


- - Site - - Development Lot

Cox Architecture
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Nominated Architects
Joe Agius No. 6491
Russell Lee no. 6367

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Rev	Description	By	Date
A	Revision based on comments from Landcom 27/10/2019	DH	29/10/19
B	Revision based on comments from Client 29/10/2019	DH	01/11/19
C	Revision to Layout	DH	06/04/20
D	Response to Submissions	DH	30/06/20

Project
Hills Showground Station Precinct

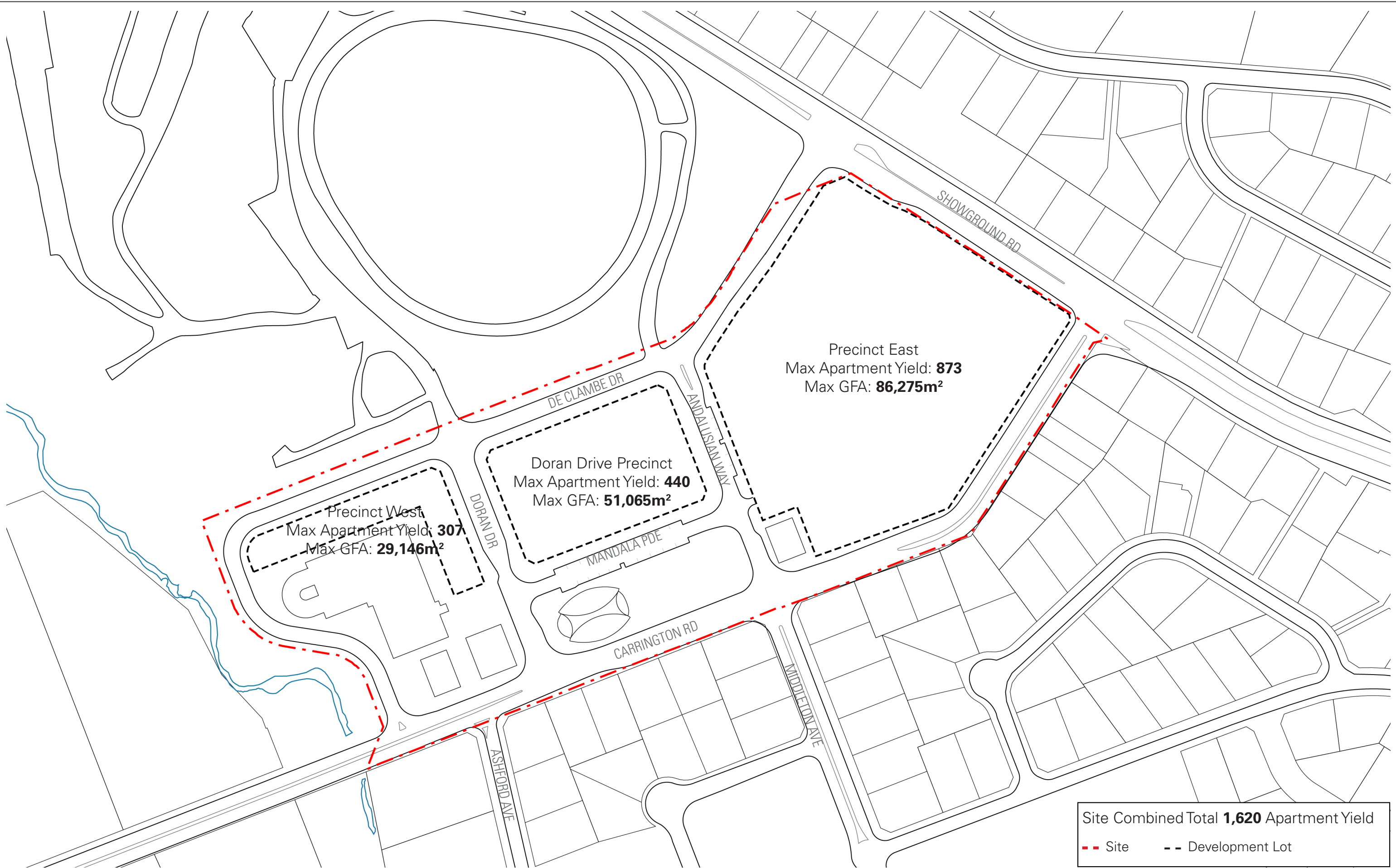
Drawing Title
Site and Development Lots Plan

Scale
1:2000 @A3

02550100m



Date 30/06/20	Drawn DH	Checked SA	Approved LA
CAD File			Revision
Drawing Number SK 01			



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COX

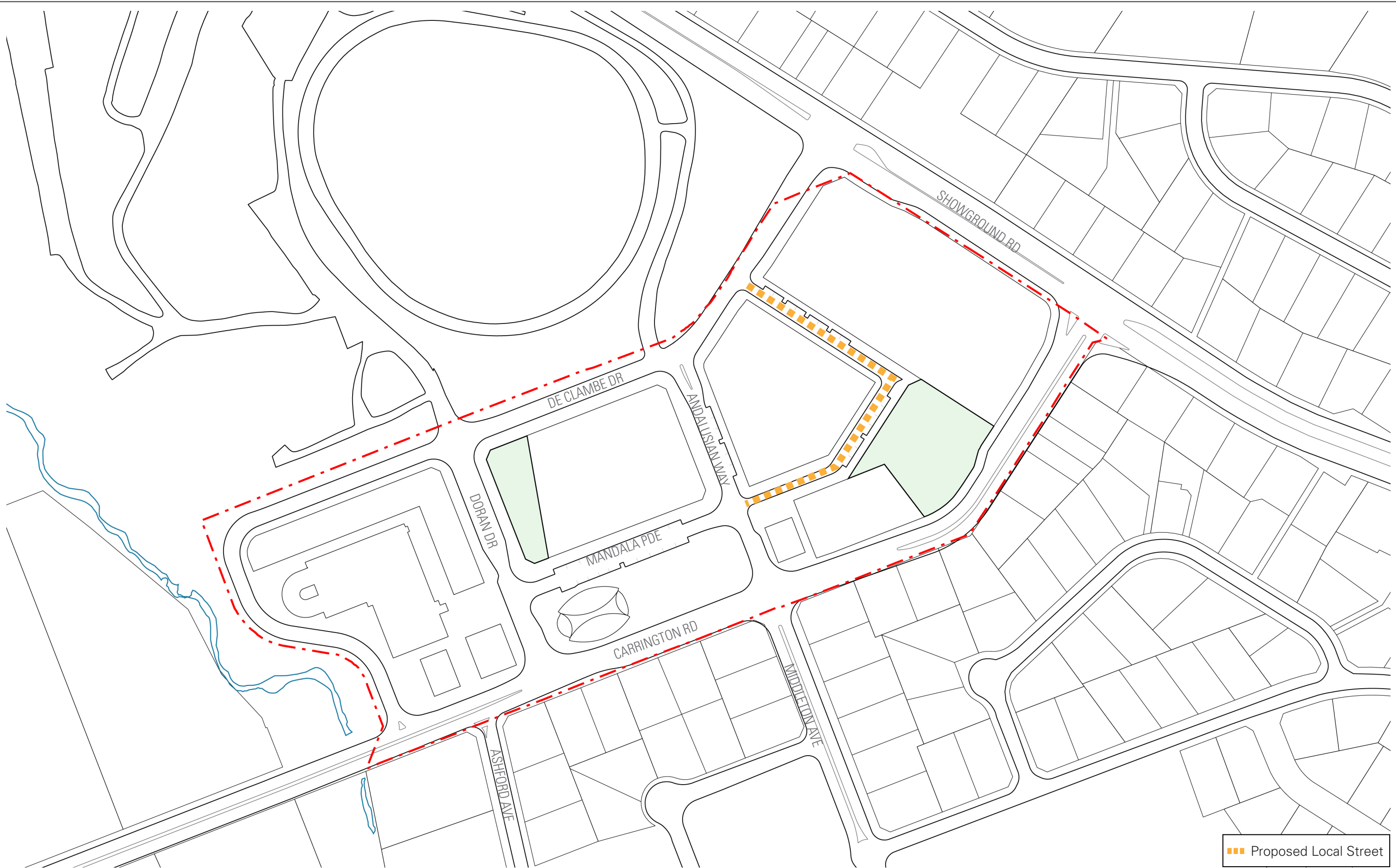
Nominated Architects
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Russell Lee no. 6367

