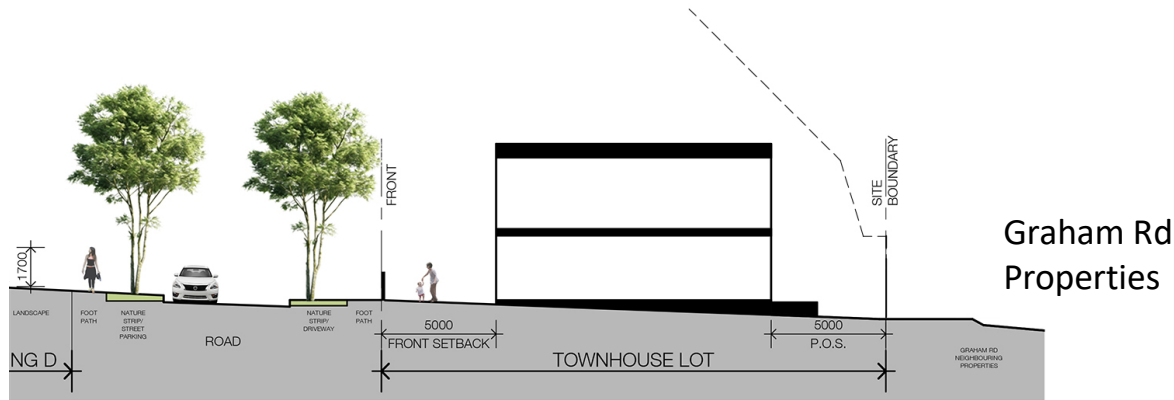
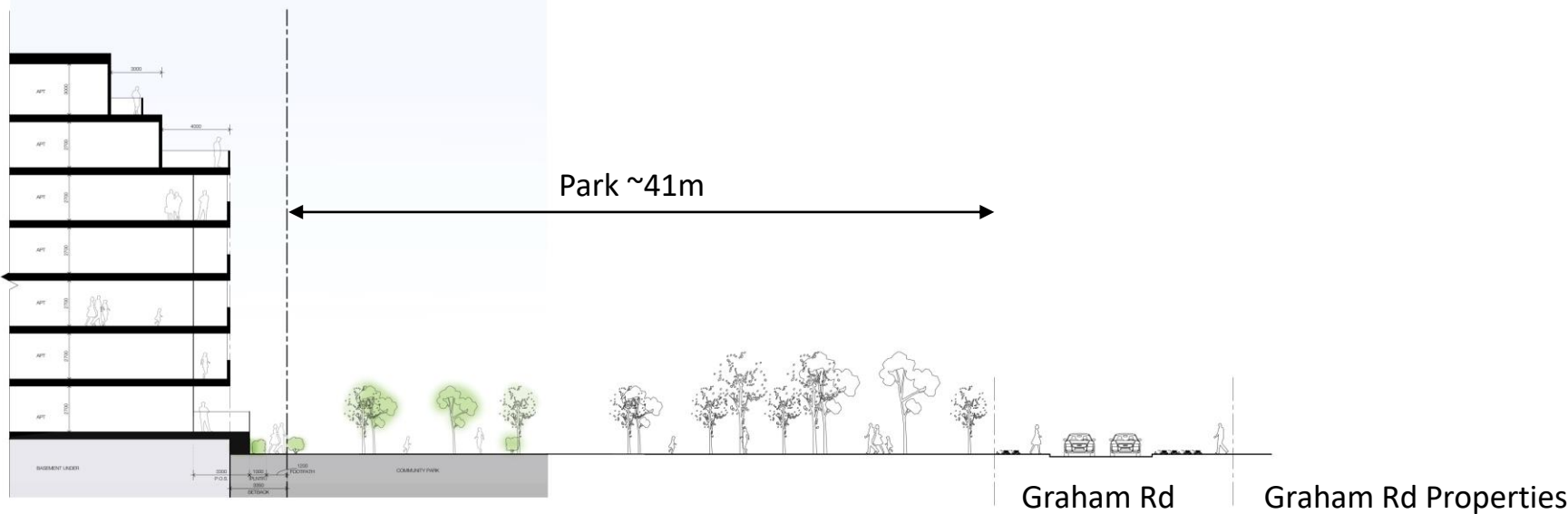


