

HIGHETT COMMON

The
TOWNHOMES



BY **SUNKIN**

Naturally bayside.

The
TOWNHOMES
HIGHETT COMMON


Your home for a new life.



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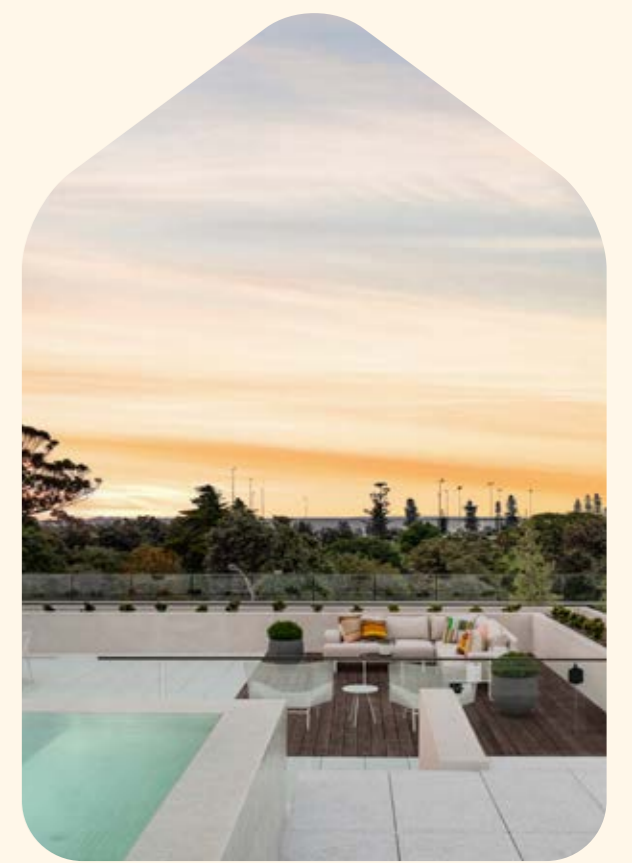
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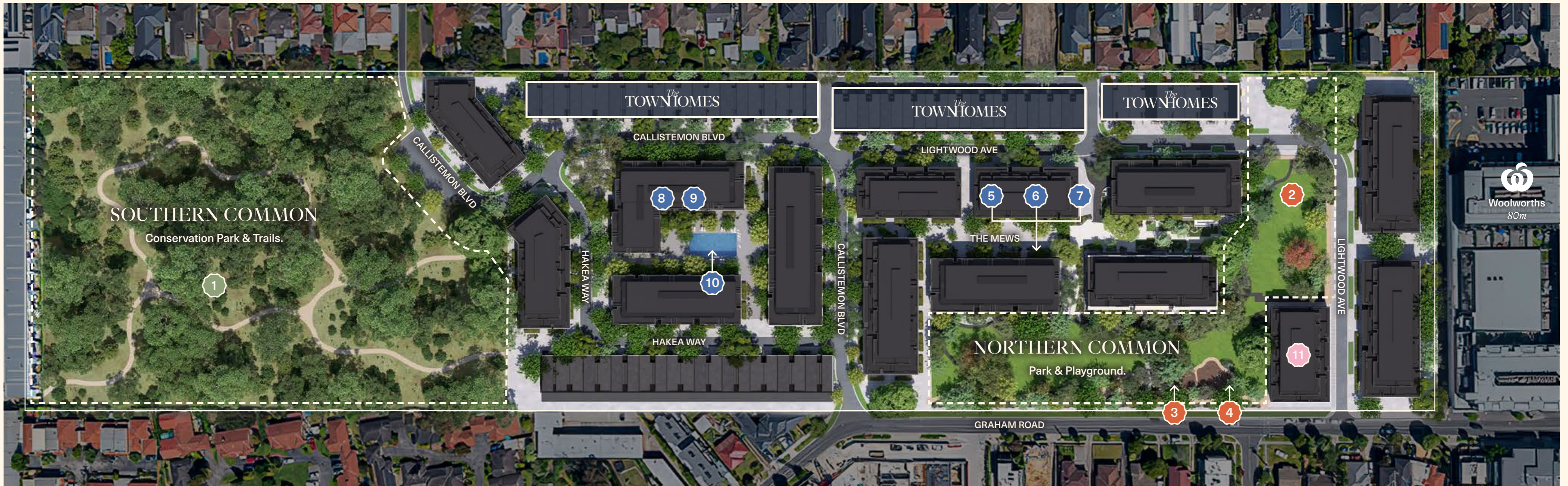


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The
TOWNHOMES
HIGHETT COMMON

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.