Rev	Description	By	Date	Project	Date	Drawn	Checked	Approved
A	Dwelling Cap Per Precinct and Development Lot	DH	07/04/20	Hills Showground Station Precinct	30/06/20	DH	SA	LA
B	Response to Submissions	LF	30/06/20	Drawing Title	CAD File			Revision
				Dwelling Capacity Plan				
				Scale	Drawing Number			
				1:2000 @A3	SK 02			

02550100m

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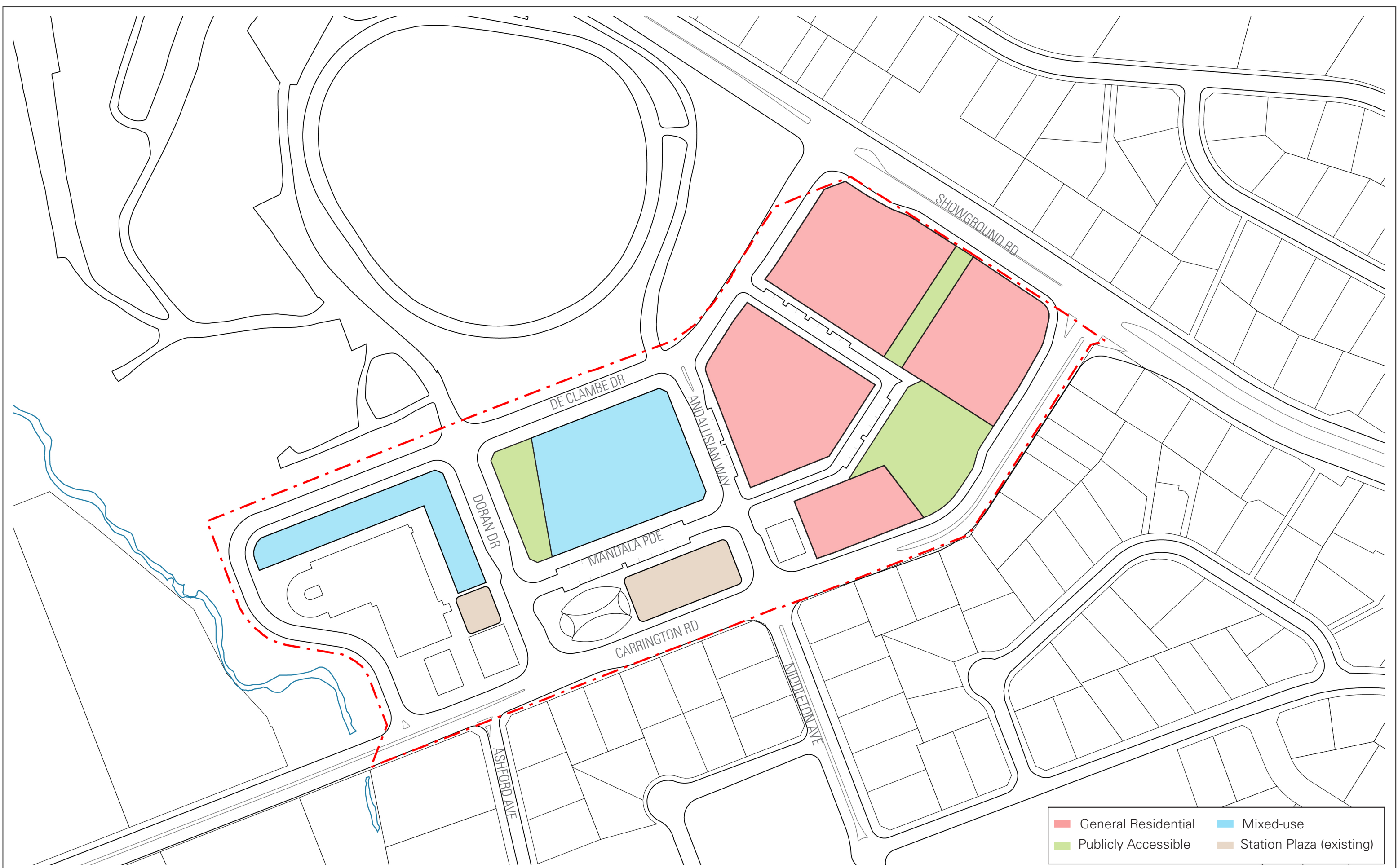
COX
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D	Response to Submissions	DH	30/06/20

Project	Hills Showground Station Precinct
Drawing Title	Road Hierarchy Plan
Scale	1:2000 @A3



Date	30/06/20	Drawn	LF	Checked	SA	Approved	LA
CAD File						Revision	
Drawing Number							
SK 04							



General Residential

Publicly Accessible

Mixed-use

Station Plaza (existing)

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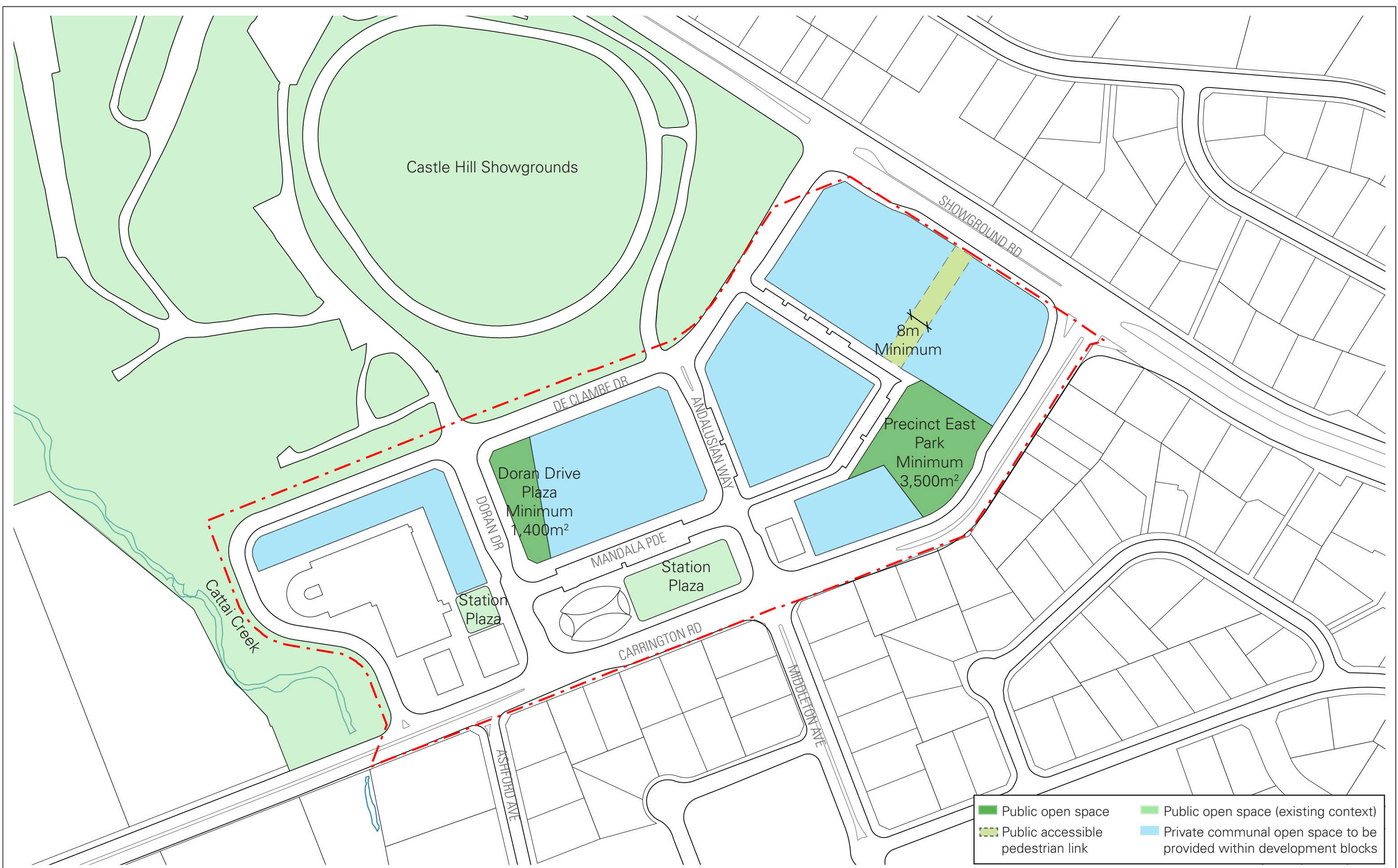
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B	Revision based on comments from Client 29/10/2019	DH	01/11/19	Drawing Title	CAD File		Revision	
C	Revision to Layout	DH	06/04/20	Proposed Uses Plan				
D	Response to Submissions	DH	30/06/20	Scale	Drawing Number			
				1:2000 @A3	SK 05			

