

An architectural rendering of a modern residential development. The image shows a multi-story building with a mix of white, dark grey, and light brown facade elements. Large, mature trees are planted in front of the building, and a green lawn is in the foreground. The scene is set during the day with soft lighting.

# **Park Village Highett Development Plan 37 Graham Road, Highett**

## **Proposed Amendments**

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**Lloyd Collins, Sunkin**

**12 October 2021**

**SUNKIN**





## 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
- 1022 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 (Unchanged)

- 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 HV power lines





# What We Heard

Extent of 7 storey buildings

Biodiversity outcomes for the site

ESD outcomes

Traffic movement

Carparking provisions





# Advertised Heights

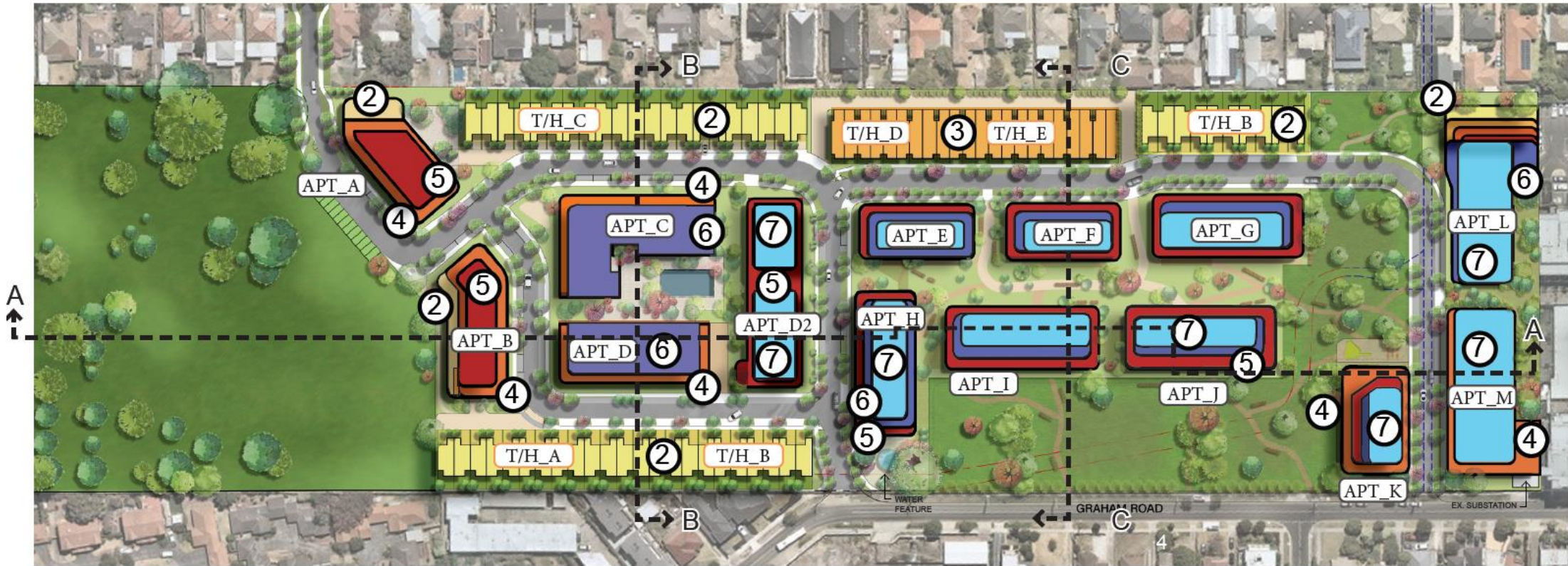


Figure 20: Masterplan with Building Heights

SCALE 1:1500 @A3

Legend		Building	RL Range	Building	RL Range
<div></div>	7 Storeys	APT A	54.50 - 55.10	APT H	55.90 - 56.50
<div></div>	6 Storeys	APT B	54.20 - 54.80	APT I	55.00 - 55.60
<div></div>	5 Storeys	APT C	56.40 - 57.00	APT J	55.00 - 55.60
<div></div>	4 Storeys	APT D	52.30 - 52.90	APT K	56.00 - 56.60
<div></div>	3 Storeys	APT D2	55.90 - 56.50	APT L	55.30 - 55.90
<div></div>	2 Storeys	APT E	55.70 - 56.30	APT M	55.80 - 56.40
Development Plan		APT F	55.70 - 56.30		
		APT G	55.10 - 55.70		



# Revised Heights to Buildings D2, E, H, A and L



## BUILDING HEIGHTS LEGEND

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



# Enhanced biodiversity in landscape offer





A family of three is riding bicycles on a paved path in a park. The father is on the left, the mother is in the center, and a young child is seated in a child seat on the back of the mother's bicycle. They are all smiling and looking towards the camera. The background is filled with lush green trees and foliage, creating a serene and natural setting. The overall tone is positive and family-oriented.

## **Environmentally Sustainable Development (ESD)**

**Meet or exceed Best Practice for ESD requirements at permit application stage including:**

- Energy efficiency buildings**
- EV charging for majority of dwellings**
- Water efficiency and reuse of rainwater**
- Stormwater management including WSUD with extensive raingardens**
- Waste management including advanced waste sorting**
- Attracting birdlife back to the area – urban ecology**

**‘No gas’ commitment – implementing Council vision**



## **Traffic and Carparking**

- **Lower buildings heights and dwelling numbers means less traffic**
- **Middleton Road access supported by Highett Structure Plan, but can be modified to one-way if Council requires**
- **Available carspaces for all apartments**





**Thankyou**

**Council -  
Next  
Steps**

**SUNKIN**





## Next Steps - Bayside City Council



Review amendments proposed via the Council webpage

Complete quick survey specific to proposed changes



Council officers continue to assess Development Plan application



Development Plan to be considered at [26 October](#) Council meeting