Northern Private Resident Amenity.

- 5 Indoor Pool**
Keep fitness goals up over the cooler months with lap swimming and pool activities all year round.
- 6 Gym & Wellness Area**
Spaces to inspire a healthy community with areas for meditation, yoga, group fitness and more.
- 7 Dining & Lounge**
Private dining rooms and expansive lounge areas to host friends and family or social get-togethers with neighbours.

Southern Private Resident Amenity.

- 8 Cinema**
Private residents' cinema room with bar facilities to enjoy the latest releases on the big screen.
- 9 Gym & Wellness Area**
Modern equipment for cardio, strength training and stretching in a beautifully appointed gymnasium.
- 10 Outdoor Pool**
Enjoy morning laps, weekend dips and lounging on the sundeck.

Public Amenity.

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

Southern Common – Conservation park and trails.

Bringing nature back to Highett's heart.

Residents will experience the heightened sense of wellbeing 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 nature. 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 become an extension of your backyard. 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 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. 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. For all year-round fitness, residents can also enjoy the luxurious indoor pool. 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



Southern Resident Amenity – Wellness Lounge

Artist impression



Southern Resident Amenity – Cinema

Artist impression







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.



Northern Resident Amenity - Gym & Wellness Area

Artist impression



Northern Resident Amenity - Dining & Lounge

Artist impression





Highett Common – Green Commitment.

Environmentally conscious living becomes a natural part of your day.



Kitchen - warm 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. 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.

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

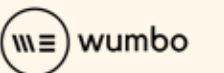
Neighbourhood safety

Operation and management efficiency of building management and owners corporation

Seamless integration with smart home automation

Lift & Lobby

wewumbo.io



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*.

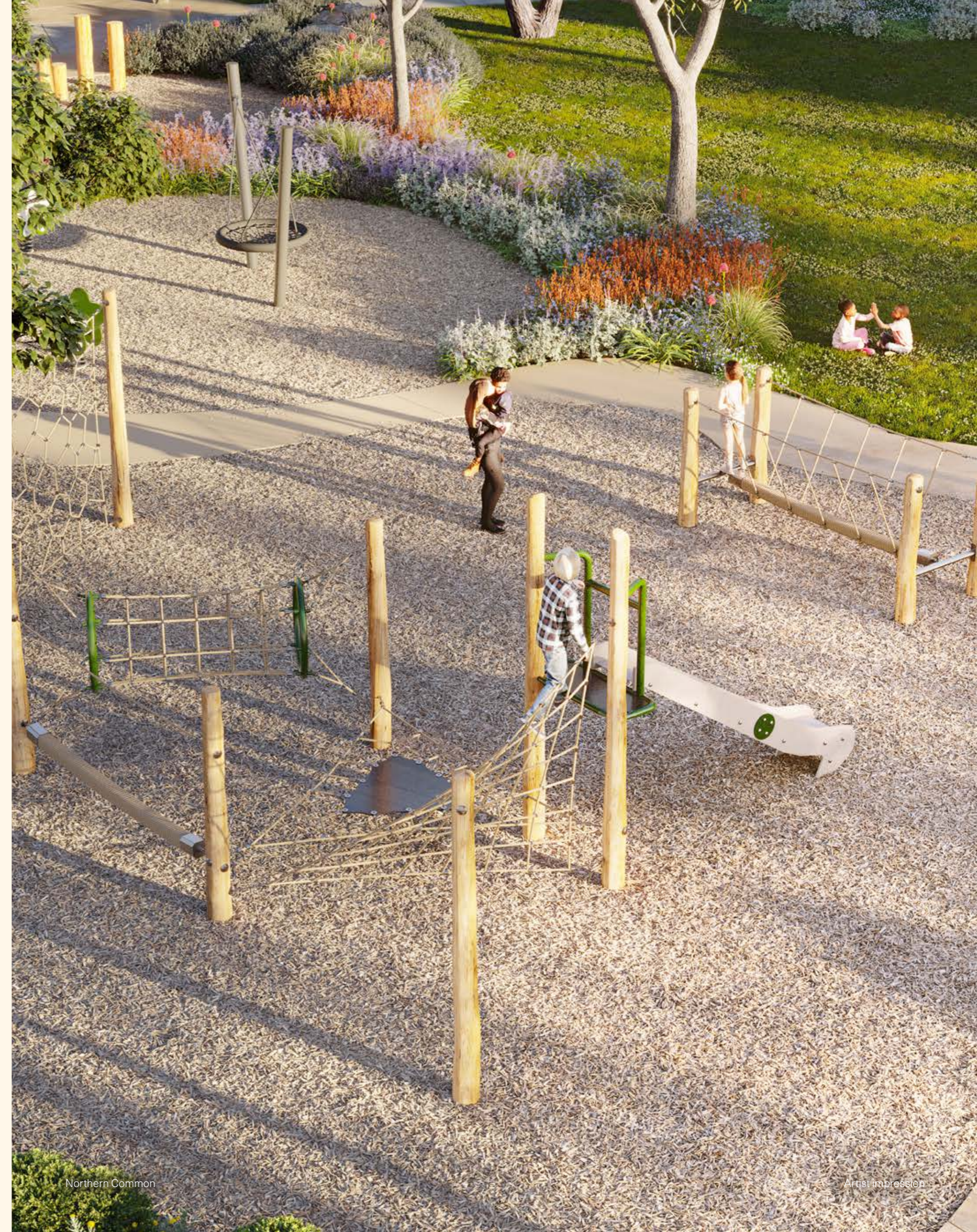
With research forecasting a deficiency of over 1 million homes in Australia by 2036, time is vital to change the narrative.