02550100m



- Public open space
- Public accessible pedestrian link
- Public open space (existing context)
- Private communal open space to be provided within development blocks

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D	Response to Submissions	DH	30/06/20

Project
Hills Showground Station Precinct

Drawing Title
Open Space Plan

Scale
1:2000 @A3

Date
30/06/20

Drawn
LF

Checked
SA

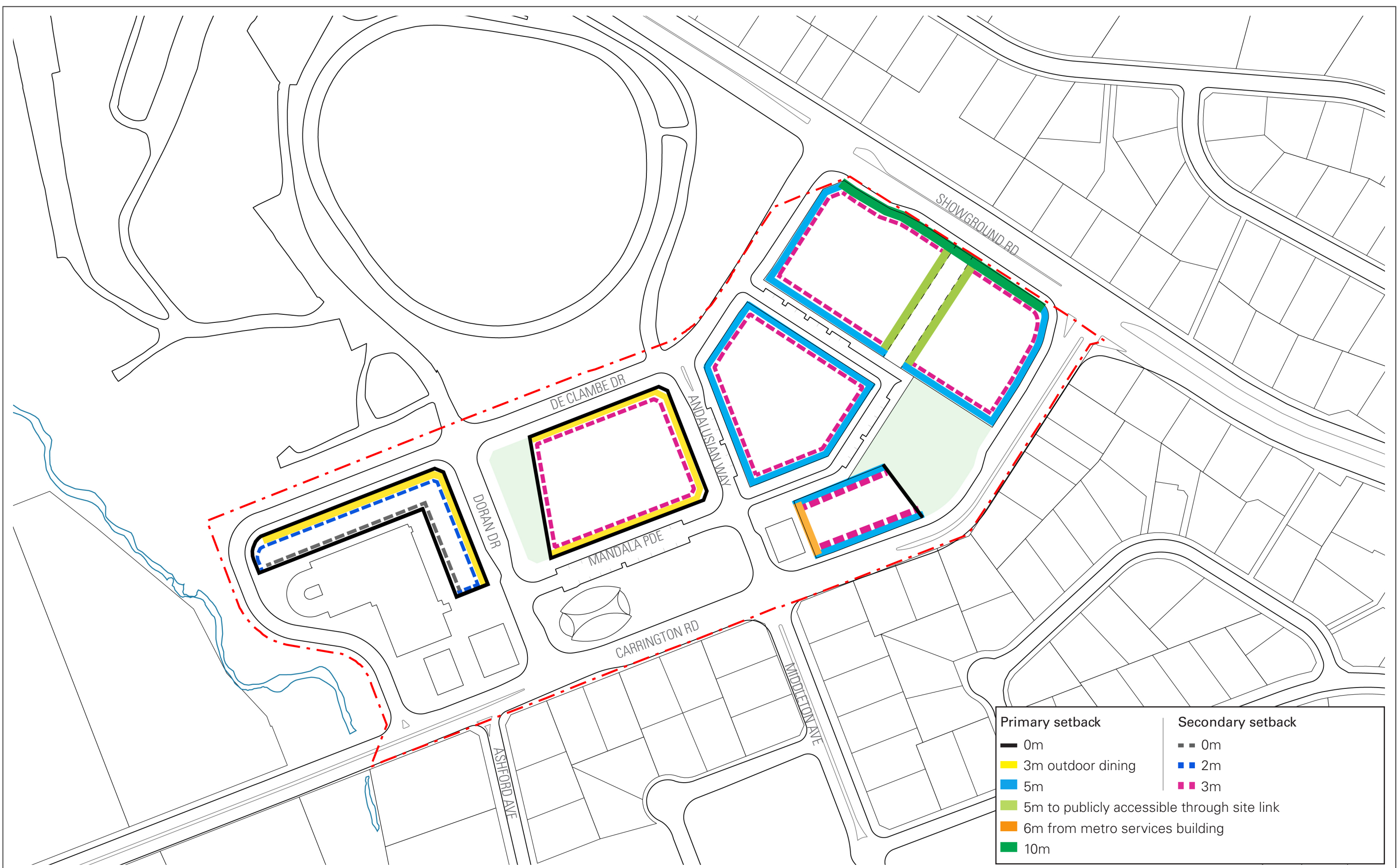
Approved
LA

CAD File

Drawing Number
SK 06

Revision

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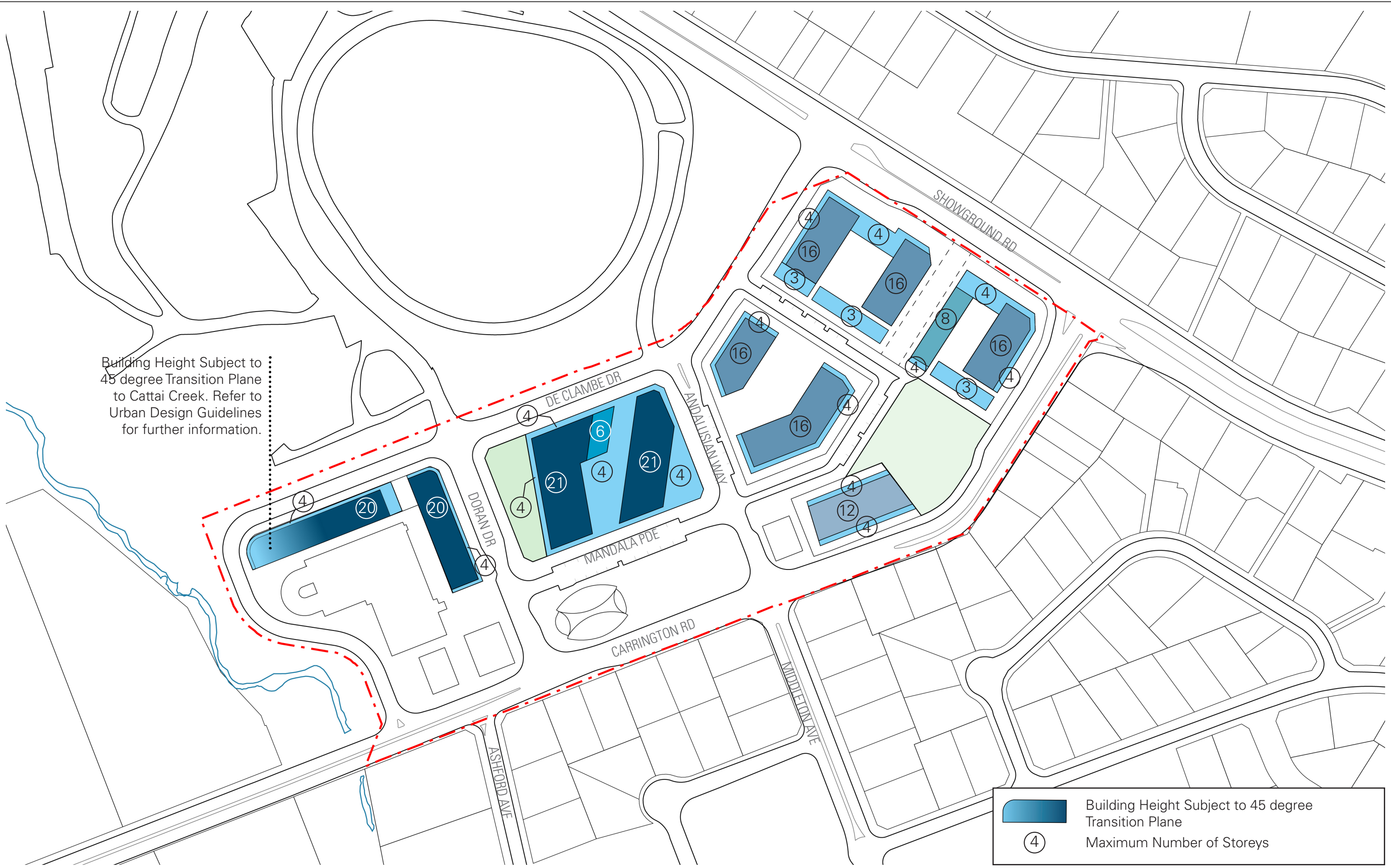




