

**HIGHETT  
COMMON**

*Naturally bayside.*



*Your home for a new life.*

*Over 42% of Highett Common  
is dedicated to public green space.*





Melbourne CBD

St Kilda Beach

Elwood

Royal Brighton Yacht Club

Brighton

Hampton Beach

Caulfield South

Hampton

Brighton East

Sandringham

Hampton East

Moorabbin

Highbury



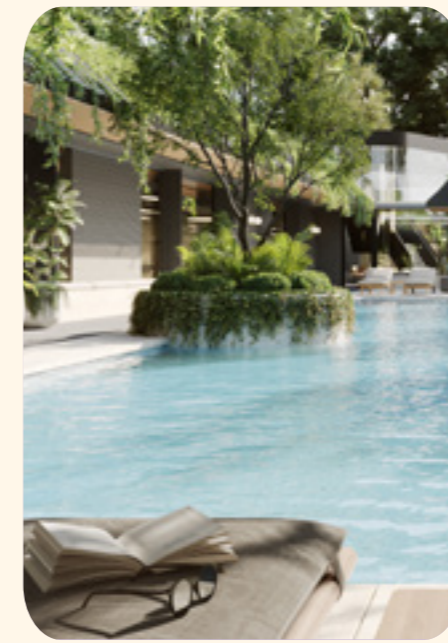
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*Highett Common  
Masterplan*





# Masterplan.

New nature, new parks, new community, new life.

Highett Common has been masterplanned to bring nature and refined living to the heart of Highett. The 9.3 hectare precinct features diverse, architecturally designed homes, oriented to take advantage of leafy views across a new conservation reserve and parkland. Bordered by expansive parkland and connected by wide, treelined corridors and boulevards, Highett Common nurtures a rare synergy of natural landscapes and built environments.

Within Highett Common, each neighbourhood has its own character and residential landscape, created through streetscapes, green amenity and distinct built forms. The precinct design makes walking a pleasure.

Pockets of residential neighbourhoods are nestled between the Conservation Reserve at Southern Common, and the playground and library of Northern Common. Tree lined boulevards provide access for cars while The Mews connects pedestrians and cyclists to their homes and the parks, gardens and community amenity of Highett Common. You'll step out for some fresh air, stop for a neighbourly chat, meander through parkland on the way to the library or stroll to a new class or local event at the community hub.

## SOUTHERN COMMON

### Conservation Park & Trails.

- 1 Conservation Area**  
A green haven of local flora and fauna protected for bayside residents to enjoy.

## NORTHERN COMMON

### Park & Playground.

- 2 Open Lawn**  
A pillowy green space to inspire lazing under the sun and impromptu chats with the neighbours.
- 3 Playground**  
Nature-based play equipment and spaces for explorers and adventurers of all ages.
- 4 Barbecue Area**  
Perfectly positioned beside the playground for celebrations, gatherings or a weekend sausage sizzle.

### Public Amenity.

- 5 Highett Library**  
A new library for Highett includes spaces for work and study, workshops and community meetings.

### Private Resident Amenity.

- 6 Residents' Outdoor Pool**  
Enjoy morning laps, weekend dips and lounging on the sundeck.
- 7 Residents' Indoor Pool**  
Keep fitness goals up over the cooler months with lap swimming and pool activities all year round.
- 8 Residents' Gym**  
Modern equipment for cardio, strength training and stretching in a beautifully appointed gymnasium.
- 9 Residents' Wellness Areas**  
Spaces to inspire a healthy community with areas for meditation, yoga, group fitness and more.
- 10 Residents' Dining & Lounge**  
Private dining rooms and expansive lounge areas to host friends and family or social get-togethers with neighbours.



## *Redefining the future of Highett.*

Highett Common establishes an evolved new way of modern living amongst bayside's most prized neighbourhoods. Sustainably designed to become the first Net Zero Community in Victoria, Highett Common delivers a refined balance of buildings and nature with boundless inspiration and energy for life, leisure and play. Set amidst vast nature reserves and parkland, the natural and built environments are shaded by leafy canopies and cooled by green landscapes to ensure spaces abuzz with community are never far from the refreshing calm of nature. Biophilic design and a range of environmentally conscious initiatives define a commitment to a sustainable future.

Across a green walkable precinct, The Mews is a broad laneway, weaving residential neighbourhoods and social

spaces together, inspiring spontaneous meetings and forging strong community connections. The neighbourhood's 1, 2 and 3 bedroom apartments are the height of sophisticated urban living alongside a selection of 3 and 4 bedroom, multi-level townhouses which offer a tasteful take on family life. Architecture is considered to ensure homes are full of light, warmth and space, with considered inclusions to delight local residents. Each home will feature an open plan design, private outdoor living areas and expansive walls of windows to bring the green views in. Resort-like amenity is luxurious and brings a sense of occasion to daily life. It's where a close-knit community comes together to enjoy the pleasures of modern living.



