



THE MEWS
COLLECTION
HIGHETT COMMON

Naturally bayside.

**THE MEWS
COLLECTION**
HIGHETT COMMON

Your home for a new life.



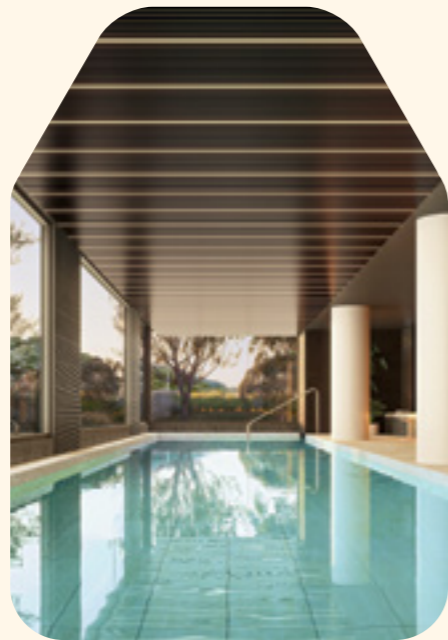
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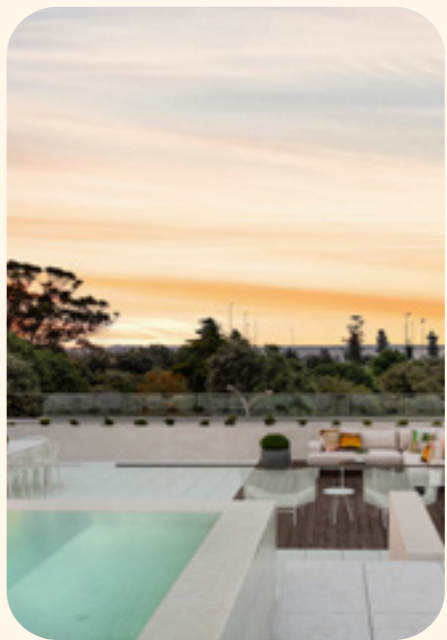
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Location





Sandringham Beach



Abbiocco



Sandy Links Golf Course



Bad Shepherd Brewing



The Flour House

Become a Highett local.

