



**PARK HOUSE**  
**HIGHETT COMMON**

*Naturally bayside.*

**PARK HOUSE**  
**HIGHETT COMMON**

*Your home for a new life.*



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*Highbett Common*  
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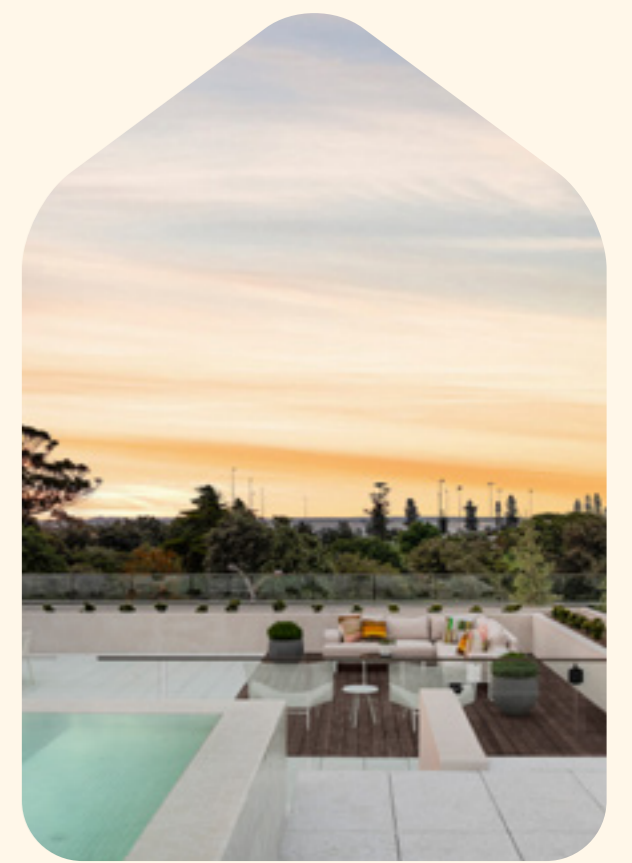
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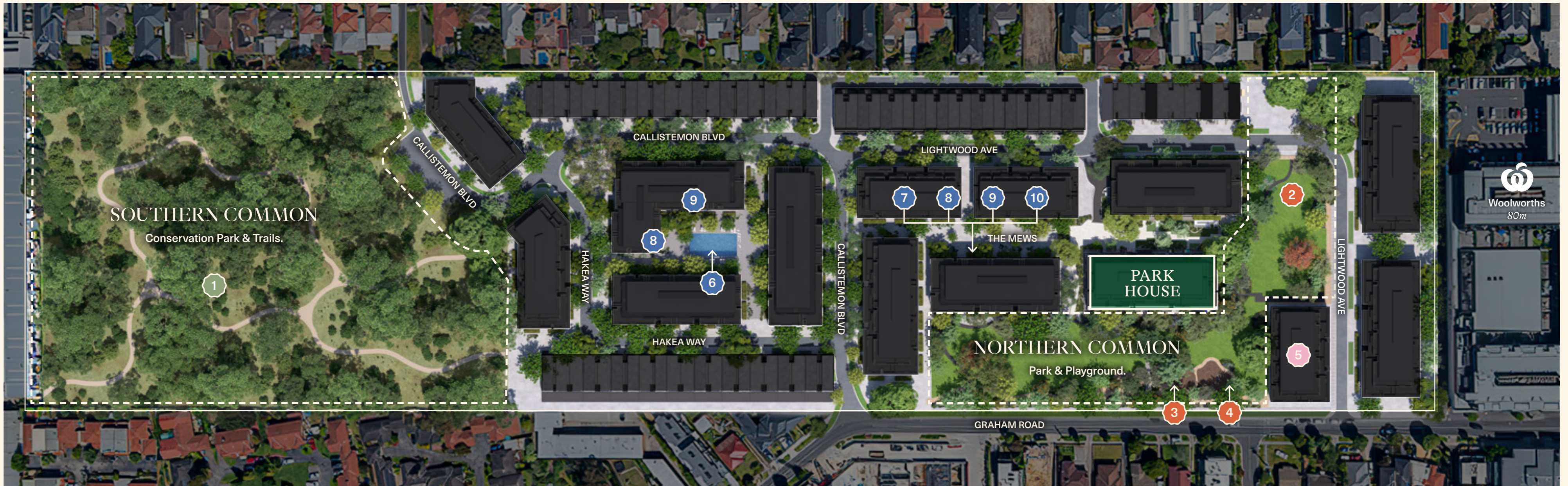