Park House (left), The Mews, North Lane (right) as seen from Northern Common

Artist impression



*Green & Community Spaces*



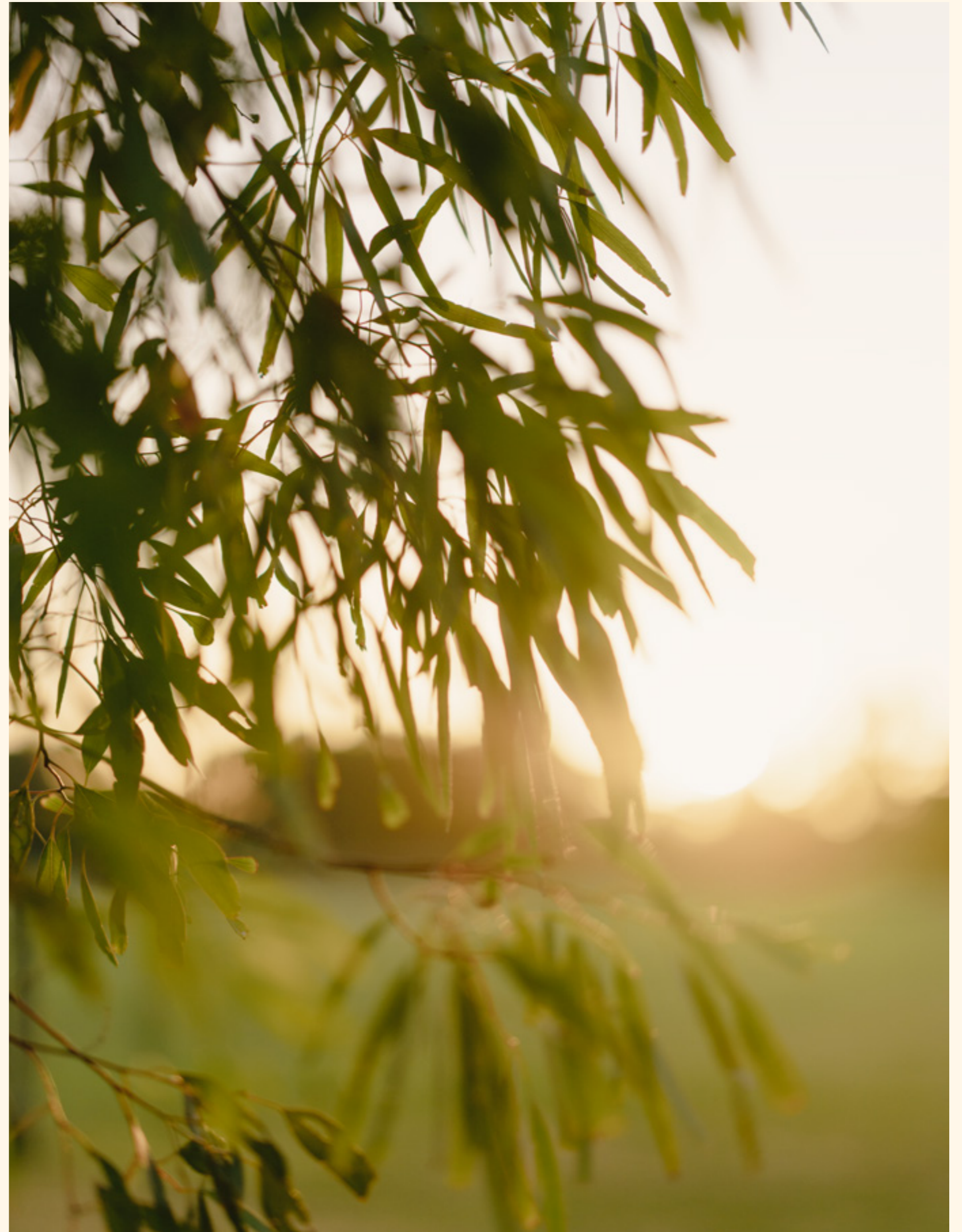
## *Southern Common – Conservation park and trails.*

Bringing nature back to Highett's heart.

Residents will experience a heightened sense of wellbeing that comes from a lifestyle integrated within hectares of native bushland. This significant nature reserve will be a protected green oasis in the heart of a thriving urban precinct.

Southern Common creates a sense of living amidst bushland with clusters of native grasses and shrubbery, natural scents of eucalyptus, sunshine filtered through layers of foliage and the colours of local bottlebrush and indigenous species. So green and tranquil you'll forget that you are so close to the city.