Built Form to Conservation Reserve

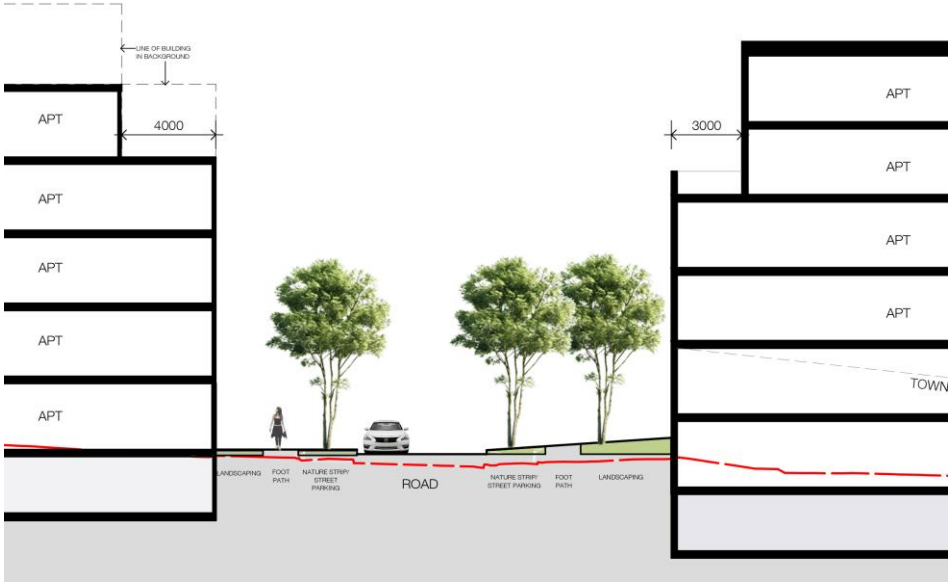
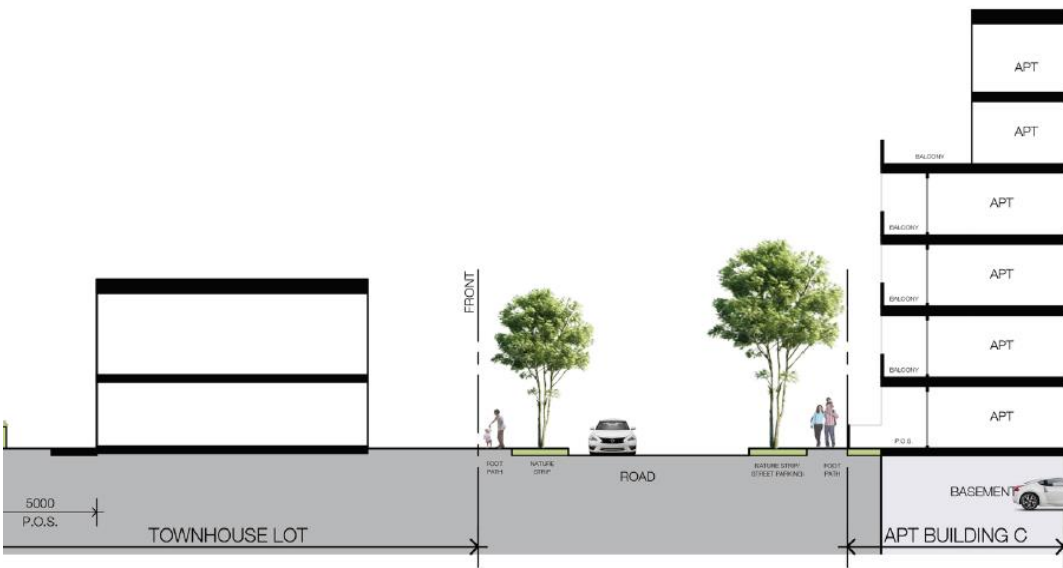
Note: All ground floor levels are elevated above surrounding landscape/streets to provide better resident's amenity. Reference sketch only.