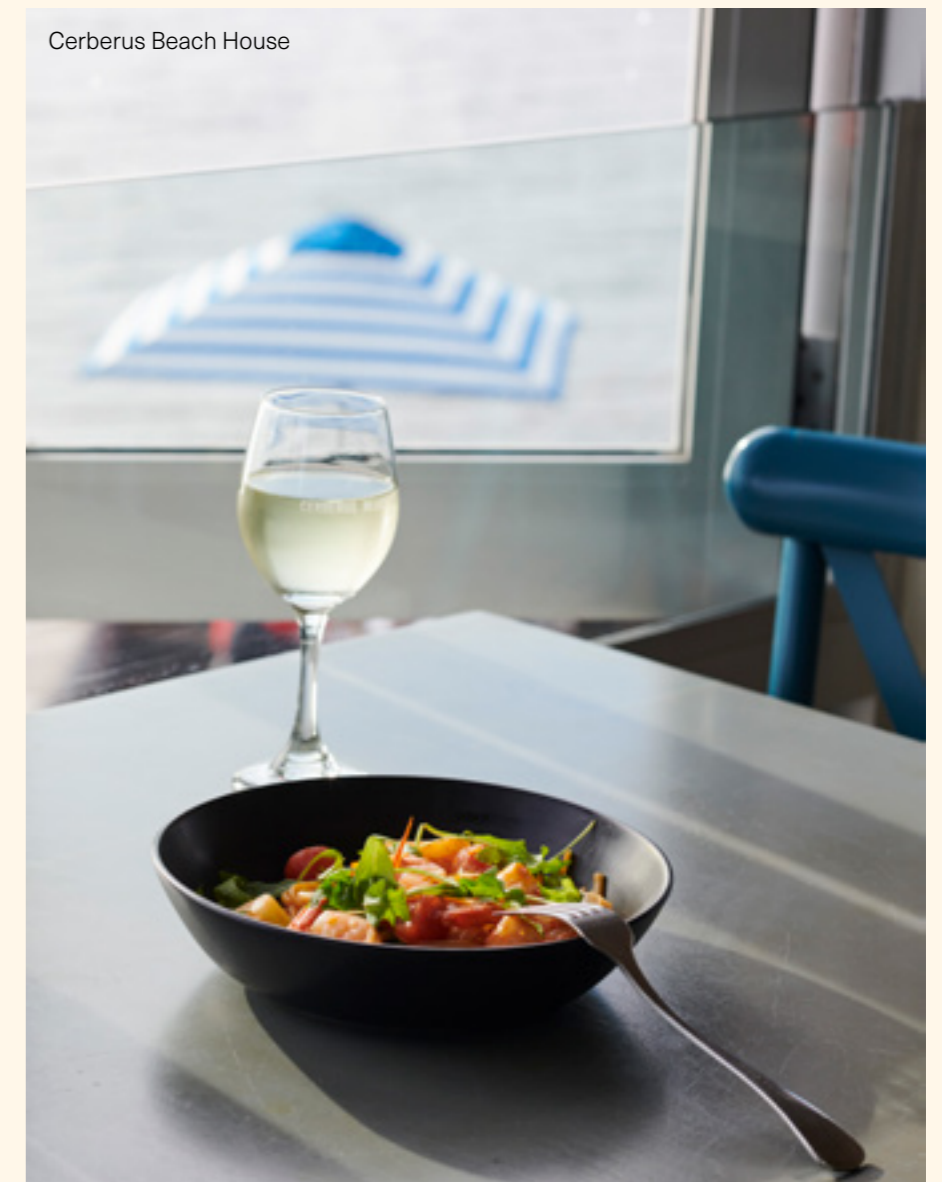
The best of Bayside.

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 cafés, 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.

Highett 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.



Hawker Typhoon



Cerberus Beach House



Melbourne CBD

St Kilda Beach

Royal Brighton Yacht Club

Hampton Beach

Elwood

Brighton

Caulfield South

Hampton

Brighton East

Sandringham

Hampton East

Moorabbin

Highbury



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Highett Common





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





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 & trails

Artist impression

Southern Common.

Conservation Park & Trails.

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.



Northern Common – Park & playground

Artist impression

Northern Common.

Park & Playground.

Northern Common is 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.



WELCOME

**BAYSIDE
COMMUNIT
FACILITY**



The Library

Artist impression



The Library Café

Artist impression

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.

Discover the ideal setting at The Library Café, where residents and the local community come together to savor coffee, snacks, or light meals. Enjoy the inviting indoor ambiance or relax on the outdoor terrace with views of the Northern Common playground. It's the perfect spot for socialising and enjoying quality refreshments.



The Library Café Outdoor Terrace

Artist impression





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.

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

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*.

**Homes
for / Homes** homesforhomes.org.au



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Resident Amenity





NORTHERN
RESIDENTS' AMENITY



Northern Resident Amenity – Indoor pool

Artist impression



Northern Resident Amenity – Gym

Artist impression

Northern Private Resident Amenity.

Living is what you make of it.

The private dining room hosts celebrations and effortless entertaining, whilst numerous spaces for relaxing and socialising, both indoors and out, provide residents space to sink into luxurious comfort. For all year-round fitness, residents can also enjoy the luxurious indoor pool and fully-equipped gym and wellness area.



Northern Resident Amenity – Kitchen & dining

Artist impression





Southern Resident Amenity – Pool & gym

Artist impression



Southern Resident Amenity – Cinema

Artist impression

Southern Private Resident Amenity.

Workouts, wellness,
or weekends by the pool.