Through carefully introduced paths, trails and walkways residents will rediscover the joy of life lived closer to nature with spaces that invite exploring, exercise and relaxing.





*The parkland of  
Highbett Common  
is equivalent  
to 2 MCGs.*



## *Northern Common – Park and playground.*

The beauty of nature and the energy of community.

Northern Common, a promenade of outdoor places for a healthy active community. Neighbours and visitors will interact and enjoy parkland that counts a nature-inspired playground and open grassy spaces as part of its charm. The area encourages infinite outdoor pursuits. Throw down a picnic rug, catch a frisbee, kick the footy or settle

under a shady tree with a good book. In a botanical-led precinct, residents will experience a euphoric sense of wellbeing as they go about their daily lives in a neighbourhood sparked with energy and nestled into the leafy landscape.



Northern Common playground

Artist impression

*Thousands of stories alongside dedicated community space.*

## *Highett library and community spaces.*

A new library for Highett and the community.

A new library and community spaces become the civic heart of Highett Common. The library set across two levels is where students can study, bookworms can escape and the community can cross paths. Light, airy and modern, the building also incorporates additional rooms created for community run classes, meetings, hobbies and crafting and more.



Highett Community Library

Artist impression



*A walkable new community in the heart of Highbett.*

Park House and playground

Artist impression



*Living at Highett Common*







Park House as seen from Northern Common

Artist impression

*Modern living, at home amongst nature, community and convenience.*

New homes to suit every taste.

A selection of residences reimagine urban living with design as diverse as the community who calls Highett Common home. Embraced by greenery and thoughtfully composed gardens, the residences and landscapes have been designed to complement the parks and nature reserve that define the precinct.

Families, both growing and established, downsizers and busy professionals will experience modern homes, remarkable quality, and a distinct generosity of space.

Open plan interiors are a showcase of high-end materials and calming, natural textures featuring walls of glazing to amplify a feeling of spaciousness and light filled luxury. Layouts, fittings, premium appliances, and intelligent storage elevate daily experiences through the art of considered design. Seamless connection from the indoors to private outdoor zones enhances options for entertaining

and outdoor living, with thoughtful architecture allowing residents and their guests to take advantage of green views, an abundance of natural light and refreshing breezes.

Design choices show a deeper understanding of the needs of those who live there. Open plan living zones are for keeping households connected. Generous spaces encourage gathering friends around the dinner table, lounging after a busy day at work or weekend movie marathons. Well-equipped kitchens inspire bake-offs and endless entertaining with cosy bedrooms made for Sunday sleep-ins. Each home is a statement of elegance, warmth, and effortless comfort full of thoughtful details that make a house a home.



Town Homes

Artist impression

## *Private residents' amenity.*

Workouts, wellness or weekends by the pool.

A series of carefully curated resident amenities bring resort living to you every day. Conceived as an engaging social landscape for lounging, entertaining and wellbeing; a place to reflect and revitalise across beautifully designed places that have health as top of mind. A state-of-the-art gymnasium is fitted with the latest equipment to make fitness part of a daily routine, while a residents' swimming

pool encourages laps or lazing poolside. Impressive finishes and design deliver on spaces to host a gathering and elevate entertaining alfresco with friends and family.

With everything so close to home, you'll find your place in an active community - walk to the gym, add time by the pool to your weekend routine and have a space for a group yoga class with the neighbours.



Pool & gym

Artist impression



Outdoor pool

Artist impression



Yoga & meditation

Artist impression



Wellness lounge

Artist impression



Kitchen with light scheme

Artist impression



## Highett Common – Green Commitment.

Environmentally conscious living becomes a natural part of your day.

Highett Common is serious about giving residents better choices and a better future. Designed by ClarkeHopkinsClarke, the precinct will become the first medium density, Net Zero Carbon community in Victoria and the largest development outside Melbourne's CBD to pivot to all-electric. Homes achieve NATHERS ratings and the precinct sets a precedent with a range of planet saving initiatives to reduce emissions, encourage physical activity and lower the need for vehicle travel. A biophilic design adds landscape revegetation with cooling greenery to increase leafy outlooks and privacy while reducing reliance on artificial heating or cooling. Residences are thoughtfully oriented to maximise natural ventilation and light entry, while facades provide greater solar protection.

Built elements of the precinct will include recycled, low VOC and sustainable, locally sourced materials. Provision for solar panels will provide the option to harness renewable energy, while water and energy efficient fixtures, fittings and appliances lower residents' consumption. Rainwater harvesting assists water use for toilets and irrigation and improved waste management strategies are incentivised to include better separation of waste for less landfill. The outcome is a minimisation of each home's environmental footprint alongside reduced utilities bills. Infrastructure for EV charging stations, and secure bicycle parking encourages better commuting practices. A new future is already here.