homesforhomes.org.au



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



Northern Common

Artist Impression

The
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Architecture



A place to call home

Refined urban design.

Set amongst the leafy landscapes of Highett Common, a series of architecturally distinct townhomes set the scene for a new chapter in Bayside living. Conceived to complement the surrounding residential and parkside environments, the architecture balances elements of exposed brickwork and modern, earthy materials to deliver a contemporary home which values nature, sustainability and privacy as important elements of the overall design.

The open design, 3 & 4 bedroom floorplans are delivered across 2-3 levels to allow greater flexibility as family needs change over time. With living areas across the lower level,

the upper level features generous retreats with space to accommodate an additional living zone, home office or hobby and media room.

From the ground up, each townhome has clear purpose and considered spatial planning to provide extra room for entertaining and busy family life. The abundance of multi-use spaces extend to outdoor zones to encourage more connection with nature while optimising the flow of natural light and fresh air. The independent street entry and internal access from the lockable garage increases a sense of privacy.





The
TOWNHOMES
HIGHETT COMMON

Interiors





Naturally welcoming

You'll want to stay in.

With views that calm and design that energises, every day is a serene and sensory living experience. Bringing elements of nature inside, the townhomes are appointed with a palette of timber, stone, glass, pure wool and refined metals. Gentle, organic textures are layered to fill open spaces with character and warmth, while forms are simplified to reveal the natural qualities of the luxury finishes. The clean lines and carefully selected materials make every townhome feel like a completely curated space. Thanks to extra storage, both indoors and outside, everything is tidy, organised and where you want it to be.

Timber flooring, polished stone features with marbled finishes and customised woodgrain veneers are combined with carefully considered architectural details like high ceilings, floor-to-ceiling windows and varied floorplans, to create a home of refined design and a remarkable function.

Special touches start from the moment you arrive with an entry seat and timber feature wall as a warm welcome home. Large living zones are bordered by windows which disappear within the floor and ceilings to amplify volume and seamlessly connect with the outdoor environment. For effortless entertaining, the lounge flows into a custom kitchen, framed in panels of warm wood veneer cabinetry and capped with sleek stone benchtops and splashbacks. The island bench increases work space and encourages gathering in the kitchen which is designed as an extension of the living area. The open shelving feature encourages displaying special items and adding decorative detail.

Elegant gooseneck tapware and a selection of premium Smeg appliances are seamlessly integrated to blend with the joinery and stone features, balancing perfect functionality with refinement. For a further level of customisation, the material palette scheme is offered in a selection of light, modern tones or in darker, classic hues.













Escape within

A sanctuary of considered living.