A series of carefully curated resident amenities, bring resort-living to you every day. Places for lounging, entertaining, fitness and wellbeing flow within an engaging social landscape that fosters the precinct's focus on natural connection. Artful, modern design uses natural materials to create a space for residents to relax and refresh. Wide glass doors open to sun drenched decks embracing an outdoor pool for a five star experience. After work, clear your mind on the treadmill while enjoying green views, or find your zen with a yoga session.



Southern Resident Amenity – Gym & wellness area

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. 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 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 ethically and through resource efficient processes.

Townhomes 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

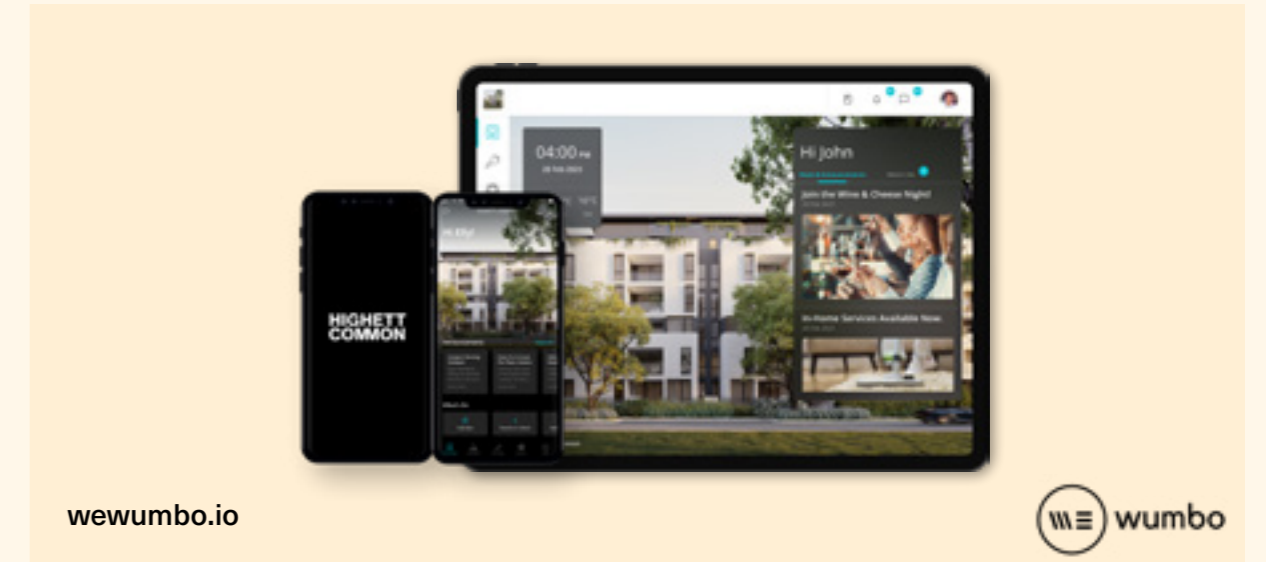
With a retail precinct and train station on Highett Road, you'll commute and tick off the daily essentials while you leave the car at home.

Climate and noise protection

Townhomes 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.

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

Highett Common Connect provides:

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.

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The Mews Collection



The Mews Collection.

A modern sanctuary embedded in nature and neighbourly connections.

The Mews Collection is at the heart of Bayside's premier masterplanned community, Highett Common. Residents here will enjoy a unique connection to The Mews, a verdant boulevard that invites neighbours to meet, mingle and stroll under leafy canopies linking to the native conservation park and trails at Southern Common and the park and playground at Northern Common.