### Targeting Net Zero

Highett Common residents benefit from a range of initiatives and inspiration to significantly reduce greenhouse gas emissions.

### OC Solar Panels for Energy

By harnessing the power of the sun, homes will reduce their energy consumption and residents will reduce their energy bills.

### Smart Car Charger Capacity

Provision for EV charging stations encourages our residents to use electric cars powered by clean and renewable energy sources.

### Commitment to Green Power Initiatives

Passive design techniques not only create healthier living spaces, they reduce waste and costs, and leave a lighter environmental footprint.

### All Electric (Removal of Gas)

Committed to reducing use of fossil fuels, the precinct relies on electricity to power homes with induction cooking for the kitchen and electric or solar for hot water.

### Recycled Rainwater for Landscaping

Rainwater collection processes allow for water to be re-used across precinct streetscapes, public parks and gardens.

### Sustainably Sourced Timber/Steel

A commitment to using timbers and steel manufactured and sourced locally, and through resource efficient processes.

### Townhouses with Solar Provision and Rainwater Tank Provision

Thoughtful design encourages residents to use solar panels and rainwater storage systems to reduce their environmental footprint.

### Green Spaces to Over 40% of the Site

A rare opportunity to live in an urban location which boasts having as much greenery as there is built space.

### Walkable Precinct

With a retail precinct and train station on Highett Road, you'll commute and tick off the daily essentials while you leave the car at home.

### Climate and Noise Protection

Townhouses with double glazed, thermally efficient, quiet windows and glass sliding doors.



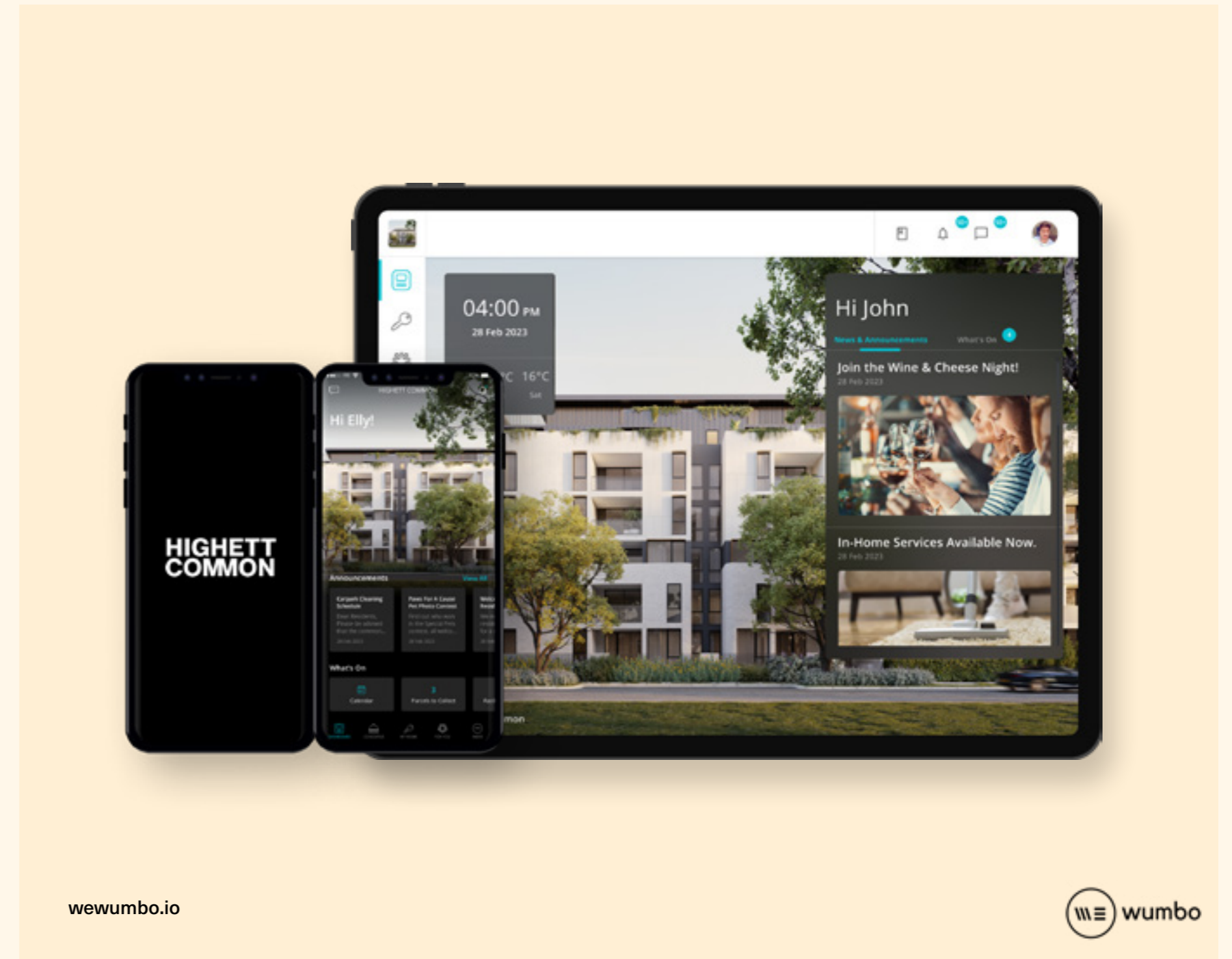
# Highett Common – Connect.