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PARK HOUSE  
HIGHETT COMMON

*Highett Common*





# 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.

# *Southern Common – Conservation park and trails.*

Bringing nature back to Highett's heart.

Residents will experience a heightened sense of well being that comes from a lifestyle integrated within hectares of native bushland. The 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.



Southern Common -  
Conservation park & trails

Artist impression

# Northern Common – Park and playground.

The beauty of nature and the energy of community.

Northern Common is 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

# Highbett library and community spaces.

A new library for Highbett and the community.

A new library and community spaces become the civic heart of Highbett 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.



Highbett Community Library

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, 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.





# Highett Common – Green Commitment.

Environmentally conscious living becomes a natural part of your day.



Kitchen - light scheme

Artist impression

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 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 façades provide greater solar protection.

#### 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.

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.

#### 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 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 & Lobby



#### 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 Communication/Hub

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

#### Neighbourhood Assist/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 & 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\*.

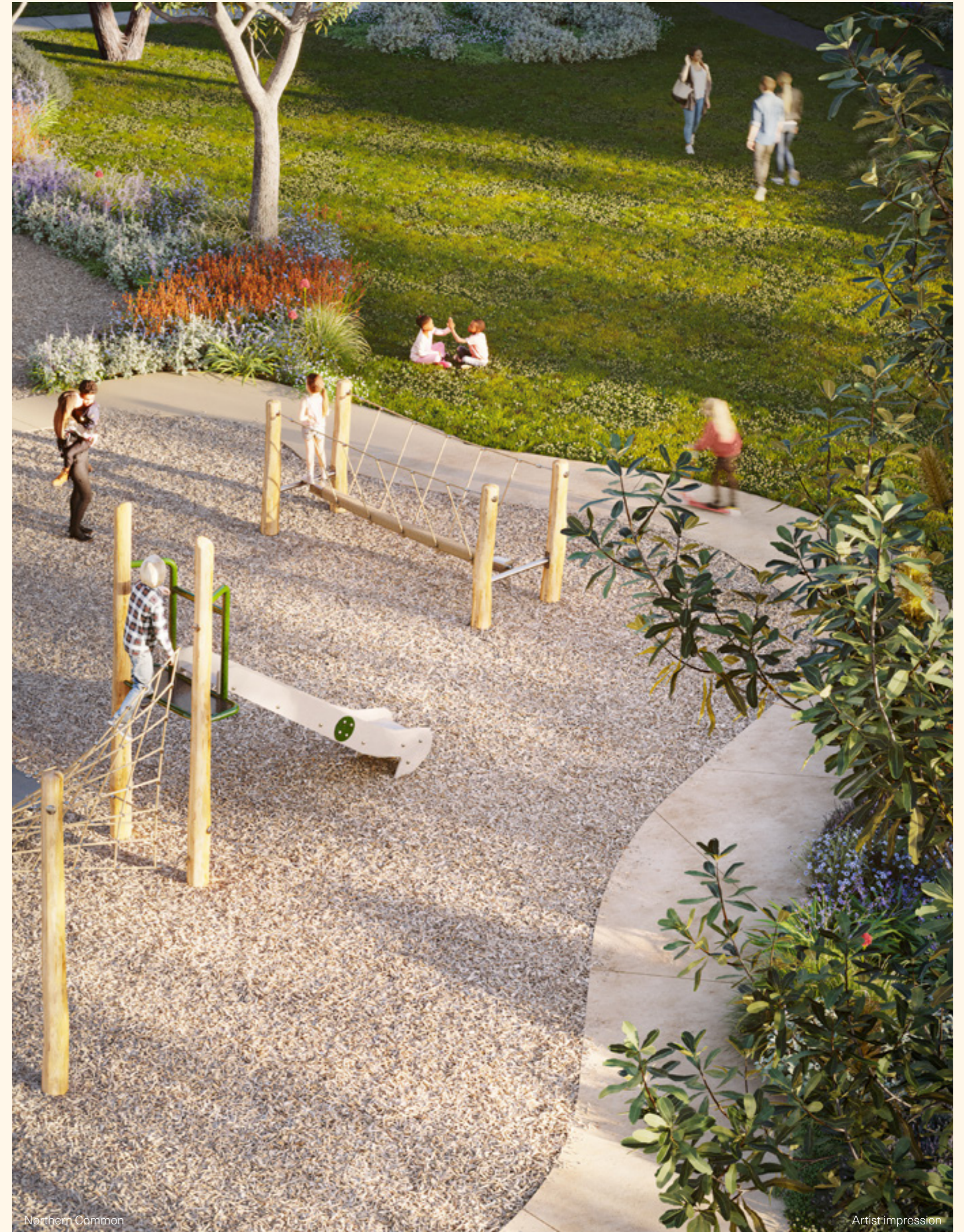
With research forecasting a deficiency of over 1 million homes in Australia by 2036, time is vital to change the narrative.