Primary setback

- 0m
- 3m outdoor dining
- 5m
- 5m to publicly accessible through site link
- 6m from metro services building
- 10m

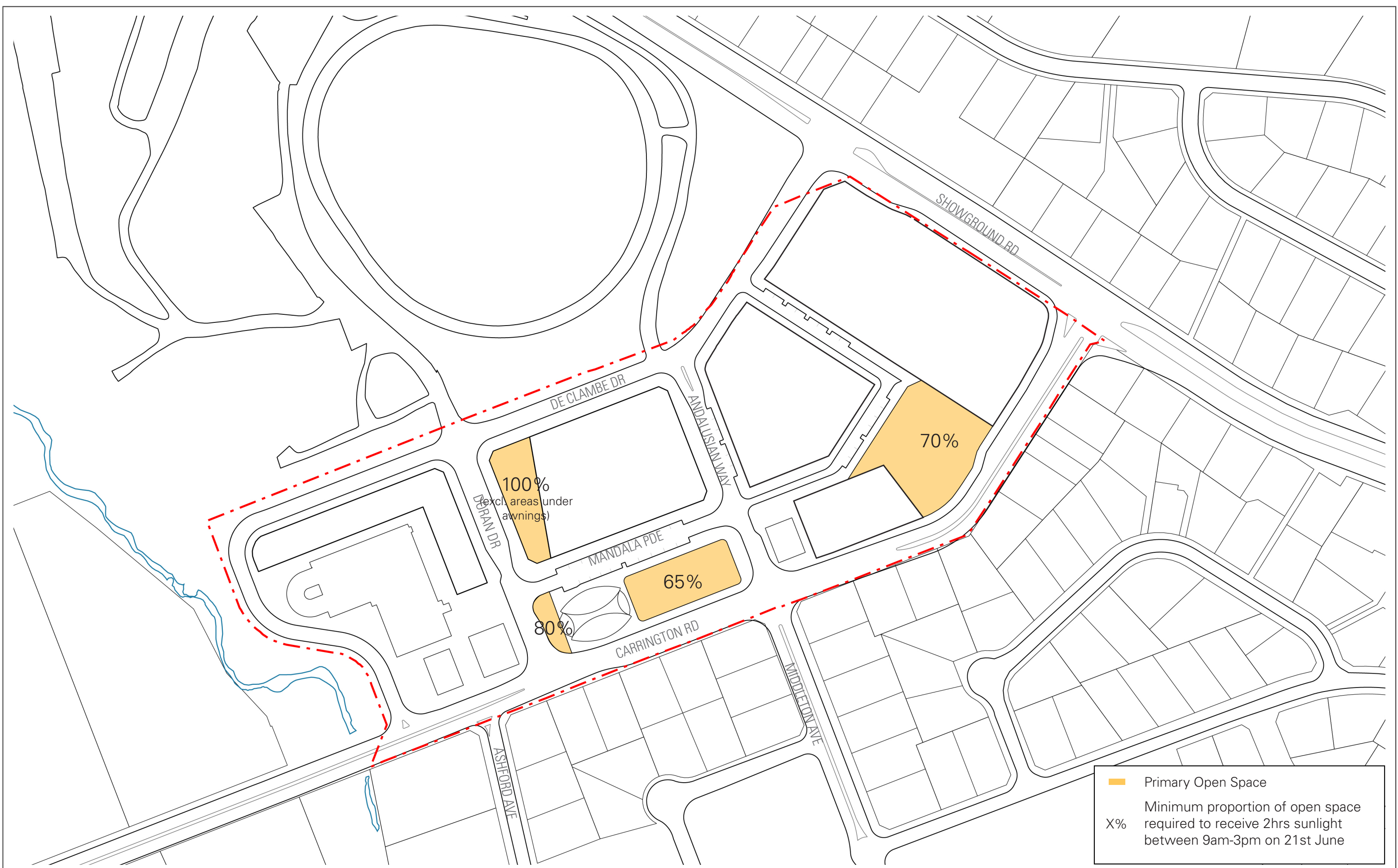
Secondary setback

- 0m
- 2m
- 3m



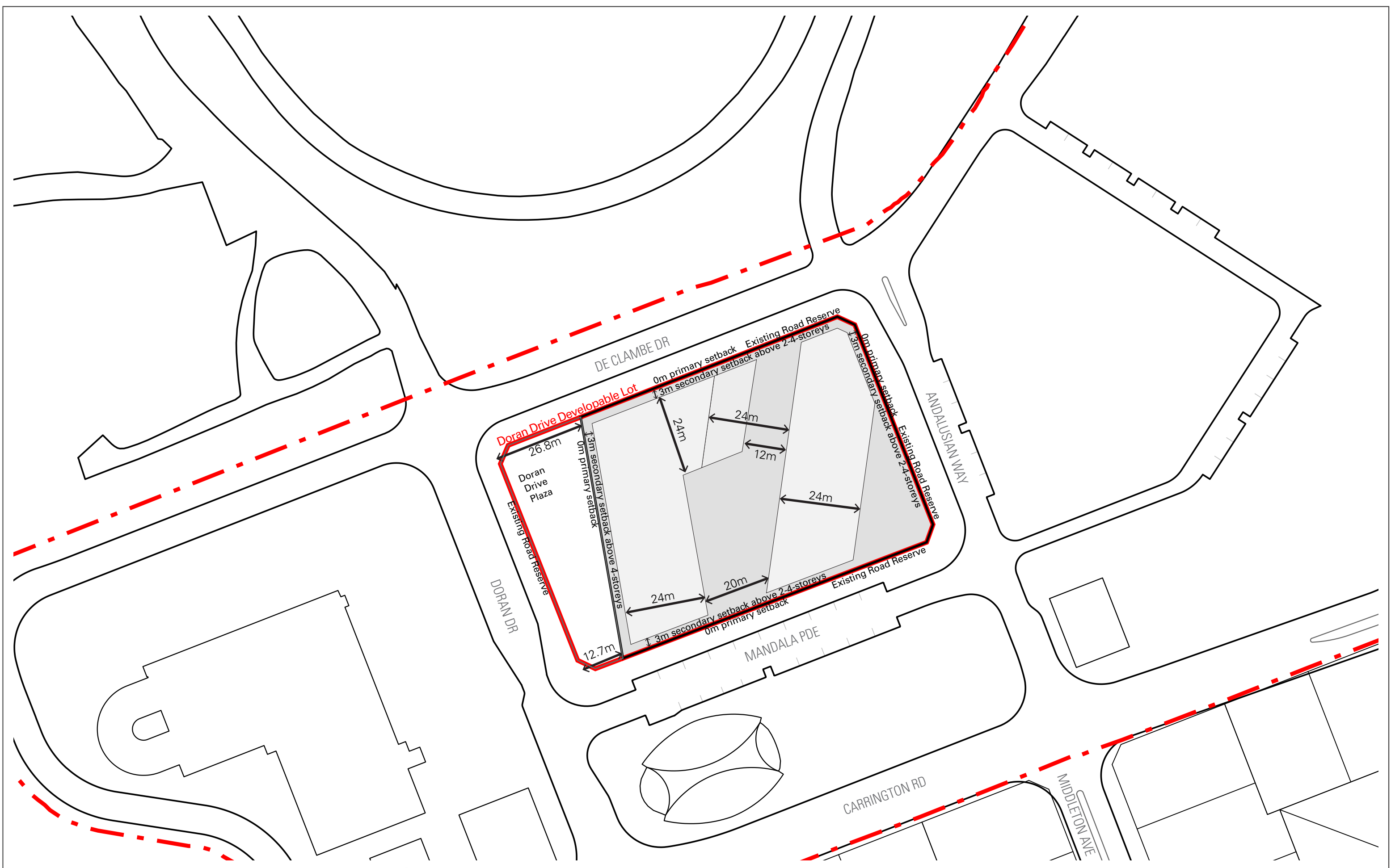


Building Height Subject to 45 degree Transition Plane
Maximum Number of Storeys

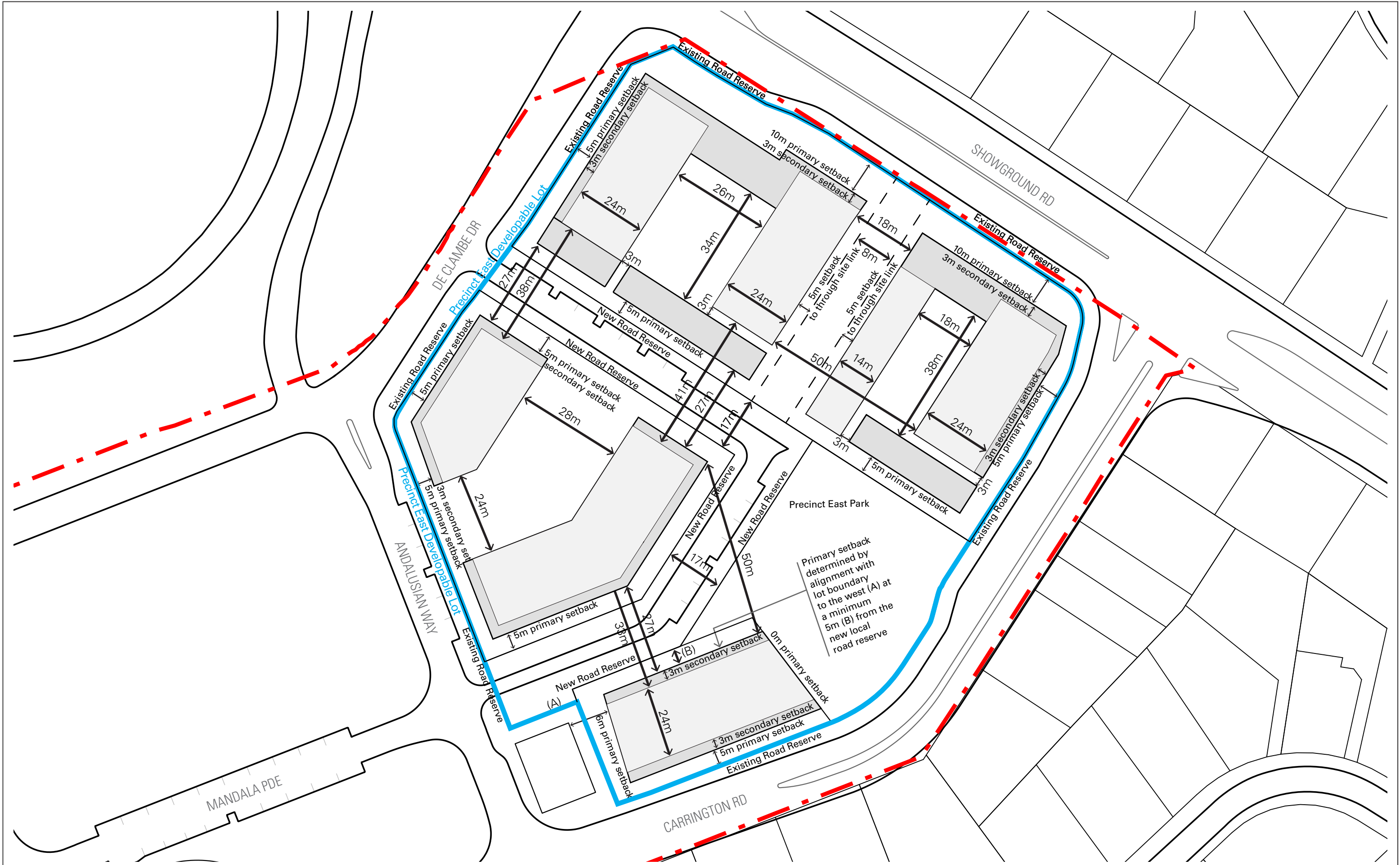


Primary Open Space

X% Minimum proportion of open space required to receive 2hrs sunlight between 9am-3pm on 21st June



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	A	Drawing based on comments from Client 07/04/2020	LF	24/04/20	Hills Showground Station Precinct	30/06/20	LF	SA	LA
	B	Revision based on comments from Client 28/04/2020	LF	06/05/20	Drawing Title	CAD File			Revision
	C	Response to Submissions	LF	30/06/20	Building Envelopes Plan - Doran Drive Precinct	Drawing Number			
					Scale	012.52550m			SK 11
					1:1000 @A3	<div></div>			



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C	Response to Submissions	LF	30/06/20

Project
Hills Showground Station Precinct

Drawing Title
Building Envelopes Plan - Precinct East

Scale
1:1000 @A3

012.52550m

Date 30/06/20	Drawn LF	Checked SA	Approved LA
CAD File			Revision
Drawing Number SK 12			