Built Form to Graham Road



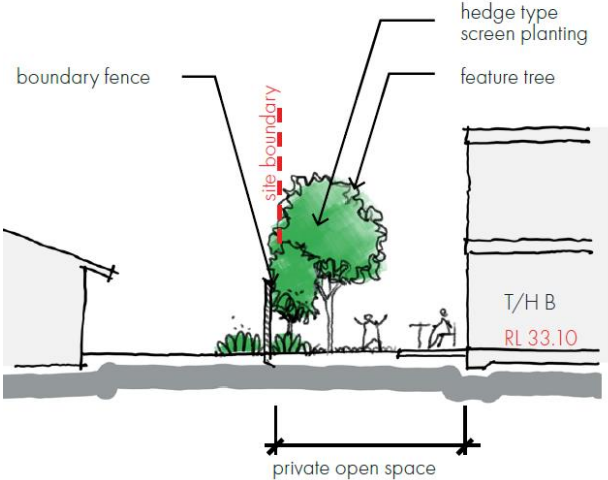
Built Form - Internal Street Network



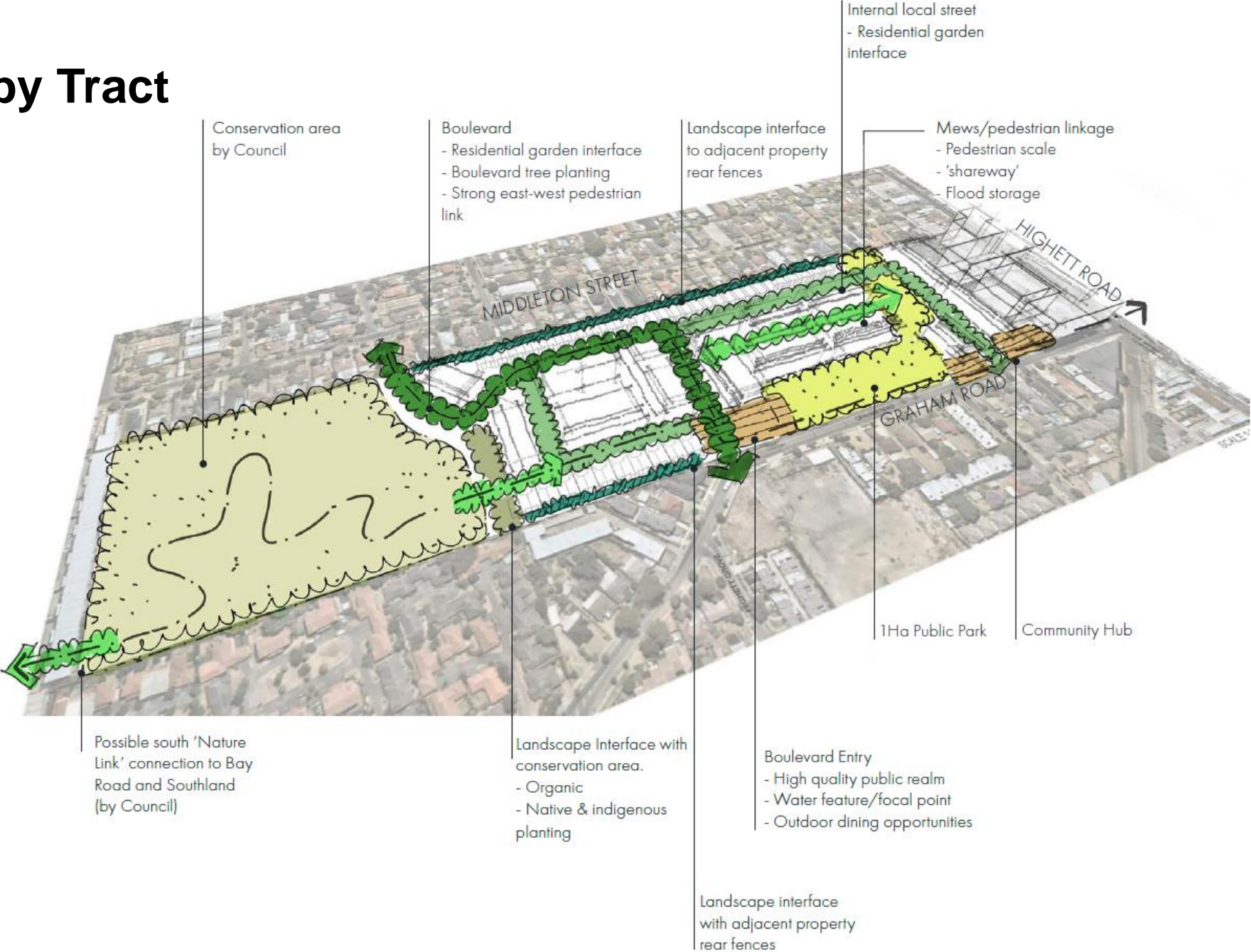
Key Principle - Open Space, Landscape and Streetscapes