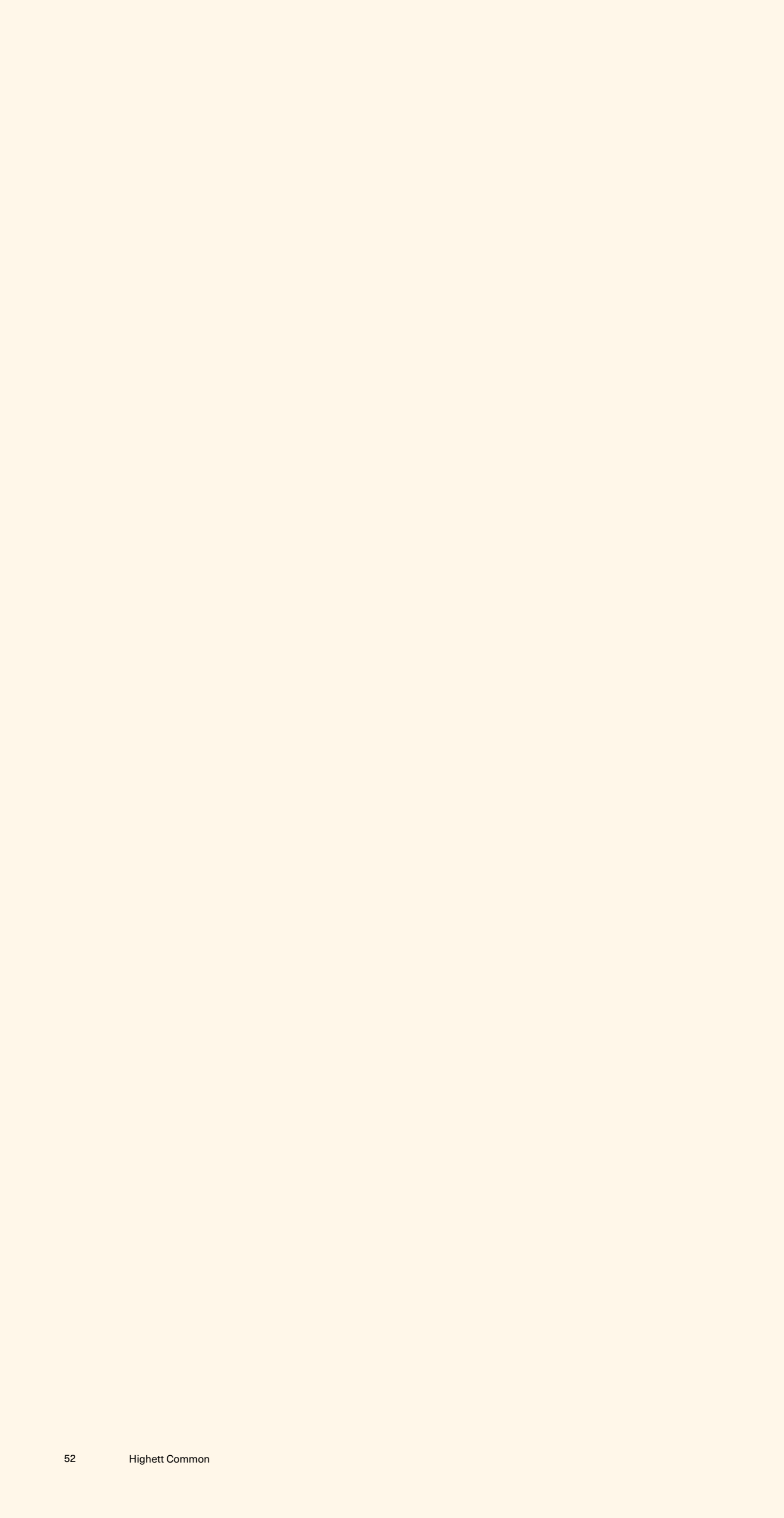
The architecture of The Mews Collection is defined by distinct linear profiles and modern geometry, softened by cascading greenery and natural tones and textures borrowed from the surrounding landscape. The upper levels are set back to develop spacious outdoor environments while the levels beneath are articulated with generous private terraces recessed within the built form, to fill interiors with natural light and provide private outdoor living experiences for each home.