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



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



Northern Common

Artist impression

PARK HOUSE  
HIGHETT COMMON

*Architecture*



## *A place to flourish.*

A home on the park.

In a place of connection and community, Park House enjoys an exceptional address that embeds nature within a buoyant, urban neighbourhood. Tucked amongst the greenery that distinguishes a sustainably minded precinct, Park House is the coveted, second residential release to become part of Bayside's first Net Zero Community at Highett Common.

Designed to reintroduce nature to modern life, Park House settles within pockets of carefully composed spaces to play, ride, relax and explore; encouraging residents to

slow the pace. Surrounding Park House are expanses of pillowy lawns, pathways shaded by canopy trees and social places to sit and enjoy the outdoors. The building opens to the local playground and The Mews; a broad, landscaped laneway that invites leisurely community connections in a walkable precinct where shops, green spaces, transport and all the daily necessities are just minutes from home. New home buyers, growing families and lovers of luxury, will cultivate new beginnings in a coveted neighbourhood defined by its free spirit, tranquil spaces and healthy modern lifestyle.



Park House, The Mews, as seen from Northern Common

Artist impression



Park House exterior

Artist impression



## *Refined by nature.*

An evolution of modern living.

Park House is where residents will thrive in sustainable and refined modern homes, designed for every generation. The architecture is a dialogue of enduringly beautiful design, cultivated by a park side address. Naturally inspired materials are woven into a refined, modern façade where a confident, rectilinear design and tactile details are used across clean profiles to evolve a built form that becomes a natural extension of the surrounding residential and parkland environments. Taking cues from Bayside's heritage homes, exposed, red brickwork surrounds the lower level in earthy textures to anchor the whitewashed cladding across the levels

above. The topmost levels of Park House are bordered with greenery spilling down the façade, adding another layer of foliage to the views.

The architecture uses setbacks and individual balcony recesses to make each home incredibly private while having a sense of being outdoors. Inside, residents will entertain, relax and connect with nature in a home that encourages you to spread out in comfort across invitingly generous open spaces where there's little to distinguish between indoors and out.

*Apartments*







Living and balcony

Artist impression

## *Design with substance.*

Sustainable and sophisticated.

The interiors find the perfect balance of graceful design and liveability. Everything included has a purpose, where the smallest of details turn daily routines into memorable experiences. A thought-through design approach includes floor-to-ceiling walls of glazing and seamless glass doors to connect to generous balconies that celebrate the surrounding park views. The 1, 2 and 3 bedroom residences are enduring and versatile, designed for all seasons and any occasion – family gatherings, a dinner party that everyone remembers, a rainy afternoon on the couch and a bbq on a balmy summer night.