Landscape Design by Tract



Landscape Section B



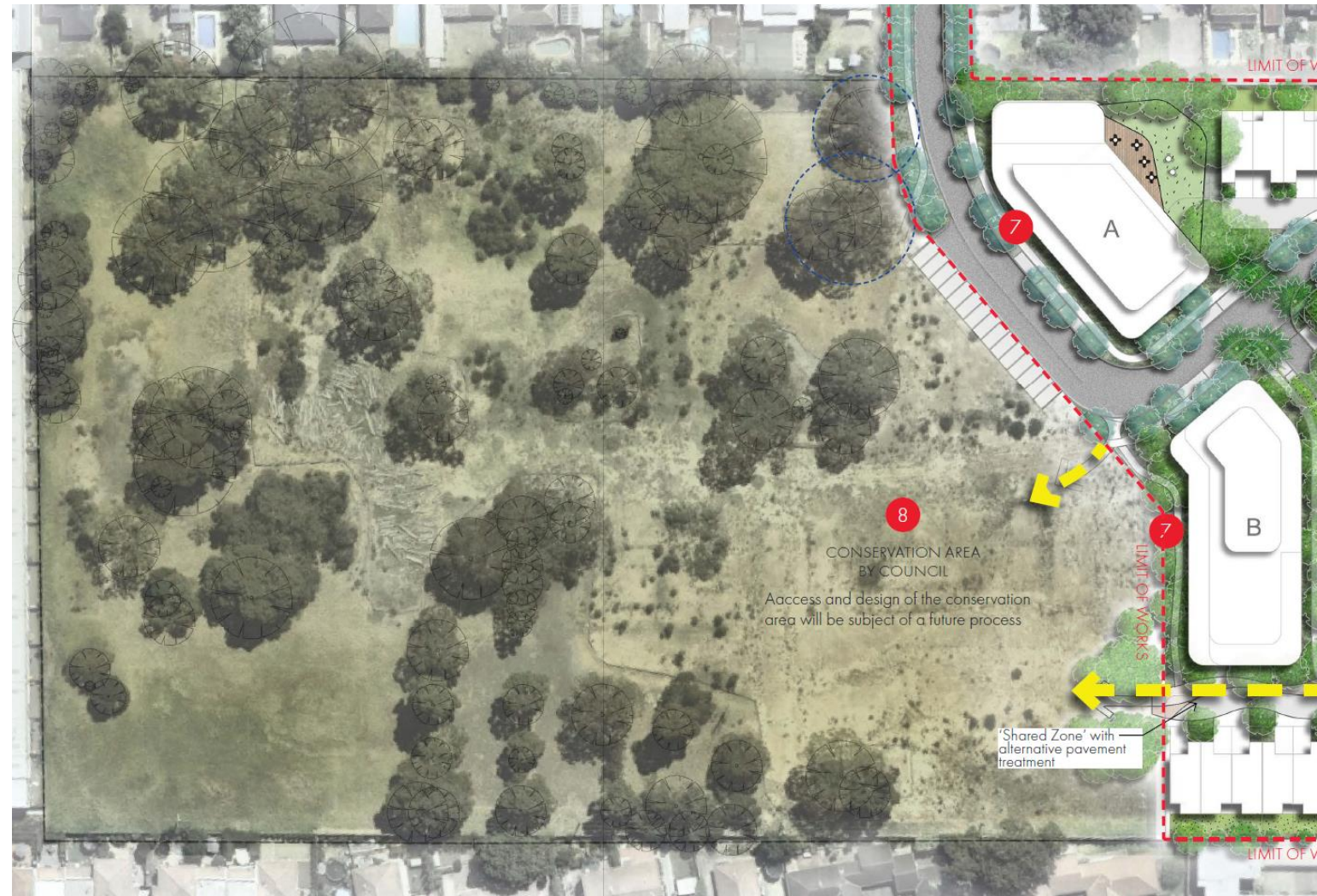
New Public Open Space

- Sunkin to design with Council and deliver to Council within 2 years
- 1ha of passive open space including playground and bbq facilities
- Activation via library, playground, café and water feature



Conservation Reserve

- 3ha conservation reserve to protect Highett Grassy Woodlands to be handed over to Council within 1 year
- Council will Masterplan the reserve



Q & A

Please type any questions you may have into the Questions side bar



Next Steps - Bayside City Council



Make a submission via Council webform



Council officers continue to assess Development Plan application



Development Plan to be considered at future Council meeting

Thankyou

SUNKIN

URBIS

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