Uncomplicate your life and embrace your new community.

Highett Common Connect harnesses technology to bring neighbours together and enrich the experiences and lifestyles of people who live within. Residents can use a single platform on their smart phone and laptop to access a digital ecosystem of easy-to-find information and messaging that offers unrivalled convenience and personal connection.

The system is highly sophisticated which makes it incredibly easy to use. Technology and services supplied by We Wumbo, allows Highett Common Connect to integrate with an established and secure platform.

Management partner Essential elevates resident and connection and wellbeing by offering support through owners corporation management and community engagement experiences. Highett Common Connect evolves the flow of information between building management and residents and importantly, cultivates connection between neighbours. With streamlined, immediate access to lifestyle conveniences within a secure, safe online environment, the technology delivers on exceptionally personalised experiences that bring people closer together.



## Highett Common Connect provides:

**Controlled, secure platform**

**Multi-channel messaging via text, emails, calendar, voice messages. Your choice**

**Community connectivity**

**Social club connections**

**Sports, fitness and wellbeing group connections**

**In-home services**

**Bayside Business connect**

**Reservations for private residence amenities**

**Neighbourhood safety**

**Operation and management efficiency of building management and owners corporation**

**Seamless integration with smart home automation**

**Lift and lobby access**

**Residence Amenity Reservations**

An online calendar for booking time in the resident lounge, car share.

**Resident Events**

Social club events including Book Club, Movie Club, Running and Cycling Club, Trivia Night, Wine Club and more.

**Community Hub**

Marketplace, lost items, community announcements, alerts and news.

**Lifestyle Management**

Local dogwalkers, personal trainers, cleaning and home help services.

**Maintenance News**

Updates and information from the building management team.

**Smart Parcel Lockers**

Parcel pick up alerts and parcel storage for onsite deliveries. A click and collect system for pick up or drop off.

**Owners Corporation**

Documentation, updates and notifications to keep you informed about your building and responsibilities.

**Private Document Storage**

Capacity for secure cloud filing of contracts, home owner documentation, electricity and internet bills and more.

**Community Spaces**

Library access and news, book community rooms for self-run neighbourhood events and childcare.

**Highett Local**

Connect to local bayside businesses to streamline your lifestyle. Everything from dry-cleaning and clothing alterations to take home meals and custom furniture can be listed here.

**Hardware Integration**

Highett Connect has the capacity to provide solutions and options for smart home automation including intercom, CCTV, climate control, lighting and blinds

**EV Charging**

Remote access control for charging your vehicle.

**Gateway Network Parking System**

Sharable remote control of parking bollards which can lower as you or a guest arrives and rise after exit.



# Homes for Homes.

Social responsibility partner.

Sunkin are proud to help to fund affordable housing for vulnerable Australians by participating in Homes for Homes. Homes for Homes is an independent, not-for-profit organisation, established by Australia's largest and most successful social enterprise, The Big Issue.

Through Homes for Homes, registered properties donate a small, tax deductible sum of 0.1% of their property's sale price to Homes for Homes when they sell. Donations are pooled with other contributions in your state or territory, and then go towards creating new social and affordable housing in required locations\*.

With research forecasting a deficiency of over 1 million homes in Australia by 2036, time is vital to change the narrative.



[homesforhomes.org.au](http://homesforhomes.org.au)



*\*Homes for Homes contributions are for external housing solutions throughout Australia and not within Highett Common.*



*Highett & Surrounds*



Sandringham Beach



# *Become a Highett local.*

The best of Bayside.

Highett's unique character comes from its connected location. A relaxed neighbour to Melbourne's prestigious bayside suburbs, Highett is an idyllic blend of coastal charm and inner-city ambience. It's where locals holiday without leaving the neighbourhood and wellbeing soars with a daily dose of ocean air. Most recently, Highett has welcomed a host of new cafes, boutiques, a local wine store and award-winning butcher as part of a growing list of newcomers to join a cosmopolitan hub by the bay.