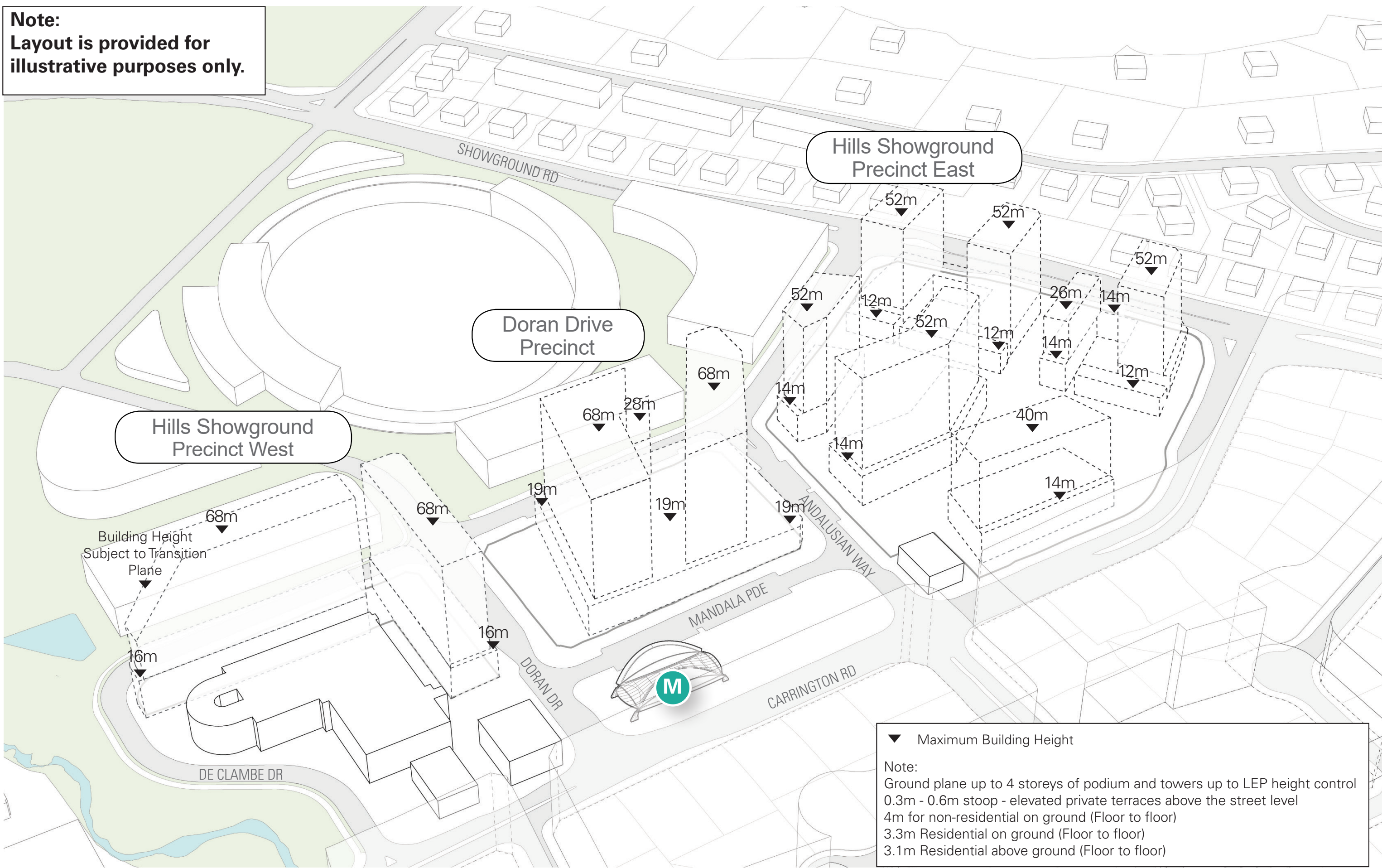
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Note:
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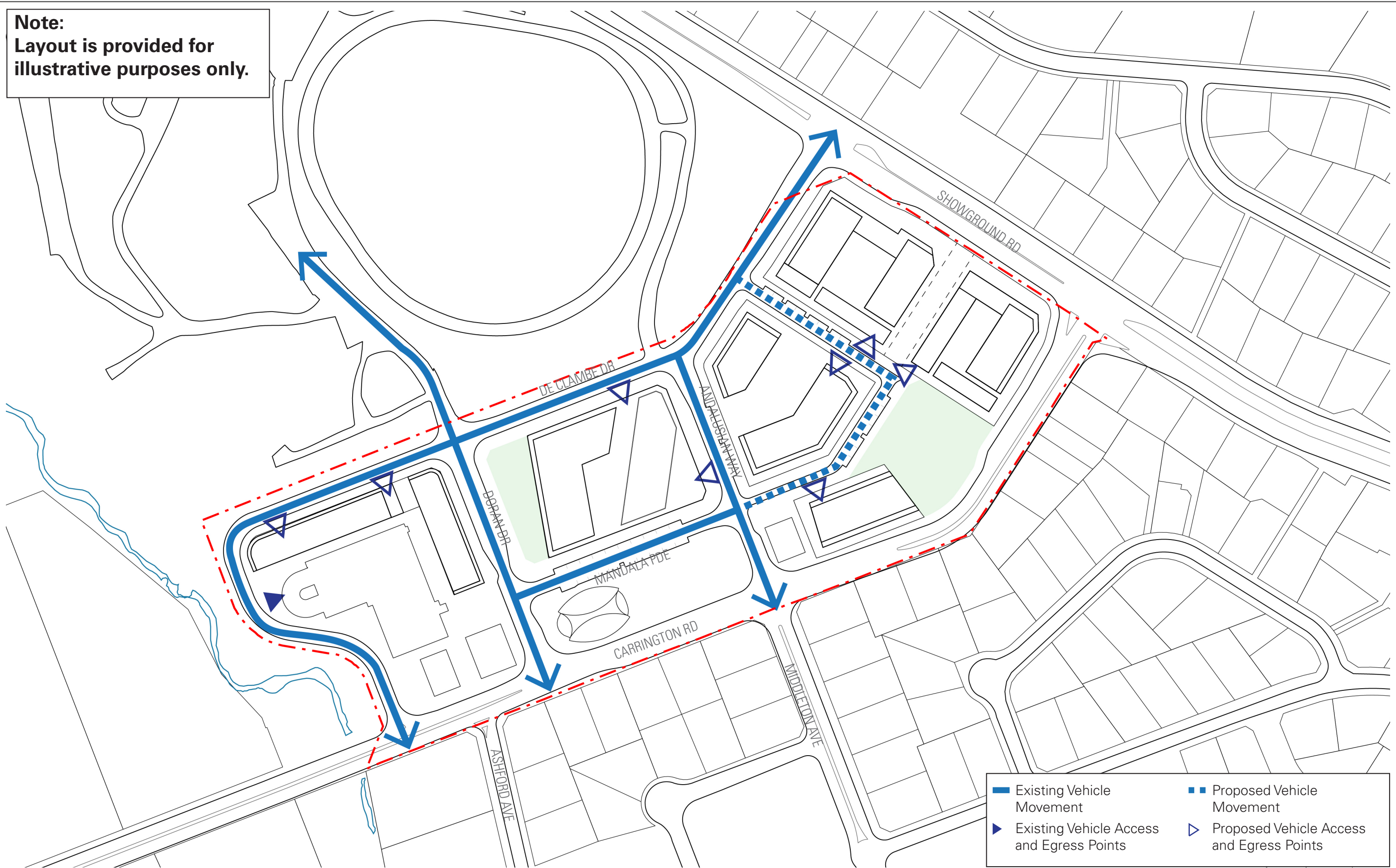
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C	Revision to Layout	DH	06/04/20	Building Envelope Heights Plan	Drawing Number			
D	Response to Submissions	DH	30/06/20	Scale Not to Scale	SK 13			

Note:
Layout is provided for illustrative purposes only.