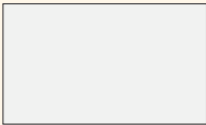
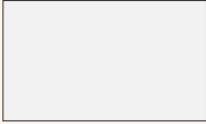
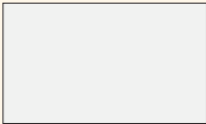
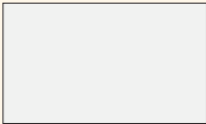
Across private retreats, nature, light and freedom of space are effortless partners of classic design. Using clean lines and layers of texture, the spacious bathrooms feature custom-designed joinery with elegant stone benchtops and splashbacks, and undermount basins for a seamless aesthetic. Panels of mirrored cabinetry, frameless glass and polished surfaces enhance a sense of volume while the large format, Italian porcelain tiles wrap the space in soothing earthy tones.

Tapware finished in satin nickel accents is warming and luxurious, contributing to a space for those who doesn't want to compromise on durability, convenience or indulgent design. The main bathrooms feature a freestanding bath and ensuites include a dual basin vanity. In the bedrooms, pure wool carpets and large built in robes, fitted with all the essential components, complete a home that brings the ease of modern living to sophisticated design.



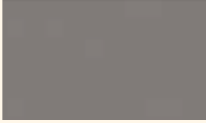
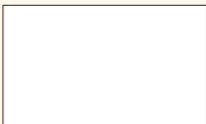
Fixtures and Fittings





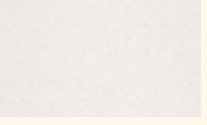

Paint finish

Cabinetry	Kitchen, underbench cabinetry	Warm and dark 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		
	Kitchens overhead cabinetry & full height cupboards / panels	Dark scheme Colour: Navurban ashgrove Finish: Smooth texture	
	Bathroom cabinetry		
	Feature open shelving	Warm and dark scheme Colour: Canterbury grey Finish: Matt	
	WIR joinery	Colour: Classic white Finish: Matt	



Stone

	Kitchen benchtops, splashback, island bench	Warm scheme Colour: Calacatta nuvo	
		Dark scheme Colour: Turbine grey	
	Bathroom benchtops	Warm scheme Colour: Organic white	
		Dark scheme Colour: Turbine grey	

Tiling

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




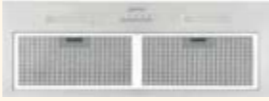

Flooring including floating floors & underlays

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

Carpentry

Timber lining	Feature wall behind entry seating joinery	Range: Easy VJ 100mm Finish: Pre-primed	
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Appliances – whitegoods

Oven	Kitchen	Smeg Multifunction oven 900mm Finish: Black	
Cooktop	Kitchen	Smeg Induction cooktop 900mm Finish: Black	
Dishwasher	Kitchen	Smeg Fully integrated dishwasher 600mm Energy: 3.5 star rating	
Rangehood	Kitchen	Smeg Integrated undermount rangehood 900mm	
Integrated fridge Upgrade item	Kitchen	Fisher and Paykel French door refrigerator freezer 900mm Includes ventilation grille	

Heating/Cooling Split Systems - Purchaser upgrades available

3 Bedroom Townhome	1 x unit to living, 1 x unit to master
4 Bedroom Townhome	1 x unit to living, 1 x unit to master




Sanitaryware and tapware

Toilet suite	Bathroom / ensuite	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	 
Basin, wall mount	Powder rooms	500mm Wall Mount Basin Finish: White	
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 <i>Refer to the Floorplan</i>	Single bowl	
Sink, double, undermount, kitchen	Kitchen <i>Refer to the Floorplan</i>	Double bowl	
Tapware, gooseneck	Kitchen Laundry	Sink mixer Finish: Satin nickel	


Sanitaryware and tapware

Trough & cabinet	Laundry	35L compact stainless steel trough & cabinet with one tap hole and by-pass	
Floor waste, tile in	Bathrooms / ensuite	Square floor waste Size: 100 x 100mm Finish: Stainless steel	
Bath	Bathrooms	Inset bath with overflow kit 1675mm L x 735mm W x 425mm H 1525mm L x 735mm W x 425mm H Finish: Acrylic white gloss	