The Mews Collection – Lightwood Release

Artist impression





THE MEWS
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Apartments







3 bedroom kitchen – Warm scheme

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 – Warm scheme

Artist impression



2 bedroom living

Artist impression



Master bedroom

Artist impression

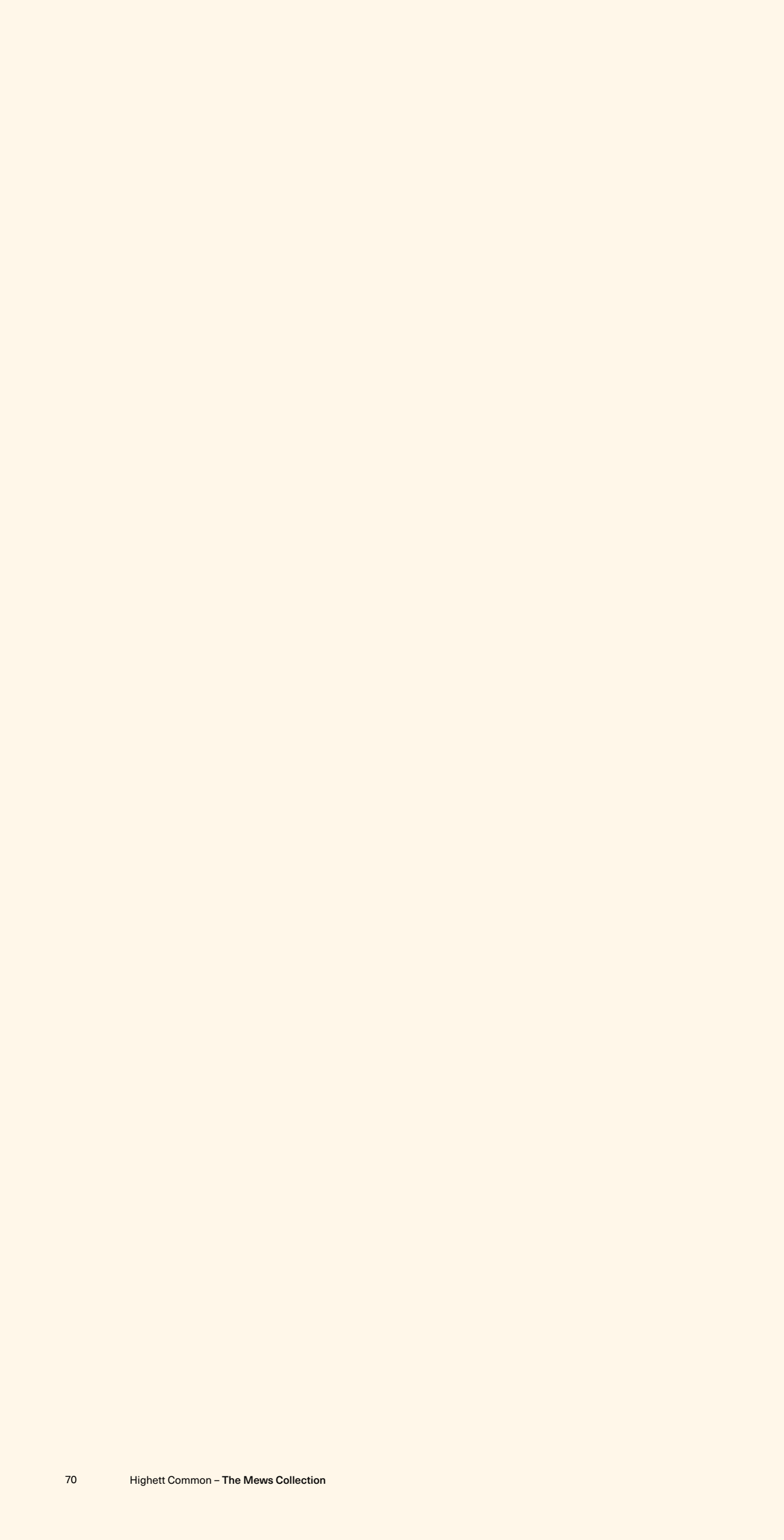


Daily rituals made new.