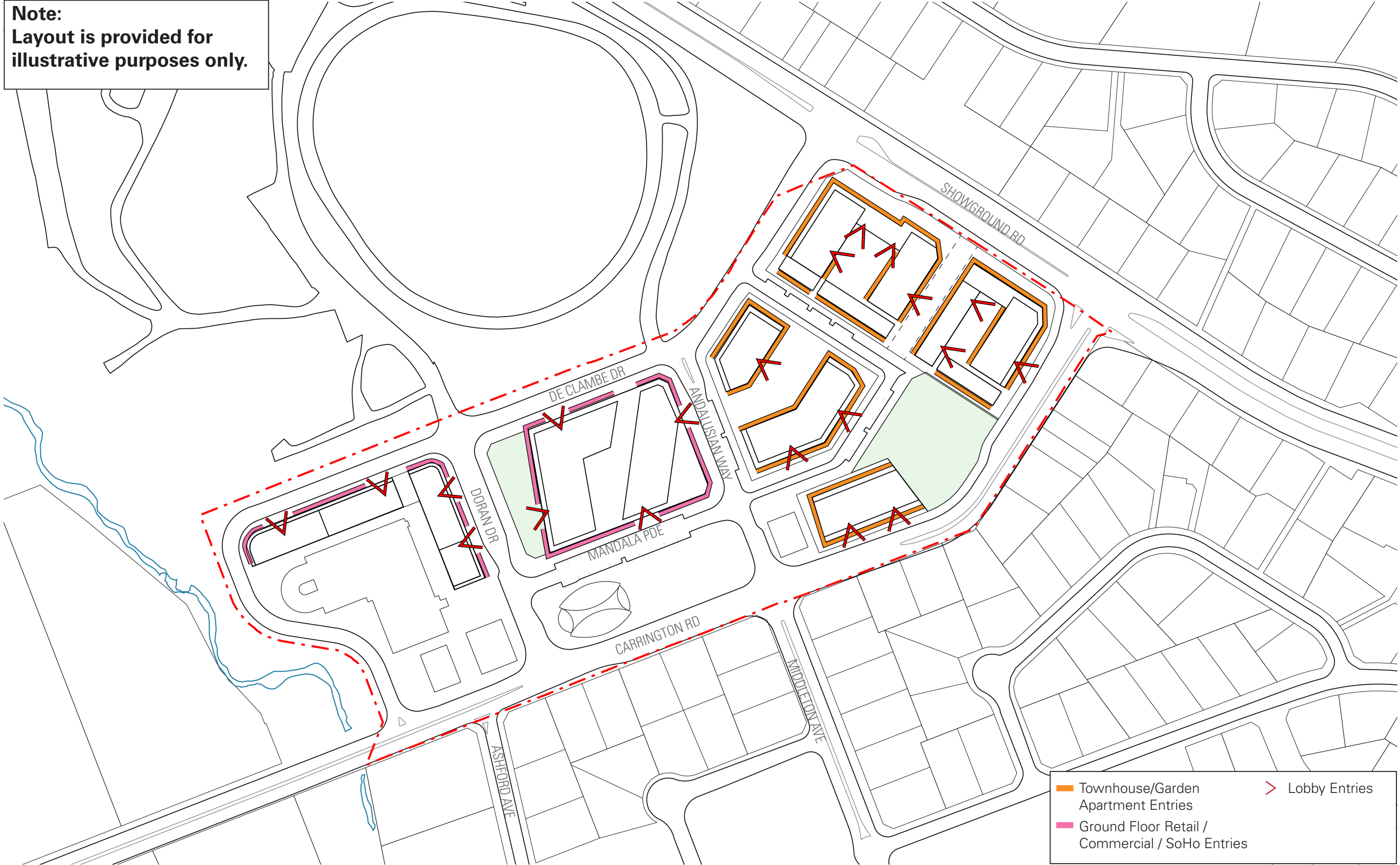
Existing Vehicle Movement

Existing Vehicle Access and Egress Points

Proposed Vehicle Movement

Proposed Vehicle Access and Egress Points

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Townhouse/Garden
Apartment Entries

Lobby Entries

Ground Floor Retail /
Commercial / SoHo Entries

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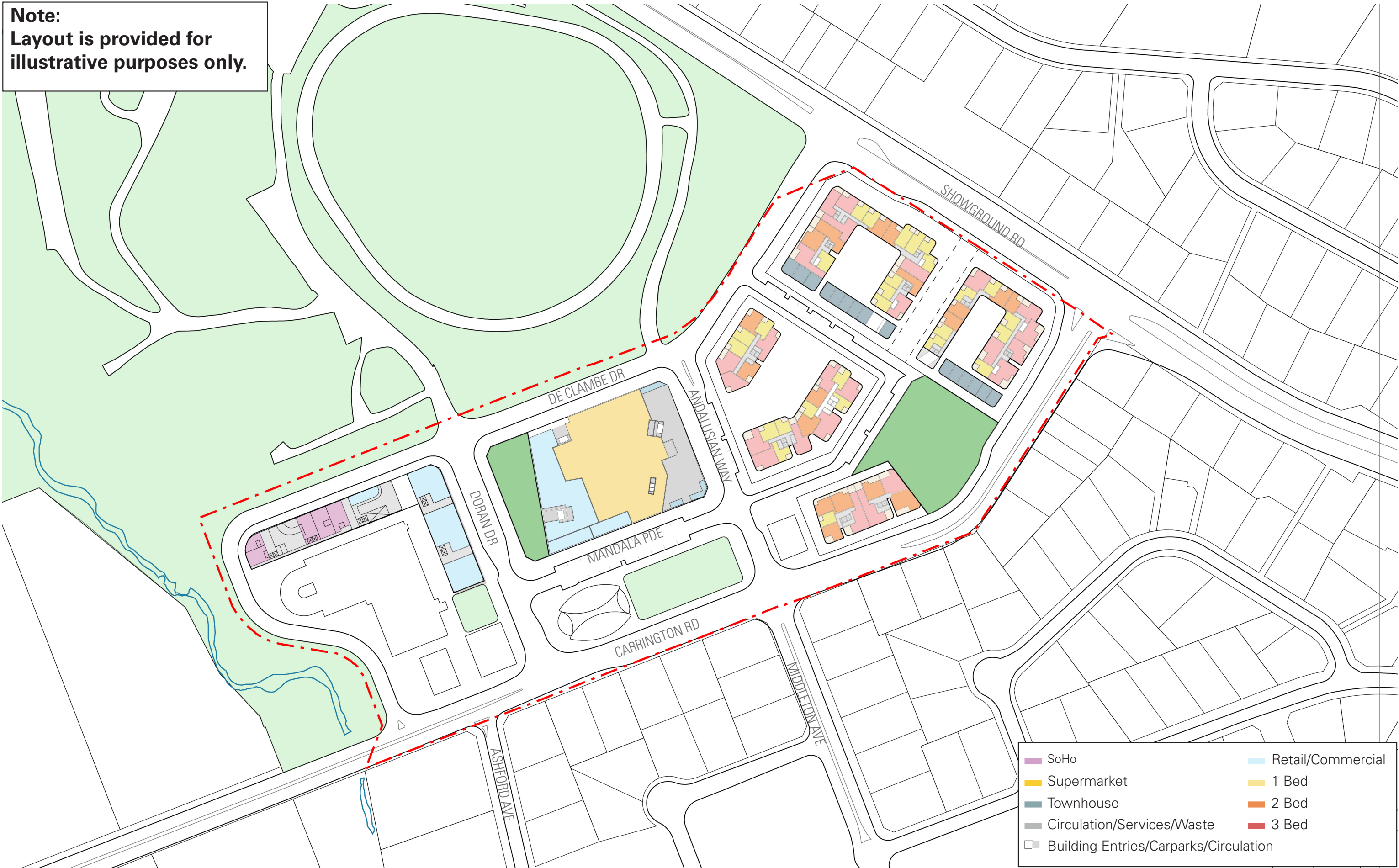
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D	Response to Submissions	DH	30/06/20

Project	Hills Showground Station Precinct
Drawing Title	Building Entrance Plan
Scale	1:2000 @A3



Date	30/06/20	Drawn	DH	Checked	SA	Approved	LA
CAD File						Revision	
Drawing Number						SK 15	

Note:
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SoHo	Retail/Commercial
Supermarket	1 Bed
Townhouse	2 Bed
Circulation/Services/Waste	3 Bed
Building Entries/Carparks/Circulation	