Inside, a texturally rich palette of materials is highlighted by clean, flowing lines, and sun drenched luxury. The living zones are spacious and graceful, using a thoughtful composition of aesthetics and function. From the matt finish timber floorboards to the recessed ceiling track for the curtains, a sublime and minimalist approach is evident at every turn. Slender white battens add an elegant profile to a feature wall to give the lounge subtle tactility and character.

The kitchen is both organic and elegant across a design that balances daily cooking and entertaining with ease. Integrating seamlessly with the living zones, the kitchen employs full-height panels of timber laminate or satin white joinery to conceal a myriad of storage and functional elements. The timber-inspired finishes and marbled or stone surfaces of the benchtop and splashbacks ground the design with a warm and earthy presence. With a flush, undermount double sink and sleek, gooseneck tapware, the expression is clean, uncluttered and tactile. Completely integrated within the design, a suite of premium appliances underscore a commitment to delivering the very best in top-of-the-line inclusions. A level of customisation is offered across the interiors with a choice of a warm material scheme in classic timber tones or a contemporary palette light material scheme.



Kitchen - light scheme

Artist impression



Kitchen - warm scheme

Artist impression



Living

Artist impression



Bathroom - warm and light scheme

Artist impression

## *Daily rituals made new.*


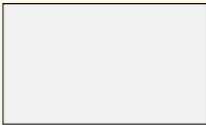
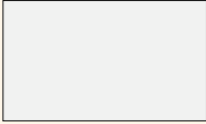
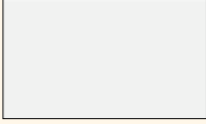
Spaces that keep you feeling good.

The private retreats are spaces to dream in and recharge, where you'll seek quiet time, and leave energised for the day ahead. The bathrooms and bedroom retreats continue a seamless design approach inspired by nature and composed with light. In the bathrooms and ensuites, a tactile material palette is paired with clean, crisp forms and satin nickel tapware accents to give the bathroom a sense of lightness and calm within. The contemporary undermount basin and timber finish vanity has been created as a singular form and wall-mounted to continue the seamless flow of the design. This includes a frameless shower and large format tiles running across the floors and rising to the ceiling to envelop the shower space with earthy texture.


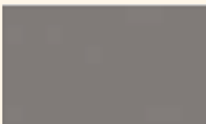

The bedrooms are generously proportioned retreats where forms and surfaces are expressed in classic materials and warming organic textures including pure wool, loop pile carpets throughout. All bedrooms include considerable level of storage with select master bedrooms including walk-through wardrobes with wood-grain textured interiors and purpose-built storage components. Full-height windows open to leafy panoramas while allowing natural light to pour over each space, enhancing a sense of unsurpassed relaxation and comfort.

*Fixtures and fittings*


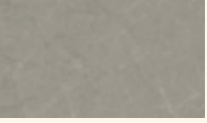
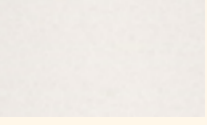
## Paint finish

<b>Cabinetry</b>	Kitchen, underbench cabinetry	Warm and light scheme Colour: Natural white Finish: Satin	
	Kitchens overhead cabinetry & full height cupboards / panels	Light scheme Colour: Natural white Finish: Satin	
<b>Ceilings</b>	Ceilings	Colour: Ceiling white flat	
<b>Walls</b>	General walls	Colour: Natural white low sheen	
<b>Reveals / arch / skirting</b>	General skirtings throughout	Colour: Natural white satin aquanamel	
<b>Flush panel doors &amp; frames</b>	Flush panel doors & frames, generally		

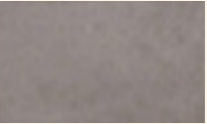

## Laminate

	Kitchens overhead cabinetry & full height cupboards / panels	Warm scheme Colour: Navurban ashwood Finish: Smooth texture	
	Bathroom cabinetry	Warm and light scheme Colour: Navurban ashwood Finish: Smooth texture	
	Feature open shelving	Warm and light scheme Colour: Canterbury grey Finish: Matt	
	WIR joinery	Colour: Classic white Finish: Matt	