Sandy Links Golf Course



Abbiocco





Bad Shepherd Brewing



The Flour House



Hawker Typhoon



Cerberus Beach House

## International dining and local charm.

Highbett Common is surrounded by casual and refined dining experiences, where you can quaff international wines and sample cuisine from around the world while staying close to home.

A myriad of designer eateries, wine bars and dining establishments offer sumptuous menus on every corner, and a thriving coffee culture is second to none. Fill your days and weekends exploring new places to dine in a precinct that prides itself on its culinary reputation.

*Find 18 eateries  
less than  
150m from  
Highbett Common.*



Sandringham Harbour

## Community and convenience.

Bordering Highett Common, Highett's largest retail strip on Highett Road brings all the daily essentials to your door and extends a sense of community and connected living. With all the urban conveniences you love within reach, you'll find a local barista who remembers your order, a full-size Woolworths supermarket you can swing past on the way home, and a nearby sports club to keep you active on the weekends. Within Highett Common, the neighbourhood streets encourage longer walks and tempt children to ride their bikes along The Mews, the boulevards and acres of parkland.

Independent grocers, fruiterers, gourmet providores, butchers and bakers keep the neighbourhood healthy with a bounty of daily, fresh produce to inspire entertainers and home cooks alike. The local monthly Kingston Farmers' Market makes healthy, paddock-to-plate eating so easy.

Hampton Village and Westfield Southland, one of Australia's largest shopping centres, are less than 1km away, offering luxury brands and independent boutiques in the mix. Brighton's Church Street retail precinct and Hampton's local makers and designers deliver timeless style across carefully curated homewares and fashion, handpicked for a precinct renowned for its submission to the finer things in life.

Highett Station is 500m away making a commute to the CBD easy and efficient while nearby Nepean Hwy connects to Mornington Peninsula in under 50mins.





Hawker Typhoon



Waves Leisure Centre

### Play, for all ages.

Highbett entices its residents to come out and play with a multitude of indoor and outdoor spaces for leisure and recreation. For cycling enthusiasts, a continuous bike path takes you from Mordialloc to Port Melbourne along pristine stretches of coastland with the city in your sights. Recreation becomes refined at Hampton or Sandringham Yacht Club, or challenge the neighbours to a round at Melbourne's premier golf courses which dot the precinct. Tiny tots find their place at MoPA, the Museum of Play and Art, while Waves Leisure Centre provides fun and fitness for all ages. The area is highly regarded for its modern sports and recreation facilities alongside a selection of Melbourne's top performing independent and public schools.

## Iconic living, by the bay.

Adored for its long established, tree lined streets and bustling cafes, Highett has a rare blend of suburban and cosmopolitan character, holding place amongst the most desirable neighbourhoods in Melbourne. Life's simple pleasures are well made here. If you are looking for beach views with your espresso or adding ocean swim to your morning routine, you've found your new place. A multitude of outdoor spaces encourage a healthy lifestyle where a busy day at work can end with a walk on the beach at sunset or wine on the waterfront, the choices are as endless as the horizon.