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.





Kitchen – Warm scheme

Artist impression



Terrace

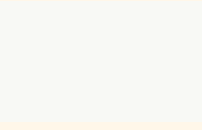
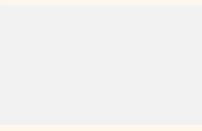
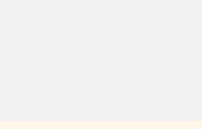
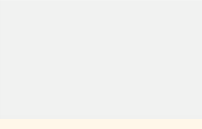
Artist impression

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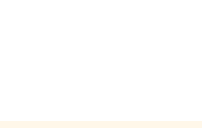
Fixtures & Fittings




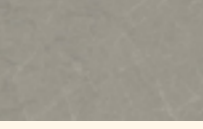

Paint finish

| | | | |
|---------------------------------------|--|---|--|
| Cabinetry | 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 | |
| Ceilings | Ceilings | Colour: Ceiling white flat |  |
| Walls | General walls | Colour: Natural white low sheen |  |
| Reveals / arch / skirting | General skirtings throughout | Colour: Natural white satin aquanamel |  |
| Flush panel doors & frames | Flush panel doors & frames, generally | | |


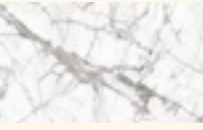
Laminate

| | | | |
|--|--|---|---|
| | 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: Matte |  |
| | WIR joinery | Colour: Classic white Finish: Matte |  |



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

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

Flooring including floating floors & underlays

| | | | |
|------------------------------|----------------------|---------------------------------------|---|
| Timber strip flooring | Flooring where noted | Oak Finish: Matt |  |
| Carpet | | 100% wool loop pile Colour: Fossil |  |

Appliances – whitegoods

| | | | |
|-------------------|---------|---|---|
| Oven | Kitchen | Bosch Multifunction oven 600mm Finish: Black |  |
| Cooktop | Kitchen | Bosch Induction cooktop 600mm Finish: Black |  |
| Dishwasher | Kitchen | Fisher and Paykel Fully integrated dishwasher 600mm Energy: 3.5 star rating |  |
| Fridge | Kitchen | Bosch Fully integrated fridge 600mm |  |
| Rangehood | Kitchen | Bosch Integrated rangehood 530mm |  |






Heating/Cooling Split Systems - Purchaser upgrades available

| | |
|----------------------------|----------------------|
| 1 Bedroom apartment | 1x living |
| 2 Bedroom apartment | 1x living, 1x master |
| 3 Bedroom apartment | 1x living, 1x master |


Sanitaryware and tapware

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


Fittings, fixtures

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

Joinery hardware

| | | | |
|-----------------------------|----------------------|--|---|
| Pull out garbage bin | Kitchen, under bench | Double-bin waste sorter tandem 2 x 18L capacity |  |
|-----------------------------|----------------------|--|---|

Door hardware

| | | |
|--------------------------|--|---|
| Door lever / rose | 1220 Brass round rose door handles Colour: Satin chrome brushed |  |
|--------------------------|--|---|

THE MEWS
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Project Team





SUNKIN

Sunkin Property Group

sunkin.com.au

From humble beginnings, founded in 1995, Sunkin is a large family-owned business with thousands of staff and contractors across the world. The company specialises in bringing to life award winning projects aimed at enriching the lives of local communities and the environments they live in. Guided by efficiency, collaboration, responsibility and contribution to society, Sunkin continually seeks new opportunities that help us to create environments that transform lives.

As a family run organisation, our passion for transformative endeavours extends beyond our businesses'. Throughout our history we have prioritised giving back to our communities, initiating a number of charitable and public welfare undertakings, including poverty alleviation, rural revitalisation, epidemic relief and disaster relief, ensuring we leave a lasting contribution to this world.

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

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

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

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.



THE MEWS COLLECTION

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