Fittings, fixtures

Robe hooks	Bathrooms / ensuite	Robe hook Finish: Satin nickel	
Shower shelf	Bathrooms / ensuite	Shower shelf 440m 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	
Wardrobes	Bedrooms	Sliding doors: mirror glass doors in full frameless look aluminium frame, full height	
Coat hooks	Entry Seat	Size: 36mm (dia) x 28mm (D) Finish: Natural oak	
Mailbox insert	Exterior	Letterbox with telescopic sleeve Key lockable Finish: Stainless steel	

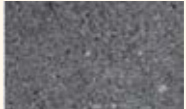



Joinery hardware

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

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

Pavers	Outdoor areas TBC	Bluestone paver 900mm L x 450mm H x 40mm D Finish: Diamond sawn	
Clothesline	Outdoors	1500mm wall mounted folding clothesline Finish: Powdercoat black	
Planter boxes	Outdoors	Raised planter boxes 1100mm H x 1500mm L x 500mm W 1100mm H x 2000mm L x 500mm W Colour: To match DULUX Monument (Charcoal)	
Brickwork	Brick veneer walls	230mm L x 110mm H x 76mm D Brick colour: Light grey Mortar colour: White	

Project Team





SUNKIN

Sunkin Property Group

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

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

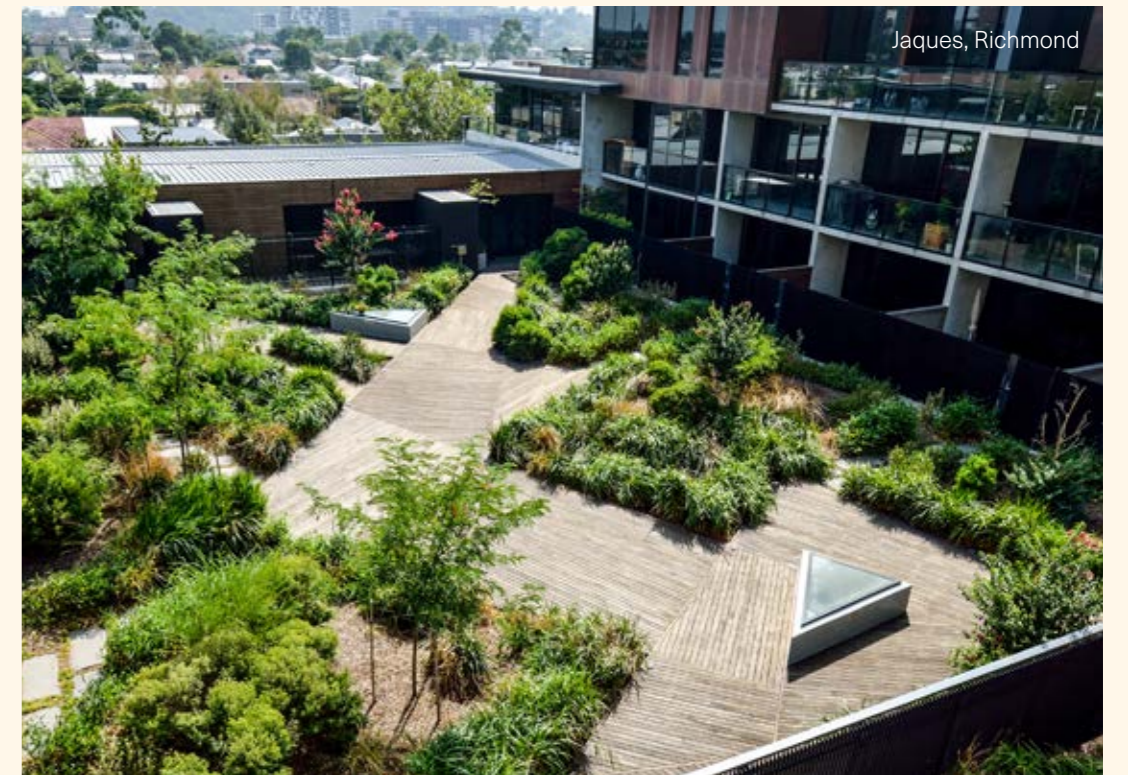
Tract is a national planning and design practice specialising in town planning, urban design and landscape architecture. A truly inter-disciplinary practice, Tract combines deep local knowledge with a wider perspective in responses to new challenges and projects across Australia. With 50 years of successful 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
TOWNHOMES
HIGHETT COMMON



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