*Walk or ride  
the coastline,  
just 17km from  
Sandringham  
to the CBD.*



Church Street, Brighton



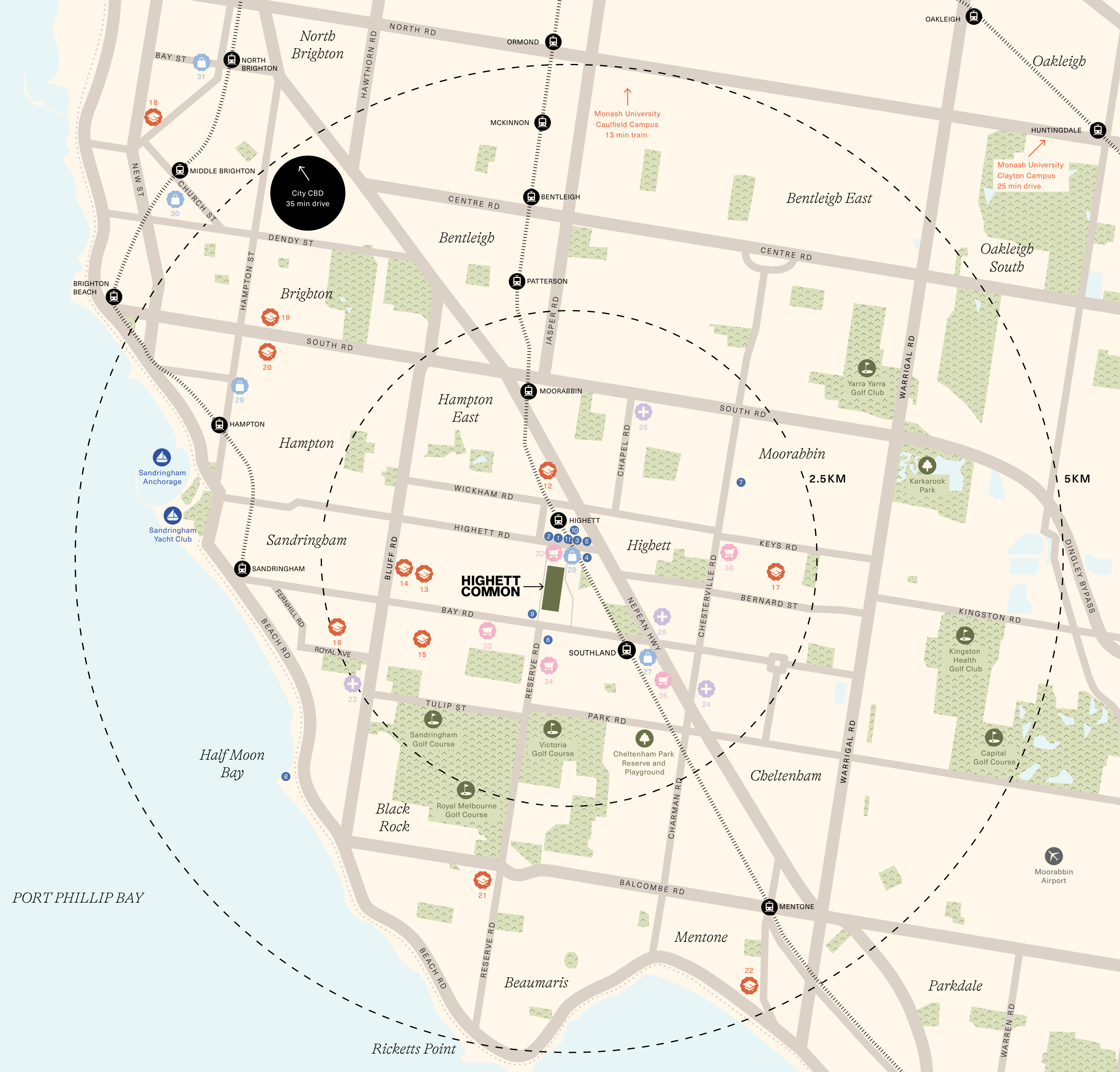
Phillippa's

Sandringham Beach





# Neighbourhood Map



-  **Dining**
  - 01. Abbiocco
  - 02. Table Birds
  - 03. The Diplomat Cafe
  - 04. Hawker Typhoon
  - 05. Hot Lips Hacienda
  - 06. Bad Shepherd
  - 07. Stomping Ground
  - 08. Cerberus Beach House
  - 09. The Odd Room
  - 10. The Hellenic House Project
  - 11. Chilpa
-  **Education**
  - 12. Moorabbin Primary School
  - 13. Sandringham Primary School Village
  - 14. Sandringham College 7 - 9 Campus
  - 15. Sandringham College 10 - 12 Campus
  - 16. Firbank Grammar School
  - 17. Cheltenham Secondary College
  - 18. Brighton Grammar School
  - 19. St Leonard's College
  - 20. Haileybury Brighton Campus
  - 21. Beaumaris Secondary College
  - 22. Mentone Girls Grammar
-  **Healthcare**
  - 23. Sandringham Hospital
  - 24. Chesterville Day Hospital
  - 25. Holmesglen Private Hospital
  - 26. Highbett Medical & Dental Centre
-  **Shopping & Retail**
  - 27. Southland Shopping Centre & Train Station
  - 28. Highbett Road Shopping Precinct
  - 29. Hampton Street Shopping Precinct
  - 30. Church St, Brighton
  - 31. Bay Street, Brighton
-  **Groceries**
  - 32. Woolworths Highbett
  - 33. ALDI
  - 34. Cheltenham Organic Store
  - 35. Coles
  - 36. Moorabbin Market