## Stone

	Kitchen benchtops, splashback, island bench	Warm scheme Colour: Calacutta nuvo	
		Light scheme Colour: Symphony grey	
	Bathroom benchtops	Warm and light scheme Colour: Organic white	





## Tiling

<b>Floor and wall tiles</b>	Bathrooms & ensuites, laundry	Warm and light scheme	
<b>Wall tile, feature</b>	Bathrooms & ensuites, splashback <i>Refer to the Floorplan</i>	Warm and light scheme I Naturali	

## Flooring including floating floors & underlays

<b>Timber strip flooring</b>	Flooring where noted	Oak Finish: Matt	
<b>Carpet</b>		100% wool loop pile Colour: Fossil	

## Appliances – whitegoods

<b>Oven</b>	Kitchen	Bosch Multifunction oven 600mm Finish: Black	
<b>Cooktop</b>	Kitchen	Bosch Induction cooktop 600mm Finish: Black	
<b>Dishwasher</b>	Kitchen	Fisher and Paykel Fully integrated dishwasher 600mm Energy: 3.5 star rating	
<b>Rangehood</b>	Kitchen	Bosch Integrated rangehood 530mm	

## Heating/Cooling Split Systems - *Purchaser upgrades available*






<b>1 Bedroom apartment</b>	1x living
<b>2 Bedroom apartment</b>	1x living, 1x master
<b>3 Bedroom apartment</b>	1x living, 1x master

## Sanitaryware and tapware


<b>Toilet suite</b>	Bathroom / ensuite	Nova ii wall faced toilet suite – back entry	
<b>Basin, undermount with overflow</b>	Bathroom / ensuite	Vanity basin with overflow Colour: Gloss white Brass pop-up waste with overflow	
<b>Tapware</b>	Bathroom / ensuite	Pin lever wall mounted basin mixer - 150mm spout Finish: Satin nickel	
<b>Shower Rose</b>	Bathroom / ensuite	Wall shower arm - 355mm 200mm round shower head only Finish: Satin nickel	
<b>Shower mixer</b>	Bathroom / ensuite	Shower wall mixer tap Finish: Satin nickel	
<b>Sink, single, undermount, kitchen</b>	Kitchen Refer to the Floorplan	Single bowl	
<b>Sink, double, undermount, kitchen</b>	Kitchen Refer to the Floorplan	Double bowl	
<b>Tapware, gooseneck</b>	Kitchen Laundry	Sink mixer Finish: Satin nickel	
<b>Trough &amp; cabinet</b>	Laundry	35L Compact stainless steel trough & cabinet with one tap hole and by-pass.	




## Fittings, fixtures

<b>Robe hooks</b>	Bathrooms / ensuite	Robe hook Finish: Satin nickel	
<b>Shower shelf</b>	Bathrooms / ensuite	Shower shelf 440mm Finish: Satin nickel	
<b>Toilet roll holders</b>	Bathrooms / ensuite	Toilet roll holder Finish: Satin nickel	
<b>Towel rails</b>	Bathrooms / ensuite	Single towel rail 600mm Finish: Satin nickel	
<b>Shower screens</b>	Bathrooms / ensuite	Semi frameless shower screen with pivot door Standard door handle Finish: Chrome, hinges and pivots. Glazing to be clear, toughened safety glass.	
<b>Wardrobes</b>	Bedrooms	Sliding doors: mirror glass doors in full frameless look aluminium frame, full height.	

## Joinery hardware

<b>Pull out garbage bin</b>	Kitchen, under bench	Double-bin waste sorter tandem 2 x 18L capacity	
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## Door hardware

<b>Door lever / rose</b>		1220 Brass round rose door handles Colour: Satin chrome brushed	
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*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 ClarkeHopkinsClarke, Tract Landscaping, Stantec Environmental Engineers, WSP Engineers, Webber Structural and Gallagher Jeffs as Project Managers.



## ClarkeHopkinsClarke *Architects*

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

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. 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.

## 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.



Cowper Residences, Footscray



Jaques, Richmond



# PARK HOUSE

HIGHETT COMMON



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