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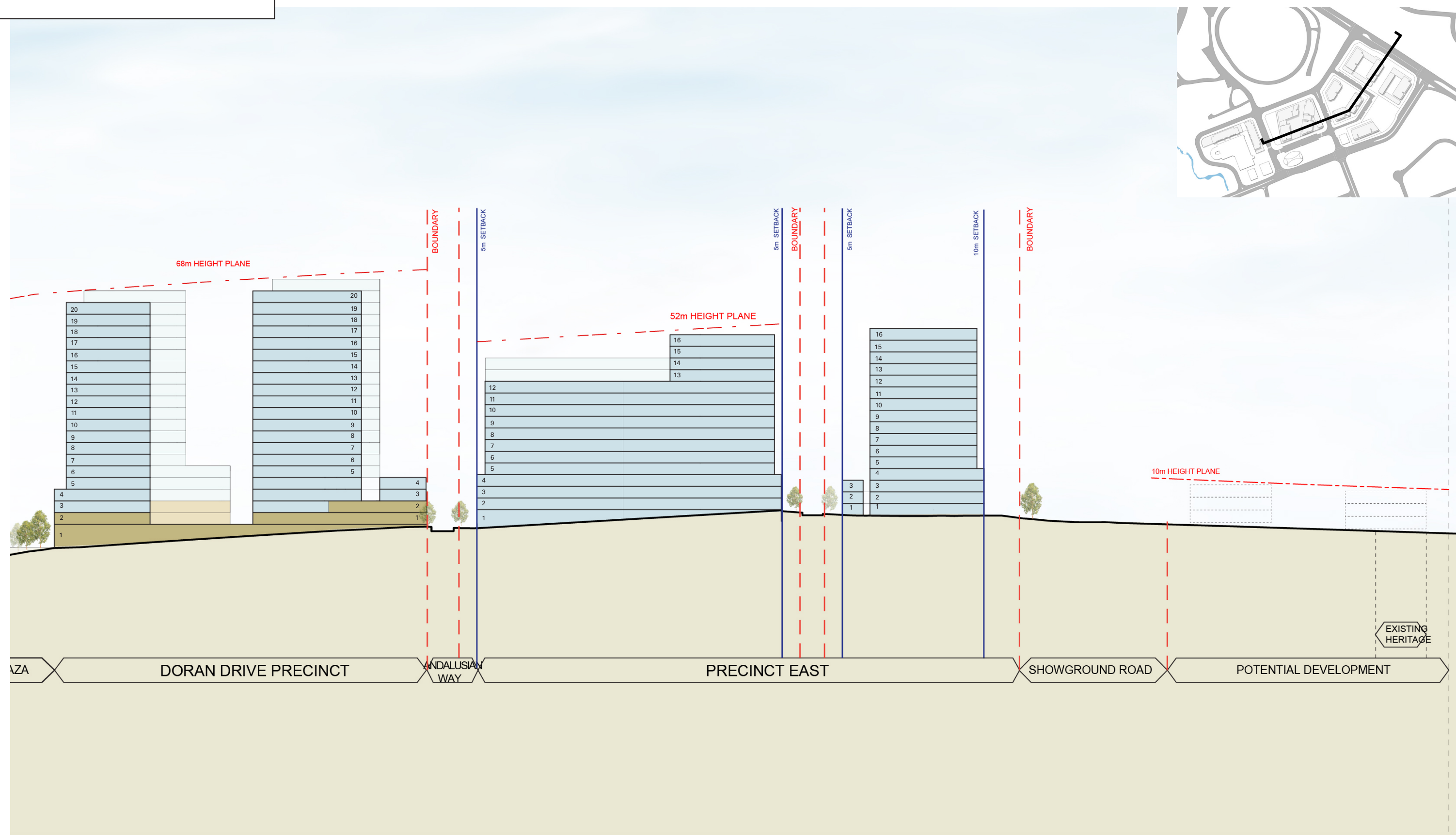
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C	Revision to Layout	DH	06/04/20
D	Response to Submissions	LF	30/06/20

Project	Hills Showground Station Precinct
Drawing Title	Site Plan - Ground Floor with Landscape Plan
Scale	1:2000 @A3



Date	30/06/20	Drawn	LF	Checked	SA	Approved	LA
CAD File						Revision	
Drawing Number						SK 16	

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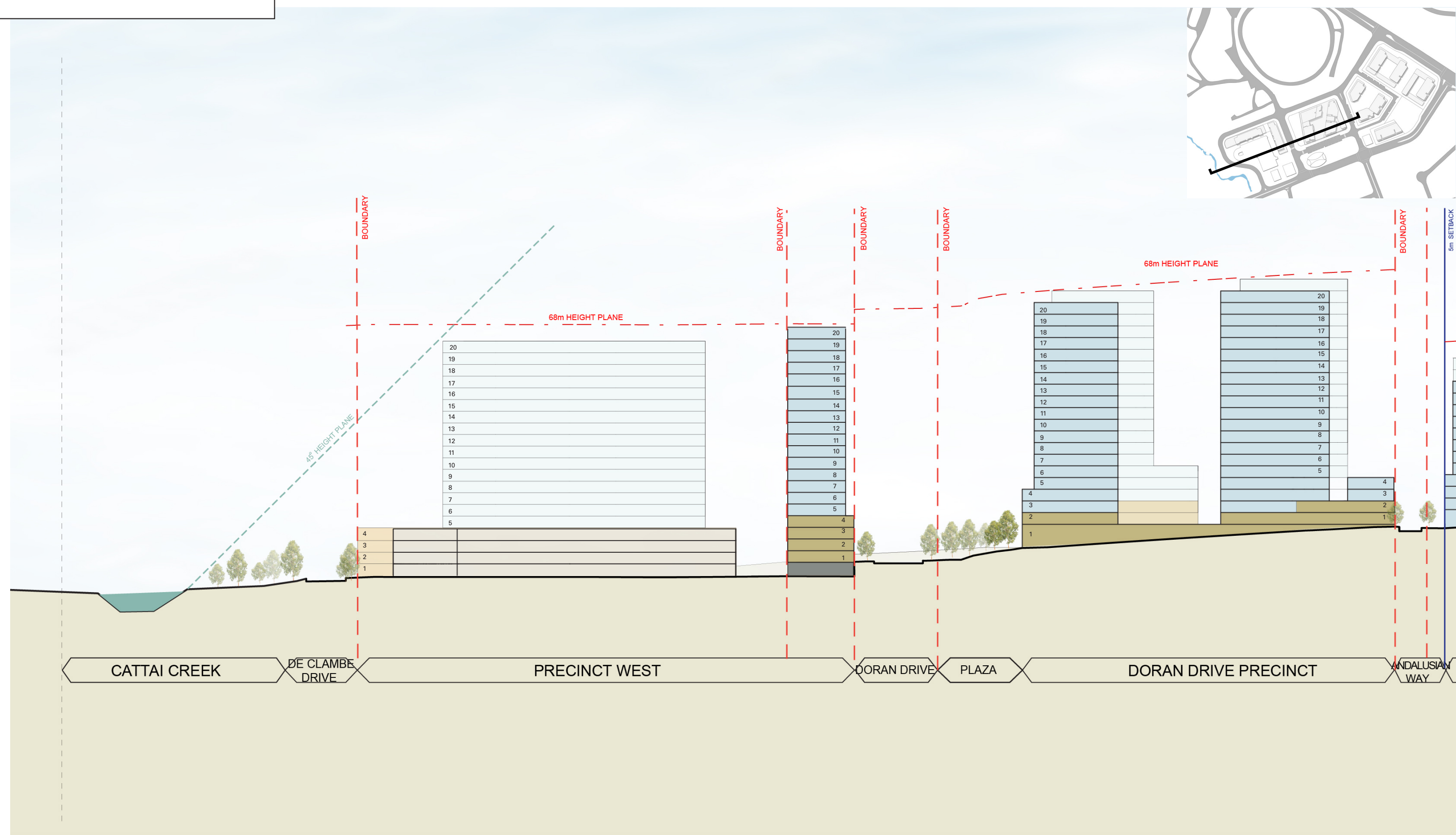
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C	Revision to Layout	DH	06/04/20	Long Section through Precinct East and Doran Drive Precinct				
D	Response to Submissions	DH	30/06/20	Scale	Drawing Number			
				0 25 75m	SK 17			

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E			

Project	Date	Drawn	Checked	Approved
Hills Showground Station Precinct	30/06/20	LF	SA	LA
Drawing Title	CAD File	Revision		
Long Section through Doran Drive Precinct and Precinct West				
Scale	Drawing Number			
0 25 75m	SK 18			