*Bayside living.  
Convenience and choice,  
without compromise.*



Sandringham Yacht Club  
4.5km

Sandringham Beach  
4.4km

Brighton Beach  
6.9km

Woolworths  
80m

Highett Station  
120m

Highett Road Shopping  
120m

BAY ROAD

MIDDLETON ST

GRAHAM ROAD

HIGHETT ROAD

NEPEAN HIGHWAY

*Project Team*





## SUNKIN

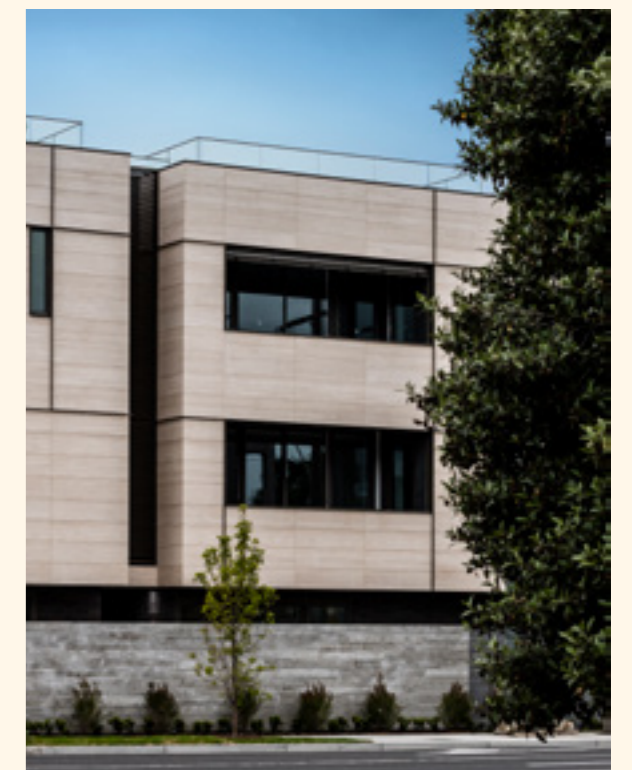
### Sunkin Property Group

[sunkin.com.au](http://sunkin.com.au)

Melbourne based, Sunkin Property Group maintains a focus on design integrity, efficiency and innovation to deliver enduring and highly considered places and communities for life. Our world-class developments integrate seamlessly into the urban fabric to re-establish connections and add value to the existing landscape. We combine engaging architectural sensibilities, future focused sustainability, and responsive amenities to achieve holistic spaces that balance ambitions for today and tomorrow. Winners of UDIA Victoria Medium Density project of the year 2021 at 448 Brighton. Sunkin continues to establish their reputation in Victoria with landmark trophy properties, including Novotel Glen Waverly, Century

City Walk Glen Waverly, and 509 St Kilda Road Melbourne, which all add to a showcase of Sunkin's absolute commitment to quality property development outcomes across Victoria. Sunkin is well funded and will continue to grow above it's current \$600m+ capitalisation.

For Highett Common, Sunkin have brought together a collaborative selection of Australian design teams including Clarke Hopkins Clarke, Tract Landscaping, Stantec Environmental Engineers, WSP Engineers, Webber Structural and Gallagher Jeffs as Project Managers.





Cowper Residences, Footscray



ClarkeHopkinsClarke  
*Architects*

[chc.com.au](http://chc.com.au)

ClarkeHopkinsClarke Architects is an interdisciplinary design practice with studios in Melbourne and Sydney. With a mission to Impact Tomorrow through future focused design that makes positive impact at scale, ClarkeHopkinsClarke is certified carbon neutral and the only Australian architects certified Climate Active. As Australia's largest architectural BCorp, ClarkeHopkinsClarke is part of a global network of businesses balancing people, planet, profit and purpose.

ClarkeHopkinsClarke collaborate closely with clients and communities to deliver award-winning projects that are inclusive, accessible and embrace diverse uses and typologies. Using a unique Creating Vibrant Communities methodology, mixed use and multi-residential communities are masterplanned with design diversity to be socially, ecologically and commercially sustainable, whilst also featuring refined, liveable and environmentally conscious spaces for people to call home.

**Tract**

Tract  
*Landscape Architects*

[tract.com.au](http://tract.com.au)

Tract is a national planning and design practice specialising in town planning, urban design and landscape architecture. A truly inter-disciplinary practice, Tract combines deep local knowledge with a wider perspective in responses to new challenges and projects across Australia. With 50 years of successful practice, Tract continues to evolve to deliver compelling solutions and creatively shape places for civic interaction, conduits for movement, places to live, work and visit, and habitats to grow. Tract's charter is to positively impact all environments and the communities they support, delivering sustainable and memorable solutions that leave a lasting legacy.



Jaques, Richmond

**COCO REPUBLIC™**

Coco Republic  
*Styling Partner*

[cocorepublic.com.au](http://cocorepublic.com.au)

The Coco Republic team curates award-winning design and décor for residential, commercial and hospitality projects across Australia and New Zealand. Known for their distinctive property styling and diverse service offering, the Coco Republic brand is synonymous with timeless style, superior craftsmanship and contemporary sophistication. A proud industry innovator, the design-led brand offers an outstanding ability to balance practical and aesthetic needs in curating homes, delivering truly tailored interior design solutions.



**HIGHETT COMMON**  
*Graham Road, Highett*



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